

City of Monticello, Iowa

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Posted on April 27, 2017 at 5:00 p.m.

Monticello City Council Regular Meeting May 01, 2017 @ 6:00 p.m.

Monticello Renaissance Center, 220 E. 1st Street, Monticello, Iowa

Mayor: Dena Himes

City Administrator: Doug Herman

City Council:

Staff:

At Large: Dave Goedken

City Clerk/Treas.: Sally Hinrichsen

At Large: Brian Wolken, Mayor Pro Tem

Public Works Dir.: Brant LaGrange

Ward #1: Rob Paulson

City Engineer: Patrick Schwickerath

Ward #2: Johnny Russ

Police Chief: Britt Smith

Ward #3: Chris Lux

Ambulance Dir.: C.J. Johnson

Ward #4: Tom Yeoman

- 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.

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

April 17, 2017

Approval of Payroll

April 27, 2017

Approval of Bill List

Approval of "Great Pastimes" Liquor License

Approval of "Great Pastimes" Cigarette Permit

Presentation:

1. **Presentation** by Dr. Brian James Re: South Street Project and his disappointments with how it has progressed and request for waiver of special assessment.

Motions: None

Public Hearing:

2. **Public Hearing** on proposed amendments to Urban Renewal Area and Urban Renewal Plan, adding properties and Orbis project to plan.

Resolutions:

3. **Resolution** to approve 2017 Amendment to City of Monticello Urban Renewal Area and Monticello Urban Renewal Plan, adding Orbis Warehouse Project to the plan.
4. **Resolution** to approve Bernde's Center door replacement project.

5. **Resolution** to approve investment in the Grant Wood Loop program with Hometown Pride / Keep Iowa Beautiful Grant Support.

Ordinances:

6. **Ordinance** to approve the Re-Zoning of Intlekofer Property located at: SE Corner of Washington and S. Cedar Street from C-1 to R-1. (Third Reading)
7. **Ordinance** to approve the Re-Zoning of Kraus property located at 410 E. Oak Street, Monticello, from R-1 to C-1. (Third Reading)
8. **Ordinance** to approve of numerous parcels of property located within the City of Monticello, as identified within Addendum "A" to this agenda that are incorrectly zoned or incorrectly classified by the City of Monticello official zoning map. (Third Reading)
9. **Ordinance** providing of the division of taxes levied on taxable property in the 2017 addition to the Monticello Urban Renewal Area, pursuant to §403.19 of the Code of Iowa.
10. **Ordinance** to amend Rear Yard Setback in M-1 Mfg. District (and potentially in C-1 and M-2 Districts) from 40 feet to 30 feet where property abuts non-residential property.

Reports / Potential Action:

- Board Openings: Tree Board
- ECIA Board openings
- City Fountain
- Al Hughes property
- Vision Insurance Quotes
- Pocket Park Wall / Intlekofer Building on Grand / Other Intlekofer "issues"
- Recycling Agreement (Termination to renegotiate/consider options)
- Discussion of accessory structures in 5' alleyway setback.
- Discussion in regard to inspection requirements related to homes relocated within Monticello.
- Rental Code / Inspections
- Darrell's Restaurant Parking Lot (Potential Downtown Loan)
- Water Tower Maintenance Program
- Engineer Report

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.

Regular Council Meeting – Official
April 17, 2017
Community Media Center
6:00 P.M.

Mayor Dena Himes called the meeting to order. Council present: Dave Goedken, Brian Wolken, Rob Paulson, Johnny Russ and Chris Lux. Also present were City Administrator Doug Herman, Deputy City Clerk Cheryl Clark, Public Works Director Brant LaGrange, City Engineer Casey Zwolinski and Police Chief Britt Smith. Council member Tom Yeoman was absent.

Lux moved to approve the agenda, Wolken seconded, roll call unanimous.

Himes read Proclamation #17-01 "Proclamation recognizing Monticello Heart & Soul and the Discovery of What Matters most to the Residents of Monticello".

Wayne Peach, 108 Monk Court, commented during Open Forum that they have lived in Monticello since last September and this is the nicest community they have ever lived in.

Wolken moved to approve the consent agenda, Russ seconded, roll call unanimous.

Gale Oldfield and Josh Ludovissy were both present to discuss Ludovissy's desire to erect a garage and boundary fence line. Herman stated that by current ordinance, Ludovissy's garage and fence would both be permissible. Moved by Goedken, seconded by Russ to approve issuance of building permit to Josh Ludovissy, 635 N. Chestnut, roll call unanimous.

Herman reported that the notice period for voluntary annexations requires 14 business days; therefore, the Public Hearing originally scheduled for tonight will be rescheduled to May 15, 2017. Goedken moved to approve Resolution #17-44 scheduling Public Hearing on proposed Voluntary Annexations, Lux seconded, roll call unanimous. Hearing will be held on May 15, 2017 at 6 PM.

Goedken moved to approve Resolution #17-45 scheduling Public Hearing on City of Monticello 2016/2017 Fiscal Year Budget Amendments, Lux seconded, roll call unanimous. Hearing will be held on May 15, 2017 at 6 PM.

Herman reported that the City and Jones County entered into an agreement last year for road maintenance that required the City to cover the cost of contract rock on 190th Street biennially. Herman reported that the City paid for contract rock pursuant to the agreement in 2016 and that the County Engineer recently requested of him that the City pay to contract rock the road again in 2017 at the approximate cost of \$9,500. Moved by Russ to approve Resolution #17-46 approving payment for "contract rock" installation on 190th Street at the request of County Engineer's Office. Wolken seconded. Roll call vote, Russ, Wolken, Paulson and Lux voted nay, Goedken abstained. Motion failed.

Herman reported that the bid for asbestos removal for non-friable siding at the City acquired home at 516 N. Cedar is \$2,790. No DNR notification was needed for the asbestos removal, just the demolition. Demolition will be done by B & J Hauling and Excavation at a cost of \$8,750, which includes the necessary notifications to the DNR. Goedken moved Resolution

#17-47 to approve asbestos abatement and demolition bid related to 516 N. Cedar Street, Russ seconded, roll call unanimous.

Herman stated that he and LaGrange discussed sewer main repair options for the sanitary sewer main issue at the intersection of South Street and South Main. After looking at options, it was determined that the abandonment of the problem line, moving a manhole and re-routing of a service line for Monticello Family Dentistry made the most sense. The end result will be one main and will also eliminate one manhole from the manhole replacement project. Russ moved Resolution #17-48 to approve sewer main repair project near intersection of South Street and South Main Street and to hire Eastern Iowa Excavating and Concrete, LLC, to perform the necessary repairs/improvements, Goedken seconded, roll call unanimous.

Herman reported that the City previously agreed to a cost share on the Golf Course/City Park Drive in a not to exceed amount of \$10,000. The project cost came in at \$37,618. Wolken moved Resolution #17-49 to approve payment to Monticello Golf Club City Share driveway paving project in the amount of \$10,000, the Resolution also providing for a payment to the Golf Club in the amount of \$860 representing private donations received by the City to help defray Golf Club project costs, Paulson seconded, roll call unanimous.

Goedken moved Ordinance #695 amending Chapter 165 "ZONING REGULATIONS" of certain property located within the City Limits of the City of Monticello, same being generally described as vacant lot located at: SE Corner of E. Washington and S. Cedar Street (112 E. Washington Street), Monticello, IA 52310 and amending the Official Zoning Map, second reading and in title only. Russ seconded. This will change the zoning from C-1 General Commercial to R-1 Single-Family Residential. Roll call unanimous.

Council discussed concerns associated with the proposed re-zoning of the Intlekofer property at 322 W. 4th Street, including concerns related to off street parking and the cost and feasibility of the owner separating utilities, amongst others. Wolken moved Ordinance #696 amending Chapter 165 "ZONING REGULATIONS" of certain property located within the City Limits of the City of Monticello, same being generally described as 322 W. 4th Street, Monticello, IA 52310 and amending the Official Zoning Map, second reading and in title only; subject to appropriate parking and separate utilities being installed. Goedken seconded. Roll call vote, Wolken, Goedken, Lux, Paulson and Russ all voted nay. Ordinance #696 failed.

Goedken moved Ordinance #697 amending Chapter 165 "ZONING REGULATIONS" of certain property located within the City Limits of the City of Monticello, same being generally described as 410 E. Oak Street, Monticello, IA 52310 and amending the Official Zoning map, second reading and in title only. Lux seconded. This will change the zoning from R-1 Single-Family Residential to R-3 Multiple Family Residential. Roll call unanimous.

Wolken moved Ordinance #699 amending Chapter 165 "ZONING REGULATIONS" of certain property located within the City Limits of the City of Monticello, same being generally described as set forth within Addendum A, attached hereto, all located within the City Limits of Monticello, IA 52310 and amending the Official Zoning Map, second reading and in title only. Lux seconded. Roll call vote, Wolken, Lux, Paulson and Russ voted aye, Goedken abstained as he has property being rezoned. Motion carried.

Herman reported that there is one position open on the Tree Board. On May 10-11, the high school students will be planting several trees around the school.

Herman reported that the Varvel-Buckeye alley will not be signed as a one way alleyway absent direction from the Council to do so. He reported that most comments received from those whose property abuts the alleyway have not been supportive of the change suggested by a few residents on the alley.

Herman stated that Al Hughes's cousin Curt Hughes reportedly took Al's abstract to be updated and to his knowledge continue to discuss demolition options.

Herman stated that Josh Iben has been working with the City on ideas for the fountain near the Aquatic Center and Russ requested that he get an estimate to repair it, resulting in basically the existing fountain look or appearance. Dianna Stadtmueller addressed the council regarding the fountain containment. Herman stated that he would get prices put together and report back.

Herman reported that the City may appoint two members to the ECIA Board. They meet in Dubuque quarterly and focus on low-income housing needs and rental assistance. Council members and staff are not eligible to serve on the ECIA Board. Residents interested in being considered for appointment may contact Herman.

Herman reported that there was a 5% decrease in City health insurance premium cost; however, that follows a greater than 20% increase last year. Dental premiums did not change, while vision, life and disability premiums increased slightly. Herman is looking into other vision options at this time.

Herman received a complaint from Steve Intlekofer claiming that the parking lot rock placement adjacent to his Grand Street building has caused a mold problem in the back corner of his building. Herman has corresponded with Intlekofer and offered to work with him towards a solution, whether or not the problem was caused by anything related to the City project. Options include re-grading the rock or taking out some of the concrete poured behind his building by the owner of the building to the north of the Intlekofer building. Intlekofer also complained about the finish on the west wall of the Grand China building facing the Pocket Park. Herman stated he believes that wall would be a "party wall" and the parties have to work together and mutually agree on modifications, repairs and costs, with the party having more interest in the wall paying more. Herman reported that Intlekofer has an ownership interest in the Chinese Restaurant building.

Herman reported that he noticed hail damage to the aluminum siding on the clock tower. The insurance company has authorized the replacement of the clock tower siding and vents. Herman has estimates from Barnhart Construction to replace the aluminum siding with aluminum siding or to replace it with a board type siding. Council wanted more information on the type of siding proposed as an alternative and Herman agreed to look into that further.

Herman has been working with Alliant Energy to get a street light inventory for a number of years. As a result of street light inventories the City has now received significant reimbursements from Alliant Energy.

Herman passed a thank-you note received from Monticello Middle School students for usage of the Community Building for a fundraiser for a fellow student battling cancer.

Zwolinski reported that Eastern Iowa Excavating should be done this Friday, weather permitting. The City will be responsible for seeding disturbed areas. Wolken questioned if the area by the fire station would be finished, since that wasn't part of the original project and Zwolinski stated that would be the last thing finished.

Herman stated that the water tower painting project is taking some time due to the movement of the equipment of tower tenants. Goedken stated that the location of the antennas should be considered when it comes time to paint the City logo on the tower. Herman indicated that the Council authorized one logo instead of two as is currently the case, and that staff would work with the contractor to locate the logo/name of the City in such a way so as to avoid blockage by antennas.

Wolken moved to adjourn the Council meeting at 7:58 P.M., roll call vote unanimous.

Dena Himes, Mayor

Cheryl Clark, Deputy City Clerk

PAYROLL - APRIL 27, 2017

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
AMBULANCE	Apr. 10 - 23, 2017				
Dawn Brus	\$ 1,785.00	\$ -	0.00	227.62	\$ 1,226.38
David Husmann	207.00	-	0.00	0.00	177.59
Mary Intlekofer	1,785.00	-	0.00	62.25	941.45
C.J. Johnson	1,923.08	-	0.00	59.25	1,209.23
Brandon Kent	2,167.50	382.50	0.00	2.25	1,378.50
Lori Lynch	1,800.94	15.94	0.00	0.00	965.63
Shelly Searles	1,785.00	-	0.00	0.00	1,375.14
Shawn Snaith	486.00	-	0.00	0.00	406.94
Brenda Surom	510.00	-	0.00	0.00	378.65
TOTAL AMBULANCE	\$ 12,449.52	\$ 398.44	0.00	351.37	\$ 8,059.51
CEMETERY	Apr. 8 - 21, 2017				
Dan McDonald	\$ 1,536.00	\$ -	0.00	0.00	\$ 1,075.22
TOTAL CEMETERY	\$ 1,536.00	\$ -	0.00	0.00	\$ 1,075.22
CITY HALL	Apr. 9 - 22, 2017				
Cheryl Clark	\$ 1,666.64	\$ 102.64	0.00	0.00	\$ 1,061.72
Doug Herman	3,879.96	-	0.00	0.00	2,735.90
Sally Hinrichsen	2,321.74	-	0.00	0.00	1,587.64
Heather Paddock	507.00	-	0.00	0.00	350.31
Nanci Tuel	1,324.01	-	0.00	0.00	848.72
TOTAL CITY HALL	\$ 9,699.35	\$ 102.64	0.00	0.00	\$ 6,584.29
COUNCIL / MAYOR					
Dave Goedken	\$ 100.00	\$ -	0.00	0.00	\$ 92.60
Dena Himes	300.00	-	0.00	0.00	233.95
Chris Lux	100.00	-	0.00	0.00	92.60
Rob Paulson	100.00	-	0.00	0.00	92.35
Johnny Russ	100.00	-	0.00	0.00	92.35
Brian Wolken	100.00	-	0.00	0.00	92.60
Tom Yeoman	100.00	-	0.00	0.00	92.35
TOTAL COUNCIL / MAYOR	\$ 900.00	\$ -	0.00	0.00	\$ 788.80
LIBRARY	Apr. 10 - 23, 2017				
Julie Aldrich	\$ 404.89	\$ -	0.00	0.00	\$ 330.17
Kyle Gassman	118.82	-	0.00	0.00	102.66
Heather Paddock	73.15	-	0.00	0.00	50.57
Penny Schmit	899.20	-	0.00	0.00	651.02
Madonna Thoma-Kremer	728.89	-	0.00	0.00	604.76
Michelle Turnis	1,487.83	-	0.00	0.00	915.57
TOTAL LIBRARY	\$ 3,712.78	\$ -	0.00	0.00	\$ 2,654.75
MBC	Apr. 10 - 23, 2017				
Jacob Oswald	\$ 1,846.15	\$ -	0.00	0.00	\$ 1,359.76
Heather Paddock	369.00	-	0.00	0.00	255.01
Casey Reyner	1,538.46	-	0.00	0.00	1,052.39
TOTAL MBC	\$ 3,753.61	\$ -	0.00	0.00	\$ 2,667.16

PAYROLL - APRIL 27, 2017

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
POLICE	Apr. 10 - 23, 2017				
Dawn Graver	\$ 2,128.56	\$ -	0.00	0.00	\$ 1,441.32
Erik Honcia	1,739.76	-	0.00	4.50	1,281.82
Jordan Koos	1,894.91	-	0.00	69.50	1,353.98
Travis McNally	240.00	-	0.00	0.00	205.90
Britt Smith	2,372.39	-	0.00	0.00	1,696.89
Madonna Staner	1,378.40	-	0.00	0.00	1,025.25
Brian Tate	2,016.84	-	0.00	0.00	1,494.08
Robert Urbain	2,051.04	-	0.00	31.50	1,416.42
TOTAL POLICE	\$ 13,821.90	\$ -	0.00	105.50	\$ 9,915.66
ROAD USE	Apr. 8 - 21, 2017				
Billy Norton	\$ 1,600.80	\$ 64.80	0.00	0.00	\$ 983.34
Wayne Yousse	1,536.00	-	3.00	26.00	1,014.01
TOTAL ROAD USE	\$ 3,136.80	\$ 64.80	3.00	26.00	\$ 1,997.35
SANITATION	Apr. 8 - 21, 2017				
Michael Boyson	\$ 1,488.00	\$ -	0.00	0.00	\$ 992.94
Nick Kahler	1,593.60	57.60	0.00	0.00	1,041.43
Chris Taylor	1,536.00	-	0.00	0.00	963.08
TOTAL SANITATION	\$ 4,617.60	\$ 57.60	0.00	0.00	\$ 2,997.45
SEWER	Apr. 8 - 21, 2017				
Tim Schultz	\$ 1,613.70	\$ 29.70	0.00	0.13	\$ 1,094.76
Jim Tjaden	1,864.00	-	0.00	0.00	1,307.99
TOTAL SEWER	\$ 3,477.70	\$ 29.70	0.00	0.13	\$ 2,402.75
WATER	Apr. 8 - 21, 2017				
Brant LaGrange	\$ 1,961.54	\$ -	0.00	0.00	\$ 1,336.57
Jay Yanda	1,917.80	133.80	0.00	0.00	1,349.72
TOTAL WATER	\$ 3,879.34	\$ 133.80	0.00	0.00	\$ 2,686.29
TOTAL - ALL DEPTS.	\$ 60,984.60	\$ 786.98	3.00	483.00	\$ 41,829.23

ACCOUNTS PAYABLE ACTIVITY CLAIMS REPORT

VENDOR NAME	REFERENCE	VENDOR TOTAL	CHECK#	CHECK DATE
ACCOUNTS PAYABLE CLAIMS				

	GENERAL			
	POLICE DEPARTMENT			
ALTORFER INC.	PD/AMB EQUIP REPAIR/MAINT	549.25		
BOSS OFFICE SUPPLIES & SYS INC	PD OFFICE SUPPLIES	23.71		
INSURANCE ASSOCIATES, INC.	PD INSURANCE	9,776.04		
JOHN DEERE FINANCIAL	PD SUPPLIES	37.96		
LAPORTE MOTOR SUPPLY	PD VEHICLE REPAIR/MAINT	11.76		
		=====		
	POLICE DEPARTMENT	10,398.72		
	AQUATIC CENTER			
INSURANCE ASSOCIATES, INC.	POOL INSURANCE	3,996.00		
		=====		
	AQUATIC CENTER	3,996.00		
	CEMETERY			
INSURANCE ASSOCIATES, INC.	CEMETERY INSURANCE	886.00		
JOHN DEERE FINANCIAL	CEMETERY GROUNDS SUPPLIES	63.03		
WHITE HAWK PLUMBING & HEATING	CEMETERY SEPTIC TANK/WELL PUMP	5,245.65		
		=====		
	CEMETERY	6,194.68		
	SOLDIER'S MEMORIAL BOARD			
DIVISION OF LABOR - ELEVATOR	ELEVATOR PERMIT/INSPECTION	43.75		
INSURANCE ASSOCIATES, INC.	SLDR MEM INSURANCE	1,644.50		
		=====		
	SOLDIER'S MEMORIAL BOARD	1,688.25		
	CITY HALL/GENERAL BLDGS			
DAVID J ARDUSER	CH BLDG REPAIR/MAINT	80.00		
BAKER PAPER CO INC	CH BUILDING SUPPLIES	129.23		
BOSS OFFICE SUPPLIES & SYS INC	CH OFFICE SUPPLIES	40.71		
CENTRAL IOWA DISTRIBUTING INC	CH BUILDING SUPPLIES	97.58		
DIVISION OF LABOR - ELEVATOR	ELEVATOR PERMIT/INSPECTION	87.50		
FAREWAY STORES #840-1	CH BUILDING SUPPLIES	38.91		
INSURANCE ASSOCIATES, INC.	CH INSURANCE	16,115.20		
JOHN DEERE FINANCIAL	CH BLDG REPAIR/MAINT	15.65		
JONES COUNTY RECORDER	CH RECORDING FEES	37.00		
LAPORTE MOTOR SUPPLY	WARNING SIREN BATTERIES	678.66		
MONTICELLO CARPET & INTERIORS	CH BLDG REPAIR/MAINT	6,857.22		
		=====		
	CITY HALL/GENERAL BLDGS	24,177.66		

ACCOUNTS PAYABLE ACTIVITY **CLAIMS REPORT**

VENDOR NAME	REFERENCE	VENDOR TOTAL	CHECK#	CHECK DATE
	GENERAL	46,455.31		
	MONTICELLO BERNDEN CENTER			
	PARKS			
BAKER PAPER CO INC	MBC BUILDING SUPPLIES	43.00		
FRANKLIN SPORTS INC	PICKLEBALL STARTER SETS (2)	90.00		
INSURANCE ASSOCIATES, INC.	MBC INSURANCE	4,214.30		
MONTICELLO SPORTS	MBC SHIRTS	4,320.00		
JOSHUA PHILLIP KELCHEN	MBC BLDG REPAIR/MAINT	39.07		
	PARKS	8,706.37		
	MONTICELLO BERNDEN CENTER	8,706.37		
	FIRE			
	FIRE			
BAKER PAPER CO INC	FIRE BUILDING SUPPLIES	52.00		
FIRE SERVICE TRAINING BUREAU	FIRE TRAINING	770.00		
INSURANCE ASSOCIATES, INC.	FIRE INSURANCE	9,316.23		
JOHN DEERE FINANCIAL	FIRE EQUIP REPAIR/MAINT	23.95		
DONALD MCCARTHY	FIRE SUPPLIES	66.15		
MUNICIPAL EMERGENCY SERVICES	FIRE MINOR EQUIPMENT	299.70		
RADIO COMMUNICATIONS CO INC	FIRE RADIOS (6)	1,470.00		
SANDRY FIRE SUPPLY	FIRE MINOR EQUIPMENT (BOOTS)	1,021.88		
SPAHN & ROSE LUMBER CO INC	FIRE BLDG REPAIR/MAINT	2.19		
	FIRE	13,022.10		
	FIRE	13,022.10		
	AMBULANCE			
	AMBULANCE			
AIRGAS USA, LLC	AMB MEDICAL SUPPLIES	29.07		
ALLIED 100 LLC	AMB MEDICAL SUPPLIES	96.00		
ALTORFER INC.	PD/AMB EQUIP REPAIR/MAINT	549.24		
INSURANCE ASSOCIATES, INC.	AMB INSURANCE	5,481.03		
HARVEY JOHNSON	AMB EMS BILLING CONFERENCE	527.53		
LASLEY ELECTRIC LLC	AMB BUILDING SUPPLIES	20.95		
STERICYCLE, INC.	AMB PHARMACEUTICAL DISPOSAL	79.35		
	AMBULANCE	6,783.17		

ACCOUNTS PAYABLE ACTIVITY CLAIMS REPORT

VENDOR NAME	REFERENCE	VENDOR TOTAL	CHECK#	CHECK DATE
	AMBULANCE	6,783.17		
	HOTEL/MOTEL TAX			
	HOTEL/MOTEL			
INSURANCE ASSOCIATES, INC.	HOTEL/MOTEL INSURANCE	225.00		
	HOTEL/MOTEL	225.00		
	HOTEL/MOTEL TAX	225.00		
	LIBRARY IMPROVEMENT			
	LIBRARY			
DEMCO INC	LIB IMP SUMMER READING PROGRAM	255.05		
FAREWAY STORES #840-1	LIB IMP PROGRAMS/PROMOTIONS	99.82		
LOWDEN PUBLIC LIBRARY	LIB IMP BOOKS	7.00		
MICHELLE TURNIS	LIB IMP BOOKS	47.62		
	LIBRARY	409.49		
	LIBRARY IMPROVEMENT	409.49		
	LIBRARY			
	LIBRARY			
BAKER & TAYLOR BOOKS	LIB BOOKS	308.20		
BAKER PAPER CO INC	LIB BUILDING SUPPLIES	31.78		
DEMCO INC	LIB POSTAGE	28.06		
DIVISION OF LABOR - ELEVATOR	ELEVATOR PERMIT/INSPECTION	43.75		
JOSH IBEN	LIB GROUNDS MAINTENANCE	341.25		
INSURANCE ASSOCIATES, INC.	LIB INSURANCE	4,644.20		
MICRO MARKETING LLC	LIB AUDIO RECORDINGS	65.00		
GREG TREY	LIB WINDOW CLEANING	110.00		
MICHELLE TURNIS	LIB VIDEO/DVD RECORDINGS	286.15		
	LIBRARY	5,858.39		
	LIBRARY	5,858.39		
	AIRPORT			
	AIRPORT			
INSURANCE ASSOCIATES, INC.	AIRPORT INSURANCE	6,348.50		

ACCOUNTS PAYABLE ACTIVITY **CLAIMS REPORT**

VENDOR NAME	REFERENCE	VENDOR TOTAL	CHECK#	CHECK DATE
	AIRPORT	6,348.50		
	AIRPORT	6,348.50		
	ROAD USE			
	STREETS			
BOSS OFFICE SUPPLIES & SYS INC	RU SUPPLIES	5.56		
INSURANCE ASSOCIATES, INC.	RU INSURANCE	7,451.25		
JOHN DEERE FINANCIAL	RU FIBERGLASS SHOVEL	148.64		
MONTICELLO MACHINE SHOP INC	RU SUPPLIES	9.31		
L.L. PELLING CO	RU STREET MAINTENANCE SUPPLIES	1,718.70		
	STREETS	9,333.46		
	ROAD USE	9,333.46		
	CAPITAL IMPROVEMENT			
	CAPITAL PROJECTS			
MONK CONSTRUCTION, INC.	FIRE HAIL STORM REPAIRS	47,845.00		
	CAPITAL PROJECTS	47,845.00		
	CAPITAL IMPROVEMENT	47,845.00		
	WATER			
	WATER			
INSURANCE ASSOCIATES, INC.	WATER INSURANCE	5,876.75		
IOWA ASSN OF MUNICIPAL UTILI	WATER DUES - 2016	677.33		
SPAHN & ROSE LUMBER CO INC	WATER BLDG REPAIR/MAINT	34.99		
USA BLUE BOOK	WATER EQUIP REPAIR/MAINT	162.75		
	WATER	6,751.82		
	WATER	6,751.82		
	CUSTOMER DEPOSITS			
	WATER			
CITY OF MONTICELLO	ALDEN/ADAM	271.38		
ANGIE LAMBERT-COX	WATER DEPOSIT REFUND	3.62		

ACCOUNTS PAYABLE ACTIVITY

CLAIMS REPORT

VENDOR NAME	REFERENCE	VENDOR TOTAL	CHECK#	CHECK DATE
	WATER	275.00		
	CUSTOMER DEPOSITS	275.00		
	SEWER			
	SEWER			
ALTORFER INC.	SEWER EQUIP REPAIR/MAINT	1,381.00		
AMERICAN BANKERS INSURANCE CO	SEWER FLOOD INSURANCE	830.00		
BAKER PAPER CO INC	SEWER LAB SUPPLIES	59.08		
HACH COMPANY	SEWER LAB SUPPLIES	719.79		
INSURANCE ASSOCIATES, INC.	SEWER INSURANCE	13,300.75		
LASLEY ELECTRIC LLC	SEWER BLDG REPAIR/MAINT	5.20		
MINE SAFETY APPLIANCES COMPANY	SEWER SENSORS	380.00		
SPAHN & ROSE LUMBER CO INC	SEWER SUPPLIES	9.49		
	SEWER	16,685.31		
	SEWER	16,685.31		
	SANITATION			
	SANITATION			
INSURANCE ASSOCIATES, INC.	SANITATION INSURANCE	2,727.25		
JOHN DEERE FINANCIAL	SANITATION OSHA SUPPLIES	11.23		
MONTICELLO MACHINE SHOP INC	SANITATION SUPPLIES	9.32		
	SANITATION	2,747.80		
	SANITATION	2,747.80		
	STORM WATER			
	STORM WATER FUND			
J&R SUPPLY INC	STORMWATER IMP - THEISENS	550.00		
	STORM WATER FUND	550.00		
	STORM WATER	550.00		
**** SCHED	TOTAL *****	171,996.72		

ACCOUNTS PAYABLE ACTIVITY **CLAIMS REPORT**

VENDOR NAME	REFERENCE	VENDOR TOTAL	CHECK#	CHECK DATE
***** REPORT TOTAL *****		171,996.72		

**ACCOUNTS PAYABLE ACTIVITY
CLAIMS FUND SUMMARY**

	FUND FUND NAME	TOTAL	CHECK#	DATE
001	GENERAL	46,455.31		
005	MONTICELLO BERNDES CENTER	8,706.37		
015	FIRE	13,022.10		
016	AMBULANCE	6,783.17		
018	HOTEL/MOTEL TAX	225.00		
030	LIBRARY IMPROVEMENT	409.49		
041	LIBRARY	5,858.39		
046	AIRPORT	6,348.50		
110	ROAD USE	9,333.46		
332	CAPITAL IMPROVEMENT	47,845.00		
600	WATER	6,751.82		
602	CUSTOMER DEPOSITS	275.00		
610	SEWER	16,685.31		
670	SANITATION	2,747.80		
740	STORM WATER	550.00		

City Council Meeting
Prep. Date: 04/26/17
Preparer: Doug Herman



Agenda Item: # 1
Agenda Date: 05/01/17

Communication Page

Agenda Item Description: Presentation by Dr. Brian James Re: South Street Project and his disappointments with how it has progressed and request for waiver of special assessment.

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

Attachments & Enclosures:

REM Invoice
Hinrichs Invoice
MAC Concrete Construction Invoice

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Synopsis: Dr. James has recently expressed his disappointment with the South Street Project and has suggested that his assessment should be waived based upon the nuisance/difficulty the project has caused.

Background Information: The following list is not intended to be a timeline, but rather intended to give you a bit of history related to the project and Dr. James property.

1. Dr. James agreed to give city utility easement near the open ditch during the undergrounding of power lines.
 - a. City agreed to connect his sump pump line and tiles to culvert in closed in ditch at no cost to him.
 - b. City paid for new dumpster concrete pad near old pad location and allowed dumpster to remain in ROW away from his building.
 - c. Dr. James demanded that he maintain three phase service at his building. This proved problematic due to the way his service was set up. In the end, to keep the 3 phase and put the overhead lines underground, the City spent \$_____ with REM Electric. The result was not merely underground lines but an updated and improved service.
 - d. Where power went into James building the City hired contractors to install a window well and rock and Kraus to bore a directionally drill a drain from the window well to the ditch. Dr. James was concerned that there would be water leaking around pipes going into basement. Others didn't share concerns but it was easier to finish it the way he wanted as opposed to arguing over necessity.

2. Water was shut off a number of times during project. I am told that all if not nearly all shut offs were scheduled to be on days/hours that the dental office was closed.
3. During utility locates wires became loose in Century Link pedestals resulting in the loss of phone service or internet on 2-3 occasions. (When they locate, they clip onto wires inside the pedestal. When those wires are older, corroded, etc., it doesn't take much of a wiggle to mess up the connection.)
4. More recently, after Easter Sunday, I received a call that the Dental Office had internet but no phones. I informed Shelly at Dr. James office that it sounded like a phone problem, likely tied to the storms over the weekend. They get internet and phone through Century Link, so if they had internet they clearly had service. Not sure what they determined after our call.
5. Gas Line Rupture: As I understand it, the line was not on Black Hills maps and was not located. Based thereon it is hard to blame anyone but Black Hills for this one. Dr. James, I believe, will blame the contractor.
6. Sewer Line Problems on S. Main (Not tied to South Street project)
 - a. As we recently discussed, the sewer main in front of Dr. James office was failing. It was found to be very old, made of a variety of materials, etc. The decision was made to abandon that line and take Dr. James line to the newer service main that ran parallel to this one, a bit farther to the east and under S. Main Street.
 - i. During this project Brant requested access to the Dr. James building basement to run a camera out his line so that we could identify its location. Dr. James refused, indicating that he could not have "sewer people" in the building when he had customers. Brant was told to stay out. In an effort to find the connection, Brant and Jay attempted to camera the old main. They could not get the camera through so they had to jet the line. This caused an air bubble to blow into a Dr. James staff toilet, creating a spray of water on the stool. Brant was called and went down and cleaned it up. (If we had been able to camera the line we would not have needed to jet the line.)
 - ii. Because the guys could not get the camera through the old main and could not jet the line from inside the building (denied) they had to dig where they thought the line should be. They found a sewer service line that appeared to have its own issues. They showed the line to Dr. James and offered to fix some of the failed service line, at no additional cost, but suggested that he have a camera run through his line to be sure there were no other issues. Dr. James hired Next Generation to camera his line the next day I believe. It was learned that the line found by Brant/Eastern Iowa was an abandoned line and that Dr. James line was in good shape.

They connected his line to the Main and installed clean outs for him, again, at no additional cost.

7. Confrontation with Eastern Iowa foreman and later with Eastern Iowa Owner, Chad Demmer. Brant can fill in these details better than I, but I understand that Dr. James got very confrontational with the Eastern Iowa foreman who took it for the most part but at some point suggested that he did not see how Dr. James could stay in business if that is how he treated people, which escalated the event. Dr. James and Chad Demmer later had a phone conversation that was also reportedly heated. They met the next day on site and by the end of their meeting Dr. James had apologized to the foreman and the foreman to James and Chad and James were getting along as well.
8. Dr. James will not likely be happy with the use of his grass/lot to store construction materials and/or the parking of vehicles near his driveway. A week or so ago he told them to move all their stuff off his property and to my knowledge they consented.
 - a. Dr. James business sign is partially in the ROW, however, the sidewalk was squeezed a bit towards the street in the design phase to avoid a problem with the sign.

Finally, all projects create nuisances, maybe more for businesses than residents. Businesses on E. 1st Street were put out during the E. 1st Street project in the late 90's, and many of those businesses did not have alternative access, and businesses on S. Cedar Street were also put out during the S. Cedar Reconstruction.

The alternative would be to not repair, replace, or upgrade streets or utilities. That doesn't seem to be a viable alternative. Finally, most building owners will have but one major street reconstruction during their ownership of a building as it is unlikely that a building owner will live long enough to see two street reconstructions.

Any assessment waiver should be considered as somewhat precedent setting and carefully considered.

Staff Recommendation: I recommend that the Council consider the comments and positions expressed by Dr. James and that they take same into account when considering the imposition of an assessment at the conclusion of this project. (No action to be taken tonight, merely the receipt of information and consideration of Dr. James position.)

City Council Meeting
Prep. Date: 04/27/17
Preparer: Doug Herman



Agenda Item: 25
Agenda Date: 05/01/2017

Communication Page

Agenda Items Description: Public Hearing on Amendment to Urban Renewal Area, by the addition of properties to the existing area, and Amendment of the Urban Renewal Plan, adding Orbis Warehouse project to plan, and **Resolution** approving same.

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

Attachments & Enclosures:

Proposed Resolution
Aerial of area proposed to be added to U.R. Area
Urban Renewal Plan Amendment
Copy of letter to School/County

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Synopsis: The Public Hearing is necessary to amend the urban renewal area and urban renewal plan amendment.

Background Information: The Urban Renewal Area amendment adds the Advancement Services property, the Energy property located to the east of the Advancement property, and the Orbis property. While we are primarily interested in the Orbis property it is necessary to connect it to the existing Urban Renewal Area and for that reason we need to add the other properties as well.

The plan amendment merely provides that the Orbis warehouse project is an eligible project for the receipt of economic development incentives.

Staff Recommendation: I recommend that the Mayor open the Public Hearing in relation to the proposed amendment to the Monticello Urban Renewal Area and the modification of the Urban Renewal Plan to include the Orbis property, accept public comment if any, close the hearing, and that the Council thereafter consider the proposed Resolution amending both the Area and the Plan.

2017 ADDITION TO THE MONTICELLO
URBAN RENEWAL AREA
DESIGNATION AND AMENDMENT TO
URBAN RENEWAL PLAN HEARING

Monticello, Iowa

May 01, 2017

The City Council of the City of Monticello, Iowa, met on May 01, 2017, at 6:00 o'clock, p.m., at the Mary Lovell LeVan, Monticello Renaissance Center, Community Media Center, 220 East First Street, Monticello, Iowa for the purpose of conducting a public hearing on a proposed amendment to the Monticello Urban Renewal Area and the Monticello Urban Renewal Plan that would designate additional grounds or areas to become subject to the terms and provisions of the Monticello Urban Renewal Plan and would specifically add the Orbis Warehouse project to the plan. The Mayor presided and the roll being called the following members of the Council were present and/or absent:

Present: _____

Absent: _____

The City Council investigated and found that notice of the intention of the Council to conduct a public hearing on the proposed amendment to the Monticello Urban Renewal Area and the Monticello Urban Renewal Plan that would designate additional grounds or areas to become subject to the terms and provisions of the Monticello Urban Renewal Plan and would specifically add the Orbis Warehouse project to the plan had been published according to law and as directed by the Council and that this is the time and place at which the Council shall receive oral or written objections from any resident or property owner of the City. All written objections, statements, and evidence heretofore filed were reported to the City Council, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

There being no further objections, comments, or evidence offered, the Mayor announced the hearing closed.

Council Member _____ moved the adoption of a resolution entitled “A Resolution to Declare Necessity and Establish an Urban Renewal Area, pursuant to Section 403.4 of the Code of Iowa and approve Urban Renewal Plan Amendment for the 2017 Addition to the Monticello Urban Renewal Area”, seconded by Council Member _____. After due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes:

Nays:

Whereupon, the Mayor declared the resolution duly adopted and signed approval thereto.

RESOLUTION NO. 17-

A resolution to declare necessity and establish an urban renewal area, pursuant to Section 403.4 of the Code of Iowa, and to approve urban renewal plan amendment for the 2017 Addition to the Monticello Urban Renewal Area, adding the Orbis Warehouse project to the plan.

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the “Urban Renewal Law”), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the development of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, the City Council (the “Council”) of the City of Monticello (the “City”) has previously created the Monticello Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property within the following legal description:

Orbis Manufacturing property located at 206 Plastic Lane, Monticello, Iowa legally described as follows: Lot 9, Industrial Park Addition to Monticello, Iowa;

Energy Manufacturing property located at 204 Plastic Lane, Monticello, Iowa legally described as follows: Lot 10 of Industrial Park Addition to the City of Monticello, Jones County, Iowa, according to the recorded plat thereof; and

Advancement Services property located at 202 Plastic Lane, Monticello, Iowa legally described as follows: Lot 11 of Industrial Park Addition to the City of Monticello, Jones County, Iowa, according to the recorded plat thereof.

-and-

WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the area described above to be an economic development area; and

WHEREAS, notice of a public hearing by the City Council of the City on the question of establishing said area as an urban renewal area and on a proposed urban renewal plan amendment for the 2010 Addition to the Monticello Urban Renewal Area, adding the Orbis Warehouse Project to the plan, was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Council has conducted said hearing; and

WHEREAS, the Planning and Zoning Commission of the City has reviewed and commented on the proposed urban renewal plan amendment; and

WHEREAS, copies of the urban renewal plan amendment, notice of public hearing and notice of a consultation meeting with respect to the urban renewal plan amendment were mailed to the Jones County Board of Supervisors through the County Auditor and the Monticello Community School District through the School District Superintendent; the consultation meeting

was held on the _____ day of April, 2017; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

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

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa, is found to exist in the City of Monticello within the boundaries of the property, the legal description of same being set out previously within the body of this Resolution.

Section 2. The area identified in Section 1 hereof is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa, and is hereby designated the 2017 Addition to the Monticello Urban Renewal Area.

Section 3. The development of this area is necessary in the interest of the public health, safety or welfare of the residents of the City.

Section 4. The amendment to the urban renewal plan for the Monticello Urban Renewal Area, adding the Orbis Warehouse Project to the plan, a copy of said Amendment being attached hereto and made a part hereof, is hereby in all respects approved.

Section 5. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved May 01, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, City Clerk

• • • •

Upon motion and vote, the meeting adjourned.

Dena Himes, Mayor

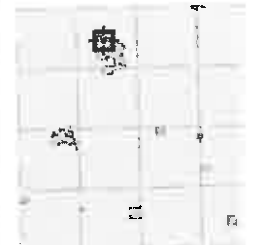
Attest:

Sally Hinrichsen, City Clerk

(Please attach to this certificate a copy of the minutes or a resolution of the Planning and Zoning Board showing the consideration of the proposed amendments by the Board.)



Overview



Legend

-  Corporate Limits
-  Political Township
-  Parcels
-  Cartography
-  Major Roads

Parcel ID	0216352001	Alternate ID	n/a	Owner Address	NEXT GENERATION PLBING & HTG
Sec/Twp/Rng	n/a	Class	C		153 PARK BLVD
Property Address	806 JOHN DR	Acreage	0.48		MONTICELLO IA 52310
	MONTICELLO				
District	MONCO				
Brief Tax Description	16 86 3 YEOMAN'S 3RD ADD LOT 2				
	(Note: Not to be used on legal documents)				

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

Date created: 4/27/2017
Last Data Uploaded: 4/26/2017 7:23:24 PM

CITY OF MONTICELLO
2017 Amendment Number 1
to the
MONTICELLO URBAN RENEWAL PLAN

Approved by Resolution No. 17-____
_____, 2017

The Urban Renewal Plan (the “Plan”), for the Monticello Urban Renewal Area (the “Area”), is being amended for the purpose of identifying a new urban renewal project to be undertaken therein.

- 1. Identification of Projects.** By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project description:

Name of Project: Orbis Manufacturing Warehouse, an Economic Development Project.

Name of Urban Renewal Area: Monticello Urban Renewal Area

Year of Establishment of Urban Renewal Area: 1992 as amended in 1996, 2000, 2001, 2007, 2010, 2011

Date of Council Approval of Project: _____, 2017

Location and Description of Economic Development Project: The project is proposed to include the construction of a warehouse, approximately 100,000 sf in size, attached to the existing Orbis Manufacturing facility, on Lot 9 of the Industrial Park Addition. Orbis Manufacturing is a subsidiary of Menasha Corporation, and Menasha Material Handling Corporation is the titleholder of the property.

Description of Use of TIF: The City has preliminarily approved a Developer’s Agreement providing specific economic incentives, property tax rebates, to the Developers in return for their construction of the proposed warehouse consistent with the provisions of said developer’s agreement.

Tax Rebates: Tax rebates are tied to the taxable valuation of finished improvements and are, therefore, hard to estimate at this time. However, the rebates are based upon the following ten-year schedule: 100%, 90%, 85%, 80%, 75%, 70%, 65%, 60%, 60% and 60%. Under this provision, the new taxes created by the development reduced by the debt service levies of all taxing jurisdictions, the school physical plant and equipment levy, and the other protected levies, if any, will be rebated to the developer consistent with the above schedule and percentage. The rebated sums will be paid from tax increment received by the City and deposited into the City TIF fund. The following estimated total rebates assume a taxable value of \$4,500,000, based solely on estimated

construction costs, with a 10% tax rollback, and a consistent millage rate of \$36.01338, with no reduction in value associated with the commercial property tax credit that currently exists, protected portions of the tax levy, value of the property prior to the construction of the improvement, or any increases in valuation that may occur over the ten year rebate period. Based upon those assumptions the tax rebates would total approximately: \$1,086,610. (It is estimated, based upon the same assumptions noted above, that tax receipts over said ten (10) year period would total \$1,458,540) The maximum economic development grant is estimated to not exceed \$1,086,610.

2. Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	\$11,207,699
Outstanding general obligation debt of the City ¹ :	\$ 5,192,721
Proposed debt to be incurred in connection with this Amendment ² :	\$ 1,086,610

¹ After June 1, 2015 principal payments the General Obligation Debt of the City equals \$4,800,000. Rebate agreement payments due in FY '15 equal \$392,721. Those two obligations together total \$5,192,721.

² The debt incurred herein shall be subject to annual appropriation by the City Council.

**NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED AND AMENDED
MONTICELLO URBAN RENEWAL AREA AND ON PROPOSED URBAN RENEWAL
PLAN AMENDMENT**

Notice Is Hereby Given: That at 6:00 o'clock p.m. on the 1st day of May, 2017, at the Mary Lovell LeVan, Monticello Renaissance Center, Community Media Center, 220 East First Street, Monticello, Iowa, there will be conducted a public hearing on the question of designating an expanded Monticello Urban Renewal Area, pursuant to Chapter 403, Code of Iowa, by adding and including the property described as follows: Orbis Manufacturing property located at 206 Plastic Lane, Monticello, Iowa legally described as follows: Lot 9, Industrial Park Addition to Monticello, Iowa; Energy Manufacturing property located at 204 Plastic Lane, Monticello, Iowa legally described as follows: Lot 10 of Industrial Park Addition to the City of Monticello, Jones County, Iowa, according to the recorded plat thereof; and the Advancement Services property located at 202 Plastic Lane, Monticello, Iowa legally described as follows: Lot 11 of Industrial Park Addition to the City of Monticello, Jones County, Iowa, according to the recorded plat thereof. The proposed amendment to the Urban Renewal Area brings the property described above under the plan and makes it subject to the provisions of the plan. The subject matter of the Public Hearing will also include a proposed amendment to the Urban Renewal Plan for the Monticello Urban Renewal Area pursuant to Chapter 403, Code of Iowa, a copy of said amendment being on file for public inspection in the office of the City Clerk. The proposed amendment to the Urban Renewal Plan provides that the City of Monticello will offer tax rebates, on a sliding percentage scale over ten years, to Orbis Manufacturing related to the planned construction of a new warehouse, same to be attached to their current manufacturing facility, on property currently owned by Orbis. At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Sally Hinrichsen
City Clerk



CITY OF MONTICELLO

200 E. First St.
Monticello, IA 52310
(319) 465-3577
Fax (319) 465-3527

Equal Opportunity Employer - Fair Housing City

April 20, 2017

Brian Jaeger, Superintendent
Monticello Community School District
711 S. Maple Street
Monticello, IA 52310

RE: Monticello Urban Renewal Area and Plan Amendment

The City of Monticello proposes to add property to the Monticello Urban Renewal area and to amend the urban renewal plan. Pursuant to § 403.5 of the Code of Iowa, I have enclosed a copy of the proposed urban renewal plan amendment for your review and consideration. The Iowa Code also requires that a meeting date and time be set, giving you an opportunity to meet with the City, to ask questions, make comments, objections, etc.

The meeting to discuss the proposed amendments to the Urban Renewal Area and the Urban Renewal Plan has been set for Friday April 28, 2017 at 4:00 o'clock p.m. in the City Administrator's Office, 200 E. 1st Street, Monticello, Ia. (If this date and time will not work please let me know and I will work with you on a new date and time, prior to May 1st.)

If you are unable to send a representative to the meeting, we invite your written comments. In addition, Section 403.5 gives your designated representative the right to make written recommendations concerning the urban renewal plan amendment no later than seven days following the date of the meeting.

The City Council will hold a public hearing on the proposed amendments to the Urban Renewal Area and Urban Renewal Plan on May 01, 2017 at 6:00 p.m.; a copy of the Hearing Notice is enclosed for your information.

A Developer's Agreement between the City and Orbis Manufacturing has been preliminarily approved after a Public Hearing, subject to the approval of the proposed amendments to the Urban Renewal Area and Plan. The approval of the proposed amendments to the City Urban Renewal Area and Plan are prerequisites to the City's plan to use TIF revenues to meet the City's obligations under the agreement.

Please call me, or City Clerk Sally Hinrichsen, at (319) 465-3577, with any questions.

Sincerely yours,

Douglas D. Herman
Monticello City Administrator

Enclosures

City Council Meeting
Prep. Date: 04/27/17
Preparer: Doug Herman



Agenda Item: 4
Agenda Date: 05/01/2017

Communication Page

Agenda Items Description: Resolution to approve Bernde's Center door replacement project.

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

Attachments & Enclosures:

Proposed Resolution

Bid from Zephyr Aluminum

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

Synopsis: The two west walk doors at the Berndes Center are in very poor condition and need repair or replacement.

Background Information: The Park and Rec. Director has looked at two options related to the Berndes Center west walk doors. Option one was the repair of the doors and option two was the replacement of the doors. A quote was received to repair the doors in the approximate amount of \$5,000. A quote was received to replace the doors with commercial doors by Zephyr Aluminum out of Dubuque at a total cost of \$5,292.

The existing doors, particularly the west door on the south end of the building, sees significant use and wear and tear. To move forward with a new commercial door, professionally installed by a company that installs commercial doors at nearly the identical cost to the proposed "repair" clearly makes the most sense.

The west side / south door would look a lot like the doors on the upstairs back of the Community Building but would be anodized aluminum, not painted. The west side / north door would not have glass and would be one solid aluminum insulated panel. Both would have panic bars, etc.

Staff Recommendation: Staff recommends that the Council approve of the hiring of Zephyr Aluminum to install two new doors on the west side of the Berndes Center at a cost of \$5,292.

The City of Monticello, Iowa

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

RESOLUTION #17-__

**Resolution Authorizing City Administrator to enter into agreement
with Zephyr Aluminum Products, Inc. to replace door systems located
on the west side of the Monticello Berndes Center.**

WHEREAS, The west side walk doors at the Monticello Berndes Center are in significant disrepair and have been repaired a number of times over the years, and

WHEREAS, A quote was obtained to repair the doors and a quote was obtained to replace the doors, with the two quotes being nearly identical, and

WHEREAS, The City Council finds that the bid of Zephyr Aluminum Products Inc. to replace the door systems with two medium stile clear anodized doors with frames, panic bars, standard pull handles, standard cylinders, three butt hinges, heavy duty closers with hold open option and brush sweeps, with the south door to have a one inch tempered glass unit in the top half of the door and the north door to have a solid one inch clear anodized panel and no glass, to be appropriate and reasonable.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby authorize the City Administrator to arrange for Zephyr Aluminum to remove and dispose of the existing doors and to replace the existing doors with the doors quoted and described herein, consistent with the above identified options.

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 1st day of May, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

Dennis Jackson

From: Dennis Jackson <dennisj@zephyralum.com>
Sent: Monday, April 10, 2017 2:58 PM
To: 'joswald@ci.monticello.ia.us'
Subject: FW: Quote Door Replacement Monticello Berndes Center Monticello, IA.

From: Dennis Jackson [mailto:dennisj@zephyralum.com]
Sent: Monday, April 3, 2017 8:32 AM
To: 'joswald@ci.monticello.ia.us' <joswald@ci.monticello.ia.us>
Subject: Quote Door Replacement Monticello Berndes Center Monticello, IA.

Furnish labor and materials to remove two hollow metal doors and frames. Then install two medium stile clear anodized aluminum doors with frames. Doors to have First Choice panic bars, standard pull handles, standard cylinders, three butt hinges, heavy duty LCN 4040 closers with hold open option, and brush sweeps. North door to have a one inch insulated clear anodized panel, south door to have a one inch clear tempered insulated glass unit in top half and a one inch insulated clear anodized panel in bottom half. Includes perimeter sealant as required.

\$5,292.00

***Please reply with questions, or if you would like to proceed.

Dennis Jackson
Zephyr Aluminum Products
555 Huff St
Dubuque, IA 52003
563-588-2036 ph
563-588-4355 fax

City Council Meeting
Prep. Date: 04/27/17
Preparer: Doug Herman



Agenda Item: 5
Agenda Date: 05/01/2017

Communication Page

Agenda Items Description: Resolution to approve investment in the Grant Wood Loop program with Hometown Pride / Keep Iowa Beautiful Grant Support.

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

Attachments & Enclosures:

Proposed Resolution
E-mail/Letter of Explanation from Dusty Embree
Grant Wood Loop flyer

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Synopsis: Generally speaking, the "Grant Wood Loop" is the product of the Parks to People Pilot initiative that included Jones, Jackson, and Dubuque County.

Background Information: The Grant Wood Loop proposal involves a five year commitment at the rate of \$1,500 per year. The City can choose to drop the commitment at any time if the City does not down the road see a benefit to continuing. The Keep Iowa Beautiful / Home Town Pride program will fund \$75,000 per year towards the Grant Wood Loop program with Counties and Cities in the region being asked to put up the additional \$25,000.

Some of the benefits to Monticello / Jones County that came out or and/or are coming out of the Parks to People Program and the continuation of the Grant Wood Loop include:

1. Money for Pocket Park: \$47,000 +/-
2. MonMaq dam project / Maquoketa River Water Trail
3. Other Jones County projects:
 - a. Wapsipinicon Park Trail project
 - b. Central Park Lake restoration project
 - c. Land acquisition near the Maquoketa and Wapsi rivers
4. A Grant Wood Loop web site to promote the community, region, etc. and all the positive outdoor opportunities will be finalized.

In addition to the flyer attached hereto, I have a larger 53 page booklet setting forth the Grant Wood Loop Master Plan.

Dusty and others will be present to provide additional information and to answer your questions.

Staff Recommendation: I recommend that the council support the program. I believe there is much to be gained by collaborating with nearby communities and the financial commitment is small compared to the grant funded portion of the program.

Doug Herman

From: Executive Director <director@jonescountydevelopment.com>
Sent: Thursday, April 27, 2017 11:07 AM
To: bwolken; clux; dgoedken; Dena Himes; Doug Herman; jruss; Rob Paulson; Tom Yeoman
Subject: Participation in the Grant Wood Loop

Good Morning!

The Grant Wood Loop has a great opportunity to partner with the Keep Iowa Beautiful/Home Town Pride Program to create 5 year sustainability for our region! The Home Town Pride Program will provide our region with \$75,000 a year for five years if we leverage \$25,000 a year in local match.

Each community that participates will contribute towards the local match and will work with a community coach on their specific vision related to parks, trails and projects that fit into the theme of the Grant Wood Loop initiative.

Communities that have signed on thus far include: Jackson County, Jones County, Dubuque County, Bellevue, Maquoketa, Asbury, Cascade, Preston, Dyersville, and Sabula.

Counties are being asked for \$5,000 a year for five years. Cities under 5,000 are \$1500 and cities over 5,000 are at \$2,500 a year for five years.

For providing the local match, the City of Monticello would continue involvement in the Grant Wood Loop initiative and a member from your community would be appointed to the board. The City of Monticello would receive the coaching to push their vision forward.

For the City of Monticello, we can see this coach helping to advance the initiatives of the Heart & Soul committee. In addition, participation with the Hometown Pride program makes projects more attractive for grants on the state level.

So far, the City of Monticello has received great benefits from this regional collaboration.

- The Monticello Pocket Park received a \$47,000 grant due to Jones County's participation in the Grant Wood Loop project.
- Enhancements to the Maquoketa River Water Trail will continue to improve Monticello's economy and outdoor recreational opportunities. As the current project unfolds the water trail will become even more navigable, naturally flowing, and inviting to visitors. All of which will have the potential to grow and show off Jones County's natural beauty.
- Gwloop.com- a user driven regional website that effectively promotes our community within the region and beyond.
- Funding for Jones County projects that make the quality of life better for Monticello residents including: the Central Park lake restoration and access improvements, additional public land and access for outdoor recreation along the Maquoketa and Wapsipinicon Rivers, and the Wapsi Trail in Anamosa.

Members of our committee will be at the City Council Meeting on Monday, May 1st to answer any questions you may have about this information. Or, you are more than welcome to call or email any of the committee members.

The website is <http://www.gwloop.com/>. This is a link to the 2 year and 20 year Grant Wood Loop plan: <https://drive.google.com/open?id=0B8QMowLflx8xfmZLbEQ0cTFoNy1GNV8xTFZfSWU3RmluN0xSVzRpS3BVNTI0VFNma01oaWw>.

Thank you!

Jones County Grant Wood Loop Board Representatives

Kris Gobeli-319-462-6031, Brad Mormann-563-487-3541, Brad Hatcher-319-462-0212, Dusty Embree-319-480-7446

Dusty

Dustin J. Embree
Executive Director



121 E. Main Street
Anamosa, IA 52205
319-480-7446
director@jonescountydevelopment.com
www.jonescountydevelopment.com

The City of Monticello, Iowa

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

RESOLUTION #17-__

Resolution to approve investment in the Grant Wood Loop program with Hometown Pride / Keep Iowa Beautiful Grant Support.

WHEREAS, The City of Monticello has been a part of and recipient of funding from the Parks to People initiative, receiving approximately \$47,000 to defray Pocket Park construction expenses, and

WHEREAS, The Parks to People initiative will be coming to an end and the Grant Wood Loop has been created as an offshoot or as a means of continuing forward with the progress and coordination that has been created through the Parks to People initiative, and

WHEREAS, Communities choosing to participate in the "Grant Wood Loop" will have a say in the progression of the initiative, will be eligible for coaching and support from the program to work on and promote community visions, and

WHEREAS, The Council finds that participation in the program at the rate of \$1,500 per year with an anticipated five year commitment, to be in the best interest of the Community, finding that the parks and other features of the community may be marketed with others in the region, bringing tourism, economic development, and potentially new citizens to the community, and putting the community in a better position to pursue various grants that acknowledge the positive features of communities that choose to work with others in their region in a collaborative manner.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve of the investment of \$1,500 in the Grant Wood Loop program with the understanding that the City will be asked, but not obligated, to continue this contribution rate for a total period of five (5) years.

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 1st day of May, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk



Contact
 Dave Heller, Director
 Jackson County Economic Alliance
 119 South Main Street, Suite 5
 Madocet, IA 52050
 563-652-4549
theGrantWood.org

Search Grant Wood
 for us on Facebook

A State Initiative
 Connecting Parks to People
 in Dubuque, Jackson, and
 Jones Counties

EXPERIENCE THE INSPIRATION



The Grant Wood
 Mississippi River Region

Executive Summary

In September 2014, the State of Iowa selected Jackson, Jones, and Dubuque Counties to serve as the pilot region for the Parks to People Initiative – a program created by the Governor’s Green Ribbon Commission – which aims to create a long-term, sustainable strategy to revitalize Iowa State Parks in connection with their surrounding regions. **As the pilot program, The Grant Wood Mississippi River Region (GWMRR) was the only region to receive an implementation award - \$1.9 million allocated by the legislature to the Iowa Parks Foundation for parks infrastructure projects.**

Backed by this award, and with the support of the Governor, Iowa Department of Natural Resources and the Iowa Parks Foundation, the three counties formed the GWMRR partnership, made up of diverse stakeholders from the region, who are identified on page 11 of this document. **This collaboration is working together to “enhance, promote, sustain, and connect” the region’s cultural, natural and park assets.**

The partnership selected a Board of Directors of **volunteer stakeholders** working diligently to plan and leverage funding for recreation, natural resources, and cultural projects in all three counties that will benefit the entire region. A strategic planning process vetted through seven public input sessions, that generated over 460 comments, identified four **Priority Initiatives** detailed later, but include:

- Improving access to and habitat along the Maquoketa River;
- Developing water and land trails and enhancing amenities between Dubuque and Bellevue;
- Improving connections between Anamosa and Wapsipinicon State Park;
- Linking important natural and recreational resources near Maquoketa, including the Prairie Creek Recreation Area, Hurstville Interpretive Center and Maquoketa Caves State Park;
- Developing a brand (The Grant Wood Loop) and marketing the region.

The GWMRR volunteers have worked hard over the last year to come up with an aggressive, yet achievable plan to enhance the region’s park and cultural resources. As part of the Parks to People award, the **IPF is requiring the region to match the \$1.9 million in funding at a 5:1 rate and to complete all projects by end of 2017.** To meet this requirement, the Board has identified and prioritized **nearly \$20 million in potential projects.** While we are actively seeking match from local governments and writing grants to support the projects, the success of these initiatives requires private support as well.

The positive impacts generated by increased tourism, improved quality of life, stewardship of natural resources, encouragement of healthy lifestyles, and connection to each other will be numerous and long-standing. Completion of these projects is extremely important work that we are asking our generous citizens, businesses, and foundations to join us in bringing to reality.



Grant Wood Loop

The Grant Wood Loop encompasses Dubuque, Jackson, and Jones Counties with a population of just under 140,000. Our natural resources and thriving arts and culture community provide a perfect canvas for investing in our people, parks, and future. These places offer the kind of experience that give residents and visitors alike the opportunity to connect with the outdoors, to friends and family, and create forever memories.

The Grant Wood Loop is a rarity, boasting carved river valleys, majestic limestone bluffs and rolling hills historically dominated by prairie and timber. This diverse terrain gave birth to a region of rivers. The Mississippi, Maquoketa and Wapsipicon Rivers dominate the landscape. Today, the ancient natural formations exist side by side with modern agriculture and river towns. The region boasts a wealth of assets and opportunities for a collaborative effort to connect parks to people and places: unique and ancient land formations, 4,390 miles of waterways, four state parks and numerous county parks totaling almost 7,000 acres of parkland, and innumerable cultural and arts events. These idyllic landscapes were the inspiration for many of Grant Wood's greatest works, and are the inspiration for the projects outlined in the Grant Wood Loop 20-Year Master Plan.

Through extensive stakeholder and public input, The Grant Wood Loop Master Plan has come together to identify the mission of the Parks to People initiative, the vision for the future of the region, strategic goals to guide our work, and priority projects to complete by year end 2017.

Mission:

To enhance, promote, sustain, and connect our region's cultural, natural and park assets.

Vision:

Engage. Reflect. Return. Whether you paddle, pedal, stride, ride or rest, our region has developed a national model of public-private partnership, inviting all to find their personal meaning and lasting memories with connections to:

- Dramatic, timeless landscapes,
- Inspiring parks and pathways,
- Rivers, creeks and lakes,
- Arts, culture and history,
- Historic communities and places,
- Local food and agriculture,
- Interpretive, educational and recreational programs for all ages.

The Grant Wood Loop - An Initiative Connecting Parks to People

Strategic Goals

Great Spaces, Great Experiences

We want to enhance, maintain and protect our natural assets. We want to allow high volume, low impact public use. We want a menu of regional assets so users can select the specific experiences they most value in their connections to this region.

We are building on countless strengths. The many natural, dramatic landscapes includes rivers, prairies, bluffs, and woodlands. Interpretive, educational, and recreational programs and facilities connect people to cultural, historic, and natural features. We will expand our system of hiking, biking, and water trails and scenic byways to make connections a reality.

We will be a model for the state, coordinating marketing and increasing resources for operations and maintenance of current park facilities. We will integrate technology, enhancing the user experience.

Connected Parks, People and Pathways

The region's increasing capacity to expand traditional partnerships is a key strength. We will expand our collaboration and our physical connections.

Healthy Parks, Healthy People

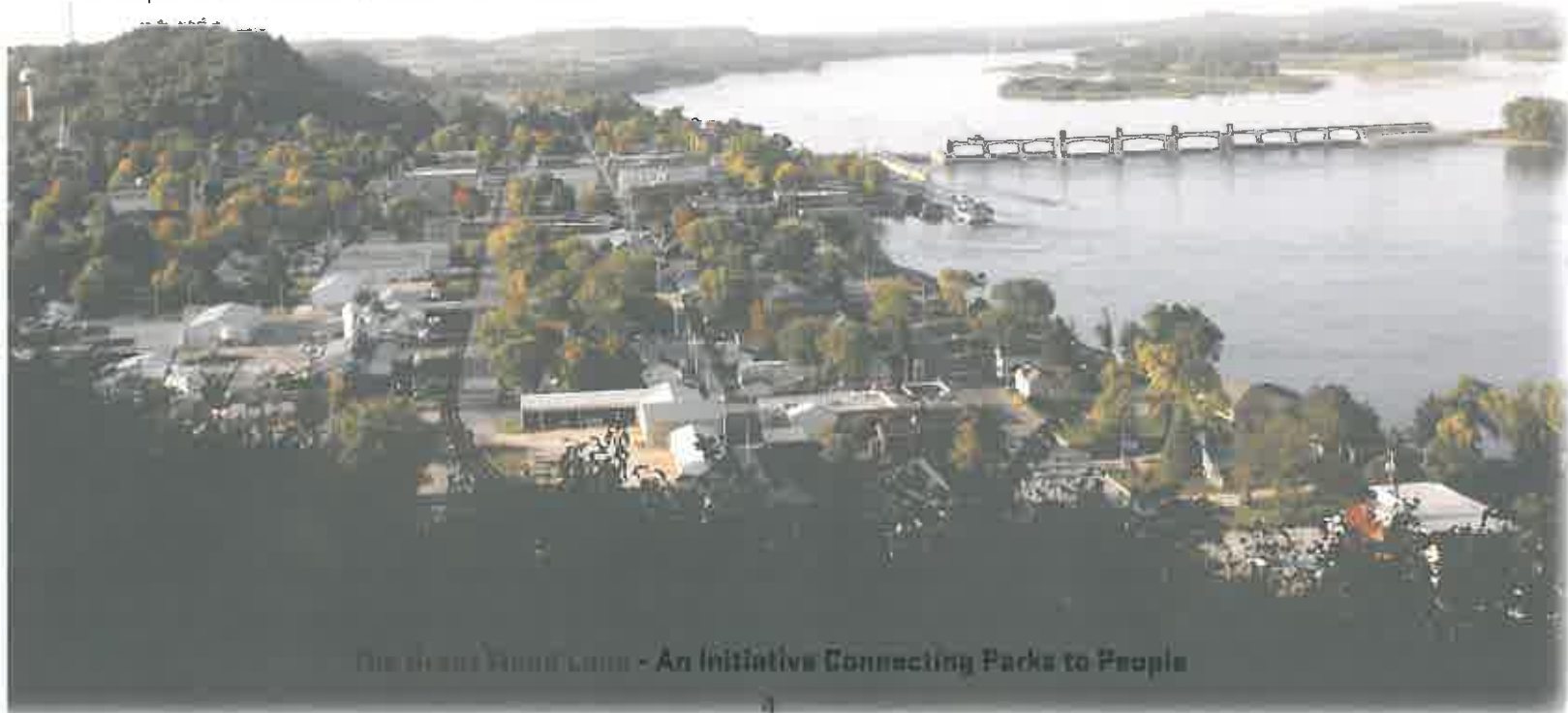
We value high-quality land stewardship from farm fields to communities to backyards. This initiative will promote landscape enhancement and protection to positively impact the health of our parks and communities and will provide greater access to these areas in ways that build awareness of natural resources, share the responsibility for land and water protection, and promote investments in personal and public health.

Community and Cultural Vitality

With the Mississippi River and artist Grant Wood's history as foundations, the region's cultural strengths match its exceptional beauty. Natural and agricultural landscapes wrap our scenic byways with vistas, changing colors, and activities for all to enjoy. Coupled with communities of true character, this region distinguishes Iowa and the Midwest as a national treasure. We will tell our story, connect all the dots, and keep our region's heritage thriving.

Lasting Legacy

With advocacy and resources, our vision will endure. With a regional structure beginning to take shape, we want strategies to locate and sustain resources. We will share new ways of thinking to promote greater maintenance, and expand and sustain current and future resources.



Priority Initiatives Budget Summary

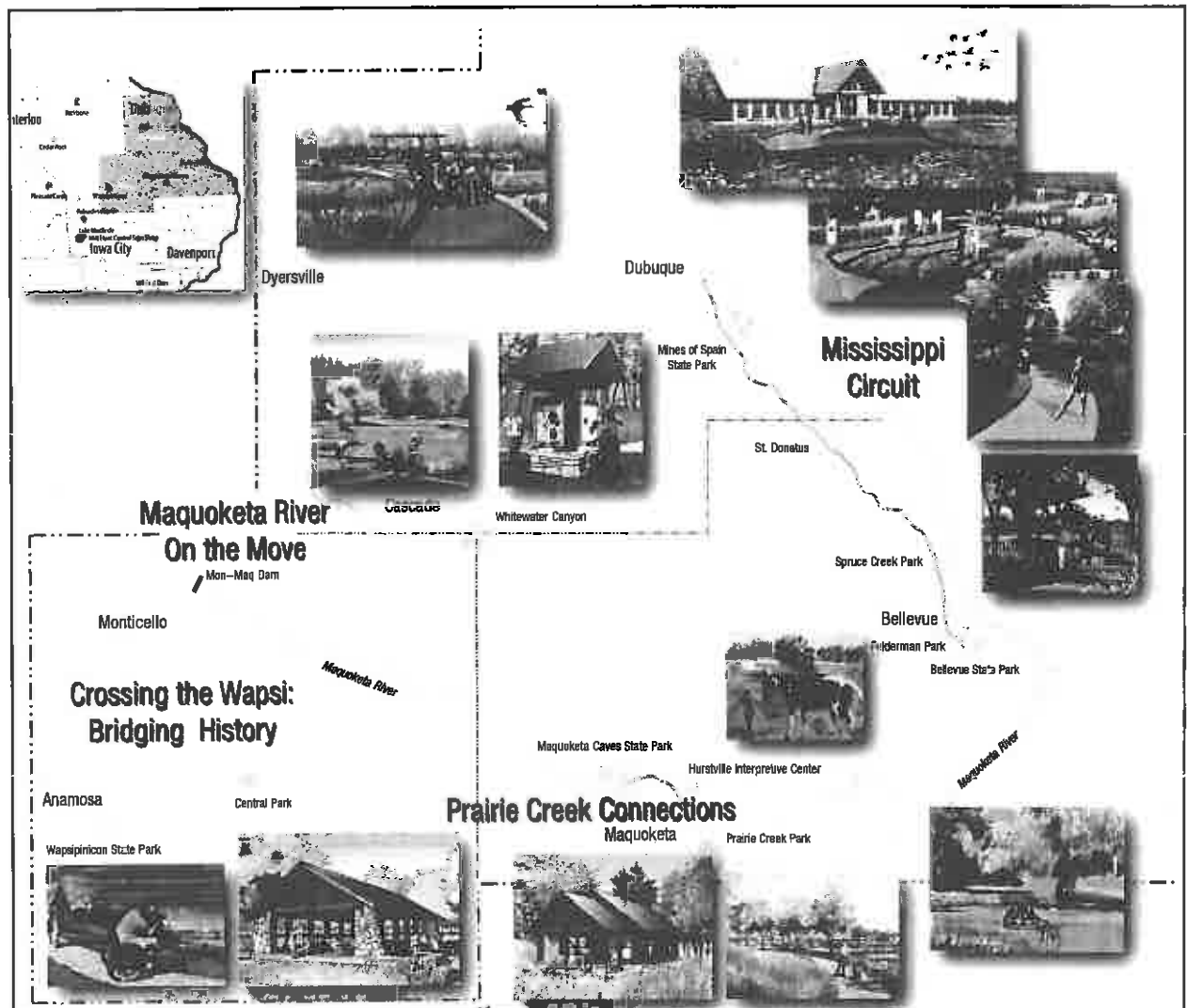
The Grant Wood Mississippi River Board was charged with identifying at least \$11.4 million in projects (to meet the 5:1 match required by the IPF) for the regional Parks to People Initiative to match the \$1.9 million awarded, and did so through a collaborative process with stakeholders and the public. After soliciting project ideas and utilizing the criteria developed to whittle down the project list, the Board has identified nearly \$20 million in capital projects, broken down into four priority initiatives: **Crossing the Wapsi; Maquoketa River on the Move; Mississippi Circuit; Prairie Creek Connections**

These initiatives consist of city, county and state parks and cultural projects. In addition to the capital projects, the GWMRR Board has also developed a budget for Find YOUR Inspiration - A User-Driven, Destination Experience, which included costs for branding and marketing the region and creating a sustainable collaborative. The website will be completed in late 2016 and marketing will be continuous.

	Total Project Investment	Total Match Secured	Proposed P2P Allocation	Match Still Needed
Crossing the Wapsi	\$1,472,828	\$565,103	\$161,514	\$705,933
Maquoketa River on the Move	\$4,776,842	\$3,456,660	\$523,839	\$624,897
Mississippi Circuit	\$11,502,533	\$7,904,494	\$960,258	\$2,937,841
Prairie Creek Connections	\$3,557,247	\$2,574,820	\$254,389	\$639,702
Total Overall Budget	\$21,309,450*	\$14,501,077	\$1,900,000	\$4,908,373

*It is important to note that the total project investments will provide a 10:1 for the Parks to People funding if all projects are completed. This anticipated match is contingent on successfully raising leverageable grant and private donations.

In addition to the initiative projects, the Grant Wood Mississippi River Region has developed a brand (The Grant Wood Loop) and marketing materials for the region, coordinated arts and cultural programming, and is developing and will launch the "Experience the Inspiration" website and interactive, user-driven app that allows visitors and residents to create their own experience incorporating all the regional assets. While not included in the 2-Year budget, these activities will be ongoing and are a central part of the larger Grant Wood Loop 20-Year Master Plan.



Importance of Investment

Economic Benefits

Investing in our recreational, natural and cultural assets is critical. Our state, county, and city parks, trails, waterways, and cultural assets are an important economic engine, and support a community's well-being and vitality. Recent studies have shown that there are impressive economic impacts associated with recreation and tourism.

A recent report commissioned by The Nature Conservancy and produced by Iowa State University, found that outdoor recreation spending is a big business in Iowa. The study looked at spending and secondary impacts at state parks, county parks, lakes, rivers and streams, and multi-use trails across the state, and concluded that "Expenditures on travel to recreation sites and participation in recreation activities has resulted in more than \$3 billion of spending, which in turn helps support approximately 31,000 jobs and \$717 million of income in the state." The Grant Wood Loop is home to four state parks and over 50 county parks. In 2011 alone, the **estimated spending in county parks in our region was \$30.5 million, of the total \$609 million spent statewide, with an estimated 1.2 million visitors.**

On top of outdoor recreational opportunities, the region is host to many cultural and historical assets that contribute to the region's tourism. In 2013, the three-county area saw domestic travel expenditures top \$370 million, providing for almost 6500 jobs and \$106.5 million in personal income for area residents.

In addition, most economic developers, businesses, and entrepreneurs have recognized that quality of life is a major factor in attracting and retaining employees. Millennials, unlike previous generations, choose where to live and then find a job. An investment in parks and outdoor recreation is an investment in workforce and business.

Other Returns on Investment

While outdoor recreation and cultural assets are an important economic driver for the Grant Wood Loop, there are a host of additional benefits derived from investment in these resources. Physical and mental well-being, habitat restoration and stewardship, and an increased sense of pride of place in a community are all direct positive side effects of investing in our quality of life.

Lasting Legacy

Investing in our parks, trails, waterways and cultural assets is good for Iowans, our important natural systems, existing and potential businesses, and visitors to our state. It is a "win-win" proposal with rippling positive impacts.

Our lasting legacy will be built on the continued stewardship and advocacy efforts of all Iowans. As such, an important aspect of this Case Statement and of the ongoing efforts of the GWMRR Board and its partners, is to build the capacity of local champions, foster increased public support, advocate for sustainable parks funding, and incorporate the shared vision in all that we do as a region.

The Grant Wood Loop - An Initiative Connecting Parks to People



Ways to Give

There are many ways of giving so that you are able to meet your needs and have the opportunity to support The Grant Wood Loop in a meaningful way. Pledges are commitments made in good faith, but are not legally binding. Donors may want to consider stretching pledges over a three to five-year period to maximize the total amount of your support. This commitment can be fulfilled through monthly, quarterly, semiannual or annual installments.

Gifts made by cash or check are the most common and will allow The Grant Wood Loop to address its immediate needs. Make checks payable to the Grant Wood Mississippi River Region.

Gifts can be made by online at <https://www.dbqfoundation.org/donors/giving-center/grant-wood-mississippi-river-region-fund>.

However, while the needs of the capital campaign are urgent, we will gratefully accept gifts in various forms, including the following:

Charitable gifts of stocks, bonds or mutual funds that have been held for at least one year and have appreciated, offer special tax advantages. You will receive a tax deduction for the full market value of the gift but you will not have to pay capital gains tax on the appreciated amount. If you sell depreciated stock and contribute the proceeds, you will receive both a tax deduction for the charitable gift and a deduction for the capital loss.

Donations of real property, are entitled to an income tax deduction equal to the full value of the property and no tax on the capital gain. If debt-free property is donated, the gift is deductible at the property's appraised value. It may even be possible to make your gift of property now, but still maintain the right to use the property. By making this gift now, rather than in your will, you can realize an immediate income tax deduction.



The Grant Wood Loop - An Initiative Connecting Parks to People

Campaign for Grant Wood Loop

Board of Directors

Brian Preston, Dubuque County Conservation
Taylor Cummings, Dubuque Area Convention and Visitors Bureau
Teri Hawks Goodmann, City of Dubuque
Marie Ware, City of Dubuque
Scot Michelson, Iowa Dept. of Natural Resources
Daryl Parker, Jackson County Tourism / Jackson County Conservation / Grant Wood Scenic Byway Council
Kerry Schepers, Ohnward Bancshares
Tom Devine, Maquoketa Area Chamber of Commerce, Grant Wood Scenic Byway Council
Brad Hatcher, Grant Wood Scenic Byway Council
Brad Mormann, Jones County Conservation
Dusty Embree, Jones County Economic Development
Kris Gobeli, Fidelity Bank/Jones County Economic Development Board

Stakeholder Group

Bellevue Chamber of Commerce	Friends of Jackson County Conservation	Maquoketa YMCA
Bellevue State Bank	Friends of Maquoketa Caves State Park	Monticello Chamber of Commerce
Bike Iowa	Friends of Mines of Spain	Mystique Casino
Camp Shalom	Grant Wood Scenic Byway	Northeast Iowa Action Trail-Riders
Casey's	Iowa City/County Management Association	Club (NEAT)
Citizen State Bank	Iowa Climbers Coalition	Northeast Iowa RC&D
City of Anamosa	Iowa Department of Cultural Affairs	Ohnward Bancshares
City of Asbury	Iowa Department of Natural Resources (IDNR)	Outdoor Dubuque
City of Beilevue	Iowa Department of Transportation (IDOT)	Potter's Mill/Flatted Fifth
City of Dubuque	Iowa Farm Bureau	Premier Bank
City of Dubuque, Planning Services	Iowa Legislators	RDG Planning and Design
City of Dubuque, Leisure Services	Iowa Natural Heritage Foundation (INHF)	Regional Planning Affiliation 8 (RPA 8)
City of Maquoketa	Iowa Parks Foundation (IPF)	Sedgwick CMS
City of Monticello	Iowa State University Extension	Trees Forever
Climb On	Iowa Tourism Council	Tri-State Trail Vision
Community Foundation of Greater Dubuque	Jackson County Conservation	Twin Rivers Pheasants Forever
Community Foundation of Jackson County	Jackson County Economic Alliance (JCEA)	U.S. Fish and Wildlife Service
Dubuque Area Chamber of Commerce	Jackson County Farm Bureau	Other community leaders
Dubuque Bike Coop	Jackson County Supervisors	
Dubuque Community Garden Coalition	Jackson County Tourism	
Dubuque Convention and Visitors Bureau (Dubuque CVB)	Jones County Community Foundation	
Dubuque County Conservation	Jones County Conservation	
Dubuque County Conservation Society	Jones County Economic Development	
Dubuque County Tourism	Jones County Farm Bureau	
Dubuque Metropolitan Area Transportation Study (DMATS)	Jones County Supervisors	
DubuqueLand Pheasants Forever	Jones County Tourism	
East Central Intergovernmental Association (ECIA)	Keep Iowa Beautiful	
Eastern Iowa Community College	Limestone Bluffs RC&D	
Edible Dubuque	Maquoketa Art Experience	
Fidelity Bank	Maquoketa Chamber of Commerce	
	Maquoketa State Bank	

City Council Meeting
Prep. Date: 04/27/17
Preparer: Doug Herman



Agenda Item: 6
Agenda Date: 05/01/2017

Communication Page

Agenda Items Description: Ordinance to Re-Zone Intlekofer Property located at: SE Corner of Washington and S. Cedar Street from C-1 to R-1. (Third Reading)

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

Attachments & Enclosures:

Aerial of parcel
Ordinance

Fiscal Impact:

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

Synopsis: Steve Intlekofer requests the re-zoning of property located at SE corner of Washington and Cedar from C-1 to R-1 (Withdrawing request to have it re-zoned to R-2).

Background Information: The P & Z was comfortable changing the zoning of the Washington/Cedar lot from C-1 to R-1. Council has approved the first two readings of an Ordinance to make this change at the last meeting. Some additional, potential considerations:

Lot located at SE Corner of intersection of E. Washington and S. Cedar Street from C-1 to R-1

- a. This lot has been vacant for a number of years and is located on a corner lot of two relatively busy streets, Cedar and Washington.
- b. The lot has been looked at by others over the years for Commercial purposes, but when one applies the setbacks to proposed commercial construction the lot becomes too small to justify building.
- c. Steve Intlekofer originally suggested that he desired to buy the lot to place two small homes on it. He and I went back and forth with some drawings and set back numbers in regard to that option. It became clear pretty quick that such an option was untenable. He then began to look at a duplex scenario. While that would work, each unit would be pretty small with a single car garage. Steve has since submitted a building permit application to build a single family residence with a detached two car garage. I do not know this to be the case but suspect that he will be moving both structures in from elsewhere, as opposed to stick building the structure, as if he was not he would surely be attaching the two car garage. (See attached sketch provided by Steve with the building permit application.)

Preparer: Doug Herman, Monticello City Admin. 200 E. 1st St., Monticello, IA 52310; 319.465.6435
Return to: Doug Herman, Monticello City Admin. 200 E. 1st St., Monticello, IA 52310

Amendment to Ordinance recorded as document 2000 3630, recorded date November 28, 2000

ORDINANCE NO. _____

An Ordinance amending the Monticello Code of Ordinances, by amending Chapter 165 "ZONING REGULATIONS" of certain property located within the City Limits of the City of Monticello, same being generally described as the vacant lot located at the SE corner of the intersection of S. Cedar Street and West Washington Street, legally described as follows, and amending the Official Zoning Map:

Legal Description:

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

A. Zoning Classification:

That the Zoning Classification for the above-described property shall be hereby amended from its' present designation of C-1 General Commercial to R-1, Single Family Residential.

B. Repealer:

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

C. Severability:

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

D. Effective Date

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

1st reading passed by the Council on this _____.

2nd reading passed by the Council on this _____.

3rd reading passed by the Council on this _____.

Dena Himes, Mayor

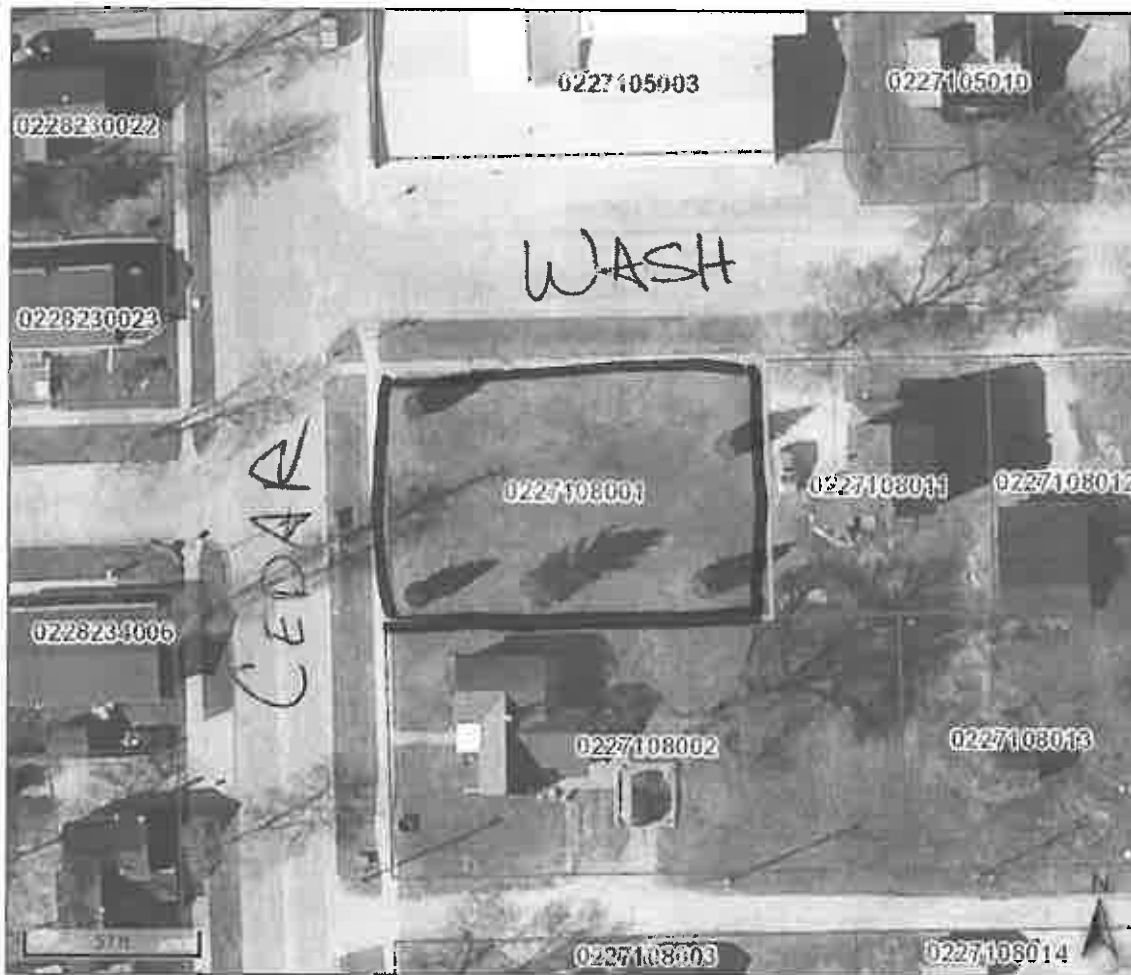
Attest:

Sally Hinrichsen, City Clerk

I, Sally Hinrichsen, Monticello City Clerk, do hereby certify that the above and foregoing Ordinance #___ was published in the Monticello Express on the ___ day of ___, 2017.

Sally Hinrichsen, City Clerk


Washington St. lot



Overview



Legend

-  Parcels
-  Cartography
-  Major Roads

Parcel ID	0227108001	Alternate ID	103600	Owner Address	INTLEKOFER, JAYNE A
Sec/Twp/Rng	n/a	Class	C		529 W 1ST ST
Property Address	112 E WASHINGTON ST	Acreage	n/a		MONTICELLO IA 52310
	MONTICELLO				
District	MONCO				
Brief Tax Description	VARVELS ADD W 120' LOT 97				
	(Note: Not to be used on legal documents)				

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

Date created: 3/15/2017

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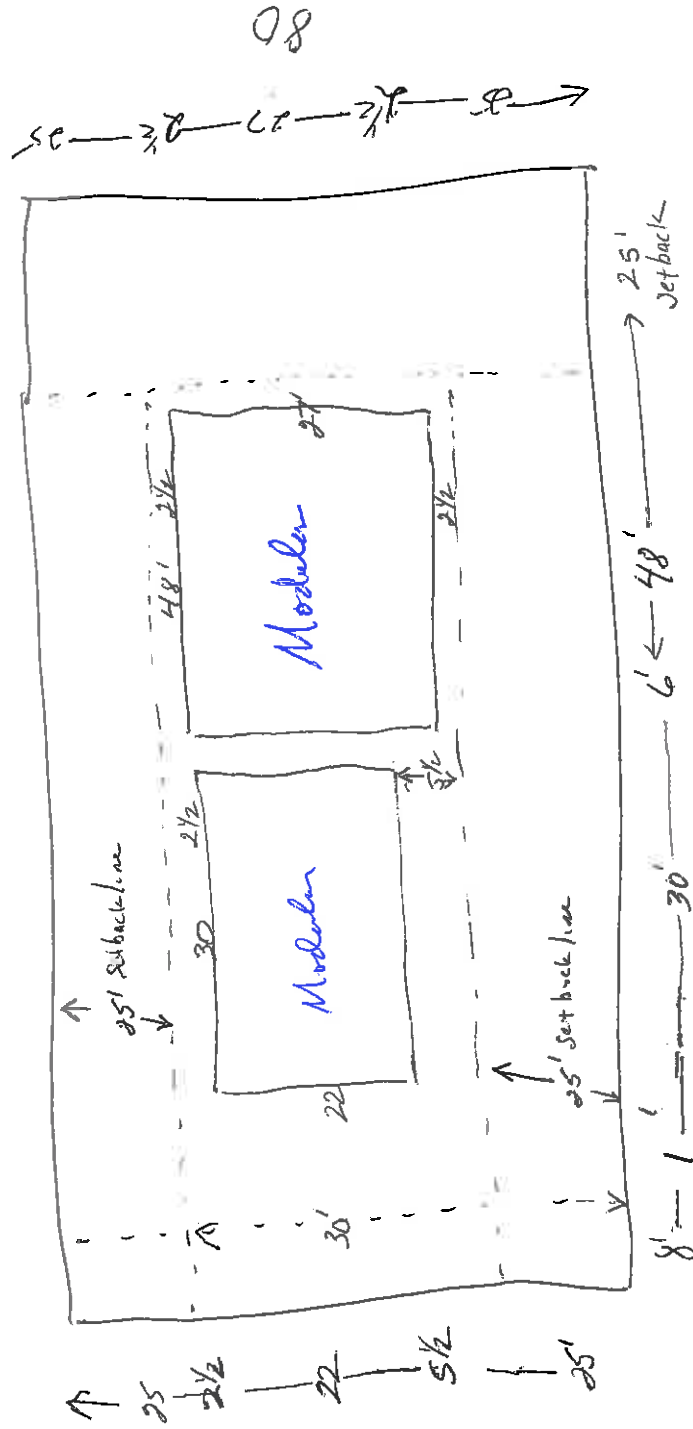


Developed by
The Schneider Corporation

112 E. Washington
 SFR Proposal - 80 x 120 lot

features 25' set back - 35.0 ft
 8' set back - EAST

existing
 facility
 houses



120

E. Washington St.

Not to Scale

City Council Meeting
Prep. Date: 04/27/17
Preparer: Doug Herman



Agenda Item: 7
Agenda Date: 05/01/2017

Communication Page

Agenda Items Description: Ordinance: Re-Zoning of Kraus property located at 410 E. Oak Street, Monticello, from R-1 to R-3. (Third Reading)

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

Attachments & Enclosures:

Aerial
Proposed Ordinance

Fiscal Impact:

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

Synopsis: Mike Kraus requests the re-zoning of a parcel of property with commercial building to C-1 R-3, multi-family residential, with a plan to tear down the commercial building in the coming years.

Background Information: Mike Kraus owns the “old DOT” building located adjacent to the HCH Real Estate offices. The property is zoned R-1, however, it is a commercial building, generally used for Commercial purposes. Mike intends to tear down the building in the coming years and include the lot as part of the Condo Development on the adjacent properties.

Staff Recommendation: I recommend that the Council approve the third reading of an Ordinance to change the zoning of this property from R-1 to R-3.

Preparer: Doug Herman, Monticello City Admin. 200 E. 1st St., Monticello, IA 52310; 319.465.6435
Return to: Doug Herman, Monticello City Admin. 200 E. 1st St., Monticello, IA 52310

Amendment to Ordinance recorded as document 2000 3630, recorded date November 28, 2000

ORDINANCE NO. _____

An Ordinance amending the Monticello Code of Ordinances, by amending Chapter 165
"ZONING REGULATIONS" of certain property located within the City Limits of the City of
Monticello, same being generally described as 410 E. Oak Street, Monticello, IA 52310 and
amending the Official Zoning Map.

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

A. Zoning Classification:

That the Zoning Classification for the above-described property shall be hereby amended
from its' present designation of R-1, Single Family Residential to R-3, Multi-Family
Residential.

B. Repealer:

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

C. Severability:

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

D. Effective Date

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

1st reading passed by the Council on this _____.

2nd reading passed by the Council on this _____.

3rd reading passed by the Council on this _____.

Dena Himes, Mayor

Attest:

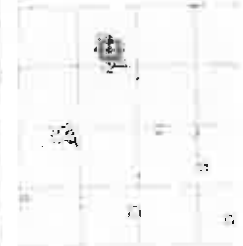
Sally Hinrichsen, City Clerk

I, Sally Hinrichsen, Monticello City Clerk, do hereby certify that the above and foregoing
Ordinance # ____ was published in the Monticello Express on the ____ day of ____, 2017.

Sally Hinrichsen, City Clerk



Overview



Legend

-  Parcels
-  Cartography
-  Major Roads

Parcel ID	0227176009	Alternate ID	139700	Owner Address	KRAUS, MICHAEL
Sec/Twp/Rng	n/a	Class	R		14432 190TH ST
Property Address	410 E OAK ST	Acreage	n/a		MONTICELLO IA 52310
	MONTICELLO				
District	MONCO				
Brief Tax Description	SMITHS IRREG SURVEY COM NE COR LOT 134 E 151' S TO LOT 132				
	(Note: Not to be used on legal documents)				

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

Date created: 3/15/2017
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City Council Meeting
Prep. Date: 04/27/17
Preparer: Doug Herman



Agenda Item: 8
Agenda Date: 05/01/2017

Communication Page

Agenda Items Description: Ordinance: Re-Zoning of numerous parcels of property located within the City of Monticello, as identified within Addendum "A" to this agenda, that are incorrectly zoned or incorrectly classified by the City of Monticello official zoning map. (3rd Reading)

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

Attachments & Enclosures:

Exhibit "A"

Ordinance

Fiscal Impact:

Budget Line Item:

n/a

Budget Summary:

n/a

Expenditure:

n/a

Revenue:

n/a

Synopsis: Staff identified Zoning Map errors. Public Hearing to receive public comment, if any, followed by consideration of Ordinances.

Background Information: The following properties/parcels, upon a review of the Zoning Map, do not appear to be zoned correctly. It is difficult to tell with certainty whether the map is wrong or if the properties are in fact zoned incorrectly by prior ordinance of the City. Because it would be very time consuming to review past City Ordinances, that may go back a significant number of years, I am proposing that we proceed with a process that would either result in a change or verification of the correct zoning. In some cases the map is undoubtedly wrong, in some cases showing property as "city owned" when it is not and in other cases merely in need of updating, to reflect new city owned property, like the Pocket Park and Disc Golf Course for example. If over the next few months we take care of these mapping issues by either correcting or confirming the correct zoning we can have a good map overlaid on the Jones County Beacon that we will be in a better position to manage going forward and will not need to utilize the City Engineer in the future to update. There are a lot of properties on my list as I spent a number of hours looking at the map. I think I caught most of the erroneous mapping/zoning but it is likely there will be a correction here and there as we move forward. I did not list map errors where I know the zoning has been changed, just not reflected on the map. Those can be fixed by the engineer without further action by this Board or the Council. All affected property owners were sent a letter by me explaining the process we were going through to correct what appears to be erroneous zoning classifications. I haven't received any objections to date. The proposed changes will put the property into the zoning class that most property owners already believe they are in. (Note: C-1 is general commercial, must meet set-backs. C-2 is downtown commercial, can build to the property right-of-way line.) See next page (Addendum "A") for list of properties:

Staff Recommendation: I recommend that the Council approve the third reading of the proposed ordinance.

Proposed Property Re-Zoning Classifications / Corrections

Addendum “A”

- a. 208 S. Cedar Street (Monk Property) and adjacent Abandoned RR ROW (identified as the E ½ E ½ R.R. R.O.W. Adj S 28’ Lot 517), from C-1 to C-2
- b. 200-206 S. Cedar Street (PLK Properties, L.L.C.), from C-1 to C-2.
- c. Abandoned RR ROW (Audrey Savage) (identified as the W 1/2 E ½ R.R. R.O.W. Adj S 28’ Lots 517-518), from R-1 to C-1.
- d. Portion of 116 E. Grand Street sold from Carnegie Library lot to Knopp described as E. 30’ of Lot 101 of Varvel’s Addition, from C-1 to R-1.
- e. 121 E. Grand Street (Intlekofer “offices”) from C-1 to C-2.
- f. 117 E. Grand Street (City Parking Lot) from R-2 to City Owned.
- g. 111 E. Grand Street (Goodyear / Express) from C-1 to C-2.
- h. 112 and 114 E. 1st Street (Pocket Park) from C-2 to City Owned.
- i. 116 S. Cedar Street (Mootz Property) from C-1 to C-2.
- j. 114 S. Cedar Street (Shimanek Property) from C-1 to C-2.
- k. 103 W. 1st Street (Hughes Property) from C-1 to C-2.
- l. 104 S. Cedar Street (Reyner Property) from C-1 to C-2.
- m. 105 W. 1st Street (O’Mahoney Property) from C-1 to C-2.
- n. 107 W. 1st Street (Herky Hawk Financial) from C-1 to C-2.
- o. Lot adjacent to 107 W. 1st St. to south (Herky Hawk Financial) from C-1 to C-2.
- p. 216 W. 1st Street (Monk Property) from C-1 to C-2.
- q. 218 W. 1st Street (And adjacent lot to west) (Digmann Property) from C-1 to C-2.
- r. Regions Bank W. Park. lot (Savage property), described as R.R. Add Lot 431 & Corn 25’ S NW Cor Lot 430 N 25’ E 122’ S 50’ NW to Beg., from R-1 to C-1.
- s. City Parking Lot across from Post Office, R.R. Add Lot 447 Exc. N. 16”, From C-2 to City Owned.
- t. 136 N. Cedar Street (Freese Property) from C-1 to C-2.
- u. 103 E. 2nd Street (Freese Property) from C-1 to C-2.
- v. 202 N. Cedar Street (Cox / Kardes) from R-1 to C-1.
- w. 205 E Grand Street (Library Parking Lot) from R-1 to City Owned
- x. Lot adjacent to and North of 205 E. Grand (Ren. Center) from C-2 to City Owned.
- y. Old “School” parking lot to south of Middle School across Washington Street owned by Iben Construction Co. Inc., from “City Owned” (*does not appear that this was a correct zoning at any point*) to R-1.
- z. Tower Hill Addition Lot B (A part of Jacobs Park, most of which is shown but not all to be City Owned on Map) from R-1 to City Owned.
- aa. City owned property located on S. Cedar Street to the W. of and adjacent to BBall Courts, Dunhams Lots 9 and N. 40’ Lot 12, from R-1 to City Owned.
- bb. City Cemetery Property recently acquired from Mike Kraus, Parcel 2015-41, from A-1 to City Owned.
- cc. Mike Kraus Property recently acquired from City Cemetery, Parcel 2015-39, from City Owned to A-1
- dd. 412, 414, and 416 E. Oak Street (Kraus Property) from R-1 to R-3.

- ee. Property owned by Phil First/others (Parcel 2012-126 in Doden's 1st Add. Lot 2) to south of 412-416 E. Oak Street to be purchased by Kraus for R-3 Development, from C-1 to R-3.
- ff. 139 S. Main Street, all suites and buildings, (Stingley Dental Office, Family Insurance, et. al.) from R-1 to C-1 (Appears that most of this property is Zoned C-1, but the East 1/3 appears to be zoned R-1 according to our Zoning Map.)
- gg. Parcel 2001-149 (Airport Property) from A-1 to City Owned.
- hh. Parcel 2001-149 (Airport Property) from A-1 to City Owned.
- ii. Parcel located in Section 35, township 86, range 3 west of the 5th P.M., Tax Parcel I.D. 0235100012 (Rowland Property) lying just south of the western portion of City parcel 2001-149, currently shown as being City Owned but appearing to be owned by Elizabeth Rowland, et. al. as A-1.
- jj. Parcel 2001-172 (Rowland Property) from City Owned to A-1.
- kk. Parcel 2001-171 (Rowland Property) from City Owned to A-1.
- ll. 35-86-03 NW ¼ NW ¼ Exc. Parcel 2001-149 (Rowland Property) from City Owned to A-1.
- mm. Shimanek property located at or near the western edge of the Monticello City limits identified by the following Tax Parcel I.D.'s: 0221101011 (two tracts) and 0221101002. From R-1 to A-1
- nn. Goedken property located at or near the western edge of the Monticello City limits identified by the following Tax Parcel I.D.'s: 0221151001 and 0221326025. From R-1 to A-1
- oo. McDonough property located at or near the western edge of the Monticello City limits identified by the following Tax Parcel I.D.: 0221301002. From R-1 to A-1

The balance of the proposed changes are all associated with past flood buyouts, the DGC, and street abandonments in that area.

- a. Parcel 2015-15 (Willow Park / Shelter) from C-1 to City Owned.
- b. Parcel 2015-16 (Yeoman Property, purchased from City after vacation of Locust Street) from a "street" to C-1.
- c. Parcel 2015-14 (White property, purchased from City), confirming continued zoning as C-1.
- d. 615 E. Washington Street (Old Riddle Property) from C-1 to City Owned.
- e. 231 S. Locust Street (Flood Buyout) from R-1 to City Owned.
- f. 225 S. Locust Street (Flood Buyout) from C-1 to City Owned.
- g. 523 E. Grand Street (Flood Buyout) from R-1 to City Owned.
- h. 121 S. Locust Street (Flood Buyout) from R-1 to City Owned.
- i. 124 S. Locust Street (Flood Buyout) from R-1 to City Owned.
- j. 114 S. Locust Street and adjacent strip to the south, between 114 and 124 S. Locust Street (Flood Buyout) from R-1 to City Owned.
- k. 105 S. Locust Street (Flood Buyout) from R-2 to City Owned
- l. 109 S. Locust Street (Flood Buyout) from R-1 to City Owned.
- m. 602 E. 1st Street (Flood Buyout) from C-1 to City Owned.
- n. 604 E. 1st Street (Flood Buyout) from C-1 to City Owned.

- o. Energy Company Place Lot 2 (DGC Donation) from C-1 and R-1 to City Owned.
- p. Irreg. Plat E Pt. Lot 143 & E. Pt Lot 146 Fra 5.40 acres (DGC Donation) from C-1 to City Owned.
- q. Parcel 2014-2745 (DGC Donation) from C-1 and R-1 to City Owned.

Preparer: Doug Herman, Monticello City Admin. 200 E. 1st St., Monticello, IA 52310; 319.465.6435
Return to: Doug Herman, Monticello City Admin. 200 E. 1st St., Monticello, IA 52310

Amendment to Ordinance recorded as document 2000 3630, recorded date November 28, 2000

ORDINANCE NO. _____

An Ordinance amending the Monticello Code of Ordinances, by amending Chapter 165 "ZONING REGULATIONS" of certain property located within the City Limits of the City of Monticello, same being generally described as set forth within Addendum A, attached hereto, all located within the City limits of Monticello, IA 52310 and amending the Official Zoning Map.

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

A. Summary

That a number of properties located within the City Limits of Monticello have been determined, upon a review of the Monticello Zoning Map, to be incorrectly zoned and/or incorrectly classified, said properties being generally described as set forth within the attached Addendum "A".

B. Zoning Classification:

That the current and proposed Zoning Classifications of the properties described within Addendum "A" attached hereto are, by this reference, incorporated in this Ordinance, as if same had been set forth fully, verbatim, herein.

C. Amendment to Zoning Classifications:

That the Zoning Classifications of the properties identified in the attached Addendum "A" are hereby amended from their present designation, as shown within the Addendum, to the new or updated Zoning Classification, also as shown within the attached Addendum.

D. Repealer:

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

E. Severability:

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

F. Effective Date

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

1st reading passed by the Council on this ____ day of _____, 2017.

2nd reading passed by the Council on this ____ day of _____, 2017.

3rd reading passed by the Council on this ____ day of _____, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, City Clerk

I, Sally Hinrichsen, Monticello City Clerk, do hereby certify that the above and foregoing Ordinance #____ was published in the Monticello Express on the ____ day of _____, 2017.

Sally Hinrichsen, City Clerk

City Council Meeting
Prep. Date: 04/27/17
Preparer: Doug Herman



Agenda Item: 9
Agenda Date: 05/01/2017

Communication Page

Agenda Items Description: Ordinance providing of the division of taxes levied on taxable property in the 2017 addition to the Monticello Urban Renewal Area, pursuant to §403.19 of the Code of Iowa.

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

Attachments & Enclosures:

Proposed Ordinance

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

Synopsis: The proposed Ordinance is a necessary step to have the opportunity to collect “incremental” tax dollars from the new addition to the Monticello Urban Renewal Area.

Background Information: The Urban Renewal Area amendment, approved by Resolution earlier tonight, adds the Advancement Services property, the Energy property located to the east of the Advancement property, and the Orbis property. While the passage of this Ordinance adds the incremental value for the taxes collected on those properties to our TIF fund, if you will, allowing the City to capture those incremental taxes, it is very highly likely that the City will, as has been the case in the last number of years, not certify 100% of the eligible TIF increment, decertifying a significant sum, allowing said decertified portions to be paid out to the County, School, and other taxing entities as if they were not in the TIF District.

Staff Recommendation: I recommend that the proposed Ordinance be introduced in title only and that the first reading be approved.

MINUTES PROVIDING FOR PASSAGE
OF AN ORDINANCE ESTABLISHING
THE 2017 ADDITION TO THE
MONTICELLO URBAN RENEWAL
AREA TAX INCREMENT FINANCING
DISTRICT

(Ord.—Initial Consideration)

Monticello, Iowa

May 01, 2017

The City Council of the City of Monticello, in Jones County, Iowa, met on May 01, 2017, at 6:00 o'clock p.m., at the Mary Lovell LeVan, Monticello Renaissance Center, Community Media Center, 220 East First Street, Monticello, IA.

The Mayor presided and the roll was called showing members present and absent, as follows:

Present: _____

Absent: _____

Council Member _____ introduced an ordinance entitled "Ordinance No. _____, An Ordinance providing for the division of taxes levied on taxable property in the 2017 Addition to the Monticello Urban Renewal Area of the City of Monticello, Iowa, pursuant to Section 403.19 of the Code of Iowa."

It was moved by Council Member _____ and seconded by Council Member _____ that "Ordinance No. _____, an Ordinance providing for the division of taxes levied on taxable property in the 2017 Addition to the Monticello Urban Renewal Area of the City of Monticello, Iowa, be Introduced in Title only and that the first reading of said Ordinance be approved. The Mayor put the question of the approval of the first reading of Ordinance No. _____ to a vote and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____

Whereupon, the Mayor declared the first reading of the Ordinance to have been approved.

* * * *

There being no further business to come before the meeting, it was upon motion adjourned.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, City Clerk

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE DIVISION OF TAXES LEVIED ON TAXABLE PROPERTY IN THE 2017 ADDITION TO THE MONTICELLO URBAN RENEWAL AREA, PURSUANT TO SECTION 403.19 OF THE CODE OF IOWA

WHEREAS, the City Council previously enacted an ordinance entitled “An Ordinance Providing For The Division Of Taxes Levied On Taxable Property In The Monticello Urban Renewal Area of the City of Monticello, Iowa, Pursuant to Section 403.19 of the Code of Iowa”; and

WHEREAS, pursuant to that ordinance, the Monticello Urban Renewal Area in the City of Monticello was designated a “tax increment district”; and

WHEREAS, the City Council now desires to increase the size of the “tax increment district” by adding additional property;

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

Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the 2017 Addition to the Monticello Urban Renewal Area of the City of Monticello, Iowa, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City of Monticello to finance projects in said area.

Section 2. Definitions. For use within this ordinance the following terms shall have the following meanings:

“City” shall mean the City of Monticello, Iowa.

“County” shall mean Jones County, Iowa.

“Urban Renewal Area” shall mean the entirety of the Monticello Urban Renewal Area as amended on October 5, 2010.

“Urban Renewal Area Amendment” shall mean the 2017 Addition to the Monticello Urban Renewal Area of the City of Monticello, Iowa, the boundaries of which are set out below, approved by the City Council by resolution adopted on the 1st day of May, 2017.

Lot 9, Industrial Park Addition to Monticello, Iowa;

Lot 10 of Industrial Park Addition to the City of Monticello, Jones County, Iowa, according to the recorded plat thereof; and

Lot 11 of Industrial Park Addition to the City of Monticello, Jones County, Iowa, according to the recorded plat thereof.

Section 3. Provisions for Division of Taxes Levied on Taxable Property in the Urban Renewal Area Amendment. After the effective date of this ordinance, the taxes levied on the taxable property in the Urban Renewal Area Amendment each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the Urban Renewal Area Amendment is located, shall be divided as follows:

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area Amendment, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the Urban Renewal Area Amendment on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the Urban Renewal Area Amendment to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area, and to provide assistance for low and moderate-income family housing as provided in Section 403.22, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, and taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the Urban Renewal Area Amendment exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area Amendment shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the Urban Renewal Area Amendment shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area.

(d) as used in this section, the word “taxes” includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Saving 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 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed and approved by the Council of the City of Monticello, Iowa, on the 1st day of May, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

City Council Meeting
Prep. Date: 04/27/17
Preparer: Doug Herman



Agenda Item: 10
Agenda Date: 05/01/2017

Communication Page

Agenda Items Description: Ordinance to amend Rear Yard Setback in M-1 Mfg. District (and potentially in C-1 and M-2 Districts) from 40 feet to 30 feet where property abuts non-residential property.

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

Attachments & Enclosures:

Proposed Ordinance
Aerial site plan of Orbis property (for example)

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Synopsis: While reviewing proposed site plan with Orbis representatives it was learned that they desired to construct the new warehouse utilizing a 30' rear yard setback.

Background Information: Because the proposed Orbis addition site plan proposes a 30' rear yard setback I discussed with the Orbis representatives three options as follows:

1. Change the site plan, recognizing a 40' rear yard setback.
2. Seek a variance which I proposed to be of unlikely success.
3. Suggest a change in the Code mandated setbacks from 40' to 30'

It is my understanding that the building must meet 30' setbacks to be compliant with fire related building construction rules and regulations. Our bulk requirements require that M-1 properties maintain the following setbacks:

Front:	30'
Side:	10' (Increased to 25' when adjacent to a residential district)
Side Corner Lot:	30'
Rear:	40'

While it only makes sense to change the ordinance if the Council finds that the change would not be inappropriate for all M-1 zoned properties, not just the Orbis property. It is my opinion that modifying the setback from 40' to 30' for those instances where an M-1 property abuts non-residential district properties to be appropriate. (Taking into account that we allow a 25' side yard setback when abutting residential districts, this change doesn't seem problematic.)

Preparer: Doug Herman, Monticello City Admin. 200 E. 1st St., Monticello, IA 52310; 319.465.6435
Return to: Doug Herman, Monticello City Admin. 200 E. 1st St., Monticello, IA 52310

ORDINANCE NO. _____

An Ordinance amending the Monticello Code of Ordinances, by amending Chapter 165.29, "Bulk Requirements"

WHEREAS, The City of Monticello finds as follows:

- A. That the existing Bulk Requirements, set forth in Table 1 referenced by §165.29 of the Monticello Code of Ordinances, currently requires that property zoned M-1, M-2, and C-1 meet a 40' rear yard setback to all other adjoining properties, regardless of the zoning classification of the adjoining property.
- B. That the Council finds that a reduction in the rear yard setback from 40' to 30' is appropriate so long as the rear yards of properties zoned M-1, M-2, or C-1 abut other properties with a zoning classification of M-1, M-2, or C-1.

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

- A. Table 1, as referenced by Chapter 165, section 165.29(1), Bulk Requirements, shall be amended to provide that the required rear yard setback for properties with a zoning classification of M-1, M-2, and C-1 shall be 30', reduced from the current requirement of 40', when said rear yard abuts property that is also zoned M-1, M-2, or C-1. The 40' rear yard setback requirement shall remain of full force and effect for those circumstances where an M-1, M-2, or C-1 property abut any property that is zoned anything but M-1, M-2, or C-1.

B. Repealer:

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

C. Severability:

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

D. Effective Date

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

1st reading passed by the Council on this _____.

2nd reading passed by the Council on this _____.

3rd reading passed by the Council on this _____.

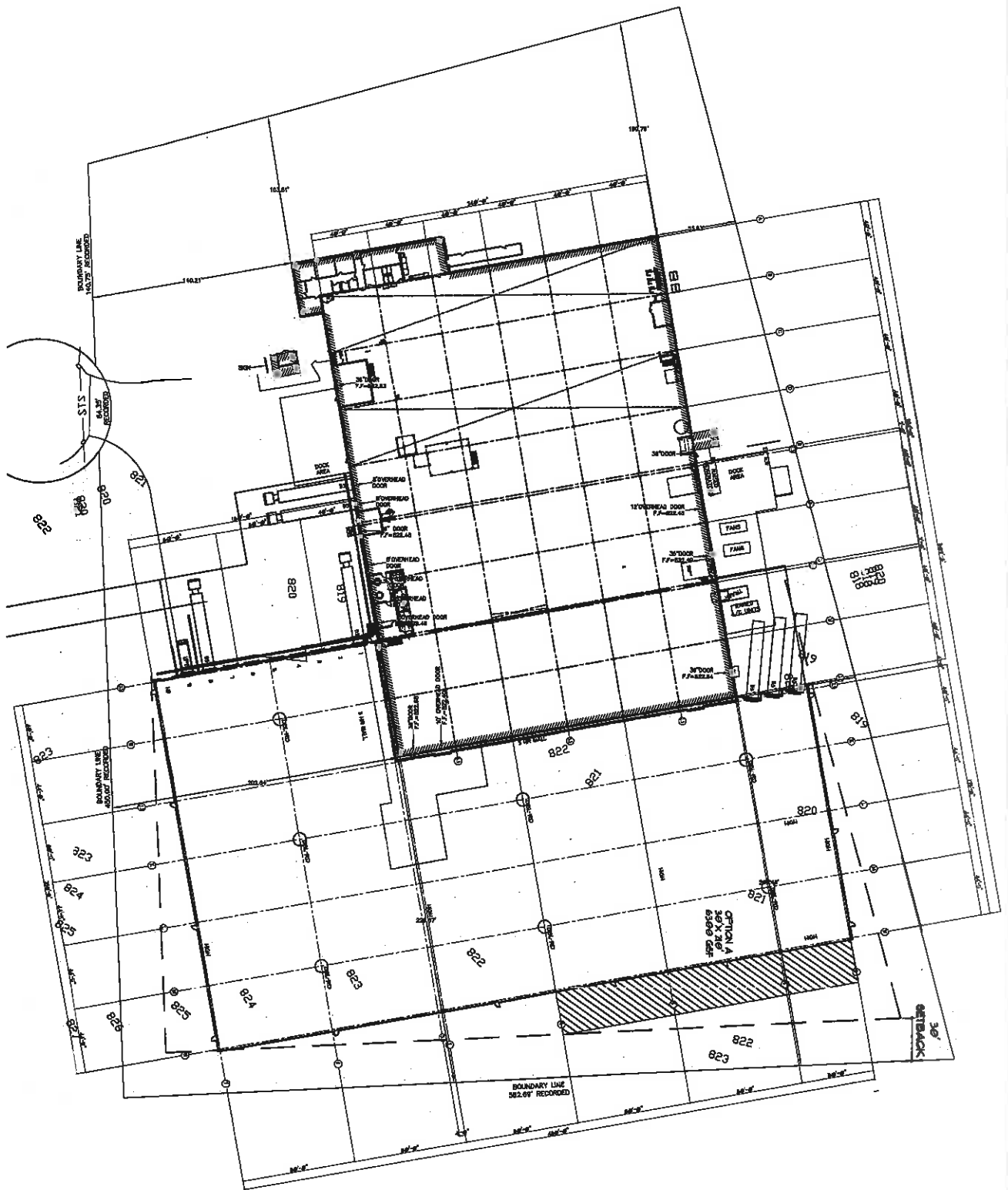
Dena Himes, Mayor

Attest:

Sally Hinrichsen, City Clerk

I, Sally Hinrichsen, Monticello City Clerk, do hereby certify that the above and foregoing Ordinance #___ was published in the Monticello Express on the ___ day of ___, 2017.

Sally Hinrichsen, City Clerk



PROJECT
MANUFACTURING
FACILITY ADDITION

ORBIS
Plastic Fabricators Powered by Minnasha Corp.

206 Plastic Lane Mancello, Iowa



ULSTAD
ARCHITECTS
DUBUQUE, IOWA
500 10TH STREET
52001-1000
Shawn D. Ulstad, P.E., AIA

DRAWN BY:
RM
CHECKED BY:
LEAD
DATE:
APRIL 28, 2007
REVISIONS:

FILE
TIMING FROM LANSING

SCALE:



City Council Meeting
Prep. Date: 04/27/17
Preparer: Doug Herman



Agenda Item: Reports
Agenda Date: 05/01/2017

Communication Page

Agenda Items Description: Misc. Reports

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

Attachments & Enclosures:

Vision Insurance e-mails
Intlekofer letter to Mayor and my e-mail to the
Attorney listed on the bottom of said letter.
Recycling Termination Letter
Water Tower Maintenance literature

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

- **Board Openings:** Tree Board – One Opening
- **ECIA Board Openings:** City may appoint two members to the ECIA Board. (meets in Dubuque We have not had members on this Board for a couple of years. I have never attended an ECIA meeting. I do attend, with some regularity, ECICOG meetings in Cedar Rapids, which is a similar entity. (Council members and employees are not eligible.
- **City Fountain:** I have received more detail from 151 Landscape and will be seeking bids to re-do the fountain and to “repair” the fountain as is. Hope to have numbers by our next meeting.
- **Al Hughes Property:** To my understanding Al’s cousin who was at the last meeting continues to be at the home, removing items deemed to be of value. I believe he has started the abstract updating process but am not clear whether or not he and Al have reached a deal on the purchase or a plan with regard to the demolition. There does not appear to be notable progress, however, and I have not heard from Al for some time. I will send him a letter today asking for an update. I previously mailed him a Notice to Abate, requiring demolition of the structure within 90 days of March 22nd. (June 20st would be the deadline if one does not count the date of mailing.)
- **Vision Insurance Renewals:** Renewals came in pretty good.
As you may recall, Dr. Fisher requested that we explore other vision options. He had a rep. reach out to me with a proposal and I have had our Broker look it over as well. I have attached both e-mails for your review.

- **Pocket Park Wall / Intlekofer Building on Grand / Other:** Steve Intlekofer continues to blanket me, the Mayor, the City with letters and allegations related to a variety of topics. He has threatened legal action related to alleged water damage at his office building related to the parking lot project and the Chinese Restaurant building, that he sold on contract, related to the finish on the pocket park wall. In his last letter he indicates that he will not deal with me anymore but as he identified an attorney in the CC portion of the letter I did reach out to his attorney, offering to meet with them and to explore solutions if solutions are necessary, but have not received a response. The latest package has to deal with the question of “what is or what isn’t a family” when looking at R-1 Zoning. It seems that Steve is intent on creating problems or at least trying to eat up my time dealing with his allegations. I doubt that the sudden influx of complaints and allegations has anything to do with the recent zoning issues he has been dealing with.
- **Recycling Agreement:** (Termination to renegotiate/consider options) I mailed a termination notice to Roling Sanitation associated with their collection of recycling in Monticello. I explained that the notice does not reflect poorly on them, merely a requirement if the City wishes to look at other options and/or to renegotiate with them. (Letter Attached)
- **Discussion of accessory structures in 5’ alleyway setback:** With the passage of an ordinance to restrict a fence within 5’ of an alleyway does it make sense to consider an Ordinance that prohibits the construction of an accessory structure within 5’ of an alleyway. (Does it make sense that you can have a shed 3’ off the alleyway but not a fence?)
- **Discussion in regard to inspection requirements related to homes relocated within Monticello:** Does the Council wish that I explore Ordinance options to ensure that homes move in and or around Monticello are reconstructed in a quality and safe manner?
- **Rental Code / Inspections:** Does the Council wish that I explore what other communities have in place to regulate / oversee rental properties, their maintenance, safety, etc.?
- **Darrell’s Restaurant Parking Lot (Potential Downtown Loan):** Darrell’s Restaurant may be interested in paving their entire lot with concrete. The total cost may be in the neighborhood of \$80,000. The City downtown loan fund is typically around \$35,000. Would the Council be open to consider the following?
 - Increasing the Commercial Redevelopment Fund
 - Loaning the money to Darrell’s for this project, obtaining a promissory note and mortgage on the property as well as a personal guaranty from the owners.
 - Paying for that portion of the lot that is actually a City Alleyway.(Just to North of building)
 - Utilizing the City Engineer to make recommendations related to storm water management, curb and gutter, etc.
 - Closing alleyway exit to the east, creating a dead end alleyway of sorts coming off of Locust Street to the back of Darrell’s lot.

- In this event, I would suggest that the alleyway going through Darrell's lot be vacated after the project and transferred to Darrell's owners, with them being solely responsible for all future maintenance of what was the alleyway.
- **Water Tower Maintenance Program:** The company we have contracted with to paint the water tower offers a maintenance program of sorts where the City would pay an annual sum for them to inspect the tower, drain and clean the inside of the tower once annually, and then to repaint the tower in approx. 12 years +/- . They would also work with us to pay for this repaint over time at 0% interest, however, to do that we would need to sign up for the maintenance program. No costs were shared with me but I suspect they would be steep. It was reported to me that many smaller communities, much smaller than us, find this program beneficial as they never get hit with one big repainting bill, rather, they budget a sum every year. Is there interest in having numbers put together and having their representative come to a future Council meeting to make a presentation? As we borrowed the money for the project I expressed that we would have little interest in spreading out the payments as the borrowed sums are supposed to be spent for the intended purpose, however, could consider the maintenance program. (see attached)
- **Engineer Report:** I have asked Patrick/Casey/Troy to provide an update on all pending projects, timelines, hurdles, etc.

From Acumen
Page 1 of 2

Doug:

I've asked my analyst to update a vision comparison to get more in-depth, but at first glance it looks like this isn't a good option. Here's what I see:

- The City's premium costs would go up
 - If the city were to still cover 100% of the single premium, VCD would cost the city about \$2000 more per year.
- Employee's premium costs would go up
 - The difference in costs between the single plan and the 3 other elections also is more than with Delta. If employees are still expected to cover the difference in costs between the cost of single coverage and the other elections, then:
 - Each employee who has a family plan would personally pay an additional \$227 per year in premiums
 - Employee/Spouse elections would pay \$76 more per year in premiums
 - Employee/Children elections would pay an extra \$91 per year in premiums
- Employees out of pocket costs for non-lens options would go up
 - Exams (an extra \$5 per office visit)
 - Frames (\$45 in additional copay + \$20 in lost allowances if they don't pick a frame from VCD's value line)
 - Contacts (\$20 in lost allowances)
- Employees out of pocket costs for lens options would go down
 - The costs he illustrates in his comparisons for the other lens options are close, but aren't 100% accurate for Delta. The total with Delta would actually be closer to \$290.

To address his comparisons – Assume someone does want all of the options he lists (including the progressive no-line bifocals/trifocals instead of the standard bifocals/trifocals which cost \$0) – With the updated Delta subtotal the savings would be \$250 in lens options for a member with VCD. Once you factor the additional costs in the exam and frames listed above though, the savings is down to \$180. And if an employee elected an option other than single coverage, that savings is eaten away even more or erased depending on which election. Plus, people generally get glasses every other year (since you can only get new frames every 24 months). So if you factor two years of increased premiums that savings really disappears.

To sum up – if you're an employee who elects single or employee/spouse coverage and purchases progressive no-line bifocals/trifocals every 24 months, you're happy with this change. For practically every other employee, this would not be a good move. And the city would pay a lot more per year.

However, I'd be thrilled to provide it to you (since Acumen gets paid from vision carriers based on premiums. ☺ I'm kidding of course). I do understand you may want to switch based on wanting to have your local eye doctor in network. If that's the case, let me know and I'll get the paperwork going...



Aaron Loan

Senior Benefits Advisor | Acumen Advisors

319-731-0504 | www.acumenadvisors.com

425 2nd Street SE, Ste. 1275, Cedar Rapids, IA 52401



**City of Monticello
2017 Vision Options**

*Acumen
Page 2 of 2*

<i>Effective Date 07/01/2017</i> In-Network Benefits		Delta Vision Enhanced		VSP Plan B		VCD Plus Plan	
Network		In Network Copay	Out of Network Reimb.	In Network Copay	Out of Network Reimb.	In Network Copay	Out of Network Reimb.
Eye Exam Copay		\$10	\$35	\$10	\$45	\$15	\$50
Pair of Lenses (for spectacles)							
Standard Single Vision		\$10	\$25	\$10	\$30	\$15	\$50
Standard Bifocal		\$10	\$40	\$10	\$50	\$15	\$75
Standard Trifocal		\$10	\$55	\$10	\$65	\$15	\$100
Standard Lenticular		\$10	\$55	\$10	\$100	\$15	\$100
Progressive		\$75	\$40	\$55	\$50	\$15 + Overage	\$100
Allowances							
Retail Frames		\$150	\$75	\$130	\$70	\$130	\$60
Contact Lenses		\$150	\$120	\$130	\$105	\$130	\$80
LASIK		15% Disc	N/A	15% Disc	N/A	N/A	N/A
Frequencies							
Eye Exam		12 Months		12 Months		12 Months	
Pair of Lenses		12 Months		12 Months		12 Months	
Retail Frames		24 Months		24 Months		24 Months	
Contact Lenses		12 Months		12 Months		12 Months	
Premiums	Enrolled	Current	Renewal				
Employee	20	\$7.10	\$7.24	\$14.67		\$12.58	
Employee/Spouse	3	\$13.50	\$13.78	\$23.46		\$20.14	
Employee/Child	1	\$15.28	\$15.60	\$23.95		\$23.24	
Employee/Family	7	\$20.20	\$20.60	\$38.62		\$39.52	
Total Monthly Dental Cost		\$339.18	\$345.94	\$658.07		\$611.90	
% Increase		N/A	1.99%	94.02%		80.41%	

Acumen has prepared this presentation based on information available to us. The financial information included in this presentation is preliminary and subject to change. Presentations are intended for educational purposes only and do not replace independent professional judgment. The information contained in these documents is confidential, privileged and only for the information of the intended recipient and may not be used, published or redistributed without the prior written consent of Acumen Advisors, Inc. This comparison summarizes certain provisions of the plan(s) illustrated. Complete plan information is included in the legal documents and brochures that govern each plan. If there is a difference between this handout and the legal documents, the documents, which are available upon request, will govern.

From Eddie Stueve
Page 1 of 2

Doug,

I was referred to you by Dr Fisher in Monticello. He wanted me to reach out to you and give you a bid for the city's upcoming vision benefit renewal. I have also passed along this information to Melanie Vevera With Acumen Advisors.

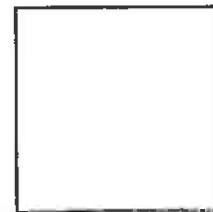
Please see the attached proposal. I have also prepared the following Comparative Analysis using Eyemed. There are two Comparative Analysis comparisons using VCD's "complete eyewear" option and using VCD's "any frame unbundling" option. With the any frame option the patient can use their \$130.00 allowance towards any frame in the office while paying a \$55.00 lens fee. The any frame option is the most popular because the patient can choose a frame outside of our 60 piece frame kit and select any frame in the office. I have attached a document explaining the two options patients have. The number one complaint by consumers is the high out of pocket expenses at the doctors office when it comes to purchasing materials. We realize this can create a financial burden for many patients so we created the PLUS Plan design to address this issue and give the member more options.

The consumer also benefits from our quality materials. Our Progressive Lens is a High Index Digitally Back-Surfaced Progressive and comes standard with A/R, UV coating & Scratch coating. With Eyemed these are considered add on's. The \$175 I used to input the cost of the progressive lens cost includes the \$75 allowance to the patient.

Please do not hesitate to contact me with any questions or concerns.

EDWARD "EDDIE" STUEVE
NEBRASKA & IOWA SALES DIRECTOR

C: 402.440.0232
F: 801.466.4113



TOTAL OUT OF POCKET (OOP) COSTS COMPARISON- WHAT DOES IT REALLY COST?

Plan: Silver Exam + Materials 130 PK PLUS (Using VCD PLUS Complete Eyewear Package)

	Vision Care Direct	Vision Plan A
Fee at Time of Service (VCD) or Copays		
Exam	\$15	\$10
Lens	\$15	\$10
Frame	\$0	\$0
Total	\$30	\$20

Lens Options

*HD Poly Carbonate	\$40	\$40
*Anti-Reflection/Glare Coating	\$0	\$43
*UV Coating	\$0	\$16
*Scratch Coating	\$0	\$25
*Progressive No-line Bifocals/Trifocals	\$0	\$175
SubTotal	\$40	\$299
Discount	0% \$0	0% \$0
Total	\$40	\$299

* Retail Progressive lens cost- \$250

	Monthly	Annual	Monthly	Annual
Cost				
Monthly Cost of Plan	\$12.58	\$151	\$7.24	\$87
Pre-Tax Savings	25%	\$38	25%	\$22
Total		\$113		\$65

Total CATOS (Costs At Time OF Service)

Exam/Materials Fees	\$30	\$20
Lens Options	\$40	\$299
Annual Cost of Plan	\$113	\$65
Total Out of Pocket Costs	\$183	\$384

Annual Savings with VCD	\$201
--------------------------------	--------------

* Market averages used to determine retail costs on lens upgrades

** Contact lens allowance of \$130 is available in lieu of frame/lens allowances

Analysis is based on a comparison to the Vision Care Direct PLUS Complete Eyewear option (best value option). These results are an estimated savings summary. Actual savings per member may vary depending on eye care provider and materials choices.

Vision Care Direct is a membership plan, not insurance.

AAA Budget Environmental, Inc.
1900 Walnut St.
Cedar Falls, IA 50613
Phone: 319-361-4535
Fax: 319-465-3104
Email: aaabeinc@gmail.com

September 7, 2016

Douglas D. Herman
City Administrator
City of Monticello
200 E. 1st Street
Monticello, IA 52310
319.465.3577
319.465.3527 (fax)
dherman@ci.monticello.ia.us

Re: Design Flaw- Parking lot next to our building.

Dear Doug,

We have been getting water into our building since the parking lot has been completed. At first, we thought it was coming through the back door since he removed and replaced cement, too.

However, it now appears the parking lot curb captures the roof water between the curb and our building and it can't get away. It then comes in through any wall crack in our block exterior wall, since it's trapped between the curb and the wall.

In my view, to solve the problem, there are the following possibilities:

1. Remove rock-install drainage tile to street.
2. Remove rock-spray 2" of foam up 3'-the length of the building on the west side.
3. Install gutters, but, there is no guarantee that a NW storm will be stopped by gutters and it may still pond up.

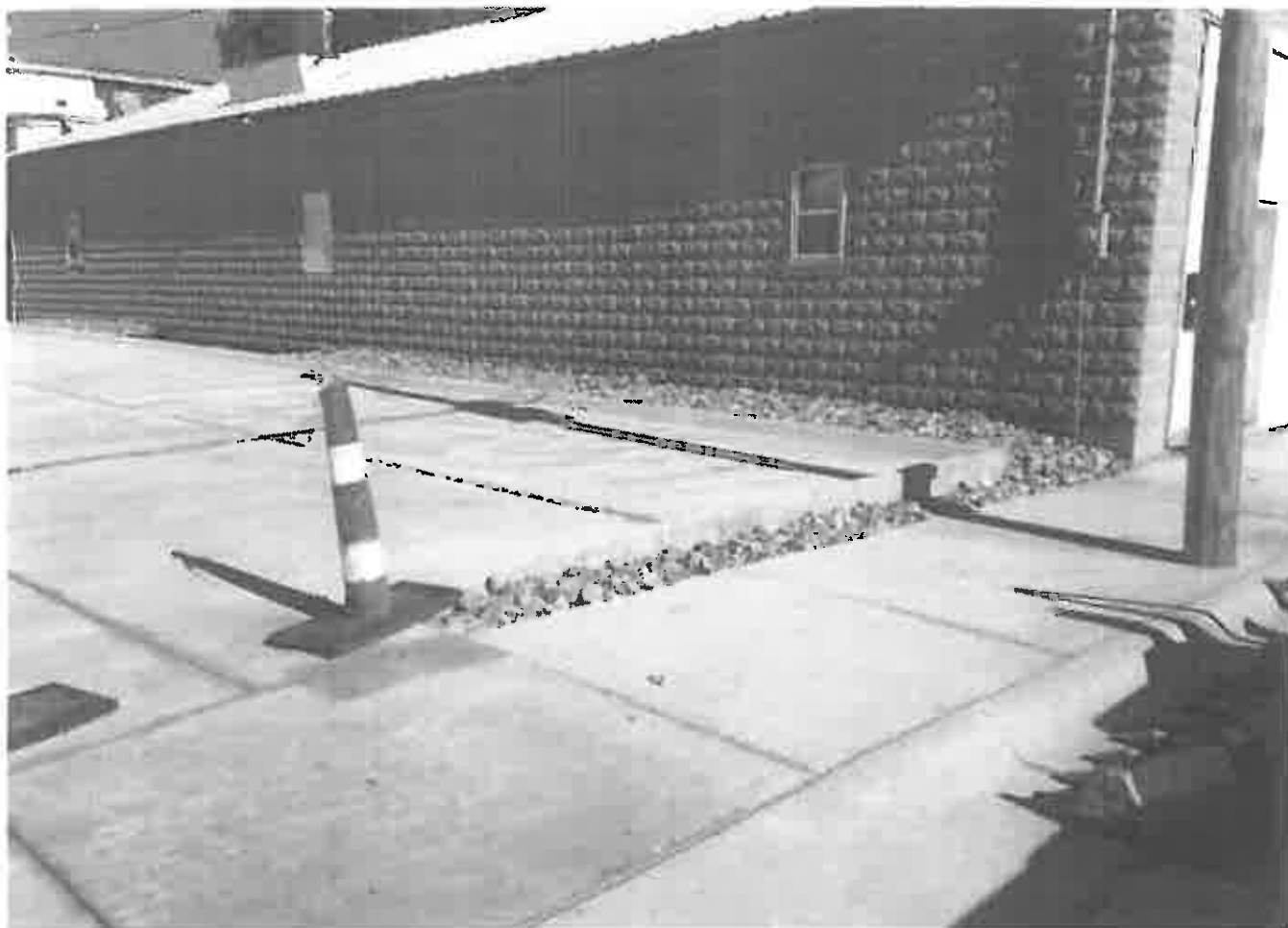
We have sustained interior wall damage and mold and the wet insulation should be removed and replaced. This is going to cost someone some money. Looks like a design flaw, but I'm just an old farmer...not an engineer.

Let us know your position before we are unable to occupy the building due to mold. It increases in severity after each rain. Stop by when you can, for your own assessment.

with regard,



Stephen J. Jutlekofer, Director



S.J.L. Construction
121 East Grand Street
Monticello, IA 52310
Phone: 319 465-7055
Fax: 319 465-3104
Email: asbestos121@gmail.com

December 2, 2016

Mr. Douglas D. Herman
City Administrator
City of Monticello
200 E. 1st Street
Monticello, IA 52310
319.465.3577
319.465.3527 (fax)
dherman@ci.monticello.ia.us

Re: Your letter of this date/Patrick's input and ownership issues

Dear Doug,

We have kind of a peculiar situation. It was our belief, we owned only what the building sits on. The replaced concrete North of our building was replaced by the owner to the North, and is actually his (I think). Patrick is right. For some reason he elevated it beside my building.

Patrick's idea of rock removal and grading to south is ok. The rock, I thought, was on city property; the old alley proper (perhaps not). Wouldn't it be easier to cut out the raised area with a cement saw?

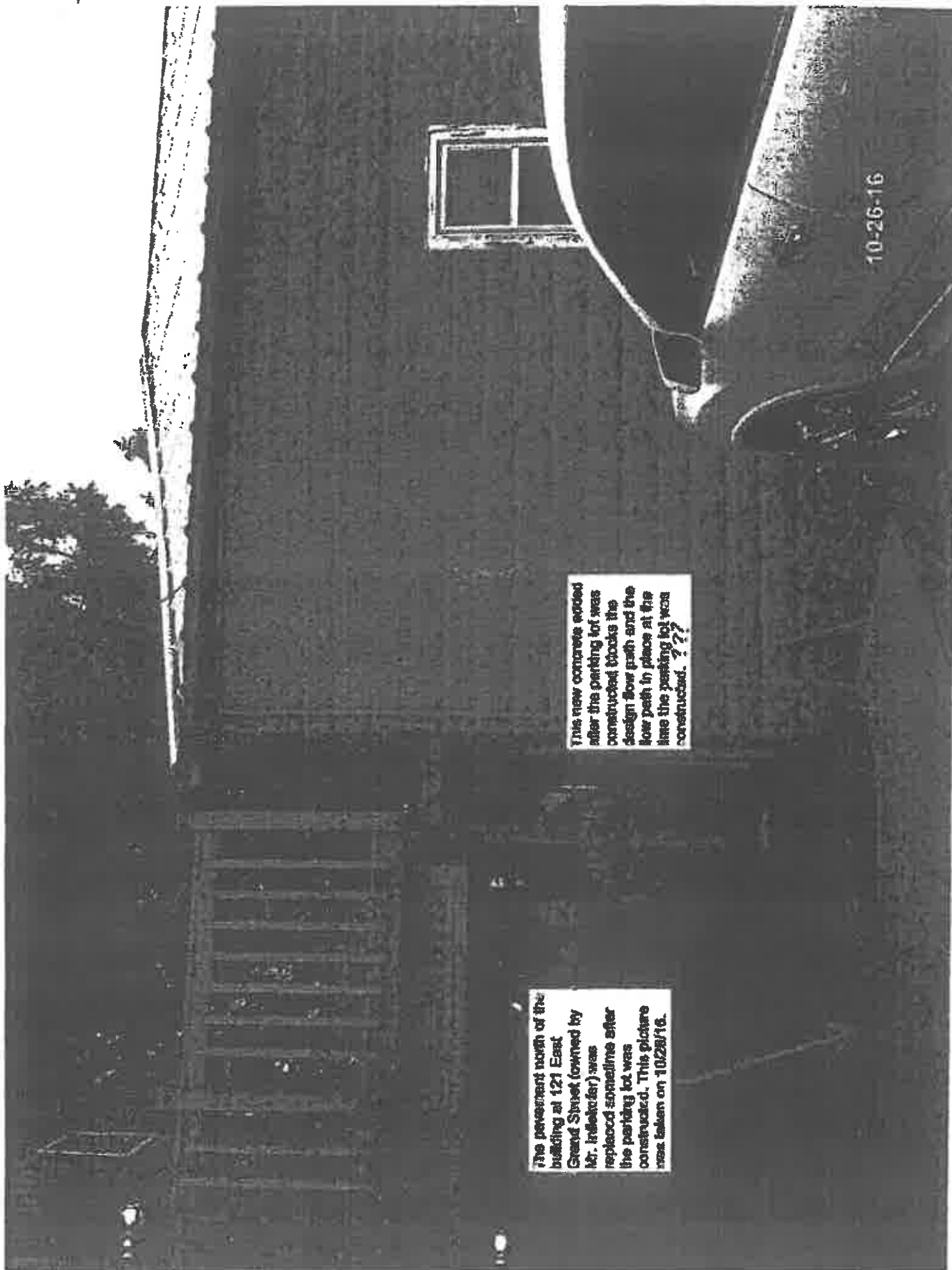
If Patrick's theory is correct? Isn't this really the North property owners' problem? He replaced the cement North of my building. Who's supposed to make this happen?

Thanks for trying to resolve this (both Doug and Patrick)!

with regard,

Stephen J. Indekofar

Enc -- Your photo
Beacon of property -- real eye opener!

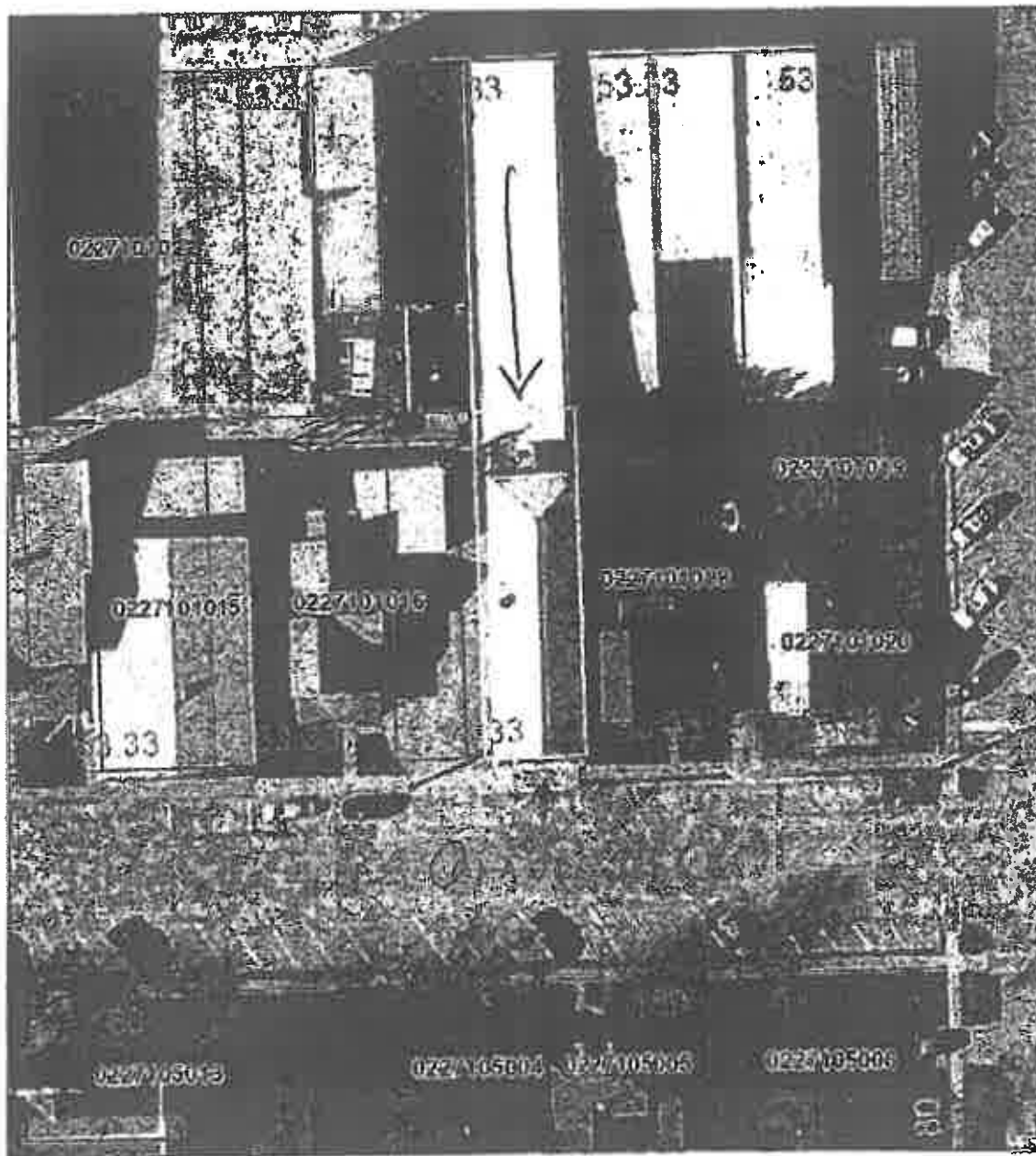


The pavement north of the building at 121 East Grand Street (owned by Mr. Infelster) was replaced sometime after the parking lot was constructed. This picture was taken on 10/28/16.

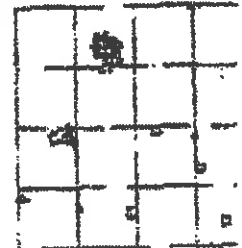
This new concrete ended after the parking lot was constructed blocks the design flow path and the flow path in place at the time the parking lot was constructed. ??

10-26-16

Beacon™ Jones County, IA



Overview



Legend

- ☐ Parcels
- ☐ Cartography
- ☐ Lot Lines
- ☐ Major Roads
- Zoning District**
- ☒ Agriculture
- ☐ Commercial
- ☐ Highway
- ☐ Commercial
- ☐ Industry
- ☐ Heavy Industry
- ☐ Public
- ☐ Residential

33X100?

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Data created: 12/5/2016
Last Data Updated: 12/5/2016 1:40:02 AM

Developed by
The Schneider Corporation

Whoa!



12/5/2016

Beacon - Jones County, IA



Summary

Parcel ID: 0227101017
 Address ID: 183909
 Property Address: 181 E GRAND ST
 MONTECIELLO IA 52050
 Sub/Type/Use: N/A
 R/W/Tax Description: 3.16 ACROSS OF LOT 321 & 242 LOT 304
 (Note: Not to be used on legal documents)
 Dead Book/Page: 000
 Contract Book/Page: 000
 Acres: 1.00
 Plat Acres: 1.00
 Class: C-Commercial
 District: MONCO-MONTECIELLO CITY-MONTECIELLO SCH
 School District: MONTECIELLO SCHOOL



Owner

Dead Holder
 Esplanade, Joyce A & Jeffrey C & Catherine A
 555 W 1st St
 Monticello IA 52050

Contract Holder

Mailing Address
 Esplanade, Joyce A & Jeffrey C & Catherine A
 555 W 1st St
 Monticello IA 52050

Improvements

Capt 35

ID	Use	Class	Year	Year	Cond	Sum	Rate	Adj	Spd
C	W/USE		1900	1900	AV	0.00	0		3210

Valuation

	2014	2015	2016	2017	2018
Class/Location	Commercial	Commercial	Commercial	Commercial	Commercial
Assessed Land Value	\$4,170	\$4,170	\$4,170	\$7,080	\$6,410
Assessed Building Value	\$29,300	\$29,300	\$29,300	\$29,135	\$29,020
Assessed Other Value	\$0	\$0	\$0	\$0	\$0
Gross Land Value	\$29,370	\$29,370	\$29,370	\$29,300	\$29,430
Net Land Value	\$0	\$0	\$0	\$0	\$0
Net Building Value	\$29,370	\$29,370	\$29,370	\$29,300	\$29,430

Taxation

	2015	2016	2017	2018
Taxable Land Value	\$4,170	\$4,170	\$4,170	\$6,410
Taxable Building Value	\$29,300	\$29,300	\$29,135	\$29,020
Taxable Other Value	\$0	\$0	\$0	\$0
Gross Land Value	\$29,370	\$29,370	\$29,370	\$29,430
Military Credit	\$0	\$0	\$0	\$0
Net Land Value	\$29,370	\$29,370	\$29,370	\$29,430
Low Value Tax (\$200 or less)	\$0	\$0	\$0	\$0
Gross Taxes Due	\$1,092.53	\$1,092.53	\$1,092.53	\$1,092.53
As Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
Charitable and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
Net Taxes Due	\$1,092.53	\$1,092.53	\$1,092.53	\$1,092.53

Pay Property Taxes

Create a new account to make payments

Tax History

Year	Due Date	Amount	Paid	Date Paid	Balance
2016	March 2017	\$234	No		\$13079
	September 2016	\$234	Yes	10/4/2016	
2015	March 2016	\$234	Yes	4/1/2016	\$13279
	September 2015	\$234	Yes	9/23/2015	
2014	March 2015	\$234	Yes	4/1/2015	\$13245
	September 2014	\$234	Yes	11/10/2014	
2013	March 2014	\$234	Yes	6/13/2014	\$13205
	September 2013	\$234	Yes	8/13/2014	

12/5/2016

Beecon - Jones County, IA

Year
2011Due Date
March 2013
September 2012Amount
\$462
\$02Paid
Yes
YesDate Paid
9/11/2012
11/24/2012Receipt
718150

Iowa Land Records

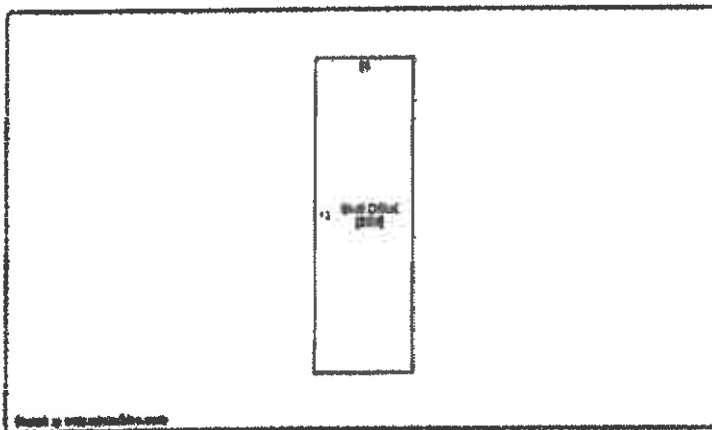
View Deed (266-22)

Data for Jones County between Beecon and Iowa Land Records is available on the Iowa Land Records site beginning in 1997.
For records prior to 1997, contact the County Recorder or Clerk for support at www.IowaLandRecords.org.

Photos



Sketches



26x84?
what?
Beecon says 33 wide?

No data available for the following metadata: Level, Restricted Dwelling, Three fire, Taxable Certificates.

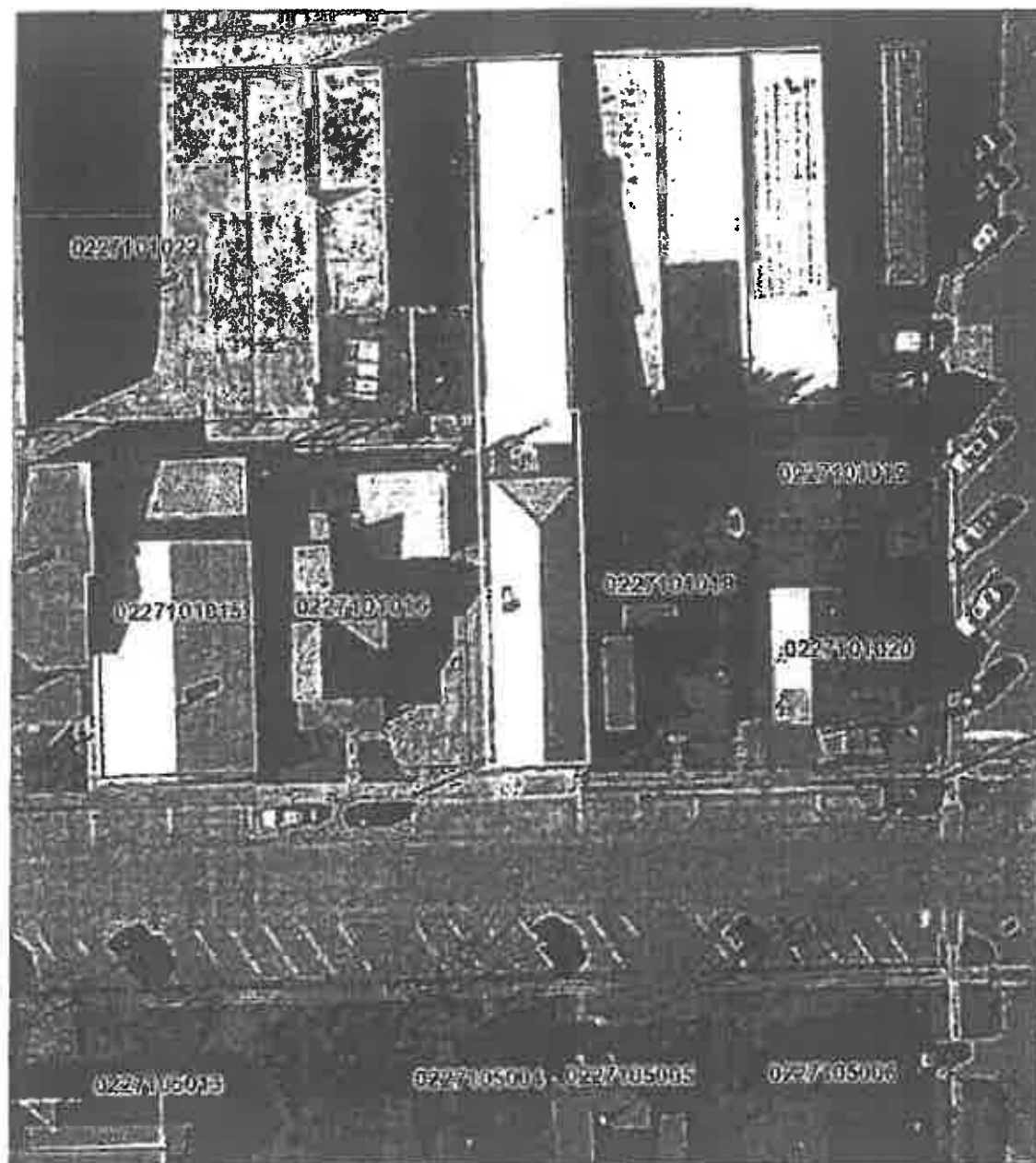
Disclaimer: The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed.

Last Data Update: 12/9/2016 1:40:01 AM

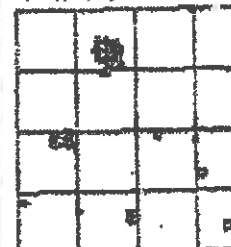


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The Scoville Corporation

Beacon™ Jones County, IA



Overview



Legend

- ☐ Parcels
- Cartography
- Major Roads
- Zoning District**
 - Agricultural
 - Commercial
 - Highway Commercial
 - Industry
 - Heavy Industry
 - Public
 - Residential

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Data created: 12/5/2016

Last Data Updated: 12/3/2016 1:40:01 AM



Developed by
The Schneider Corporation



CITY OF MONTICELLO

200 E. First St.
Monticello, IA 52310
(319) 465-3577
Fax (319) 465-3527

Equal Opportunity Employer - Fair Housing City

April 06, 2017

Steve Intlekofer
121 E. Grand Street
Monticello, IA 52310

Re: Your letter of March 5th

Dear Steve:

I wanted to acknowledge the receipt of your letter dated March 5, 2017. I will attempt to deal with or address your comments, or point by point herein:

1. You reference the "Iowa Code" in the first paragraph of your letter. Your failure to set forth specific Code Sections is suggestive to me that you have not identified specific code sections to justify your claim. Am I correct? If you have specific code sections please feel free to share. I will share Iowa Code §563.4 with you. It states:

Title XIV Property, Subtitle 2 – Real Property-Gifts, Chapter 563 Walls in Common

§563.4 Repairs - apportionment

The repairs and rebuilding of walls in common are to be made at the expense of all who have a right to them, *and in proportion to the interest of each therein*, but every coproprietor of a wall in common may be exonerated from contributing to the same by giving up the coproprietor's right in common, if no building belonging to that person is actually supported by such wall.

If you would like to discuss potential modifications to the existing wall with the City, as a coproprietor of the wall, we would be happy and willing to do so. It appears, however, that your share of the expense, to modify or cover the wall in some fashion, would be significantly higher than the Cities as you suggest a much greater interest in the finish on the existing wall. This discussion presupposes that the wall in question is correctly and legally classified as a party wall or common wall.

2. Your claim that "Cascade", a/k/a Monticello Carpet and Interiors, had the outside of the furniture store foamed is inaccurate. Bob Chronowski, owner of Monticello Home Furniture Gallery had the outside of his building foamed.
3. When you demolished the building owned by you, now part of the Pocket Park, you temporarily put steel on the side of Tom Keleher's building knowing that his building was going to be torn down. His building, until tore down, leaked like a sieve during rain events after your building was removed. The

steel you installed was very stop gap, temporary, and unprofessional in its installation. (Which was not too big of a problem as everyone knew, or should have known that the Keleher building was going to be taken down. Many did comment on the shoddy appearance, however.)

4. With regard to the Grand China building. You were involved in many discussions during the Pocket Park project. Steel siding was discussed, a complete tuck pointing was discussed, and eventually there was a combination of wall repair/tuck pointing performed by Joe McDonnell, Johnny Bader, and potentially others, followed by the spraying of a block filler and the application of paint to the exterior by Robert Claussen. You work immediately adjacent and behind the Pocket Park and were in a perfect position to observe all efforts related thereto and never raised any objections. The wall was repaired, power washed, coated with a block filler, and then painted. Where were you with your concerns during all of those efforts? I do not agree that there are any notable changes to the exterior wall of the Keleher Building/Grand China building since the above-described efforts were performed but for the peeling of paint below the recognition wall. That area will be addressed as soon as weather permits. Finally, I am not in a position to rely on your "expert".

With regard to the concerns alluded to in your letter and attachments, in relation to the building at 121 East Grand Street and the City Parking Lot, you were also involved in discussions related to the Parking Lot layout and design, specifically the placement of the light fixture and rock adjacent to your building. You voiced no objections to the placement of the parking lot light fixture or the decorative rock prior to and/or during the course of the project. You did, as I recall, complain about the sidewalk in front of your doors that resulted in remedial steps with the sidewalk being removed and re-poured. Would you not have complained about the placement of the light fixture and decorative rock at that time if it were a problem?

Finally, you may be correct that a dam of sorts has been created near the rear of your building. That dam was created by way of a concrete project performed by the owner of the building to the rear (north) of yours with your permission. I have reviewed your complaints associated with this alleged issue with our insurance adjuster, I have talked to the owner of the property to the north, and have visited with the City Engineer as well. During the discussions, two ideas have surfaced, one being the removal of the concrete that has potentially created a dam and the other being the removal of the rock adjacent to your building, the re-grading of the subgrade to drain the entire area between your building and the parking lot curb to Grand Street followed by the replacement of the rock. Do you have a preference? Although the alleged problem, if it in fact came to exist after the completion of the parking lot project, was not created by the City of Monticello but potentially a concrete dam related to the paving you reportedly authorized, the City will agree to facilitate either of the above projects. Your letter to me dated December 2, 2016 suggests that you were ok with either option. Now that spring has arrived we are in a position to take action. Please advise which approach you find most palatable at this time.

Sincerely yours,



Douglas D. Herman

Monticello City Administrator

CC: Mayor / Council



CITY OF MONTICELLO

200 E. First St.
Monticello, IA 52310
(319) 465-3577
Fax (319) 465-3527

Equal Opportunity Employer - Fair Housing City

April 11, 2017

Steve Intlekofer
121 E. Grand Street
Monticello, IA 52310

Re: Your letter of April 10th

Dear Steve:

I wanted to acknowledge the receipt of your letter dated April 10, 2017 in response to my letter to you dated April 6th which was sent in response to your letter incorrectly dated March 5, 2017. (I received the "March" 5th letter on April 5th.)

I don't want to get into a letter writing war so will only make a few points herein.

First of all, for what it is worth, the Keleher Jewelry Building had no fire damage whatsoever, significant smoke damage and some light water damage as I recall, with the light water damage occurring after the removal of your building.

I don't know that we have a "party wall" disagreement, it appears we have a disagreement about what should or could be done to the "party wall" and who should pay for it. To be clear, you do not have permission to utilize the grounds of the Pocket Park at this time to do anything to what is most likely a "party wall". The law requires that we work together on such improvements/modifications with costs associated with repairs/modifications being shared in proportion to the interest of each therein. (See Iowa Code §563.4)

You and I discussed the parking lot plan including the placement of the light poles and the rock adjacent to your building and you expressed absolutely no objection to that plan. With regard to the Reuters, it is my understanding that they worked with you on the planning for their project, that the concrete was poured by them and the new deck put in place by them, all at their cost, but quite possibly on your property. It definitely appears that their concrete work caused any water problems you are experiencing. (See your letter dated December, 02, 2016.)¹ As stated in my letter of April 6th, however, we are willing

¹ I have attached a copy of your letter dated December 2, 2016 with attachments for reference purposes. You seem to suggest in the attachments a belief that your lot is 33' wide x 100' deep citing Beacon. To be clear, your lot, according to legal description is 24' and 30" wide, or 26' 6", not 33'. The "33" you are seeing on beacon is part of "53.33" which at first glance appears to be the total lot widths on that block. You do not own a total lot, but rather own the west 28" of Lot 501 and the east 24' 2" of Lot 504, a total of 24' and 30" as noted above. According to the assessor your building footprint appears to be 26' wide. (I understand the assessor to be assessing you for a lot that is 27' wide x 103' deep.

**Stephen J. Intlekofer
121 East Grand Street
Monticello, IA 52310
Phone: 319-465-7055 / Fax: 319-465-3104
Email: asbestos121@gmail.com**

04/12/17

**Mayor Dena Himes
Members of City Council
City of Monticello
Monticello, IA**

Re: Letter of Due Diligence

Dear City Members and Mayor,

Issue I: 121 East Grand St. The project you approved and installed next door prevents the water between my building and the parking lot from running away freely as it did before and is now pooling on the rocks which raises its level and allows the water to enter my building through its cracks. We have mold. We can't remediate the mold because the 1st rule of mold remediation is to stop the water intrusion. Until Bill Burger does the survey it appears you have placed 31" of your project on my land and more importantly instead of trying to help fix the situation Mr. Herman is case building and brow beating. No matter how you present it – the city is not the victim here. In a couple more weeks the 121 building will be uninhabitable (if it rains). I've started collecting remediation bids and they are expensive.

Issue II: My building at 116 East 1st St. According to Randy Krueger, who brought it to my attention – the west wall common to the park is going to buckle and it's already cracked and crumbling. Mr. Herman has warned me off from trying to save it. He will not give permission to come onto city land.

Therefore, I must warn you of the consequences of Mr. Herman's decision:

- 1) If it rains heavily in the next two weeks my office will be uninhabitable. The mold will continue to grow and my staff is sensitive to mold. You will be charged with paying for the rent, the move and the repairs or the demolition of the building. We are preparing to move now.**
- 2) A couple more heavy rains and the wall on the 116 East 1st St. building will collapse and/or turn to mush. Soft bricks are not meant to be in the weather and the surface was too rough for block filling. It should have been foamed or steel applied. Instead the city chose the cheap inappropriate route and the consequences are upon us.**

I therefore have decided to take the following steps:

- 1) I am going to rent office space until or if my building can be saved, restored and remediated.
- 2) I have hired an attorney to bring suit to try to save the building(s) before it's too late.
- 3) I will not deal with or talk to Mr. Herman but rather the mayor, the city attorney, Brant or the city's insurance representative only until the lawsuit is filed.

It is our view the city is responsible for these problems and I'm sure in two years the jury will not find the city was the victim here when their projects caused two building failures belonging to others.

With regard,



Stephen J. Intlekofer

PC: Mr. Cory Thein, Pioneer Law Firm, Dubuque, IA 563-583-9101

Doug Herman

From: Doug Herman
Sent: Wednesday, April 26, 2017 3:53 PM
To: 'Cory Thein'
Subject: RE: Steve Intlekofer Letter
Attachments: Sbizhub 42317042602400.pdf

Cory:

I am in the receipt of a letter from Steve Intlekofer to the Monticello Mayor Dena Himes which suggests that you received a copy. If you are representing Steve please feel free to give me a call to discuss next steps. Please be aware of the following:

1. The City Insurance Adjuster has, I believe, at this point determined that the a potential cause of the mold in the Intlekofer building is the concrete work done by Steve's neighbor to the north, Stan Reiter, with Steve's concurrence, not the City Parking Lot. (Reiter and City PW Director met with Steve before the concrete project and were told by Steve to go ahead with the project, that it (the project) was in a city alley.) Steve now claims, I think, that the new concrete poured by Reiter was poured on Intlekofer property. I do not know if that is true or not. The City Contractor, Eastern Iowa Excavating, will also be turning over Steve's allegations to their insurance company.
 - a. The City designed parking lot project was designed and installed to shed water from the rock next to the Intlekofer building to both the north and the south. The water shed to the north appears to have been blocked by the Reiter project. This may or may not have caused the complained of mold.
 - b. The width of Steve's lot, according to legal description, is 26' 6", not 33' as he previously proposed. (The actual dimensional width of Steve's building appears to be right at 26' to 26.5') The City did not get a survey prior to the parking lot project as Steve did not object to the plan to place rock next to building with light fixture behind curb as well. I spoke to him about the plan and he offered no objections and was agreeable to the plan moving forward and he watched it all happen without objection.
 - c. I would propose that a meeting be scheduled with our insurance adjuster, Steve's insurance adjuster, Eastern Iowa's insurance adjuster, the City Engineer, you, and any others you wish to involve to review the alleged problem and proposed remedies.
 - d. I would also propose that Steve take immediate steps to remediate any mold that he is concerned with. If the City is later determined to be a cause of the mold and the remediation is determined to be tied to the mold remediation Steve should be made whole. He cannot, in my opinion, knowingly allow the mold to worsen without taking action.
 - e. Steve has not responded to my letter dated April 6, 2017, wherein I offered to remove rock and re-grade or to alter concrete installed to the north to allow water from rock next to his building to escape to the drain as designed. (Steve's 12/2/2016 letter seemed to agree that the problem was caused by the concrete work to the north.) (It would seem that if the rock is lowered to a point below the top grade of his concrete slab that he should not have an infiltration risk. A question better answered by Engineers I suppose.
2. The Grand China wall facing the Pocket Park. This wall seems to me to be a "party wall" 563.4 between the City and Intlekofer / Tran.

- a. Steve acknowledged to me that he observed the spraying of block filler and the painting of the wall but never said anything, never expressed any concern. This was a quite lengthy project and Steve had ample opportunities to object or express concerns and never did. Steve and his brother Jeff actually donated a vacant lot that makes up ½ +/- of the Pocket Park footprint.
- b. I would be happy to meet with Steve, you, and any others to discuss this alleged “issue” as well. I would also propose that we jointly involve a structural engineer to inspect the wall and come up with an opinion or “recommendations” related to the wall.

Sincerely yours,

Douglas D. Herman

City Administrator
City of Monticello
200 E. 1st Street
Monticello, IA 52310
Phone: 319.465.3577
dherman@ci.monticello.ia.us

Stephen J. Intlekofer
121 East Grand Street
Monticello, IA 52310
Phone: 319-465-7055 / Fax: 319-465-3104
Email: asbestos121@gmail.com

04/26/17

To: City Clerk
City of Monticello
Monticello, IA 52310

Re: Defining single family residence

Dear Sally,

Went through the ordinances of 1997 approved by council. Could not find the definition of a single family residence. Does one exist? If so could you fax me a copy? The tenant seems to think he fits his definition of single family and I'm not sure to be honest.

In addition, I have a situation with 1 man living with 3 women. Would that bunch fit in as a single family residence?

How about a woman who marries a divorced man, his children, her children? Do they constitute a single family?

How about 3 men who live together. Do they constitute a single family (or 3 women)?

Is a single family residence defined by the # of cars? 2 for single family?

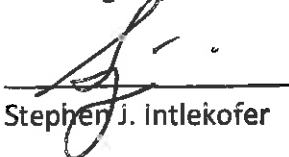
In another residence, I have 3 women (gay) and the families progeny of 2 of them in another home. Is this a single family occupancy?

If we are going to comply with the regulations we need some help in defining what constitutes a single family residence.

If you want to control these social issues you will have to give us some guidance. We are not sociologists or lawyers. Somebody way smarter than myself needs to give us some guidance.

Personally, I wouldn't touch this with a 10' pole for fear of the ACLU. You apparently like living dangerously. So, tell us how we should tell others to live.

With regard,


Stephen J. Intlekofer

Enc. – Recent court cases



CITY OF MONTICELLO

200 E. First St.
Monticello, IA 52310
(319) 465-3577
Fax (319) 465-3527

Equal Opportunity Employer - Fair Housing City

April 18, 2017

Roling Sanitation
2214 210th Street
P.O. Box 372
Manchester, IA 52057

Re: Recycling Contract

Ray and Joe:

This letter shall serve as Notice from the City of Monticello, pursuant to the "Collection of Recyclables Agreement" that the City intends to terminate the agreement at the conclusion of the current contract period, May 31, 2018. I wanted to get you this notice well in advance of the ninety (90) day notice requirement set forth in the agreement.

This notice is being sent, **not** because the City has made the decision to end its' relationship with Roling, but because the City wants to be in a position to look at all options, including the possibility of implementing a recycling carts option.

There are other issues in the existing agreement that also deserve our attention:

1. Glass recycling. (Is this happening or is Roling taking the glass and disposing of it?)
2. Waste Oil and Antifreeze? (Are residents taking advantage of these provisions?)
3. All Metals (Bikes, lawn furniture, etc. Do residents take regular advantage of this?)

Discussions with the Council, in regard to their desires for the recycling program, will take place over the next few months. I will ask them to make some decisions on or about October 1st giving me a number of months to reach out to you and potentially other contractors with regard to the Council's desires, most likely by way of a formal RFP.

The City has had a good relationship with Roling for many years. While there have been complaints from time-to-time I recognize that it is likely that we would see some amount of complaints no matter who is hired to perform the recycling collection for the City.

Sincerely yours,


Douglas D. Herman
Monticello City Administrator



CITY OF
MONTICELLO

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Sincerely yours,


Douglas D. Herman

Monticello City Administrator



TANK MAINTENANCE PROGRAM HIGHLIGHTS

DELIVERING PEACE OF MIND

Suez (Utility Service Group) is the largest tank service firm in the United States. We created the full service maintenance program over 20 years ago to provide tank owners with comprehensive sustainable solutions to manage storage tank assets. There are currently over 6000 assets on our maintenance program.

VALUE OF SUEZ'S FULL SERVICE FULL MAINTENANCE PROGRAM:

- GASB 34 Compliance
- Comprehensive, sustainable maintenance program
- Renewable each year at the tank owner's option
- Covers all aspects of tank maintenance, including engineering services and renovation.
- Initial and all future renovations
- Annual visual inspections with detailed reports.
- Bi-annual washout / disinfection inspections (owner may select to have washouts every three years)
- Extends tank service life
- Flat annual fee listed in the contract eliminates unplanned expenditures
- Spread of renovation costs
- No change orders resulting in unexpected costs
- 100% warranty on coatings during the lifetime of the contract
- 100% transfer of rehabilitation risk to Suez

VISUAL INSPECTIONS DETERMINE:

Conditions of the exterior and interior coatings.

- ✓ Compliance with all safety and sanitary regulations.
- ✓ Verification of the tank's structural integrity.
- ✓ Functionality of all security measures to protect the tank.
- ✓ Needed repairs and touchups.

A detailed report with appropriate photographs of the inspection will be sent to the tank owner as soon as possible after completion of the inspection.

WASHOUT AND DISINFECTION INSPECTIONS:

Address the same areas as Visual Inspections, but with emphasis on the tank's interior after draining for cleaning and disinfecting. After you drain your tank:

- ✓ Suez (Utility Service) will provide a pressure relief valve and technical assistance in planning for water availability during the tanks down time if requested.
- ✓ Suez (Utility Service's) crew removes all sediment and sludge that has collected in the tank and provide a chemical clean of the tank's interior to remove staining and biofilm.
- ✓ The crew completes the most urgently needed repairs and touch-ups.
- ✓ Supplemental repairs and corrective actions are noted and scheduled for completion ASAP.
- ✓ Finally, man-way gaskets are replaced and interior is disinfected per the AWWA C652 Chlorination Method 2.

The tank is then ready to be placed back in service and filled with water.

A detailed report of the inspection findings together with appropriate photographs will be provided to the tank owner ASAP. This report documents the tank's conditions and provides proof of regulatory compliances.

SUMMARY

Our inspections together with any needed repairs comprise an annual project engineering/management program tailored especially for your tank. There are no additional outside engineering fees associated with our program since our team of in-house professional engineers review your tank as part of our commitment to offer you a full service maintenance program.

In addition to Regular & Systematic Maintenance & Professional Project Management, we stand ready to provide repairs at any time at no additional charge.

THESE REPAIRS INCLUDE:

- Any emergencies
- Repairs identified by the owner between our inspections
- Repairs identified during inspections but not completed at the time of the inspection

We schedule repairs using the following criteria:

- ✓ **Routine repairs:** within 30 days of identification
- ✓ **Emergency or crucial repairs:** our goal is to respond within 24 hours when reported during a normal business day
- ✓ **Graffiti**
 - Unsightly graffiti: paint over as soon as possible
 - Offensive graffiti: treated as an emergency repair and rectified immediately
- ✓ **Annual inspections** will reveal the needs for tank coating renovations (interior and exterior).

We notify the tank owner well in advance of our plans. This:

- Ensures adequate time to make the tank ready for service
- Allows for consideration of the tank owner's timing preferences

Suez (Utility Service) provides a pressure relief valve as well as technical services to assist in planning for water availability during down time.

The exteriors and interiors are cleaned and repainted as needed for tank protection and cosmetic reasons as well.

Painting touchups are routinely scheduled as needed during inspections

These renovations and touchups come with the maintenance program without additional charges.

TO PREVENT UNAUTHORIZED ACCESS BY VANDALS OR OTHER INTRUDERS WE INSTALL AND MAINTAIN:

- Anti-climb devices on ladders
- Locks on the roof hatches

In addition, regular maintenance and replacements of screens prevents unwanted intrusion by insects, bugs, birds or other pests.

Our maintenance reports and backup records in our offices provide useful data for state inspectors to demonstrate compliance to official regulations.

Your costs are clearly defined in the contract. So you know in advance your costs for all maintenance activities for your water tank—with no surprises.

YOU RECEIVE BUDGET INFORMATION ANNUALLY TO ASSIST YOUR BUDGETING EFFORTS:

These reminders are normally mailed to the tank owner six months prior to the beginning of their respective fiscal year to ensure that you have time to include them in your budgeting efforts.

Full service asset management programs are one (1) year agreements that can be extended indefinitely by the tank owner on an evergreen basis. This means:

- The contract is automatically renewed unless the tank owner notifies Utility Service in writing of their intent to cancel it
- Suez (Utility Service) cannot cancel the contract unless the tank owner fails to remit the annual fee—so the risk is ours!

It all translates into peace of mind—and years of reliable, clean water tanks for the water usage customers, their visitors and all elected and all appointed managers and officials.

YOU CAN COUNT ON:

- ✓ **Simplicity: One annual fee providing all the benefits and resources to enable future renovations**
- ✓ **Protection: An asset management maintenance program protects your tank for decades**



Industrial Storage Tank Asset Management

INDUSTRIAL STORAGE TANK SERVICES

DELIVERING PEACE OF MIND

Utility Service Group is the largest storage tank service firm in the United States. We created the Full Service Asset Management Program over 20 years ago to provide tank owners with comprehensive sustainable solutions to manage storage tank assets.

VALUE OF UTILITY SERVICE GROUP INDUSTRIAL STORAGE TANK SERVICES PROGRAM:

Inspections, modifications, repairs and painting for elevated and ground storage tanks:

- Potable water tanks for industrial locations
- Manufacturing and process tanks
- NFPA Fire protection tanks

Professional services for industrial operations to meet specific needs:

- Inspections compliant with federal, state and regulatory codes – AWWA, NFPA and OSHA standards
- Complete tank renovations addressing structure, safety and coatings
- Service options – emergencies, ad hoc negotiated, and comprehensive asset management programs

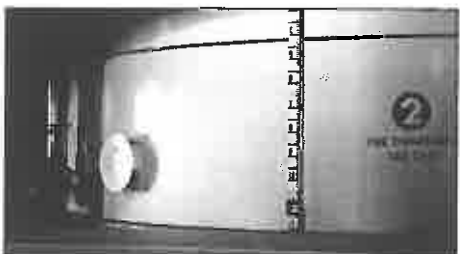


UTILITY SERVICE GROUP

Utility Service Co., Inc. has proudly served the potable and industrial water industries for over 50 years.

Today's Utility Service Group provides comprehensive condition assessments, rehabilitation services and sustainable asset management solutions throughout the whole water cycle. Our comprehensive portfolio of innovative sustainable technologies and custom designed professional asset management services allow a holistic approach to optimizing water production and distribution systems.

INDUSTRIAL STORAGE TANK SERVICES



OUR TWO MAINTENANCE OPTIONS:

Negotiated (Ad Hoc) Services

The tank owner defines timing of services, retains future risks for keeping tank functional and safe.

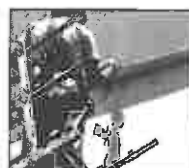
- Inspections as needed
- Repairs and installation of safety equipment
- Interior and exterior paintings

Full Service Tank Management

- Annual tank inspections with detailed reports - safety, sanitation, structure, security and coatings
- Evaluation and planning for short and long term maintenance needs
- Interior chemical cleaning and disinfection typically every two years
- Preventative maintenance to performed rehabilitation
- All future interior and exterior coatings
- Artwork and logo design and application
- Standby emergency services for immediate on call responses
- All future costs are pre-defined for easy budgeting.
- Annual inspections, paintings and repairs specifically tailored to the industrial tank's needs.
- Utility Service assumes all risks for keeping the tank within applicable code, functional and safe.



Inspections



Repairs



Painting



Cleaning



UTILITY SERVICE GROUP
1230 Peachtree Street NE
Suite 1100 - Fromenade
Atlanta, Georgia 30309
Phone 855.526.4413
utilityservice.com