

City of Monticello, Iowa

www.ci.monticello.ia.us

Posted on November 16, 2017 at 12:00 p.m.

Monticello City Council Regular Meeting November 20, 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.:	Dawn Brus
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
Approval of Payroll
Approval of Bill List

November 04, 2017
November 09, 2017

Motions: None

Public Hearing:

1. **Public Hearing** on proposed Easement between the City of Monticello and Gary and Angela Larson, and their successors, on City of Monticello property, located at the Monticello Regional Airport.
2. **Public Hearing** on proposed amendment to Boulders Development Agreement.
3. **Public Hearing** on proposed Small Cell Site Lease Agreement, as amended, between US Cellular and the City of Monticello.

Resolutions:

4. **Resolution** to approve proposed Easement between the City of Monticello and Gary and Angela Larson, and their successors, on City of Monticello property, located at the Monticello Regional Airport.
5. **Resolution** to approve proposed amendment to Boulders Development Agreement.

6. **Resolution** to approve proposed Small Cell Site Lease Agreement, as amended, between US Cellular and the City of Monticello
7. **Resolution** to approve Plat of Survey to Parcels 2017-86 and 2017-87 (Two-Mile Jurisdiction)
8. **Resolution** to approve Plat of Survey to Parcels 2017-88 and 2017-89 (Two-Mile Jurisdiction)
9. **Resolution** to approve Plat of Survey to Parcels 2017-91, 2017-92, and 2017-93.
10. **Resolution** to approve Plat of Survey to Parcel 2017-48.
11. **Resolution** to approve Plat of Survey to Parcel 2017-90.
12. **Resolution** to approve Severance of property from the Monticello City limits. (Kraus/Shover property near Hwy. 151)
13. **Resolution** appropriating funds necessary to meet the City's Obligation to Robert "Bud" Johnson under the Development Agreement dated February 15, 2010.
14. **Resolution** appropriating funds necessary to meet the City's Obligation to MC Industries under the Development Agreement dated August 2, 2010.
15. **Resolution** appropriating funds necessary to meet the City's Obligation to Innovative Ag. Services under the Development Agreement dated February 15, 2010.
16. **Resolution** appropriating funds necessary to meet the City's Obligation to Althoff Properties, LLC under the Development Agreement dated April 18, 2011.
17. **Resolution** appropriating funds necessary to meet the City's Obligation to Karde's Inc. under the Development Agreement dated March 17, 2014.
18. **Resolution** appropriating funds necessary to meet the City's Obligation to Boulder's Inn Monticello under the Development Agreement dated October 15, 2015.
19. **Resolution** appropriating funds necessary to meet the City's Obligation to B & J Hauling & Excavation under the Development Agreement dated October 02, 2017.
20. **Resolution** to approve FY 2019 TIF Certification.
21. **Resolution** to approve FY 2017 Urban Renewal Report.
22. **Resolution** to consider use of Economic Development Funds to assist with property purchase / removal.

Ordinances:

23. **Ordinance** to amend provisions related to Stop / Yield Signs at various intersections. (2nd Reading)
24. **Ordinance** providing for the Division of Taxes Levied on Taxable Property in the 2017 Addition (Second Amendment) to the Monticello Urban Renewal Area, pursuant to Section 403.19 of the Code of Iowa. (2nd Reading)

Reports / Potential Action:

- 2017-2018 Proposed Street Repair Updates
- Engineer's Report
- Airport CIP Proposal
- Commercial Signage Compliance
- Alliant Energy Smart Meters coming to Monticello
- Library Parking Lot Lights (Viewing)

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
November 6 2017 - 6:00 P.M.
Community Media Center

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

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

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

Jerry Pasker, 22346 Songbird Dr., addressed Council in regard to his goal of installing fiber to homes in Monticello for internet access purposes. He had conduit installed as part of an Alliant Energy project in the Vanourney Addition. Pasker acknowledged a need to work with the City on any potential future installations.

Mayor Himes opened the public hearing on proposed sale of property located at 224 N Chestnut Street to Norm Zimmerman. No public comments were received, and City Staff reported that they had not received any oral or written comments. Herman reviewed the proposed sales agreement with Norm Zimmerman. Mayor Himes closed the public hearing. Goedken moved to approve Resolution #17-123 to approve sale of property located at 224 N Chestnut Street to Norm Zimmerman, and approval of Property Sales Agreement associated therewith, Russ seconded, roll call unanimous.

Herman reviewed quotes associated with the proposed purchase of a water department vehicle. Yeoman moved to approve Resolution #17-124 to approve purchase of Water Department vehicle, allowing Public Works Director some discretion on vehicle purchase and details on the box, Goedken seconded, roll call unanimous.

Yeoman moved to approve Resolution #17-125 to approve contracting with Simmering-Cory and Iowa Codification to update Monticello Code of Ordinances as proposed for the sum of \$5,000, seconded by Russ, roll call unanimous.

Goedken moved to approve Resolution #17-126 scheduling a Public Hearing on proposed Easement between the City of Monticello and Gary and Angela Larson, and their successors, on City of Monticello property, located at the Monticello Regional Airport, Wolken seconded, roll call unanimous. Hearing will be held on November 20th at 6 PM.

Goedken moved to approve Resolution #17-127 Approving Pay Request #3 in the amount of \$189,170.47 submitted by Taylor Construction, Inc. Re: 2017 E. 1st Street Bridge Replacement Project, Wolken seconded, roll call unanimous.

Goedken moved to approve Resolution #17-128 Approving Pay Request #3 in the amount of \$31,589.21 and Change Order #2 in the amount of \$6,101.00 submitted by Eastern Iowa Excavating & Concrete Re: 2017 Main Street HMA Project, Lux seconded, roll call unanimous.

Goedken to approve moved Resolution #17-129 Approving Pay Request #1 in the amount of \$69,707.05 and Change Order #1 in the amount of \$2,878.80 submitted by Eastern Iowa Excavating & Concrete related to E. Oak Water Main Replacement Project, Russ seconded, roll call unanimous.

Yeoman moved to approve Resolution #17-130 To approve Pay Request #2, related to the Monticello Airport Ten-T Hangar project, to Schaus-Vorhies in the amount of \$23,157.20, Russ seconded, roll call unanimous.

Herman stated that the board of the Boulder's Hotel has requested an amendment to the Development Agreement to allow rebates based upon hotel/motel taxes to be paid bi-annually as opposed to annually. Russ moved to approve Resolution #17-131 scheduling a Public Hearing on proposed Amendment to Development Agreement between the City of Monticello and Boulders Inn Monticello, L.L.C., Goedken seconded, roll call unanimous. Hearing will be held on November 20th at 6 PM.

Smith proposed to purchase a new 2017 Ford Utility Police Interceptor based upon the recent damage done to two police department vehicles. Goedken moved to approve Resolution #17-132 to approve purchase of 2017 Ford Utility Police Interceptor, seconded by Russ, roll call unanimous.

Russ moved to approve Resolution #17-133 Approving Thomas and Amy Wright Tax Abatement Application related to Residential Improvements constructed at 737 Breckenridge Drive, Monticello, Iowa, seconded by Yeoman, roll call unanimous.

Herman explained US Cellular's desire to change the location of two "small cell site" antennas located at the fairground which would require an amendment to their agreement with the City. The proposed amendment will allow some flexibility in the future when small changes to the equipment or equipment location are desired. Goedken moved to approve Resolution #17-134 to schedule Public Hearing to consider the approval of the Small Cell Site Lease Agreement, as amended, between US Cellular (USCOC) and the City of Monticello, Yeoman seconded, roll call unanimous.

Herman reported that two parcels were created to facilitate a land swap between Mike First and St John's Lutheran Church, both parcels being located within the two-mile jurisdiction of the City. Goedken moved to approve Resolution #17-135 Approving Plat of Survey to Parcel 2017-84 and 2017-85, seconded by Russ, roll call unanimous.

Yeoman introduced and moved Ordinance #708 amending Monticello Code of Ordinances 65.02 "Stop Required" and "Yield Required" first reading and in title only, Wolken seconded, Roll call unanimous.

Herman proposed the approval of an Ordinance to allow the tax increment collected within the 2017 addition (2nd Amendment) to be deposited into the City TIF Fund. Goedken introduced and moved Ordinance #709 providing for the division of taxes levied on taxable property in the 2017 Addition (Amendment #2) to the Monticello Urban Renewal Area, pursuant to Section 403.19 of the Code of Iowa, first reading and in title only, Lux seconded, roll call unanimous.

Herman reported that C J Johnson resigned as Ambulance Director with his last day of work falling on October 30th and that Dawn Brus has been hired as the Part Time Ambulance Director at this time. Staff will work with Brus on potential changes to the overall management and design of the Department to make it run as efficient as possible.

Herman reported that Mike Felton reported that he has cut down all the common milkweed in his yard as suggested.

Herman reported that all fire hydrants have been flushed, with only one found to be not in working order. Staff is ordering parts and repairing as necessary. Herman explained that the next step will be to meet with the Fire Department to work on a fire hydrant map, identifying main sizes, water output, pressure, etc.

LaGrange is working on proposed 2017-18 street repair project bid sheets. The City Engineer is working on street reconstruction estimates related to portions of Sycamore and Chestnut Streets.

Herman invited the Mayor and Council to inspect Library parking lot lighting after the meeting.

Schwickerath and Zwolinski gave an update on the various projects in the City. Schwickerath reviewed the proposed Hwy 38 Sewer Installation project. Sewer main would be installed on private property and not in the right-of-way at an estimated cost of \$50,000.

Wayne Peach, Monk Court, indicated that he had recent contact with the Ambulance Service and found it to be very satisfactory.

Wolken moved to adjourn the Council meeting at 7:27 P.M., roll call vote unanimous.

Dena Himes, Mayor

Sally Hinrichsen, City Clerk

PAYROLL - NOVEMBER 9, 2017

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
AMBULANCE	Oct. 23 - Nov. 5, 2017				
Angela Batcheler	\$ 66.24	\$ -	0.00	0.00	\$ 56.82
Christian Bell	24.00	-	0.00	0.00	20.59
Brian Bronemann	21.12	-	0.00	0.00	18.11
Carter Bronemann	1,009.20	-	0.00	0.00	721.55
Dawn Brus	1,052.45	-	0.00	48.38	750.59
Stephen Fasnacht	79.68	-	0.00	0.00	68.35
Ben Hein	72.00	-	0.00	0.00	61.78
Mary Intlekofer	1,822.80	-	0.00	116.50	973.88
C.J. Johnson	1,153.85	-	0.00	0.00	716.15
Brandon Kent	1,822.80	-	0.00	0.00	1,157.38
Matthew Kunkle	248.40	-	0.00	0.00	191.10
Lori Lynch	1,822.80	-	0.00	0.00	1,365.40
Dave McNeill	360.56	-	0.00	0.00	302.91
Christopher Moore	900.45	-	0.00	0.00	670.85
Shelly Searles	2,213.40	390.60	0.00	18.00	1,617.89
Brenda Surom	520.80	-	0.00	0.00	385.40
Christopher Ward	1,738.80	-	0.00	0.00	1,328.56
TOTAL AMBULANCE	\$ 14,929.35	\$ 390.60	0.00	182.88	\$ 10,407.31
CEMETERY	Oct. 21 - Nov. 3, 2017				
Dan McDonald	\$ 1,572.00	\$ -	0.00	0.00	\$ 1,098.89
TOTAL CEMETERY	\$ 1,572.00	\$ -	0.00	0.00	\$ 1,098.89
CITY HALL	Oct. 22 - Nov. 4, 2017				
Cheryl Clark	\$ 1,600.00	\$ -	0.00	0.00	\$ 1,017.20
Doug Herman	3,720.71	-	0.00	0.00	2,620.14
Sally Hinrichsen	2,368.18	-	0.00	0.00	1,618.20
Nanci Tuel	1,904.00	-	0.00	0.00	1,366.07
Amanda Wygle	87.50	-	0.00	0.00	71.05
TOTAL CITY HALL	\$ 9,680.39	\$ -	0.00	0.00	\$ 6,692.66
FIRE					
Mike Bader	\$ 60.00	\$ -	0.00	0.00	\$ 55.41
Marvin Kelchen	100.00	-	0.00	0.00	92.35
Don McCarthy	125.00	-	0.00	0.00	107.24
Mike Wink	100.00	-	0.00	0.00	92.35
TOTAL FIRE	\$ 385.00	\$ -	0.00	0.00	\$ 347.35
LIBRARY	Oct. 23 - Nov. 5, 2017				
Kyle Gassman	\$ 218.17	\$ -	0.00	0.00	\$ 188.50
Molli Hunter	340.00	-	0.00	0.00	287.76
Penny Schmit	935.21	-	0.00	0.00	676.74
Madonna Thoma-Kremer	872.00	-	0.00	0.00	531.32
Michelle Turnis	1,517.58	-	0.00	0.00	945.11
Amanda Wygle	65.00	-	0.00	0.00	52.79
TOTAL LIBRARY	\$ 3,947.96	\$ -	0.00	0.00	\$ 2,682.22
MBC	Oct. 23 - Nov. 5, 2017				
Jacob Oswald	\$ 1,846.15	\$ -	0.00	0.00	\$ 1,359.76
Casey Reyner	1,538.46	-	0.00	0.00	1,040.77
Amanda Wygle	40.00	-	0.00	0.00	32.48

PAYROLL - NOVEMBER 9, 2017

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
TOTAL MBC	\$ 3,424.61	\$ -	0.00	0.00	\$ 2,433.01
POLICE	Oct. 23 - Nov. 5, 2017				
Dawn Graver	\$ 2,215.35	\$ -	0.00	0.00	\$ 1,498.50
Erik Honda	1,799.96	-	0.00	7.75	1,321.03
Jordan Koos	2,065.11	17.51	3.00	22.50	1,459.14
Britt Smith	2,443.56	-	0.00	0.00	1,742.98
Madonna Staner	1,414.40	-	0.00	0.00	1,049.27
Brian Tate	2,063.04	-	0.00	0.00	1,511.93
Robert Urbain	-	-	0.00	38.50	-
TOTAL POLICE	\$ 12,001.42	\$ 17.51	3.00	68.75	\$ 8,582.85
ROAD USE	Oct. 21 - Nov. 3, 2017				
Billy Norton	\$ 1,594.11	\$ 22.11	0.00	0.00	\$ 985.85
Wayne Yousse	2,200.80	-	0.00	0.00	1,565.19
TOTAL ROAD USE	\$ 3,794.91	\$ 22.11	0.00	0.00	\$ 2,551.04
SANITATION	Oct. 21 - Nov. 3, 2017				
Michael Boyson	\$ 1,524.00	\$ -	0.00	0.00	\$ 1,016.71
Nick Kahler	353.70	-	0.00	0.00	185.97
Chris Taylor	1,257.60	-	0.00	0.00	798.17
TOTAL SANITATION	\$ 3,135.30	\$ -	0.00	0.00	\$ 2,000.85
SEWER	Oct. 21 - Nov. 3, 2017				
Tim Schultz	\$ 1,632.00	\$ -	0.00	0.00	\$ 1,106.74
Jim Tjaden	1,935.63	35.63	0.00	0.00	1,355.52
TOTAL SEWER	\$ 3,567.63	\$ 35.63	0.00	0.00	\$ 2,462.26
WATER	Oct. 21 - Nov. 3, 2017				
Brant LaGrange	\$ 2,020.38	\$ -	0.00	0.00	\$ 1,369.58
Jay Yanda	1,896.78	93.84	0.00	0.00	1,325.87
TOTAL WATER	\$ 3,917.16	\$ 93.84	0.00	0.00	\$ 2,695.45
TOTAL - ALL DEPTS.	\$ 60,355.73	\$ 559.69	3.00	251.63	\$ 41,953.89

**ACCOUNTS PAYABLE ACTIVITY
CLAIMS REPORT**

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

	GENERAL			
	POLICE DEPARTMENT			
CUSTOM CAGE	PD CAPITAL EQUIPMENT	915.00		
INFRASTRUCTURE TECHNOLOGY	PD/AMB MERAKI 3 YR LICENSE	108.57		
JOHN DEERE FINANCIAL	PD SUPPLIES	7.98		
KONICA MINOLTA BUSINESS	PD OFFICE SUPPLIES	45.11		
KOOB AUTOMOTIVE & TOWING INC	PD VEHICLE OPERATING	370.70		
LAPORTE MOTOR SUPPLY	PD VEHICLE OPERATING	10.49		
MCALIEER WATER CONDITIONING INC	PD SOFTENER SALT	13.70		
MONTICELLO COMM SCHOOL DISTRCT	PD FUEL	629.19		
TRI COUNTY PROPANE LLC	PD FUEL	170.22		
		=====		
	POLICE DEPARTMENT	2,270.96		
	STREET LIGHTS			
ALLIANT ENERGY-IES	416 E SECOND STREETLIGHTS	188.68		
		=====		
	STREET LIGHTS	188.68		
	AQUATIC CENTER			
ASHLEY L JENKINS	POOL LIFEGUARD CERTIFICATION	160.00		
JOHN DEERE FINANCIAL	POOL BUILDING SUPPLIES	9.99		
NEXT GENERATION PLBG & HTG	POOL EQUIP REPAIR/MAINT	676.00		
WATERLOO TENT & TARP CO INC	POOL EQUIP REPAIR/MAINT	61.25		
		=====		
	AQUATIC CENTER	907.24		
	CEMETERY			
DAN MCDONALD	CEMETERY CELL PHONE STIPEND	160.00		
MONTICELLO COMM SCHOOL DISTRCT	CEMETERY FUEL	122.99		
		=====		
	CEMETERY	282.99		
	ENGINEER			
SNYDER & ASSOCIATES, INC	ENGINEER FEES	292.50		
		=====		
	ENGINEER	292.50		
	CITY HALL/GENERAL BLDGS			
BAKER PAPER CO INC	CH BUILDING SUPPLIES	71.56		
BOSS OFFICE SUPPLIES & SYS INC	CH OFFICE SUPPLIES	18.00		
JOSH IBEN	CH GROUNDS MAINTENANCE	20.00		
INFRASTRUCTURE TECHNOLOGY	CH MISC CONTRACT WORK	619.20		

**ACCOUNTS PAYABLE ACTIVITY
CLAIMS REPORT**

VENDOR NAME	REFERENCE	VENDOR TOTAL	CHECK#	CHECK DATE
KONICA MINOLTA BUSINESS	COPIER MAINTENANCE	288.90		
LASLEY ELECTRIC LLC	CH BLDG REPAIR/MAINT	729.31		
MONTICELLO EXPRESS INC	CH ADVERTISING	478.12		
SIMMERING-CORY IA CODIFICATION	CH PRO FEES	2,148.00		
		=====		
	CITY HALL/GENERAL BLDGS	4,373.09		
		=====		
	GENERAL	8,315.46		
		=====		
	MONTICELLO BERNDES CENTER			
	PARKS			
ALLIANT ENERGY-IES	MBC ELECTRIC	869.78		
D&S PORTABLES, INC.	MBC PORT-A-POT RENTAL	297.00		
FAREWAY STORES #840-1	MBC BUILDING SUPPLIES	6.96		
JOSH IBEN	MBC SHRUBS	504.00		
M TOWN TIRE & AUTO	MBC EQUIP REPAIR/MAINT	60.00		
MONTICELLO COMM SCHOOL DISTRICT	MBC FUEL	35.17		
REM ELECTRIC INC	MBC EQUIP REPAIR/MAINT	47.76		
		=====		
	PARKS	1,820.67		
		=====		
	MONTICELLO BERNDES CENTER	1,820.67		
	MONTICELLO TREES FOREVER			
	PUBLIC WORKS			
MIKE MESHAK	TREES FOREVER	84.36		
		=====		
	PUBLIC WORKS	84.36		
		=====		
	MONTICELLO TREES FOREVER	84.36		
	FIRE			
	FIRE			
KIRKWOOD COMMUNITY COLLEGE	FIRE TRAINING	100.00		
LAPORTE MOTOR SUPPLY	FIRE EQUIP REPAIR/MAINT	29.25		
MONTICELLO COMM SCHOOL DISTRICT	FIRE FUEL	166.23		
TOYNE, INC.	FIRE EQUIP REPAIR/MAINT	160.30		
		=====		
	FIRE	455.78		
		=====		
	FIRE	455.78		
		=====		
	AMBULANCE			

**ACCOUNTS PAYABLE ACTIVITY
CLAIMS REPORT**

VENDOR NAME	REFERENCE	VENDOR TOTAL	CHECK#	CHECK DATE
	AMBULANCE			
AIRGAS USA, LLC	AMB MEDICAL SUPPLIES	57.94		
BOSS OFFICE SUPPLIES & SYS INC	AMB OFFICE SUPPLIES	57.99		
BOUND TREE MEDICAL, LLC	AMB MEDICAL SUPPLIES	14.00		
INFRASTRUCTURE TECHNOLOGY	PD/AMB MERAKI 3 YR LICENSE	108.57		
KIRKWOOD COMMUNITY COLLEGE	AMB ACLS RENEWAL - LYNCH	15.00		
LORI LYNCH	AMB PALS RENEWAL	20.00		
MCALEER WATER CONDITIONING INC	AMB SOFTENER SALT	13.70		
MONTICELLO COMM SCHOOL DISTRICT	AMB FUEL	462.59		
RADIO COMMUNICATIONS CO INC	AMB RADIO EQUIPMENT	140.00		
		=====		
	AMBULANCE	889.79		
		=====		
	AMBULANCE	889.79		
		=====		
	TRUST FUND/STREET BOND			
	PUBLIC WORKS			
NEXT GENERATION PLBG & HTG	STREET BOND REFUND - BALSTER	250.00		
		=====		
	PUBLIC WORKS	250.00		
		=====		
	TRUST FUND/STREET BOND	250.00		
		=====		
	LIBRARY IMPROVEMENT			
	LIBRARY			
MONTICELLO EXPRESS INC	LIB IMP PROGRAMS/PROMOTIONS	16.10		
		=====		
	LIBRARY	16.10		
		=====		
	LIBRARY IMPROVEMENT	16.10		
		=====		
	LIBRARY			
	LIBRARY			
BAKER PAPER CO INC	LIB BUILDING SUPPLIES	93.85		
KONICA MINOLTA BUSINESS	COPIER MAINTENANCE	166.92		
		=====		
	LIBRARY	260.77		
		=====		
	LIBRARY	260.77		
		=====		
	AIRPORT			
	AIRPORT			

**ACCOUNTS PAYABLE ACTIVITY
CLAIMS REPORT**

VENDOR NAME	REFERENCE	VENDOR TOTAL	CHECK#	CHECK DATE
BAKER PAPER CO INC	AIRPORT BUILDING SUPPLIES	29.00		
FRESE MOTORS INC	AIRPORT EQUIP REPAIR/MAINT	1,394.86		
JOHN DEERE FINANCIAL	AIRPORT EQUIP REPAIR/MAINT	96.07		
MCALEER WATER CONDITIONING INC	AIRPORT BUILDING SUPPLIES	27.40		
MONTICELLO COMM SCHOOL DISTRCT	AIRPORT FUEL	94.87		
		=====		
	AIRPORT	1,642.20		
		=====		
	AIRPORT	1,642.20		
	ROAD USE			
	STREETS			
ACCENT CONSTRUCTION	RU STREET MAINTENANCE CONTRACT	2,890.00		
ALLIANT ENERGY-IES	STOP SIGNS - N MAIN ST	45.76		
JOHN DEERE FINANCIAL	RU SUPPLIES	271.08		
LAPORTE MOTOR SUPPLY	RU EQUIP REPAIR/MAINT	34.23		
M TOWN TIRE & AUTO	RU WATER WAGON REPAIR/MAINT	194.08		
MONTICELLO COMM SCHOOL DISTRCT	RU FUEL	554.44		
BERKLEY VARNER	RU EQUIP REPAIR/MAINT	100.00		
		=====		
	STREETS	4,089.59		
		=====		
	ROAD USE	4,089.59		
	POLICE FORFEITURE			
	POLICE DEPARTMENT			
IOWA DEPT OF JUSTICE	FORFEITURE ORDER	40.10		
		=====		
	POLICE DEPARTMENT	40.10		
		=====		
	POLICE FORFEITURE	40.10		
	CAPITAL IMPROVEMENT			
	CAPITAL PROJECTS			
MIKE ELKIN	SOUTH ST ASSESSMENT INT & FEE	111.00		
		=====		
	CAPITAL PROJECTS	111.00		
		=====		
	CAPITAL IMPROVEMENT	111.00		
	MDC FUNDS			
	CAPITAL PROJECTS			

**ACCOUNTS PAYABLE ACTIVITY
CLAIMS REPORT**

VENDOR NAME	REFERENCE	VENDOR TOTAL	CHECK#	CHECK DATE
JONES COUNTY SOLID WASTE	AL HUGHES PROPERTY	527.00		
	CAPITAL PROJECTS	527.00		
	MDC FUNDS	527.00		
	BATY DISC GOLF COURSE			
	PARKS			
JOSH IBEN	WILLOW PARK MAINTENANCE	20.00		
STEVE MONK CONSTRUCTION, LTD.	BATY DG MOWING	350.00		
	PARKS	370.00		
	BATY DISC GOLF COURSE	370.00		
	MARY MAXINE REDMOND TRUST			
	LIBRARY			
BAKER & TAYLOR BOOKS	LIB REDMOND BOOKS	31.24		
	LIBRARY	31.24		
	MARY MAXINE REDMOND TRUST	31.24		
	POCKET PARK			
	PARKS			
JOSH IBEN	POCKET PARK MAINTENANCE	110.00		
	PARKS	110.00		
	POCKET PARK	110.00		
	C.C. BIDWELL LIBRARY BOOK			
	LIBRARY			
BAKER & TAYLOR BOOKS	LIB BIDWELL BOOKS	332.81		
MICRO MARKETING LLC	LIB BIDWELL BOOKS	15.29		
	LIBRARY	348.10		
	C.C. BIDWELL LIBRARY BOOK	348.10		

TRUST/IOMA MARY BAKER

**ACCOUNTS PAYABLE ACTIVITY
CLAIMS REPORT**

VENDOR NAME	REFERENCE	VENDOR TOTAL	CHECK#	CHECK DATE
	LIBRARY			
INFRASTRUCTURE TECHNOLOGY	LIB BAKER TECH SUPPORT FEES	200.00		
	LIBRARY	200.00		
	TRUST/IOMA MARY BAKER	200.00		
	WATER			
	WATER			
ACCENT CONSTRUCTION	WATER SYSTEM	3,198.00		
EASTERN IA EXCAVATING&CONCRETE	WATER SYSTEM	784.00		
HAWKINS WATER TREATMENT	WATER SUPPLIES	300.93		
HYGIENIC LABORATORY	WATER LAB TESTS	110.50		
IOWA ONE CALL	WATER SYSTEM	35.55		
IOWA RURAL WATER ASSOCIATION	WATER DUES	325.00		
J&R SUPPLY INC	WATER SYSTEM	5,999.00		
JOHN DEERE FINANCIAL	WATER SUPPLIES	4.77		
MONTICELLO COMM SCHOOL DISTRICT	WATER FUEL	227.38		
SCHIMBERG CO	WATER SYSTEM	288.54		
BERKLEY VARNER	WATER EQUIP REPAIR/MAINT	100.00		
WILLIAM WARREN, INC.	WATER/SEWER BOOTS - YANDA	100.00		
	WATER	11,473.67		
	WATER	11,473.67		
	WATER CAPITAL IMPROVEMENT			
	WATER			
SNYDER & ASSOCIATES, INC	WATER TOWER PAINTING	1,570.00		
	WATER	1,570.00		
	WATER CAPITAL IMPROVEMENT	1,570.00		
	SEWER			
	SEWER			
ALLIANT ENERGY-IES	1105 E FIRST ST	2,120.73		
DEMME OIL COMPANY	SEWER SUPPLIES	381.28		
FAREWAY STORES #840-1	SEWER LAB SUPPLIES	12.45		
HACH COMPANY	SEWER SUPPLIES	309.74		
HYGIENIC LABORATORY	SEWER LAB TESTS	1,307.00		
IOWA ONE CALL	SEWER SYSTEM	35.55		
J&R SUPPLY INC	SEWER SYSTEM	135.00		
JOHN DEERE FINANCIAL	SEWER EQUIP REPAIR/MAINT	7.98		

**ACCOUNTS PAYABLE ACTIVITY
CLAIMS REPORT**

VENDOR NAME	REFERENCE	VENDOR TOTAL	CHECK#	CHECK DATE
JERRY MCELMEEL	SEWER SYSTEM	3,067.00		
MONTICELLO COMM SCHOOL DISTRICT	SEWER FUEL	227.40		
TRI COUNTY PROPANE LLC	SEWER UTILITIES	280.80		
WILLIAM WARREN, INC.	WATER/SEWER BOOTS - YANDA	100.00		
		=====		
	SEWER	7,984.93		
		=====		
	SEWER	7,984.93		
		=====		
	SANITATION			
	SANITATION			
DONALD HUGHES	SANITATION EQUIP REPAIR/MAINT	75.59		
IOWA STATE PRISON INDUSTRIES	SANITATION BAGS	3,259.50		
JOHN DEERE FINANCIAL	SANITATION OSHA	10.19		
JONES COUNTY SOLID WASTE	SANITATION LOAD TICKETS	3,168.50		
MONTICELLO COMM SCHOOL DISTRICT	SANITATION FUEL	377.98		
MONTICELLO EXPRESS INC	SANITATION ADVERTISING	655.20		
REPUBLIC SERVICES	DUMPSTER COLLECTIONS	7,771.10		
		=====		
	SANITATION	15,318.06		
		=====		
	SANITATION	15,318.06		
		=====		
	STORM WATER			
	STORM WATER FUND			
JERRY MCELMEEL	STORMWATER - BEHREND'S PROJECT	2,900.00		
STEVE MONK CONSTRUCTION, LTD.	STORMWATER MAINTENANCE	140.00		
		=====		
	STORM WATER FUND	3,040.00		
		=====		
	STORM WATER	3,040.00		
		=====		
**** SCHED TOTAL ****		58,948.82		
		=====		
***** REPORT TOTAL *****		58,948.82		
		=====		

**ACCOUNTS PAYABLE ACTIVITY
CLAIMS FUND SUMMARY**

FUND	FUND NAME	TOTAL	CHECK#	DATE
001	GENERAL	8,315.46		
005	MONTICELLO BERNDES CENTER	1,820.67		
014	MONTICELLO TREES FOREVER	84.36		
015	FIRE	455.78		
016	AMBULANCE	889.79		
023	TRUST FUND/STREET BOND	250.00		
030	LIBRARY IMPROVEMENT	16.10		
041	LIBRARY	260.77		
046	AIRPORT	1,642.20		
110	ROAD USE	4,089.59		
180	POLICE FORFEITURE	40.10		
332	CAPITAL IMPROVEMENT	111.00		
337	MDC FUNDS	527.00		
338	BATY DISC GOLF COURSE	370.00		
339	MARY MAXINE REDMOND TRUST	31.24		
375	POCKET PARK	110.00		
502	C.C. BIDWELL LIBRARY BOOK	348.10		
503	TRUST/IOMA MARY BAKER	200.00		
600	WATER	11,473.67		
604	WATER CAPITAL IMPROVEMENT	1,570.00		
610	SEWER	7,984.93		
670	SANITATION	15,318.06		
740	STORM WATER	3,040.00		

City Council Meeting
Prep. Date: 11/14/17
Preparer: Doug Herman



Agenda Item: # 144
Agenda Date: 11/20/17

Communication Page

Agenda Items Description: Public Hearing and Resolution to approve proposed Easement between the City of Monticello and Gary and Angela Larson, and their successors, on City of Monticello property, located at the Monticello Regional Airport

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

Attachments & Enclosures:

Resolution

Draft Easement (Being updated by Mike Bowman)

(May be in packet, have by Monday at latest)

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

Synopsis: Gary and Angela Larson own property to the East of the airport and a portion of their Septic System is located underground on Airport Property; he desires an easement. Public Hearing required before entry into an easement agreement that may last in excess of three (3) years. **Some amount of compensation is required.**

Background Information: Larsons looking to sell their home and need to address fact that a drain pipe from their septic system / leach field is located under the surface of City Airport property. The Airport Board does not object to an easement being granted.

Mike Bowman previously prepared a draft easement and is updating it at this time to add language that would terminate the easement if and when the Septic System requires updates by law or replacement due to mechanical failure. I spoke to Gary about this proposed language and he had no objections. Because the City is transferring an interest in property some amount of compensation is required and I will leave that up to the Council to consider.

Recommendation: I recommend that the Mayor open the Public Hearing and that the Council thereafter consider approval of the proposed easement agreement.

The City of Monticello, Iowa

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

RESOLUTION #17-__

Resolution Approving Easement Agreement between the City of Monticello and Gary and Angela Larson, and their successors in interest, on City of Monticello property located on the grounds of the Monticello Regional Airport

WHEREAS, The Gary and Angela Larson own residential property adjacent to the grounds of the Monticello Regional Airport, and

WHEREAS, A portion of the Larson septic system extends from their property into the grounds of the Monticello Regional Airport, said extension having been in place prior to the ownership of said parcel by the City of Monticello, and

WHEREAS, The septic system extension is located underground at a depth that does not interfere with the agricultural or other use of the Airport Grounds and is not believed to cause interference at any point in the future, and

WHEREAS, The Council previously scheduled a Public Hearing for tonight's meeting on the proposed Easement Agreement, and

WHEREAS, The Council finds that the Airport Board has generally reviewed the desired easement and does not object to the Council negotiating and issuing an easement to Larson and his successors, and

WHEREAS, The Council finds that the issuance of an easement is a transfer of a property interest, that the City cannot transfer a property interest without adequate compensation, and that adequate compensation for this easement is the sum of \$_____ in addition to reimbursement related to the costs to publish notice of the Public Hearing held tonight as well as all costs related to the recordation of the Easement Agreement, and

WHEREAS, The Council further finds that the easement is semi-permanent in nature with the easement to cease at such time that the Septic System is deemed to be legally noncompliant or suffers a mechanical failure.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve of the Easement Agreement and finds that the sum of \$_____ plus publication and recording costs is adequate consideration for this semi-permanent to permanent easement agreement and does hereby authorize the Mayor to execute same on behalf of the City.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal of the City of Monticello, Iowa to be affixed hereto. Done this 20th day of November, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

PREPARED BY: Michael A. Bowman, 114 S. Cedar St., Monticello, IA 52310, PH: 319-465-5448
RETURN TO: Michael A. Bowman, 114 S. Cedar St., Monticello, IA 52310, PH: 319-465-5448
TAX INFORMATION: NO CHANGE

PERMANENT SEPTIC SYSTEM EASEMENT AGREEMENT

This Agreement is entered into by and between Gary Larson and Angela Larson, husband and wife, (hereafter "Grantee" who are the owners of the following described real estate situated in Jones County, Iowa, to-wit:

(See attached EXHIBIT A for full legal description)

And City of Monticello, Iowa, a municipal corporation, (hereafter "City") which is the owner of real estate lying directly west of the property described in EXHIBIT A, legally described to-wit:

(See attached EXHIBIT B for full legal description)

City hereby grants to Grantee, their heirs, assigns, and successors-in-interest, a perpetual easement for the use, maintenance and repairs of the septic system and distribution lines, which are located on the property described in EXHIBIT B near the southwest corner of Lot 6 of Greenacres First Addition. The location of the easement area is marked on the attached EXHIBIT C.

The parties agree that the City will cultivate this easement area, and the City shall have no liability for damage to the septic system which may be caused by planting, cultivating and harvesting using standard farming practices. Grantees will be solely responsible for the septic system and distribution lines, and shall reimburse the City for damages to crops caused by the maintenance of the septic system.

Further, the parties agree that in the event the existing system requires replacement, either by operation of law or failure of the system, then and in that event, this easement agreement shall terminate.

Grantee shall pay Grantor the sum of \$ _____ in consideration for this easement.

This agreement shall be binding on the undersigned parties, their heirs, assigns and successors-in-interest and shall be considered an agreement that runs with the land.

Dated this ____ day of _____, 2017.

CITY OF MONTICELLO, IOWA

BY: _____
Dena Himes, Mayor

Gary Larson

BY: _____
Sally Hinrichson, City Clerk

Angela Larson

STATE OF IOWA)
) ss.
JONES COUNTY)

On this ____ day of _____, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Gary Larson and Angela Larson, to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Notary Public

STATE OF IOWA)
) ss.
JONES COUNTY)

On this ____ day of _____, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Dena Himes and Sally Hinrichson, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Monticello, Iowa., and who executed this document as their voluntary act and deed.

Notary Public

City Council Meeting
Prep. Date: 11/14/17
Preparer: Doug Herman



Agenda Item: # 2+5
Agenda Date: 11/20/17

Communication Page

Agenda Items Description: Public Hearing and Resolution to approve proposed amendment to Boulders Development Agreement.

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

Attachments & Enclosures:

Resolution

Public Notice

Proposed Amendment

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

Synopsis: Public Hearing was scheduled for tonight's meeting on proposed amendment to Development Agreement between City of Monticello and Boulders Inn Monticello, L.L.C. Resolution to approve amendment to be considered after the public hearing.

Background Information: The City previously entered into a Development Agreement with Boulders Inn Monticello, L.L.C. providing certain incentives in return for the construction and operation of the Boulders Hotel in Monticello. One of the provisions provided for a grant payment, to be made annually, based upon the Hotel/Motel tax receipts received by the City. Boulder's representatives have requested that the agreement be amended to provide bi-annual grant payments based upon the Hotel/Motel tax receipts as opposed to one annual payment.

The proposed change will not increase the amount of the grant it will merely change the payment process, going from one payment a year to two.

Recommendation: I recommend that the Mayor open the Public Hearing, consider public comments, if any, and thereafter that the Council approve the proposed resolution.

The City of Monticello, Iowa

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

RESOLUTION #17-__

Resolution to approve Amendment to Development Agreement between the City of Monticello and Boulders Inn Monticello, L.L.C.

WHEREAS, The City Council of Monticello previously, with a goal of promoting development within the City limits, previously entered into a Development Agreement with Boulders Inn Monticello, LLC, and

WHEREAS, Boulders Inn Monticello, LLC has recently requested an amendment to the Development Agreement, modifying provisions related to grant payments tied to the payment by Boulders of Hotel/Motel taxes set forth within the Development Agreement at Paragraph B(2)(b) on pages 3 and 4 of the original agreement, and

WHEREAS, The amendment requested will not increase the amount of the grant payment from the City to Boulders but will modify the grant payment schedule from an annual payment to a bi-annual payment, with grant payments to be made twice per year on or about December 1 and June 1 of each year, and

WHEREAS, The City Council scheduled a Public Hearing on November 6, 2017 for tonight's meeting, November 20, 2017, on the proposed Development Agreement amendment and the Public Hearing was held, and

WHEREAS, The Council finds that the amendment request is not resisted, does not negatively impact the City in any notable manner, is otherwise reasonable and appropriate, and should, therefore, be approved.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve the proposed Amendment to the Development Agreement between the City of Monticello and Boulders Inn Monticello, L.L.C. and authorizes the Mayor to execute said amendment on behalf of the City.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal of the City of Monticello, Iowa to be affixed hereto. Done this 20th day of November, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

AMENDMENT TO DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Monticello, Iowa (the "City") and Boulders Inn Monticello, L.L.C. ("Developer") as of the _____ day of _____, 2017.

WHEREAS, the City and Developer previously entered into a Development Agreement; and

WHEREAS, the Developer has proposed an amendment to the previously approved Development Agreement; and

WHEREAS, the City has held a public hearing on the proposed amendment and, after full consideration of the proposed amendment approved same by Resolution # 17-___ authorizing the Mayor to execute the amendment on behalf of the City; and

WHEREAS, The amendment approved by the Council is to Section B(2)(b) of the original Development Agreement.

The Original language of B(2)(b) reads as follows:

B. City's Covenants

2. Grant Payments. The City further agrees to make a series of economic development grants. (The "Grant Payments") The Grant Payments and the Rebate Payments are collectively referred to as the Total Payments. The Grant Payments shall be made to the Developer as follows:

b. Grant Payments related to Hotel/Motel Tax Receipts: The City will provide a grant, payable over ten (10) years, calculated based upon the Hotel/Motel tax receipts received by the City of Monticello, resulting from occupancy at the Monticello Boulders Inn & Suites. Hotel/Motel tax receipts will be calculated on an annual basis, with the first year's receipts to include the month during which the occupancy permit is received and the first full twelve months following the issuance of the occupancy permit. (Example: If the occupancy permit is issued on May 10, 2016, the first rebate time frame would be May 10, 2016 through May 30, 2017.) Thereafter, the annual receipts will be calculated on a twelve month schedule. (Example: Year two would begin on June 1, 2017 and run through May 30, 2018.) The amount of the grant will be equal to the following:

- Year 1: 75% of Hotel Motel Tax Receipts
- Year 2: 75% of Hotel Motel Tax Receipts
- Year 3: 75% of Hotel Motel Tax Receipts
- Year 4: 70% of Hotel Motel Tax Receipts
- Year 5: 70% of Hotel Motel Tax Receipts
- Year 6: 70% of Hotel Motel Tax Receipts
- Year 7: 65% of Hotel Motel Tax Receipts
- Year 8: 65% of Hotel Motel Tax Receipts
- Year 9: 65% of Hotel Motel Tax Receipts
- Year 10: 60% of Hotel Motel Tax Receipts

And

WHEREAS, the original language of B(2)(b) shall hereby be amended to provide semi-annual payments of the appropriate grant amount instead of annual payments with said semi-annual payments to be made on or about the 1st of _____, covering the six months of _____ and the 1st of _____ covering the six months of _____; and

WHEREAS, all other provisions of section B(2)(b) shall stand and remain unaffected by this Amendment as shall all other provisions of the Development Agreement that are not otherwise inconsistent with this amendment; and

WHEREAS, the above and foregoing Amendment to the Development Agreement has been agreed to by both parties hereto, and the signatures set forth below are evidence of said agreement and consent.

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

City of Monticello, Iowa

By _____
Dena Himes, Mayor

Attest:

Sally Hinrichsen, City Clerk

Boulders Inn Monticello, L.L.C.

John Harms, President
Boulders Inn Monticello, L.L.C.

Gerald Retzlaff, Secretary
Boulders Inn Monticello, L.L.C.

NOTICE OF MEETING

Re: Proposed Amendment to Development Agreement between the City of Monticello and Boulders Inn Monticello, L.L.C.

The Monticello City Council previously approved a development agreement with Boulders Inn, Monticello, L.L.C. The Development Agreement provided various incentives related to the construction of the Hotel, one of the incentives being annual grant payments tied to the City receipt of Hotel/Motel taxes from the operation of the Hotel. The proposed amendment to the Development Agreement would change the annual grant payment to a bi-annual grant payment. The Amendment would not change the amount of the grant, just the timing of the grant payment. A Public Hearing on the proposed amendment to the Development Agreement between the City of Monticello and Boulders Inn Monticello, L.L.C. has been scheduled for November 20, 2017 at 6:00 p.m. during the regularly scheduled City Council meeting in the Council Chambers located at the Mary Lovell LeVan Renaissance Center. Please contact Monticello City Hall with any questions at 319.465.3577

Sally Hinrichsen
City Clerk

City Council Meeting
Prep. Date: 11/14/17
Preparer: Doug Herman



Agenda Item: 3+6
Agenda Date: 11/20/2017

Communication Page

Agenda Items Description: Public Hearing and Resolution to consider the approval of the Small Cell Site Lease agreement, as amended, between US Cellular and the City of Monticello.

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

Attachments & Enclosures:

Proposed Amendment & Original Lease terms
Proposed Resolution

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Synopsis: The Council previously approved a Lease Agreement with U.S. Cellular in relation to the placement of "small cell sites" around the City Park / Fairgrounds to improve reception during the fair and during other times of high occupancy at the grounds. A Public Hearing was set for tonight's meeting to consider approval of the lease agreement as amended.

Background Information: The proposed amendment will allow for flexibility in the changing out, changing of equipment, and/or changing of the location of small cell sites agreed to within the original lease agreement. The amendment will allow those modifications to be made by way of a letter of agreement or a signed set of plans and will not require a formal amendment every time such a modification arises.

Staff Recommendation: I recommend that the Public Hearing be held and that, thereafter, the Resolution approving the Lease Agreement as amended be approved.

NOTICE OF PUBLIC HEARING ON PROPOSED APPROVAL OF SMALL CELL SITE LEASE AGREEMENT, AS AMENDED, BETWEEN US CELLULAR AND THE CITY OF MONTICELLO, IOWA, PURSUANT TO SECTION 364.7 OF THE IOWA CODE

Public Hearing to consider the approval of the Small Cell Site Lease Agreement, as amended, between US Cellular and the City of Monticello. The City Council of the City of Monticello, Iowa, has adopted a Resolution at their regular meeting of November 6, 2017, setting forth their plan and intent to consider the approval of a Lease Agreement, as amended, between US Cellular and the City of Monticello. The Lease Agreement is related to the installation by US Cellular of Small Cell Sites at the Monticello City Park, a/k/a Fairgrounds. The amendment allows the replacement and relocation of antennas or equipment by way of a letter of agreement and/or by way of an approved set of plans as opposed to a formal amendment to the lease agreement. A public hearing on the proposed Lease Agreement as amended is scheduled for the 20th day of November at 6:00 p.m. in the Monticello City Council Chambers at the Monticello Renaissance Center, 220 E. 1st Street, Monticello, Iowa.

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

Sally Hinrichsen
City Clerk

THE CITY OF MONTICELLO, IOWA

RESOLUTION #17-___

Resolution approving Lease Agreement between City of Monticello and USCOC (US Cellular) related to small cell sites at the City Park / Fairgrounds as amended

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

WHEREAS, the City Council scheduled a Public Hearing on November 6, 2017 to be held on November 20, 2017 on the proposed approval of the lease agreement between the City of Monticello and USCOC (US Cellular), as amended, and

WHEREAS, The Public Hearing was held as scheduled, and

WHEREAS, The Council finds that the failure of cell phone to adequately communicate during the Fair, and other events to be held at the City Park / Fairgrounds can create a public safety risk, and

WHEREAS, US Cellular previously worked with the City and the Fair to put together a construction plan and proposed lease agreement to install a number of small cell sites on the grounds to remedy currently existing deficiencies in service, and

WHEREAS, An amendment to the original lease agreement has been proposed to allow modifications to the placement of antennas, type of antennas, or the use of other equipment at the City Park with a "Letter of Agreement" or a signed "plan set" instead of a formal amendment to the lease agreement, and

WHEREAS, the City Council finds that the proposed Lease Agreement as amended is appropriate, in the best interests of the City, and should, therefore, be approved.

NOW THEREFORE BE IT RESOLVED by the City of Monticello, through its' City Council, in session this 20th day of November, 2017, that the proposed lease agreement between the City of Monticello and USCOC (US Cellular) is hereby approved and the Mayor is authorized to execute same on behalf of the City Council.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal for the City of Monticello, Iowa to be affixed. Done this 20th day of November, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, City Clerk

FIRST AMENDMENT to Small Cell Lease

THIS FIRST AMENDMENT (“Amendment”), modifies that certain Small Cell Lease (“Lease”) dated the 15th day of December, 2016, by and between City of Monticello, whose address is 200 East 1st Street, Monticello, Iowa 52310, hereinafter referred to as “Landlord”, and USCOC of Greater Iowa, LLC, a Delaware limited liability company, Attn.: Real Estate Lease Administration, 8410 West Bryn Mawr Avenue, Chicago, Illinois 60631, hereinafter referred to as “Tenant”.

WHEREAS, Landlord and Tenant entered into this Lease to allow Tenant to locate a small cell system (“Small Cell”) at 800 N. Maple Street in the City of Monticello, in Jones County, State of Iowa, and;

WHEREAS, the Lease needs to be amended to allow the Tenant the flexibility to modify its Small Cell equipment to meet the changing needs of the Landlord and visitors to the Landlord’s Site.

NOW THEREFORE, in consideration of these presents, the parties hereby agree that the Lease is now modified as follows:

I. Sub-section a of Lease Section 1, Grant of Lease, is hereby deleted and replaced with the following language:

1. Grant of Lease.

a. Landlord hereby grants to Tenant the following:

(i) Attachment locations for Small Cell equipment (radios, antennas, fiber demarcation points, splitters, and combiners) throughout the Site. A description of all of the initial Small Cell equipment will be depicted in Exhibit B. The initial locations of the Small Cell equipment through the Site will be depicted in Exhibit C. Modifications of the initial equipment or locations will be documented between the Landlord and Tenant in one of two ways: 1. Letter Agreement or 2. Landlord signs the Tenant’s construction plans.

(ii) The right to install a Cell on Light Truck (“COLT”) on the property within a ground within a lease area of Tenant shall be entitled to a forty feet (40’) by sixty feet (60’) for the placement of the COLT. Said lease area site plan will be shown in Exhibit D.

II. In all other respects the Lease is hereby ratified and affirmed without change.

[END OF AMENDMENT - SIGNATURE PAGE FOLLOWS]

Signature Page

IN WITNESS WHEREOF, the parties hereto bind themselves to this Amendment as of the date of full execution.

LANDLORD: City of Monticello

TENANT: USCOC of Greater Iowa, LLC

By: _____

By: _____

Printed: _____

Printed: _____

Title: _____

Title: Vice President

Date: _____

Date: _____

[NOTARY PAGE TO FOLLOW]

STATE OF _____)
)
COUNTY OF _____)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that _____, known to me to be the same person whose name is subscribed to the foregoing First Amendment Number to Small Cell Lease, appeared before me this day in person and acknowledged that he signed the said Amendment as his free and voluntary act for the uses and purposes therein stated.

Given under my hand and seal this ____ day of _____, 20__.

Notary Public

My commission expires _____

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that _____, Vice President, known to me to be the same person whose name is subscribed to the foregoing First Amendment Number to Small Cell Lease, appeared before me this day in person and acknowledged that, pursuant to his authority, he signed the said Lease as his free and voluntary act on behalf of the named Tenant corporation, for the uses and purposes therein stated.

Given under my hand and seal this ____ day of _____, 20__.

Notary Public

My commission expires _____

City Council Meeting
Prep. Date: 11/14/17
Preparer: Doug Herman



Agenda Item: # 7+8
Agenda Date: 11/20/17

Agenda Item Description: Resolution to approve Plat of Survey to Parcel 2017-86 and 2017-87 and Resolution to approve Plat of Survey to Parcel 2017-88 and 2017-89. (All in the two-mile jurisdiction)

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

Attachments & Enclosures:

Plat of Survey to parcel 2017-86, 87, 88, and 89
Proposed Resolutions

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Synopsis: Property located within two-mile jurisdiction

Background Information: These parcels are all located within the two-mile jurisdiction of the City of Monticello. These parcels are owned by the Heeren family and/or the Trustees of the Ray Heeren Trust. Parcel 2017-86 is being sold and because of that 2017-87 has been created to identify the remainder. Parcel 2017-88 is being sold and because of that 2017-89 has been created to identify the remainder.

P & Z recommends their approval.

Staff Recommendation: I recommend that the Council consider the approval of two Resolutions, the first approving the Plat of Survey to Parcel 2017-86 and 2017-87 and the second approving the Plat of Survey to Parcels 2017-88 and 2017-89.

The City of Monticello, Iowa

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

RESOLUTION #17-

Resolution Approving Plat of Survey to Parcel 2017-86 and 2017-87

WHEREAS, A Plat of Survey has been presented to Parcels 2017-86 and 2017-87 same being located within the two-mile jurisdiction of the City limits of the City of Monticello, and

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

WHEREAS, The City Council has reviewed the Plat of Survey and finds that it should be approved.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve the Plat of Survey to parcels 2017-86 and 2017-87.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal of the City of Monticello, Iowa to be affixed hereto. Done this 20th day of November, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

Index Legend

Location: Parcel 2017-86 & Parcel 2017-87, Sec. 24 & 25, T.86N. R.3W.

Requestor: Ray Heeren

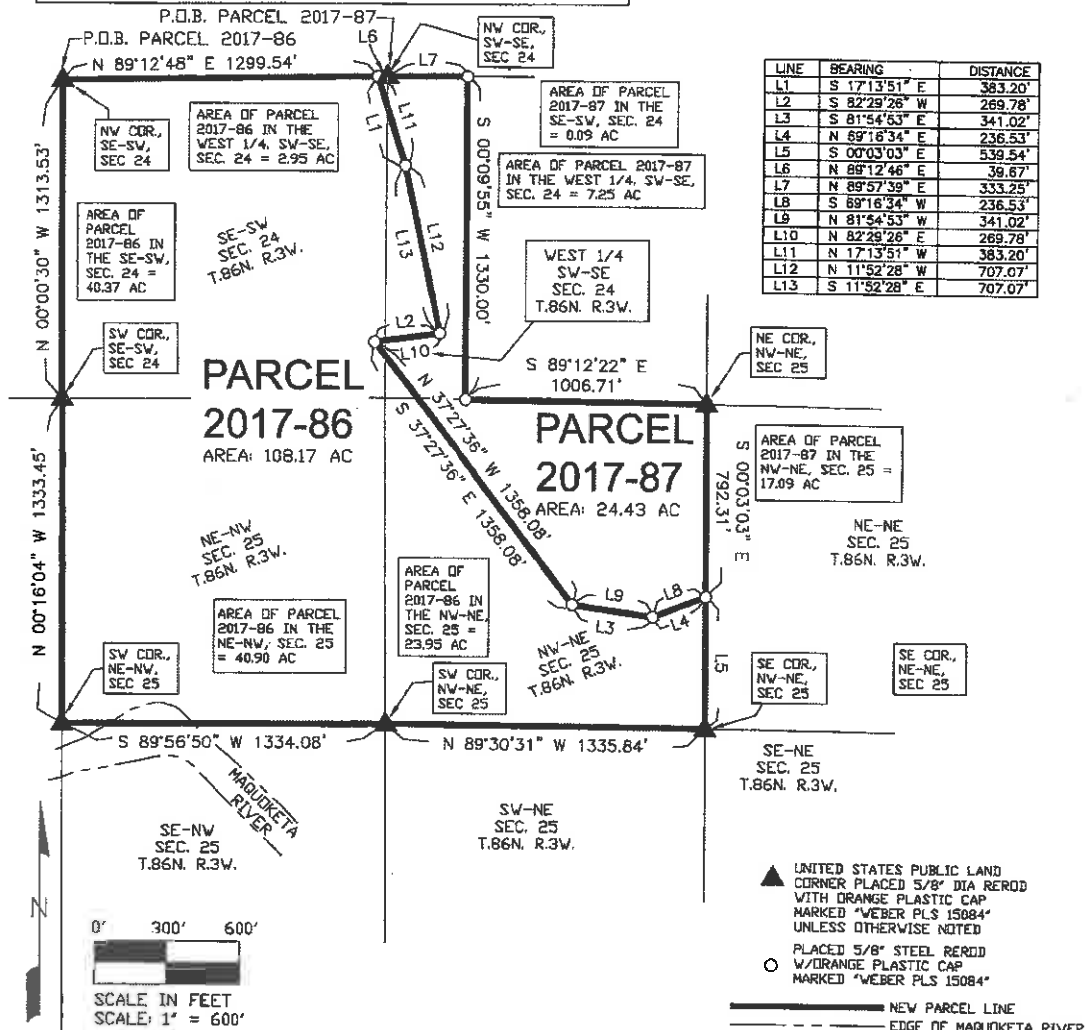
Proprietor: Dan Heeren, Mike Heeren, Ray & Mary Heeren as Trustees of the Ray Heeren & Mary Heeren Joint Revocable Trust dated August 20, 2015

Surveyor: Michael J. Weber

Surveyor Company: Weber Surveying, LLC

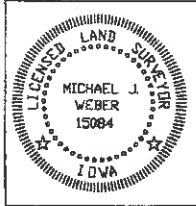
& Return To: 26789 46th AVE, Bernard, IA 52032

**PLAT of SURVEY of
PARCEL 2017-86 and
PARCEL 2017-87 in Section
24 and Section 25, T.86N.
R.3W. of the 5th P.M. in
Jones County, Iowa**



NOTES:

- ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
- THIS PLAT IS SUBJECT TO RIGHT OF WAY AND EASEMENTS OF RECORD AND NOT OF RECORD.
- SEE SHEET 2 FOR PARCEL DESCRIPTIONS.



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

Michael J. Weber November 9, 2017
 MICHAEL J. WEBER (DATE)
 LICENSE NUMBER 15084
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

SHEETS COVERED BY THIS SEAL: SHEET NO. 1 & 2

WEBER SURVEYING, LLC
 26789 46TH AVE
 BERNARD, IA 52032
 PH: (563) 590-4993
 m.j.weber1@bernardtel.com

DRAWN BY: MJW
 SURVEY DATE: 11/08/17
 DWG: 17031

SHEET 1 OF 2

The City of Monticello, Iowa

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

RESOLUTION #17-

Resolution Approving Plat of Survey to Parcel 2017-88 and 2017-89

WHEREAS, A Plat of Survey has been presented to Parcels 2017-88 and 2017-89 same being located within the two-mile jurisdiction of the City limits of the City of Monticello, and

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

WHEREAS, The City Council has reviewed the Plat of Survey and finds that it should be approved.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve the Plat of Survey to parcels 2017-88 and 2017-89.

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 20th day of November, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

Index Legend

Location: Parcel 2017-88 & Parcel 2017-89, Sec. 25, T.86N. R.3W.

Requestor: Ray Heeren

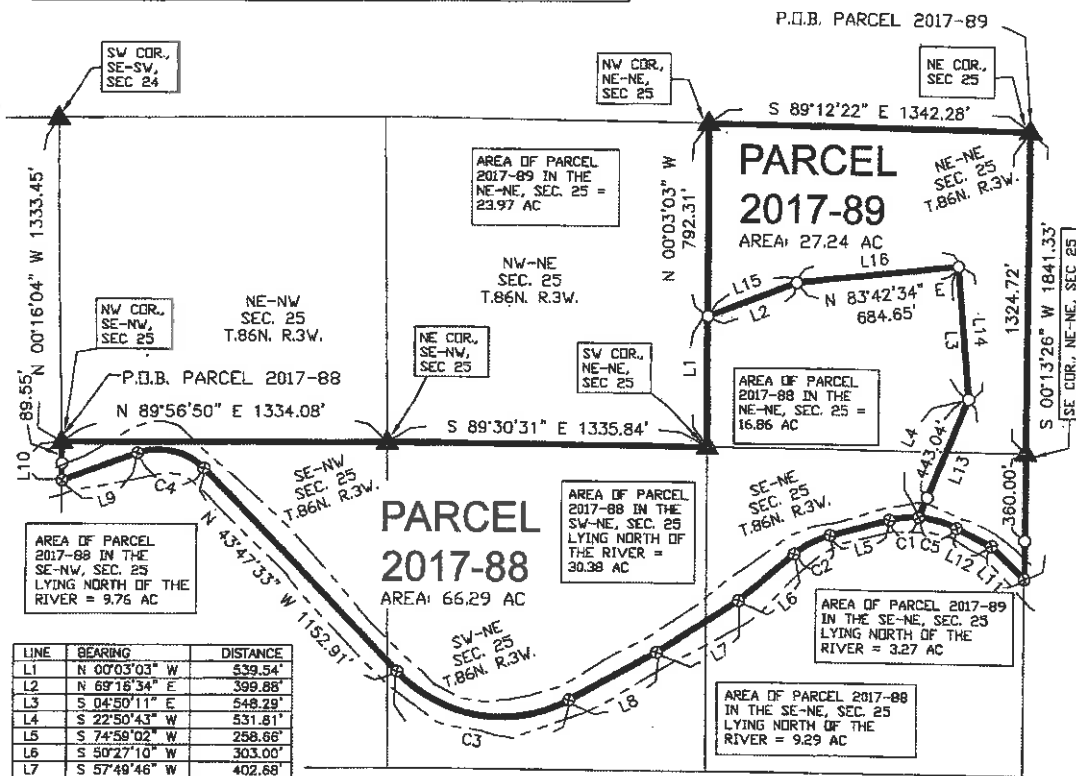
Proprietor: Ray & Mary Heeren as Trustees of the Ray Heeren & Mary Heeren Joint Revocable Trust dated August 20, 2015

Surveyor: Michael J. Weber

Surveyor Company: Weber Surveying, LLC

& Return To: 26789 46th AVE, Bernard, IA 52032

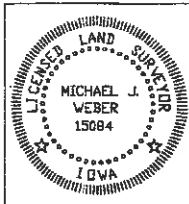
**PLAT of SURVEY of
PARCEL 2017-88 and
PARCEL 2017-89 in Section
25, T.86N. R.3W. of the 5th
P.M. in Jones County, Iowa**



LINE	BEARING	DISTANCE
L1	N 00°03'03" W	539.54'
L2	N 69°16'34" E	399.88'
L3	S 04°50'11" E	548.29'
L4	S 22°50'43" W	531.81'
L5	S 74°58'02" W	258.66'
L6	S 50°27'10" W	303.00'
L7	S 57°49'46" W	402.68'
L8	S 81°42'22" W	417.16'
L9	S 70°17'25" W	334.18'
L10	N 00°16'04" W	1333.45'
L11	N 45°40'40" W	189.80'
L12	N 83°11'31" W	160.92'
L13	N 22°50'43" E	531.81'
L14	N 04°50'11" W	548.29'
L15	S 69°16'34" W	399.88'
L16	S 83°42'34" W	684.65'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	400.00'	124.89'	124.19'	S 83°54'51" W	173°1'39"
C2	400.00'	171.26'	169.95'	S 62°43'06" W	243°1'52"
C3	600.00'	780.18'	726.37'	N 81°02'35" W	74°30'05"
C4	250.02'	289.76'	273.81'	N 76°59'38" W	66°24'11"
C5	400.00'	167.30'	168.08'	N 75°10'25" W	23°57'48"

- NOTES:**
1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
 2. THIS PLAT IS SUBJECT TO RIGHT OF WAY AND EASEMENTS OF RECORD AND NOT OF RECORD.
 3. SEE SHEET 2 FOR PARCEL DESCRIPTIONS.



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

Michael J. Weber November 8, 2017
MICHAEL J. WEBER (DATE)
LICENSE NUMBER 15084
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

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

DRAWN BY: MJW
SURVEY DATE: 11/08/17
DWG: 17031

City Council Meeting
Prep. Date: 11/14/17
Preparer: Doug Herman



Agenda Item: # 9
Agenda Date: 11/20/17

Agenda Item Description: Resolution to approve Plat of Survey to Parcels 2017-91, 2017-92, and 2017-93.

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

Attachments & Enclosures:

Plat of Survey to parcel 2017-91, 92, and 93
Proposed Resolution

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: Property located within Monticello City limits.

Background Information: These parcels are all located within the City limits at the west end of John Drive. The parcels are being created to provide a building lot for the new County Jets Bus facility. Parcel 2017-93 will continue to be owned by Thomas Yeoman. Parcel 2017-92 provides required street frontage to Parcel 2017-91. If and when Parcel 2017-93 is developed, with a stand-alone building project, John Drive would need to be extended into Parcel 2017-92. There will be an agreement that this can happen should Yeoman, or successor property owner, desire to extend the street.

P & Z recommends their approval.

Staff Recommendation: I recommend that the Council consider approval of the proposed Resolution approving the Plat of Survey to Parcels 2017-91, 2017-92, and 2017-93.

The City of Monticello, Iowa

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

RESOLUTION #17-___

Resolution Approving Plat of Survey to Parcels 2017-91, 2017-92, and 2017-93

WHEREAS, A Plat of Survey has been presented to Parcel 2017-91, 2017-92, and 2017-93 same being located within the City limits of the City of Monticello, and

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

WHEREAS, The City Council has reviewed the Plat of Survey and finds that the use of Parcel 2017-91 and 2017-92 as one building lot until such time, if ever, that Parcel 2017-93 is developed as a building lot is appropriate, with the understanding and acknowledgement that Parcel 2017-92 will need to be improved as a City Street extension of John Drive if and when Parcel 2017-93 is separately developed, and

WHEREAS, Based upon the above and foregoing analysis, the City Council finds that the Plat of Survey should be approved.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve the Plat of Survey to Parcels 2017-91, 2017-92, and 2017-93.

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 20th day of November, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

INDEX LEGEND	
LOCATION:	SECTION 16, T86N, R3W, SW OF SW
PROPRIETORS:	THOMAS W. YEOMAN & DIANE SCHAFER
REQUESTOR:	JONES COUNTY BOARD OF SUPERVISORS
SURVEYOR:	BILL BURGER
SURVEYOR COMPANY:	WM. BURGER LANDSURVEYOR
RETURN TO:	BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 (563) 855-2028

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

PLAT OF SURVEY

PARCEL 2017-91 PART OF PARCEL 95-49 IN SECTION SIXTEEN (16), TOWNSHIP EIGHTY-SIX NORTH (T86N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF MONTICELLO, JONES COUNTY, IOWA

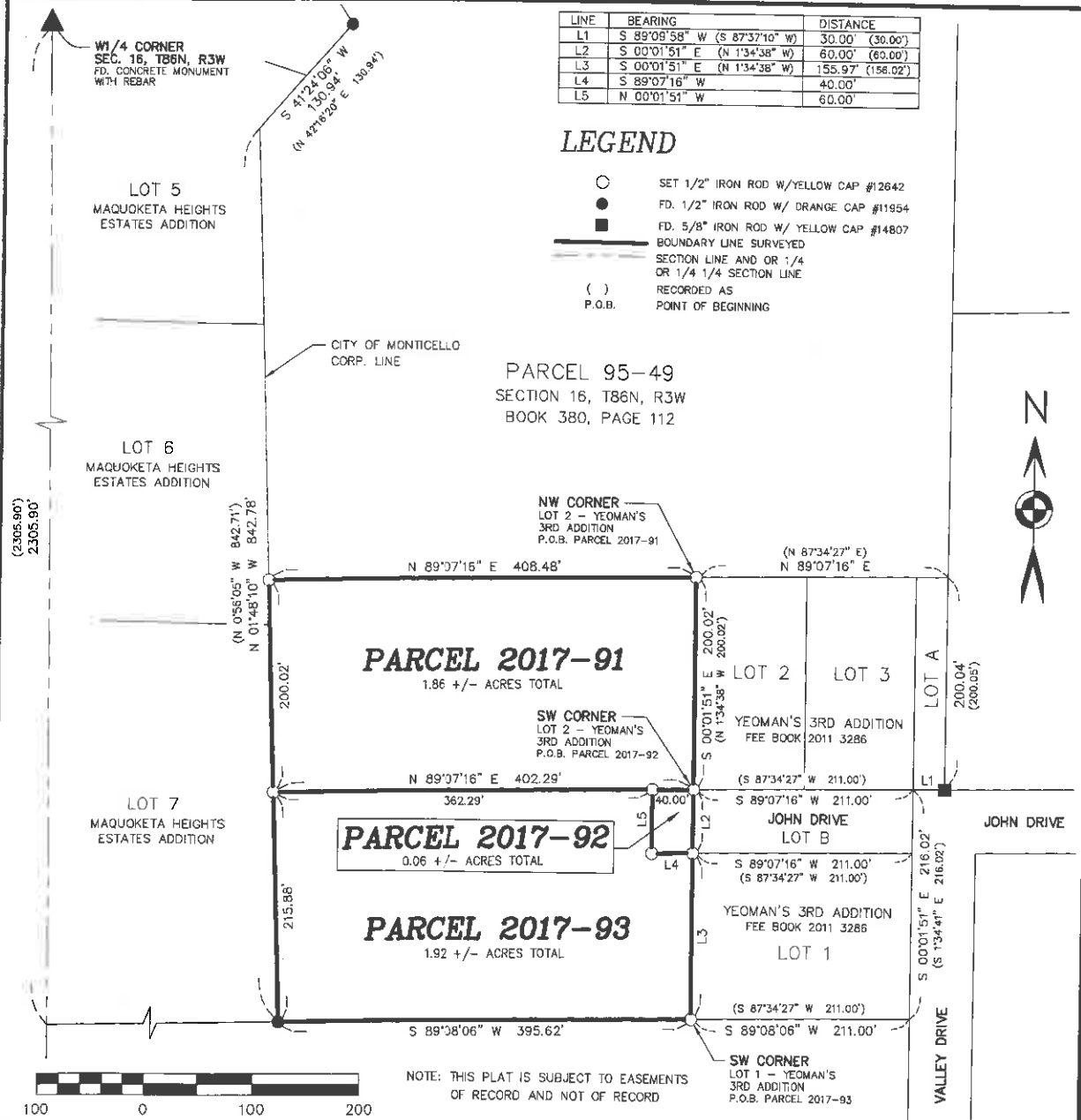
PARCEL 2017-92 PART OF PARCEL 95-49 IN SECTION SIXTEEN (16), TOWNSHIP EIGHTY-SIX NORTH (T86N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF MONTICELLO, JONES COUNTY, IOWA

PARCEL 2017-93 PART OF PARCEL 95-49 IN SECTION SIXTEEN (16), TOWNSHIP EIGHTY-SIX NORTH (T86N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF MONTICELLO, JONES COUNTY, IOWA

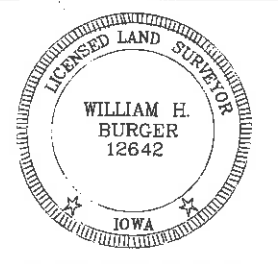
LINE	BEARING	DISTANCE
L1	S 89°08'58" W (S 87°37'10" W)	30.00' (30.00')
L2	S 00°01'51" E (N 1°34'38" W)	60.00' (60.00')
L3	S 00°01'51" E (N 1°34'38" W)	155.97' (156.02')
L4	S 89°07'16" W	40.00'
L5	N 00°01'51" W	60.00'

LEGEND

- SET 1/2" IRON ROD W/YELLOW CAP #12642
- FD. 1/2" IRON ROD W/ DRANGE CAP #11854
- FD. 5/8" IRON ROD W/ YELLOW CAP #14807
- BOUNDARY LINE SURVEYED
- - - SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- () RECORDED AS P.O.B.
- POINT OF BEGINNING



NOTE: THIS PLAT IS SUBJECT TO EASEMENTS OF RECORD AND NOT OF RECORD



DATE OF SURVEY: 11/10/2017 SCALE: 1" = 100' SHEET 1 OF 4

PROPRIETORS: THOMAS W. YEOMAN & DIANE SCHAFER

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018

Wm. Burger
LandSurveyor
510 3rd Street West Court
Worthington, Iowa 52078

City Council Meeting
Prep. Date: 11/14/17
Preparer: Doug Herman



Agenda Item: # 10
Agenda Date: 11/20/17

Agenda Item Description: Resolution to approve Plat of Survey to Parcels 2017-48.

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

Attachments & Enclosures:

Plat of Survey to parcel 2017-48

Proposed Resolution

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

Synopsis: Property located within Monticello City limits.

Background Information: The Plat of Survey to Parcel 2017-48 was created to join two adjacent lots on N. Maple Street that are now owned by a common owner. (Jim and Jan Siebels) They were previously asked by me to join the lots as one when they purchased the lot/home adjoining theirs with the intent of building a garage to serve their primary home.

P & Z recommends its approval.

Staff Recommendation: I recommend that the Council consider approval of the proposed Resolution approving the Plat of Survey to Parcel 2017-48.

The City of Monticello, Iowa

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

RESOLUTION #17-__

Resolution Approving Plat of Survey to Parcel 2017-48

WHEREAS, A Plat of Survey has been presented to Parcel 2017-48 same being located within the City limits of the City of Monticello, and

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

WHEREAS, The City Council has reviewed the Plat of Survey and finds that the Parcel was created to combine two lots to be permanently used as one property, with a house and garage previously on a separate parcel from the newly constructed garage on the east half of Lot 203, just south of the house lot, and

WHEREAS, The Council finds that combining the lots into one parcel is consistent with the City Code as the new garage, built on a separate lot to the south, cannot be sold separately from the house lot to the north under the City Code as it does not permit an accessory building to stand alone on a lot zoned R-1, requiring it to be married to a principal structure, i.e. a "home", and

WHEREAS, Based upon the above and foregoing analysis, the City Council finds that the Plat of Survey should be approved.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve the Plat of Survey to Parcel 2017-48.

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 20th day of November, 2017.

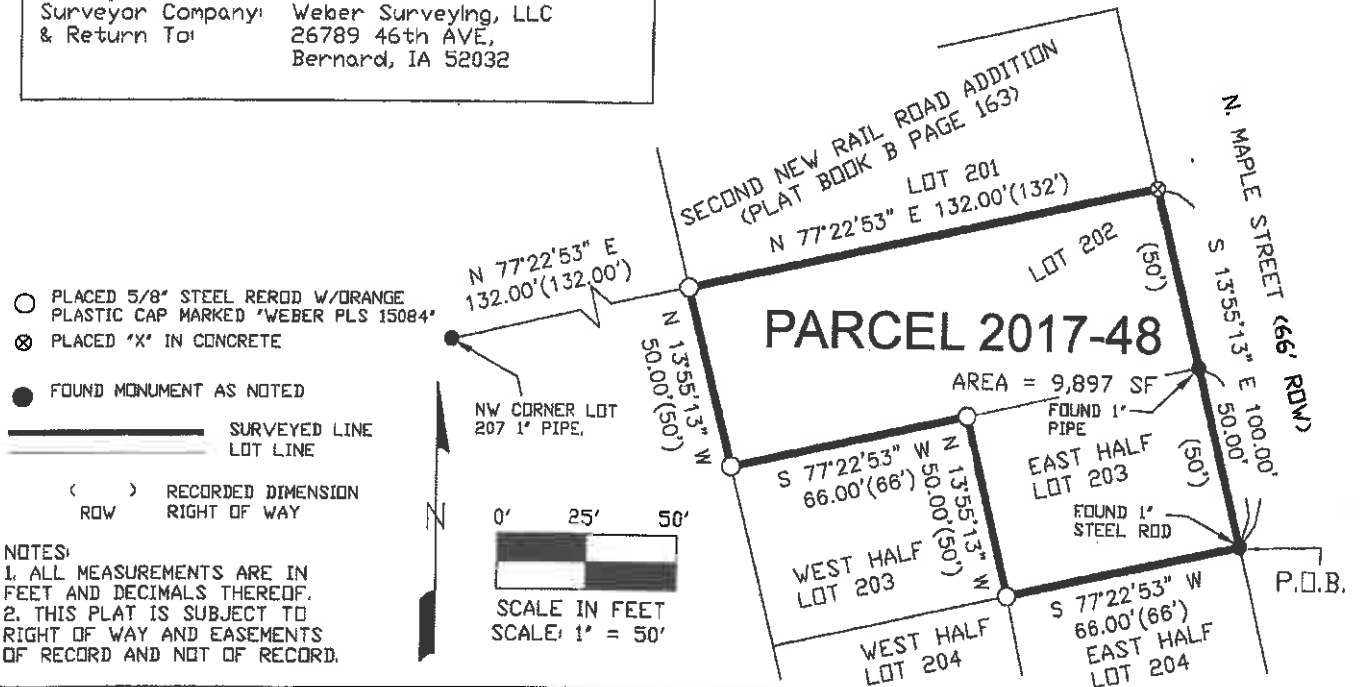
Dena Himes, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

Index Legend	
Location:	Parcel 2017-48, Monticello
Requestor:	Jana L. Siebels
Proprietor:	Jana L. & James W. Siebels
Surveyor:	Michael J. Weber
Surveyor Company:	Weber Surveying, LLC
& Return To:	26789 46th AVE, Bernard, IA 52032

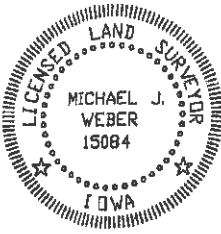
PLAT of SURVEY of PARCEL 2017-48 in the City of Monticello, Iowa



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

DESCRIPTION:

Parcel 2017-48 being a consolidation of Lot 202 and the East Half of Lot 203 in Railroad Addition to Monticello, Iowa, as shown in Plat Book B page 153 of the Jones County Recorder's Office, also known as Lot 202 and the East Half of Lot 203 in the Second New Rail Road Addition to Monticello, Iowa as shown in Plat Book B page 163 of the Jones County Recorder's Office, more particularly described as follows: Commencing at the SE corner the said East Half of Lot 203 being the point of beginning; thence S 77°22'53" W (assumed bearing), 132.00' along the South line of said East Half of Lot 203; thence N 13°55'13" W, 50.00' along the West line of the said East Half of Lot 203 to the South line of said Lot 202; thence S 77°22'53" W, 66.00' to the SW corner of said Lot 203; thence N 13°55'13" W, 50.00' to the NW corner of said Lot 202; thence N 77°22'53" W, 132.00' along the North line of said Lot 202 and Lot 203 to the NE corner of said Lot 203; thence S 13°55'13" E, 100.00' along the East line of said Lot 202 and Lot 203 to the point of beginning, containing 9,897 square feet and subject to easements of record and not of record.



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

Michael J. Weber
 MICHAEL J. WEBER (DATE)
 LICENSE NUMBER 15084
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
 SHEETS COVERED BY THIS SEAL: Sheet 1

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

DRAWN BY: MJW
 SURVEY DATE: 11/08/17
 DWG: 17046
SHEET 1 OF 1

City Council Meeting
Prep. Date: 11/14/17
Preparer: Doug Herman



Agenda Item: # 11
Agenda Date: 11/20/17

Agenda Item Description: Resolution to approve Plat of Survey to Parcels 2017-90.

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

Attachments & Enclosures:

Plat of Survey to parcel 2017-90
Proposed Resolution

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: Property located within Monticello City limits.

Background Information: The Plat of Survey to Parcel 2017-90 was created to show the boundaries of the Mike Kraus development on Oak Street. It incorporates the lots on Oak Street with the larger parcel located behind said lots. It does not include the Kraus property on Oak Street immediately to the west of this parcel (the old DOT building) but the plan remains to incorporate that property into this development.

P & Z recommends its approval.

Staff Recommendation: I recommend that the Council consider approval of the proposed Resolution approving the Plat of Survey to Parcel 2017-90.

The City of Monticello, Iowa

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

RESOLUTION #17-__

Resolution Approving Plat of Survey to Parcel 2017-90

WHEREAS, A Plat of Survey has been presented to Parcel 2017-90 same being located within the City limits of the City of Monticello, and

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

WHEREAS, The City Council has reviewed the Plat of Survey and finds that the Parcel was created to combine multiple lots into one larger parcel on which Mike Kraus is creating a condominium development off of Oak Street, and

WHEREAS, The Council finds that combining the lots into one parcel is consistent with the City Code and otherwise appropriate and should therefore be approved.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve the Plat of Survey to Parcel 2017-90.

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 20th day of November, 2017.

Dena Himes, Mayor

Attest:

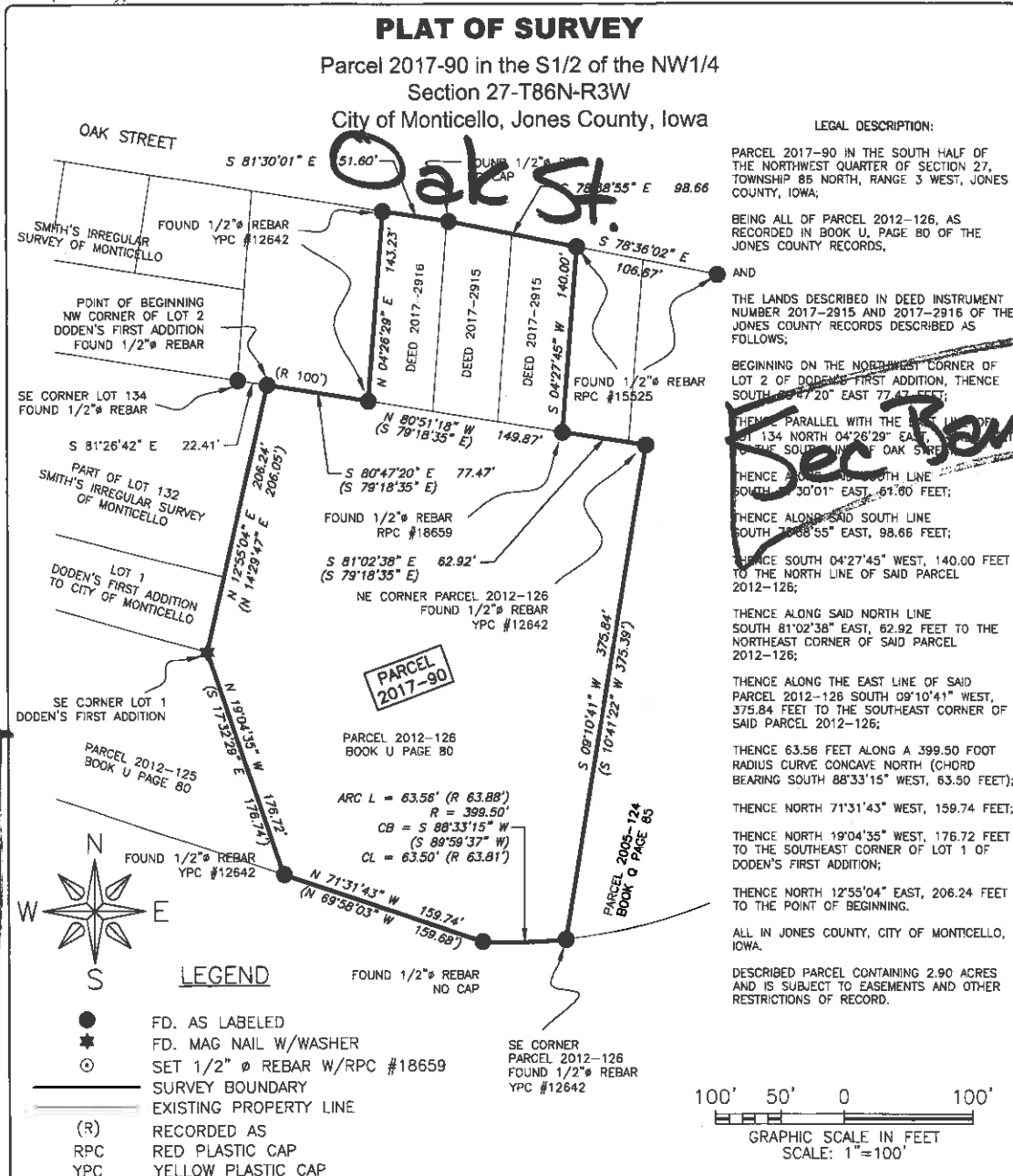
Sally Hinrichsen, Monticello City Clerk

Recorder's Index
County: Jones
Location: Section 27, Township 86 North, Range 3 West
Quarter Section: SOUTH 1/2 NW1/4
City: Monticello
Subdivision: Irregular Plat of Monticello, Iowa
Block: N/A
Lot(s): N/A
Proprietor: First Estates LLC
Requested By: Michael Kraus

Kraus Condo Development

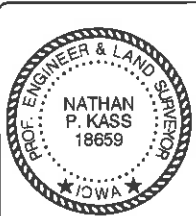
For Recorder's Use Only

Prepared by/Return to: FEHR GRAHAM, 200 5th Avenue SE, Ste 100, Cedar Rapids, IA 52401 - Ph: (319)294-6909



Happy 1st First

Bank



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Nathan P. Kass, P.E. & P.L.S. Date _____
 License Number: 18659
 My license renewal date is December 31, 2017.
 Sheets covered by this seal: This Sheet Only

FEHR GRAHAM ILLINOIS
 ENGINEERING & ENVIRONMENTAL IOWA
 2016 FEHR GRAHAM WISCONSIN

G:\C3D\17\17-052\17-052 Plat.dwg

SURVEY WAS COMPLETED ON: SEPTEMBER 5, 2017	JOB NUMBER: 17-052
	SHEET NUMBER: 1 of 1

City Council Meeting
Prep. Date: 11/14/17
Preparer: Doug Herman



Agenda Item: # 12
Agenda Date: 11/20/17

Communication Page

Agenda Items Description: Resolution approve Severance of property from the Monticello City limits. (Kraus/Shover property near Hwy. 151)

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

Attachments & Enclosures:

Resolution

Aerial

Severance Agreement

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

Synopsis: Approval of severance of Shover and Kraus property near State Highway 151.

Background Information: The City Council previously directed the City Admin. to work with the Shover and Kraus in regard to the severance of property owned by said parties lying generally east of State Highway 151. After a number of meetings Shover and Kraus have agreed to the severance with the addition of a few other parcels located to the west of State Highway 151. The reason for the inclusion of the other parcels is that to not sever them would have created a need for a number of surveys. None of the parcels proposed for severance are believed to be likely areas for City development in the near future.

The severance of the properties on the west side of the highway will also create a more consistent north boundary of the City taking into account recent severances of property north of the Maquoketa River and west of the State Highway.

I have attached an aerial of the property and would ask you to keep in mind that the property boundaries as shown are approximate in nature, the aerial being copied from the Jones County Beacon site.

Severance of this parcel will not only "legalize" the Kraus cattle yard it will also relieve the City of any responsibility to the gravel roadway that serves the Shover and Kraus properties on Shover Drive.

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

The City of Monticello, Iowa

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

RESOLUTION #17-__

Approving severance of Shover/Holmes and Kraus property from the City of Monticello and authorizing Mayor to execute Severance Agreement

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

WHEREAS, Olive Consuelo Shover and Donald R. Holmes and Mike Kraus (collectively referred to hereafter as "Property Owners" own property located within the Monticello City limits, near the State Highway 151, and

WHEREAS, The Property Owners and the City have agreed to sever the Property Owner's property, removing it from the Monticello City limits, and

WHEREAS, The parcels to be severed has no infrastructure/assets nor liabilities to divide, and

WHEREAS, An agreement to sever said property has been prepared and reviewed by the City Council and the Council finds that the Mayor should be authorized to execute said agreement so that the City Administrator may move forward with the severance process.

NOW THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve the proposed severance of the Property Owner's property, as legally described within the Severance Agreement, a copy of same being attached hereto, and authorizes the Mayor to execute the Severance Agreement on behalf of the Council and directs the City Administrator to take steps to finalize the severance of said property after the complete execution of the Severance Agreement.

IN THE TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal for the City of Monticello, Iowa to be affixed. Done this 20th day of November, 2017.

Attest:

Dena Himes, Mayor

Sally Hinrichsen, City Clerk

Preparer Info.: Douglas D. Herman, 200 E. 1st Street, Monticello, IA 52310. Phone: 319.465.6435
Return Document to: Douglas D. Herman, 200 E. 1st Street, Monticello, IA 52310. Phone: 319.465.6435

**Agreement Re: Severance of Property from the City limits of the City of Monticello and the
Preparation of Surveys Related thereto**

Comes now, Olive Shover and Donald Holmes, wife and husband, (hereinafter referred to as Shover/Holmes) and Mike Kraus, neighboring property owner, (hereinafter referred to as Kraus), with Shover/Holmes and Kraus being hereinafter collectively referred to as "Owners", and the City of Monticello, hereinafter referred to as "City" and do hereby agree as follows:

1. That Owners, own the following described property:

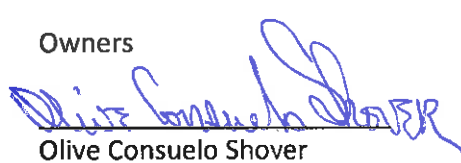
See Exhibit "A" for Legal Descriptions

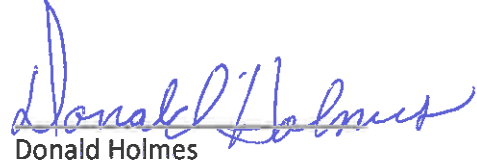
2. That Owners understand that said property is currently within the City limits of the City of Monticello, Iowa.
3. That Owners agree to Sever said those parcels as legally described within Exhibit "A" from the City of Monticello, returning said property to the jurisdiction of Jones County.
4. That Kraus agrees to pay all costs related to the acquisition and recordation of surveys deemed necessary by the County Auditor, if any.
5. That the City, through its' City Council, has authorized the City Administrator to proceed with the process of severing this property from the City limits as set forth within Resolution No. 15-58 and will after the execution of this agreement again consider this agreement for approval.
6. That upon severance of the property it is the understanding of the Owners and the City that Jones County or the State of Iowa will be responsible for the maintenance and repair of the gravel road serving the property of the Owners.
7. That the City Administrator has communicated with the County in regard to the Shover/Holmes desire to have "Shover Drive" remain after the severance and has been told by the E911 Coordinator, Gary Schwab, that he did not see a reason for a road name to be changed.
8. That Owners and City have executed this document voluntarily and with the intent that this document bind them to proceed with the severance of the identified parcels.

9. That Owners and City agree to be bound by the terms of this agreement and agree to execute any and all additional documents necessary to effect the final severance of the aforementioned properties and recognize that Kraus will be incurring expense associated with the preparation of surveys, if necessary, and that he is doing so in reliance on the terms of this agreement.

Subscribed and sworn to this 18th day of October, 2017

Owners


Olive Consuelo Shover


Donald Holmes

Subscribed and sworn to this 18th day of October, 2017

Kraus


Mike Kraus

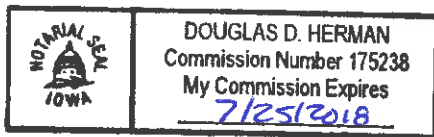
Subscribed and sworn to this ____ day of _____, 2017

Dena Himes, Mayor

Sally Hinrichsen, City Clerk

State of Iowa)
)§
County of Jones)

On this 18th day of October, 2017 before me, the undersigned Notary Public in and for the State of Iowa, personally appeared Olive Consuelo Shover and Donald Holmes, known to me to be the identical persons named herein, who swore and affirmed that they executed the above and foregoing Severance Agreement voluntarily as an expression of their voluntary act and deed.

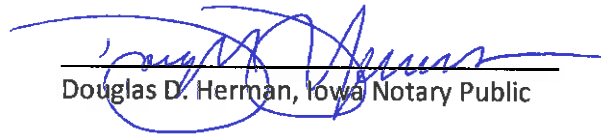



Douglas D. Herman, Iowa Notary Public

State of Iowa)
)§
County of Jones)

On this 18th day of October, 2017 before me, the undersigned Notary Public in and for the State of Iowa, personally appeared Mike Kraus, known to me to be the identical person named herein, who swore and affirmed that he executed the above and foregoing Severance Agreement voluntarily, as an expression of his voluntary act and deed.





Douglas D. Herman, Iowa Notary Public

State of Iowa)
)§
County of Jones)

On this ___ day of January, 2017 before me, the undersigned Notary Public in and for the State of Iowa, personally appeared Dena Himes and Sally Hinrichsen, Mayor and City Clerk of the City of Monticello, respectively, known to me to be the identical persons named herein, who swore and affirmed that they executed the above and foregoing Severance Agreement voluntarily as an expression of their voluntary act and deed.

Douglas D. Herman, Iowa Notary Public

Exhibit A

Agreement Re: Severance of Property from the City Limits of the City of Monticello, Iowa

The properties, legally described below, have been proposed for severance by the property owners from the City limits of the City of Monticello and the City of Monticello has approved of their severance.

Shover Parcels:

Parcel 2002-81 located in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of section 23, Township 86 North, Range 3 West of the 5th P.M., Jones County, Iowa, according to the Plat of Survey recorded at Plat Book O, Page 222 (and at Doc. No. 2002 2849) of the Jones County, Iowa records.

The South $\frac{1}{8}$ of the SE $\frac{1}{4}$ NW $\frac{1}{4}$; The NW $\frac{1}{4}$ SW $\frac{1}{4}$; The NE $\frac{1}{4}$ SW $\frac{1}{4}$; That part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ lying South and West of the Maquoketa River;

The SW $\frac{1}{4}$ SW $\frac{1}{4}$, Excepting therefrom Parcel 2002-81, containing 6.302 acres, as shown in the PLAT OF SURVEY recorded in PLAT BOOK O, PAGE 222 (and as Document No. 2002 2849) of the Jones County, Iowa records; AND

The SE $\frac{1}{4}$ SW $\frac{1}{4}$ EXCEPT PARCEL 2013-37, containing 1.50 acres, more or less, as shown in the PLAT OF SURVEY recorded in PLAT BOOK U, PAGE 128 (and in Document No. 2013 1494) of the Jones County, Iowa records; AND

The SW $\frac{1}{4}$ SE $\frac{1}{4}$;

EXCEPTING from the above the portion designated as Parcel 284B, as shown in Condemnation Proceedings recorded in Document No. 2001 3232 in the Jones County, Iowa records.

ALL IN SECTION 23, TOWNSHIP 86, NORTH, RANGE 3, West of the 5th P.M.

SUBJECT TO EASEMENT B, as described in said Plat of Survey for Parcel 2013-37.

SUBJECT TO the rights of the public in all highways and to alleasements of record.

PARCEL 2013-36, located in the N $\frac{1}{2}$ NW $\frac{1}{4}$ of SECTION 26, TOWNSHIP 86, NORTH, RANGE 3, West of the 5th P.M., as shown in the PLAT OF SURVEY recorded in PLAT BOOK U, PAGE 127 (and in Document No. 2013 1493) of the Jones County, Iowa records, containing 1.00 acre, inclusive of 0.20 acre public highway.

SUBJECT TO EASEMENT A, as described in said Plat of Survey for Parcel 2013-36.

SUBJECT TO the rights of the public in all highways and to all easements of record.

Kraus Parcels:

PARCEL 2013-37. Part of the South Half (S ½) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼), Section Twenty-Three (23), Township Eighty-Six North (T86N), Range Three West (R3W) of the Fifth Principal Meridian, in the City of Monticello, Jones County, Iowa.

The SE¼ SE¼ of SECTION 22, TOWNSHIP 86, NORTH, RANGE 3, West of the 5th P.M., EXCEPTING THEREFROM the following: Commencing at the Northwest corner thereof; thence running in and Easterly direction 638 feet; thence South 295 feet; thence West 295 feet; thence South 150 feet; thence West 310 feet; thence South 875 feet; thence West 33 feet; thence North to the place of beginning; AND FURTHER EXCEPTING THEREFROM Parcel 99-19, containing 5.886 acres, as shown in the Plat of Survey recorded in Plat Book N, Page 48 (and as Document No. 1999 0722) of the Jones County, Iowa records; AND

PARCEL 2012-149, located in the NW¼ NE¼ of SECTION 27, TOWNSHIP 86, NORTH, RANGE 3, West of the 5th P.M., as shown in the PLAT OF SURVEY recorded in PLAT BOOK U, PAGE 99 (and as Document No. 2012 3727) of the Jones County, Iowa records, containing 9.79 acres, inclusive of 0.49 acre road right of way; AND

The NE¼ NE¼ of SECTION 27, TOWNSHIP 86, NORTH, RANGE 3, West of the 5th P.M.; AND

The SE¼ NE¼ of SECTION 27, TOWNSHIP 86, NORTH, RANGE 3, West of the 5th P.M., EXCEPTING THEREFROM the following: Commencing at a point on the West line of the SE¼ NE¼ of said Section 27, 830 feet North of the South line of said Quarter Section; thence East along line of barbed wire fence, 269½ feet; thence South 830 feet to a point on the South line of said Quarter Section 1050½ feet West of the Southeast corner of said Quarter Section; thence West along South line of said Quarter Section 100½ feet; thence Northwesterly along center of highway 153 feet to West line of SE¼ NE¼ of said Section 27; thence North 760 feet to beginning. AND FURTHER EXCEPTING THEREFROM Commencing at a point on the West line of the SE¼ NE¼ of said Section 27, it being the point of commencing of preceding description; thence North 40 feet; thence Southeasterly to a point on North line of the former described land 20 feet East of starting post; thence West along North line of the former described land to place of commencement. AND FURTHER EXCEPTING THEREFROM Commencing at a point on the West line of SE¼ NE¼ of said Section 27, 830 feet North of the South line of said SE¼ NE¼; thence East along the line of a barbed wire fence 269½ feet, more or less, to the East line of the cemetery premises, the place of beginning. Thence West along the line of said barbed wire fence 249½ feet, more or less, to a point 20 feet East of the West line of said SE¼ NE¼; thence Northwesterly to a point on the West line of said SE¼ NE¼ 870 feet North of the South line of said SE¼ NE¼; thence North along the West line of said SE¼ NE¼ 409 feet; thence East 536 feet; thence South 1260.6 feet to a point on the North line of Highway No. 38; thence Westerly along the North line of said Highway 245.5 feet; thence North to the place of beginning; AND

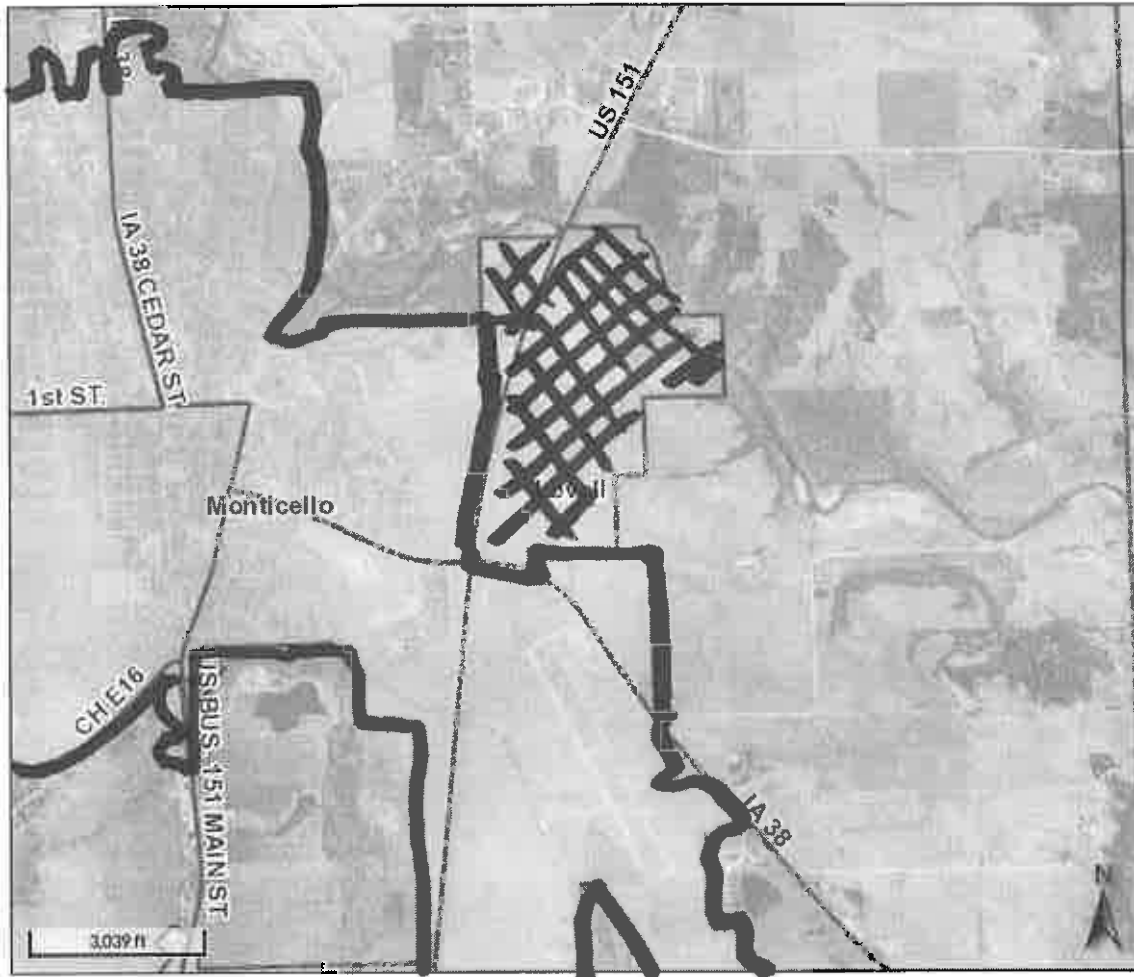
The N¼ NW¼ of SECTION 26, TOWNSHIP 86, NORTH, RANGE 3, West of the 5th P.M.; AND

A tract of land located in the SW¼ NW¼ of SECTION 26, TOWNSHIP 86, NORTH, RANGE 3, West of the 5th P.M., described as follows: Commencing at the W¼ post of said Section 26; thence North 20.42 chains to the Northwest corner of the SW¼ NW¼ of said Section 26; thence East 10.80 chains; thence South 23.50 chains; thence North 79° West 11.24 chains along the Highway to beginning; AND

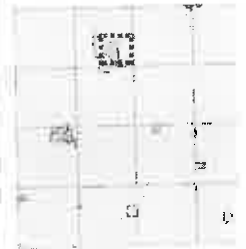
A tract of land located in the S¼ NW¼ of SECTION 26, TOWNSHIP 86, NORTH, RANGE 3, West of the 5th P.M., described as follows: Commencing at a stone set in the public highway 11.24 chains South 74° East of the Northwest corner of the SW¼ of Section 26; thence North 23.51 chains to the stone set in the North line of the S¼ NW¼ of Section 26; thence East along the North line 21.82 chains to a stone set; thence South 20.42 chains to a stone set in the South line of the S¼ NW¼ of Section 26; thence West to center of the South line of said NW¼ of Section 26; thence South to the center of Public Highway extending Northwesterly across the SW¼ of said Section 26; thence Northwesterly along the center of said road to point of commencement; EXCEPTING therefrom the following: Commencing at the Northeast corner of the NW¼ SW¼ of Section 26, Township 86, North, Range 3, West of the 5th P.M.; thence Westerly on the North line of said NW¼ SW¼ a distance of 829 feet; thence at a right angle Southerly to the North line of State Highway 38; thence Easterly along the North line of said Highway to its intersection with the East line of said NW¼ SW¼; thence Northerly on the East line thereof to place of beginning.

EXCEPTING from all of the above the portions designated as Parcel 284A, as shown in Condemnation Proceedings recorded in Document No. 2001 3232 in the Jones County, Iowa records.






SUBJECT TO the rights of the public in all highways and to all easements of record.



Overview



Legend

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

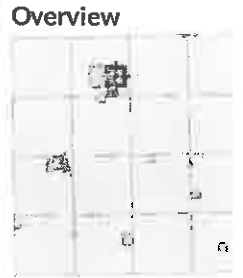
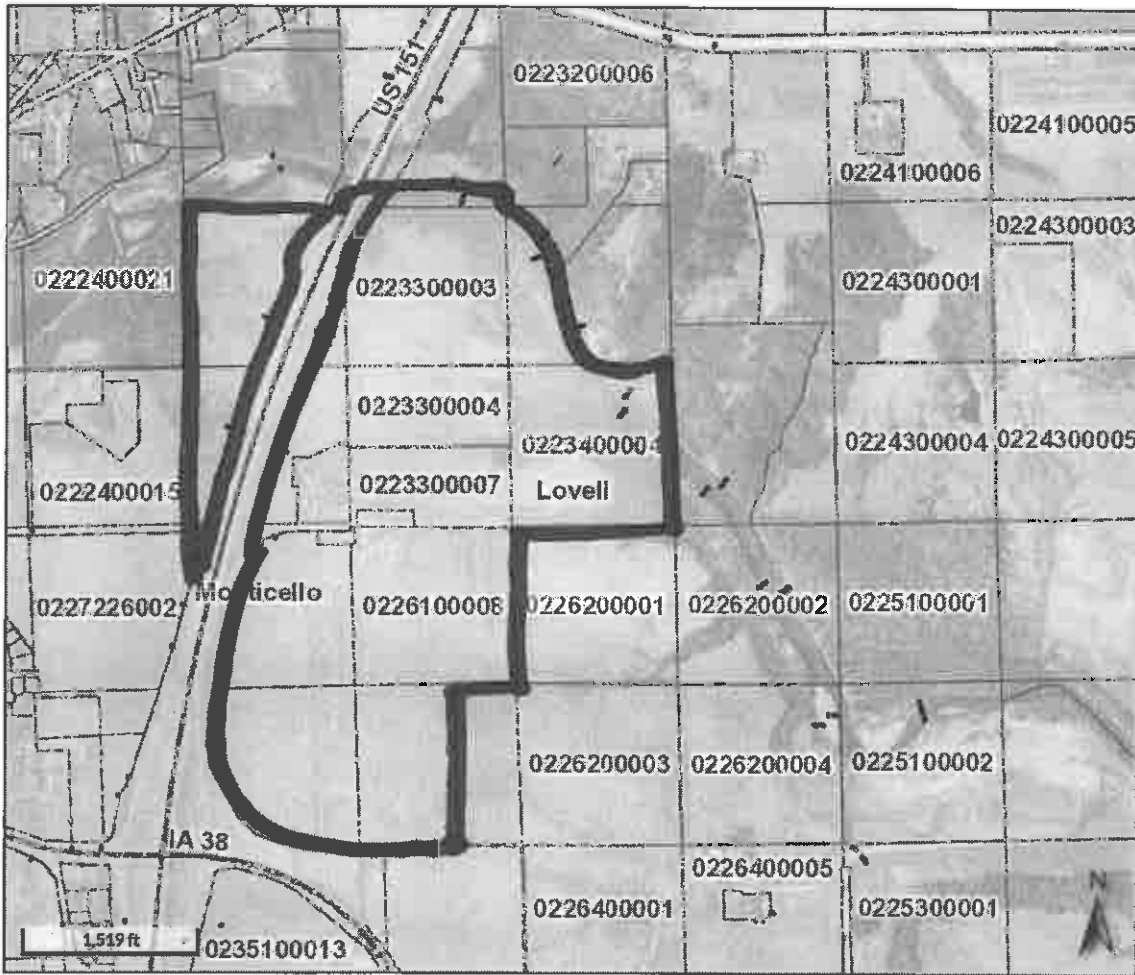
Parcel ID	0226300002	Alternate ID	073500	Owner Address	JONES COUNTY HISTORICAL SOCIETY
Sec/Twp/Rng	n/a	Class	EX		
Property Address		Acreage	n/a		
District	MONCO				
Brief Tax Description	26 86 3 NW SW N OF PRIMARY RD EXC TR W END				
	(Note: Not to be used on legal documents)				






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: 11/15/2017
 Last Data Uploaded: 11/14/2017 7:47:26 PM

 Developed by
 The Schneider Corporation

Solid Line = "New" City Boundary
Hatched Area = Severed Property



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

Parcel ID	0226300002	Alternate ID	073500	Owner Address	JONES COUNTY HISTORICAL SOCIETY
Sec/Twp/Rng	n/a	Class	EX		
Property Address		Acreage	n/a		
District	MONCO				
Brief Tax Description	26 86 3 NW SW N OF PRIMARY RD EXC TR W END (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: 11/15/2017
Last Data Uploaded: 11/14/2017 7:47:26 PM

 Developed by
The Schneider Corporation

*Severed Property
- Shower - Kreis*

City Council Meeting
Prep. Date: 11/14/17
Preparer: Doug Herman



Agenda Item: # 13-19
Agenda Date: 11/20/17

Communication Page

Agenda Items Description: Resolution appropriating funds necessary to meet City's obligation to various developers pursuant to previously approved Development Agreements.

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

Attachments & Enclosures:

Resolution

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

Synopsis: Approval of annual appropriations for various developer agreements that call for annual appropriation..

Background Information: The City Council, in most cases, provides that all incentives set out in developer agreements are subject to annual appropriation by the City Council. The agreements include language that guides the Council with regard to the approval on annual appropriations, making clear that it is the intent of the City Council to annually appropriate those sums necessary for the City Council to meet its obligations under the agreements.

The following agreements include annual appropriations requirements and, therefore, all require approval at this time.

1. **Bud Johnson / Eastern Iowa Sports Facility:** Corrects last year's estimated appropriation, reducing it to "actual" rebate. Down from estimate of \$2,354 to actual of \$2,264 and appropriating \$2,090, the estimated amount for FY '19.
2. **MC Industries:** Corrects last year's estimated appropriation, reducing it to "actual" rebate. Down from estimate of \$8,878 to actual of \$8,548 and appropriating \$7,478, the estimated amount for FY '19.
3. **IAS:** Corrects last year's estimated appropriation, reducing it to "actual" rebate. Down from estimate of \$4,269 to actual of \$4,110 and appropriating \$3,816, the estimated amount for FY '19.

4. **Althoff Properties:** Corrects last year's estimated appropriation, reducing it to "actual" rebate. Down from estimate of \$6,164 to actual of \$5,272 and appropriating \$5,164, the estimated amount for FY '19.
5. **Kardes:** Corrects last year's estimated appropriation, reducing it to "actual" rebate. Up from estimate of \$50,142 to actual of \$57,246 and appropriating \$35,176, the estimated amount for FY '19.
6. **Boulders:** Corrects last year's estimated appropriation, reducing it to "actual" rebate. Down from estimate of \$19,710 to actual of \$10,933.05 and appropriating \$69,138, the estimated amount for FY '19.
7. **B & J Hauling & Excavation:** 1st Appropriation related to this project in the amount of \$20,000 tied to TIF Grants associated with building demolition and building erection. \$5,000 anticipated to be paid at any date now with the balance estimated to be paid in the spring of 2018.

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

The City of Monticello, Iowa

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

RESOLUTION

Resolution Appropriating funds necessary to meet the City's Obligation to Robert "Bud" Johnson under the Development Agreement dated February 15, 2010

WHEREAS, The Council approved a Development Agreement with Robert "Bud" Johnson that provided tax rebate incentives tied to the development of the Eastern Iowa Sports Facility, and

WHEREAS, Robert "Bud" Johnson has constructed the Eastern Iowa Sports Facility as contemplated, and, therefore, the Council finds it appropriate to meet the City's obligation and or agreement to annually appropriate sums from the incremental taxation to be collected from new value created by the improvement to meet the tax rebate percentage set out within the Development Agreement, and

WHEREAS, The City, by way of Resolution #16-113, appropriated \$2,354 to meet the City's obligations under the seventh year tax rebate provisions, for FY '18, as set forth within the Development Agreement, said amount being based upon estimated valuations, and

WHEREAS, After final assessments and payment of taxes, the seventh year rebate was calculated to be \$2,264, resulting in the City's appropriation being long in the amount of \$90, this Resolution correcting the estimate to match the actual rebate, decreasing the appropriation from \$2,354 to \$2,264, and

WHEREAS, The Council finds that funds should be appropriated for FY '19 in the amount necessary to rebate sums consistent with the Development Agreement, for the eighth year of said rebates, calculated at the rate of 60% of the incremental taxes less protected levies eligible to be rebated in the estimated total amount of \$2,090, said estimate being based upon the FY '17 valuation and consolidated tax rates, the exact rebate to be

determined after the receipt of final assessment numbers and tax payments made by the developer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monticello does hereby formally appropriate funds necessary to meet the City's obligation to pay the eighth year, FY '19, of rebate payments to Robert "Bud" Johnson in the estimated amount of \$2,090 and hereby acknowledges the correction of the FY '18 total rebate by reducing the previously estimated sum of \$2,354 to the actual amount of \$2,264.

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 20th day of November, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

The City of Monticello, Iowa

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

RESOLUTION

Resolution Appropriating funds necessary to meet the City's Obligation to MC Industries under the Development Agreement dated August 2, 2010.

WHEREAS, The Council approved a Development Agreement with MC Industries by Resolution #10-96 dated August 2, 2010, and

WHEREAS, The agreement provided for five Grant payments in the amount of \$20,000 each and property tax rebates over a period of ten (10) years at percentages and under conditions as set forth in the agreement, and

WHEREAS, The City, by way of Resolution #16-114, appropriated \$8,878 to meet the City's obligations under the sixth year tax rebate provisions, FY '18, of the agreement based upon estimated valuations, and

WHEREAS, After final assessments and payment of taxes, the sixth year rebate came in at \$8,548, resulting in the City's appropriation being long in the amount of \$330, this Resolution correcting the estimate to match the actual rebate, decreasing the appropriation from \$8,878 to \$8,548, and

WHEREAS, The Council finds that funds should be appropriated for FY '19 in the amount necessary to rebate sums consistent with the Development Agreement, for the seventh year of said rebates, calculated at the rate of 70% of those taxes determined eligible to be rebated according to the terms of the Development Agreement, in the estimated total amount of \$7,478, said estimate being based upon the FY '17 valuation and consolidated tax rates, with the exact rebate to be determined after the receipt of final assessment numbers and tax payments made by the developer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monticello does hereby formally appropriate funds necessary to meet the City's obligation to pay the seventh year, FY '19, of rebate payments to MC Industries in the estimated amount of \$7,478 and hereby acknowledges the correction of the FY '18 total rebate by reducing the estimated sum of \$8,878 to the actual amount of \$8,548.

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 20th day of November, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

The City of Monticello, Iowa

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

RESOLUTION

Resolution Appropriating funds necessary to meet the City's Obligation to Innovative Ag. Services under the Development Agreement approved by Resolution 10-18 dated February 15, 2010.

WHEREAS, The Council approved a Development Agreement with Innovative Ag. Services (IAS) that provided tax rebate incentives tied to the construction of a new IAS office building on their property, and

WHEREAS, IAS has constructed the new office building as contemplated, and, therefore, the Council finds it appropriate to meet the City's obligation and or agreement to annually appropriate sums from the incremental taxation collected on the new value created by the improvement to meet the tax rebate percentage set out within the Development Agreement, and

WHEREAS, The City, by way of Resolution #16-115, appropriated \$4,269 to meet the City's obligations under the sixth year tax rebate provisions, for FY '18, as set forth within the Development Agreement, said amount being based upon estimated valuations, and

WHEREAS, After final assessments and payment of taxes, the sixth year rebate was calculated to be \$4,110, resulting in the City's appropriation being long in the amount of \$159, this Resolution correcting the estimate to match the actual rebate, decreasing the appropriation from \$2,354 to \$2,264.

WHEREAS, The Council finds that funds should be appropriated for FY '19 in the amount necessary to rebate sums consistent with the Development Agreement, for the seventh year of said rebates, calculated at the rate of 65% of the incremental property taxes less protected levies eligible to be rebated in the estimated total amount of \$3,816, said estimate being based upon the FY '17 valuation and consolidated tax rates, the exact rebate to be determined after the receipt of final assessment numbers and tax payments made by the Developer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monticello does hereby formally appropriate funds necessary to meet the City's obligation to pay the seventh year, FY '19, of rebate payments to Innovative Ag. Services (IAS) in the estimated amount of \$3,816 and hereby acknowledge the correction of the FY '18 total rebate by reducing the previously estimated sum of \$4,269 to the actual amount of \$2,264.

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 20th day of November, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

The City of Monticello, Iowa

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

RESOLUTION

Resolution Appropriating funds necessary to meet the City's Obligation to Althoff Properties, LLC per Development Agreement approved by Resolution #11-56 dated April 18, 2011

WHEREAS, The Council approved a Development Agreement with Althoff Properties, LLC, also known as Maryville Partnership, by Resolution #11-56 dated April 18, 2011, and

WHEREAS, The agreement provided for property tax rebates over a period of twenty (20) years at percentages and under conditions as set forth in the agreement, and

WHEREAS, The agreement provided that the City would rebate to Althoff 80% of property taxes to be paid by Althoff during the sixth year the property was subject to taxation and paid to the City, and the Council by Resolution #16-116 appropriated \$6,164 to satisfy said obligation, based upon estimated valuations, and

WHEREAS, After final assessments and payment of taxes, the sixth year rebate came in at \$5,272, resulting in the City's appropriation being long in the amount of \$892, and it is necessary to correct the past Resolution decreasing the appropriation from \$6,164 to \$5,272.

WHEREAS, Based upon information obtained from the Jones County Auditor it is estimated that the City's tax rebate obligations under the Development Agreement for the seventh year, FY 2019, will total approximately \$5,164, same being equal to 80% of the property taxes paid by Althoff during FY 2019 and paid to the City, the exact amount of said rebate to be determined after the final assessment on the property has been approved and taxes paid.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monticello does hereby formally appropriate funds necessary to meet the City's obligation to pay the seventh year, FY '19, of rebate payments to

Althoff in the estimated amount of \$5,164 and hereby acknowledges the correction of the FY '18 total rebate by reducing the previously estimated sum of \$6,164 to the actual amount of \$5,272.

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 20th day of November, 2017,

Dena Himes, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

The City of Monticello, Iowa

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

RESOLUTION

Resolution Appropriating funds necessary to meet the City's Obligation to Kardes Inc. per Development Agreement dated March 17, 2014

WHEREAS, The Council approved a Development Agreement with Kardes Inc by Resolution #14-31 dated March 17, 2014, and

WHEREAS, The agreement provided for six Grant payments of \$20,000 each, in addition to property tax rebates on the improvements over a period of ten (10) years, at percentages set forth in the agreement, and

WHEREAS, The City, by way of Resolution #16-117, appropriated \$50,142 to meet the City's obligations for fourth grant payment and second year tax rebate payments in FY '18 based upon estimated valuations, and

WHEREAS, After final assessments and payment of taxes, the second year rebate, not including the predetermined \$20,000 grant, was calculated to be \$37,246, resulting in the City's overall appropriation of \$50,142, being the sum of the estimated rebate of \$30,142 and grant of \$20,000, being short in the amount of \$7,104, this Resolution correcting the estimate to match the actual rebate, increasing the appropriation from \$50,142 to \$57,246, which includes the 4th grant payment, and

WHEREAS, The Council finds that funds should be appropriated for FY '19 in the amount necessary to rebate sums consistent with the Development Agreement, including the fifth grant payment of \$20,000 and rebates calculated at the rate of 85% of those taxes determined eligible to be rebated according to the terms of the Development Agreement, in the estimated total amount of \$35,176, said estimate being based upon the FY '17 valuation and consolidated tax rates, with the exact rebate to be

determined after the receipt of final assessment numbers and tax payments made by the developer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monticello does hereby formally appropriate funds necessary to meet the City's obligation to pay the fifth grant and the third year, FY '19, of rebate payments to Kardes Inc. in the estimated amount of \$55,176 and hereby acknowledges the correction of the FY '18 total rebate by increasing the previously estimated sum of \$50,142 to the actual payment of \$57,246.

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 20th day of November, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

The City of Monticello, Iowa

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

RESOLUTION

Resolution Appropriating funds necessary to meet the City's Obligation to Boulders Inn Monticello under the Development Agreement approved by Resolution #15-86 dated October 5, 2015

WHEREAS, The Council approved a Development Agreement with Boulders Inn Monticello by Resolution #15-86 dated October 5, 2015, and

WHEREAS, The agreement provided for two Grant payments of \$18,400 each related to the land purchase, with both having previously been paid, the first in May, 2016 and the second in May, 2017, and grant payments related to Hotel/Motel Tax Receipts, payable over ten (10) years, at percentages set forth in the agreement; in addition to property tax rebates on the improvements over a period of ten (10) years at percentages set forth in the agreement, and

WHEREAS, Based upon estimated completion dates of the Hotel, same being the subject of the Development Agreement, tax rebates were not to begin until FY' 19, as the first tax rebate is to be made after the property has been fully valued and assessed. The occupancy permit was issued on May 16, 2016 and the first year of grant payments related to Hotel/Motel Tax receipts , payable over ten (10) years at percentages set forth in the agreement, began in FY '18, and

WHEREAS, The City, by way of Resolution #16-118, appropriated \$19,710 to meet the City's obligations under the agreement for FY '18 based upon estimated valuations sums or made any payments to the developer pursuant to the terms of the Development Agreement, and

WHEREAS, After final payment of Hotel/Motel Taxes, the first year Hotel/Motel Tax receipts grant payment, which was paid June 2017, totaled \$10,933.05, resulting in the City's total appropriation being long in the amount of \$8,776.95, this Resolution correcting the estimate to match the actual rebate, decreasing the appropriation from \$19,710 to \$10,933.05,

which includes the first grant related to the receipt of Hotel/Motel Tax receipts, and

WHEREAS, The Council finds that funds should be appropriated for FY '19 in the amount necessary to rebate sums and to meet grant obligations consistent with the Development Agreement in the following estimated amounts:

1. \$32,000 to meet the City's obligations to related to the collection and payment of Hotel/Motel Taxes by Boulders, with the exact amount of the Hotel/Motel Tax rebate to be determined after the receipt of proof of the collection and payment of said taxes by Boulders to the State of Iowa, and
2. \$37,138 to be rebated according to the terms of the Development Agreement, calculated at the rate of 100% of those taxes determined eligible for rebate, said estimate being based upon the FY '17 valuation and consolidated tax rates, with the exact rebate to be determined after the receipt of final assessment numbers and tax payments made by the developer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monticello does hereby formally appropriate funds necessary to meet the City's obligation to pay the second year, FY '19, of Hotel/Motel Tax rebates and first year, FY '19, of rebate payments to Boulders Inn Monticello in the estimated amount of \$69,138, and hereby acknowledges the correction of the FY '18 total rebate by reducing the previously estimated sum of \$19,710 to the actual amount of \$10,933.05.

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 20th day of November, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

The City of Monticello, Iowa

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

RESOLUTION

**Resolution Appropriating funds necessary to meet the
City's Obligation to B & J Hauling & Excavation per
Development Agreement approved by
Resolution #17-111 dated October 2, 2017**

WHEREAS, The Council approved a Development Agreement with B & J Hauling & Excavation by Resolution #17-111 dated October 2, 2017, and

WHEREAS, The agreement provides for two Grant payments, the first, in the amount of \$5,000, to be due upon demolition of existing structures and the second, in the amount of \$15,000, to be due upon completion of the proposed structure on the property, not including interior build out of the units located within the structure, said payments to be made to the Developer, in addition to property tax rebates on the improvements over a period of ten (10) years at percentages set forth in the agreement, said rebates to be paid to the owner of each independent unit within the overall structure, and

WHEREAS, The City has not, prior hereto, appropriated any sums or made any payments to the developer pursuant to the terms of the Development Agreement, and

WHEREAS, Based upon estimated project completion dates, tax rebates will not begin until FY' 21, as the first tax rebate is to be made after the property has been fully valued and assessed, and

WHEREAS, The Council finds that funds should be appropriated in the amount of \$20,000 to meet the City's obligations to make the required grant payments, with the first payment anticipated to be made on or about December 1, 2017 and the second to be made on or about May 1, 2018.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monticello does hereby formally appropriate funds necessary to meet the City's obligation to pay both grant payments estimated to be due under the Development Agreement in the amount of \$20,000.

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 20th day of November, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

City Council Meeting
Prep. Date: 11/14/16
Preparer: Doug Herman



Agenda Item: # 20
Agenda Date: 11/20/17

"The City of Flags and Flowers"
Communication Page

Agenda Items Description: Resolution approving certification of TIF for FY 2019.

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

Attachments & Enclosures:

Proposed Resolution

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Synopsis: Sally files TIF Certification annually with County Auditor. Council should discuss and give direction on amount of TIF to certify.

Background Information: For a number of years the maximum amount of increment was collected by the County on our behalf and deposited into our TIF fund. The City may collect the maximum every year so long as the total City collections do not exceed the total City obligations. We have only certified the TIF necessary to meet our obligations over the last few years, usually certifying approximately \$700,000.

When TIF is de-certified one year, it can be certified the next, etc., it is an annual decision.

When TIF is "certified" the dollars go into our TIF fund, not our general fund. This is good for the TIF fund, as those funds can be used for eligible TIF projects, however, if we continually deposit all TIF, or "increment", into the TIF fund the General Fund deposits will not grow, and it will be difficult to meet inflationary increases without looking at deductions to staff or services. For example, if a house in a TIF district was worth \$100,000 when it went into the TIF district and is now worth \$250,000, the taxes on the original \$100,000 will get divided amongst all the taxing entities normally, with the City, County, School, Kirkwood, etc. getting their piece. The taxes on the new value or "Increment" of \$150,000 will, IF CERTIFIED, go to the City TIF fund. The taxes on the new value or "Increment" will, IF DE-CERTIFIED, be divided just like the pre-TIF value of \$100,000, amongst all the various taxing entities, which includes the City of Monticello General Fund.

TIF increment does not affect certain protected levies, such as the City and School Debt Service levies and the school PPEL (Physical Plant and Equipment Levy). These levies are applied and collected against all assessed value and will not change whether we certify or de-certify a portion of the "Increment". The Certification / De-Certification decision only has a direct impact on our general fund.

We have certified \$700,000 in each of the last three years and propose to certify \$750,000 this year to meet our obligations. Total increment available for collection is in the neighborhood of \$1.8 million.

Staff Recommendation: Sally and I recommend that the Council approve a TIF certification of \$750,000 for FY 2019.

The City of Monticello, Iowa

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

RESOLUTION #

Approving FY 2019 TIF Certification

WHEREAS, The City of Monticello is required to prepare and file a TIF certification with the County Auditor on an annual basis, and

WHEREAS, The purpose of the TIF certification is to identify the sums that need to be collected for deposit into the City TIF fund so that the TIF fund can meet its' debt obligations, with the caveat that the funds collected and on hand by the City cannot exceed the total outstanding balance of TIF related debt and obligations, and

WHEREAS, The City Council has reviewed the proposal of the City Administrator and City Clerk with regard to a proposed TIF certification, and finds that the City should certify the intent to collect \$730,000.00 in increment, de-certifying for FY 2019 the balance of increment that could be collected.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby authorize the City Clerk to request the certification of TIF in such an amount as to bring about the collection and deposit into the City TIF fund the sum of \$750,000.00 for FY 2019.

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 20th day of November, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

City Council Meeting
Prep. Date: 11/14/17
Preparer: Doug Herman



Agenda Item: # 21
Agenda Date: 11/20/17

Communication Page

Agenda Items Description: Resolution to approve Annual Urban Renewal Report for FY 2017.

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

Attachments & Enclosures:

Proposed Resolution
Proposed Report

Fiscal Impact:

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

Synopsis: Resolution approves State mandated TIF report.

Background Information: You will see that the report is basically a summary of the City's TIF finances and obligations. I won't spend time herein explaining the report, it largely speaks for itself. Sally prepared this report and can answer any questions you have between now and the meeting or at the meeting. With that said, here are a couple notes:

07/01/2016 TIF Balance: \$ 206,733
FY '17 Interest: \$ 5,146
FY '17 TIF Revenues: \$ 687,017
FY '17 Other Revenue:¹ \$ 18,234
FY '17 Rebate Expense: \$ 154,145
FY '17 Non-Rebate Exp.: \$ 517,333

2014/2015 TIF Expenses: \$1,840,540
06/30/2016 TIF Balance: \$ 206,733

06/30/2017 TIF Balance \$ 245,652 \$ 14,263 (LMI Cash Fund)²

City Projects and Developer's Agreements that utilized TIF in the past are set out within the report.

¹ Receipts related to Oak Street house sale to Kraus. House paid for with TIF Revenue at outset so proceeds from sale are returned to TIF Fund.

² The sum of \$14,263 was set aside pursuant to the State Code for Low to Moderate Housing projects as part of the Breckenridge TIF. (A Set aside is required when TIF is used for Residential purposes.)

Recommendation: I recommend that the Council approve the proposed Resolution, approving the Annual Urban Renewal Report for FY 2017.

THE CITY OF MONTICELLO, IOWA

RESOLUTION

Approving FY 2016-2017 Annual Urban Renewal Report

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

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

WHEREAS, The City Clerk has prepared the report for FY 2016-2017, same having been reviewed by the City Administrator and presented to the City Council for review and approval, and

WHEREAS, The Council finds, based upon the information provided by the City Clerk and the City Administrator that the report should be approved for submission to the State.

NOW THEREFORE BE IT RESOLVED by the City of Monticello, through its' City Council, in session this 20th day of November 2017, does hereby approve the FY 2016-2017 Annual Urban Renewal Report and directs the City Clerk to submit same to the State as required by the Code of Iowa.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal for the City of Monticello, Iowa to be affixed. Done this 20th day of November, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, City Clerk

Annual Urban Renewal Report, Fiscal Year 2016 - 2017

Levy Authority Summary

Local Government Name: MONTICELLO
 Local Government Number: 53G495

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MONTICELLO ORIGINAL URBAN RENEWAL	53006	9
MONTICELLO BRECKENRIDGE URBAN RENEWAL	53009	2

TIF Debt Outstanding: **1,692,597**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016:	206,733	14,091	Amount of 07-01-2016 Cash Balance Restricted for LMI
---	----------------	---------------	---

TIF Revenue:	687,017
TIF Sp. Revenue Fund Interest:	5,146
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	18,234
Total Revenue:	710,397

Rebate Expenditures:	154,145
Non-Rebate Expenditures:	517,333
Returned to County Treasurer:	0
Total Expenditures:	671,478

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017:	245,652	14,263	Amount of 06-30-2017 Cash Balance Restricted for LMI
---	----------------	---------------	---

**Year-End Outstanding TIF
 Obligations, Net of TIF Special
 Revenue Fund Balance:** **775,467**

♣ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

Urban Renewal Area Data Collection

Local Government Name: MONTICELLO (53G495)
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL
 UR Area Number: 53006

 UR Area Creation Date: 10/1992

 UR Area Purpose: SEE ATTACHED PLAN

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MONTICELLO CITY AG/MONTICELLO SCH/ORIGINAL URBAN RENEWAL INCREM	53210	53211	0
MONTICELLO CITY/MONTICELLO SCH/ORIGINAL URBAN RENEWAL INCREM	53212	53213	21,698,042
MONTICELLO CITY AG/MONTICELLO SCH/96 ADDITION URBAN RENEWAL INCREM	53214	53215	0
MONTICELLO CITY AG/MONTICELLO SCH/01 ADDITION URBAN RENEWAL INCREMENT	53220	53221	0
MONTICELLO CITY/MONTICELLO SCH/01 ADDITION URBAN RENEWAL INCREMENT	53222	53223	0
MONTICELLO CITY/MONTICELLO SCH/07 ADDITION URBAN RENEWAL INCREMENT	53228	53229	0
MONTICELLO CITY/MONTICELLO SCH/10 ADDITION URBAN RENEWAL INCREMENT	53230	53231	0
MONTICELLO CITY/MONTICELLO SCH/96 ADDITION URBAN RENEWAL INCREM	53232	53233	0
MONTICELLO CITY/MONTICELLO SCH/11 ADDITION URBAN RENEWAL INCREMENT	53234	53235	0

Urban Renewal Area Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	32,627,010	10,608,715	1,177,430	0	-88,896	46,630,664	0	46,630,664
Taxable	0	18,149,065	9,547,845	1,059,687	0	-88,896	30,656,975	0	30,656,975
Homestead Credits									223

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016: **192,642** **0** **Amount of 07-01-2016 Cash Balance Restricted for LMI**

TIF Revenue: 687,017
 TIF Sp. Revenue Fund Interest: 4,974
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 18,234
Total Revenue: 710,225

Rebate Expenditures: 154,145
 Non-Rebate Expenditures: 517,333
 Returned to County Treasurer: 0
Total Expenditures: 671,478

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017: **231,389** **0** **Amount of 06-30-2017 Cash Balance Restricted for LMI**

Projects For MONTICELLO ORIGINAL URBAN RENEWAL

Renaissance Center

Description: Construct Library/Council Chamber/Vets Hall
Classification: Municipal and other publicly-owned or leased buildings
Physically Complete: Yes
Payments Complete: Yes

South Sewer Extension

Description: Extend sewer to south for Industrial Park
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: Yes

Cedar Street

Description: Repair section of street
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: Yes

Hwy 38 resurfacing

Description: Resurface Hwy 38 through town
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: Yes

6th & Birch Streets

Description: Street improvements on 6th and Birch Streets
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: Yes

Public Safety Building

Description: Construct Emergency Response Center for Police and Ambulance
Classification: Municipal and other publicly-owned or leased buildings
Physically Complete: Yes
Payments Complete: Yes

Grand/Maple/Second Street Project

Description: Various street improvements on Grand, Maple & 2nd Street
Classification: Roads, Bridges & Utilities

Physically Complete: Yes
Payments Complete: Yes

Cedar Street Expansion

Description: Street improvements and widening on Cedar Street
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: Yes

Welter Drive

Description: Install new street in Industrial Park
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: Yes

Amber Road Bridge

Description: Bridge replacement
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: Yes

Second Street Reconstruction

Description: Total reconstruction of street, add storm sewer, replace water and sewer mains
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: Yes

Community Building windows replacement and remodeling

Description: Replace windows and remodel community building
Classification: Municipal and other publicly-owned or leased buildings
Physically Complete: Yes
Payments Complete: Yes

Northridge, Birch,, Towerview & Bruceallen Streets

Description: Various street & intersection repairs
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: Yes

W 7th Street-2012 St Repairs

Description: Street repairs on W 7th Street
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: Yes

W 7th from Birch to Gill-2012 St Reapirs

Description: Curb & gutter replacement on W 7th Street
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: Yes

Yogis Inc Developer Agreement

Description: Payments to Yogis Inc for expansion project
Classification: Commercial - warehouses and distribution facilities
Physically Complete: Yes
Payments Complete: No

Tom Bagge Development Agreement

Description: Payments to Tom Bagge for construction of office & warehouse
Classification: Commercial - warehouses and distribution facilities
Physically Complete: Yes
Payments Complete: No

Innovative Ag Services Development Agreement

Description: Payments to IAS for office expansion
Classification: Agribusiness
Physically Complete: Yes
Payments Complete: No

MC Industries Development Agreement

Description: Payments to MC Industries for office and warehouse expansion
Classification: Commercial - warehouses and distribution facilities
Physically Complete: Yes
Payments Complete: No

Robert Johnson Development Agreement

Description: Payments to Robert Johnson for Eastern Iowa Sports Facility construction
Classification: Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete: Yes
Payments Complete: No

Althoff Properties LLC Development Agreement

Description: Payment to Althoff Properties for property redevelopment
Classification: Commercial - office properties
Physically Complete: Yes
Payments Complete: No

Downtown Greenspace

Description: Chally house demolish for parking lot/park
Recreational facilities (lake development, parks, ball fields,
Classification: trails)
Physically Complete: Yes
Payments Complete: Yes

Kardes Development Agreement

Description: Payments for gas station/convenience store development
Classification: Commercial - retail
Physically Complete: Yes
Payments Complete: No

Mike Beck Development Agreement

Description: Payments to Mike Beck for property development
Classification: Commercial - retail
Physically Complete: No
Payments Complete: No

Ken McDermott Development Agreement

Description: Payments to Ken McDermott for property development
Classification: Commercial - retail
Physically Complete: No
Payments Complete: No

X44 Repairs

Description: X44 road reconstruction
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: Yes

Downtown Park/Parking Lot

Description: Pocket Park Development and parking lot
Recreational facilities (lake development, parks, ball fields,
Classification: trails)
Physically Complete: Yes
Payments Complete: Yes

190th Sanitary Sewer Extension

Description: extention of sewer main for commercial development
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: Yes

Boulders Inn & Suites

Description: Payments to Boulders for construction of hotel
Classification: Commercial - hotels and conference centers
Physically Complete: Yes
Payments Complete: No

Orbis Manufacturing, subsidiary of Menasha Corp

Description: Payments to Orbis for warehouse construction
Classification: Commercial - warehouses and distribution facilities
Physically Complete: No
Payments Complete: No

Debts/Obligations For MONTICELLO ORIGINAL URBAN RENEWAL

2011 GO Corporate Purpose

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	235,675
Interest:	10,350
Total:	246,025
Annual Appropriation?:	No
Date Incurred:	07/06/2011
FY of Last Payment:	2019

2009 Yogi Inc rebate & grant

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/19/2009
FY of Last Payment:	2021

2009 Tom Bagge rebate & grant

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/19/2009
FY of Last Payment:	2021

2010 Innovative Ag Service

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	02/15/2010
FY of Last Payment:	2022

2010 MC Industries rebate & grant

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	08/02/2010
FY of Last Payment:	2022

2010 Robert Johnson rebate

Debt/Obligation Type: Rebates
Principal: 0
Interest: 0
Total: 0
Annual Appropriation?: Yes
Date Incurred: 02/15/2010
FY of Last Payment: 2021

2011 Althoff Properties rebate

Debt/Obligation Type: Rebates
Principal: 0
Interest: 0
Total: 0
Annual Appropriation?: Yes
Date Incurred: 04/18/2011
FY of Last Payment: 2032

2014 Kardes 151 rebate

Debt/Obligation Type: Rebates
Principal: 0
Interest: 0
Total: 0
Annual Appropriation?: Yes
Date Incurred: 03/17/2014
FY of Last Payment: 2026

2014 GO Corporate Purpose

Debt/Obligation Type: Gen. Obligation Bonds/Notes
Principal: 310,675
Interest: 20,363
Total: 331,038
Annual Appropriation?: No
Date Incurred: 10/21/2014
FY of Last Payment: 2021

2015 Boulders Inn rebate & grant

Debt/Obligation Type: Rebates
Principal: 0
Interest: 0
Total: 0
Annual Appropriation?: Yes
Date Incurred: 10/05/2015
FY of Last Payment: 2028

2016 GO Bond & Refunding

Debt/Obligation Type: Gen. Obligation Bonds/Notes

Principal:	1,095,615
Interest:	19,919
Total:	1,115,534
Annual Appropriation?:	No
Date Incurred:	04/18/2016
FY of Last Payment:	2019

2017 Orbis Manufacturing rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	04/03/2017
FY of Last Payment:	2029

Non-Rebates For MONTICELLO ORIGINAL URBAN RENEWAL

TIF Expenditure Amount:	80,135
Tied To Debt:	2011 GO Corporate Purpose
Tied To Project:	Second Street Reconstruction
TIF Expenditure Amount:	30,664
Tied To Debt:	2014 GO Corporate Purpose
Tied To Project:	X44 Repairs
TIF Expenditure Amount:	21,331
Tied To Debt:	2014 GO Corporate Purpose
Tied To Project:	Downtown Park/Parking Lot
TIF Expenditure Amount:	14,665
Tied To Debt:	2014 GO Corporate Purpose
Tied To Project:	190th Sanitary Sewer Extension
TIF Expenditure Amount:	7,410
Tied To Debt:	2016 GO Bond & Refunding
Tied To Project:	Amber Road Bridge
TIF Expenditure Amount:	44,465
Tied To Debt:	2016 GO Bond & Refunding
Tied To Project:	Public Safety Building
TIF Expenditure Amount:	40,759
Tied To Debt:	2016 GO Bond & Refunding
Tied To Project:	Welter Drive
TIF Expenditure Amount:	37,054
Tied To Debt:	2016 GO Bond & Refunding
Tied To Project:	Grand/Maple/Second Street Project
TIF Expenditure Amount:	240,850
Tied To Debt:	2016 GO Bond & Refunding
Tied To Project:	Cedar Street Expansion

Rebates For MONTICELLO ORIGINAL URBAN RENEWAL

902 N Brich Street

TIF Expenditure Amount: 8,878
 Rebate Paid To: MC Industries Inc
 Tied To Debt: 2010 MC Industries rebate & grant
 Tied To Project: Althoff Properties LLC
 Development Agreement
 Projected Final FY of Rebate: 2022

260 Welter Drive

TIF Expenditure Amount: 22,632
 Rebate Paid To: Yogi's Inc
 Tied To Debt: 2009 Yogi Inc rebate & grant
 Tied To Project: Innovative Ag Services
 Development Agreement
 Projected Final FY of Rebate: 2021

255 Welter Drive

TIF Expenditure Amount: 25,634
 Rebate Paid To: Tom Bagge
 Tied To Debt: 2009 Tom Bagge rebate & grant
 Tied To Project: MC Industries Development
 Agreement
 Projected Final FY of Rebate: 2021

2010 S Main Street

TIF Expenditure Amount: 4,564
 Rebate Paid To: Innovative Ag Service
 Tied To Debt: 2010 Innovative Ag Service
 Tied To Project: Robert Johnson Development
 Agreement
 Projected Final FY of Rebate: 2022

818 West First Street

TIF Expenditure Amount: 7,076
 Rebate Paid To: Maryville Family Partnership LP
 Tied To Debt: 2011 Althoff Properties rebate
 Tied To Project: Althoff Properties LLC
 Development Agreement
 Projected Final FY of Rebate: 2032

702 John Drive

TIF Expenditure Amount: 2,536

Rebate Paid To: Robert Johnson
Tied To Debt: 2010 Robert Johnson rebate
Tied To Project: Robert Johnson Development Agreement
Projected Final FY of Rebate: 2021

2100 South Main Street

TIF Expenditure Amount: 53,492
Rebate Paid To: Kardes 151
Tied To Debt: 2014 Kardes 151 rebate
Tied To Project: Kardes Development Agreement
Projected Final FY of Rebate: 2026

218 Welter Drive

TIF Expenditure Amount: 29,333
Rebate Paid To: Boulders Inn & Suites
Tied To Debt: 2015 Boulders Inn rebate & grant
Tied To Project: Boulders Inn & Suites
Projected Final FY of Rebate: 2028

206 Plastic Lane

TIF Expenditure Amount: 0
Rebate Paid To: Orbis Manufacturing, a subsidiary of Menasha Corp
Tied To Debt: 2017 Orbis Manufacturing rebate
Tied To Project: Orbis Manufacturing, subsidiary of Menasha Corp
Projected Final FY of Rebate: 2029

♣ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

We received \$1,083,500.00, in bond proceeds to call and payoff 2008B TIF Bonds. We received a cheaper interest rate on the 2016 bonds

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2017

0

♣ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

TIF Taxing District Data Collection

Local Government Name: MONTICELLO (53G495)
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)
 TIF Taxing District Name: MONTICELLO CITY AG/MONTICELLO SCH/ORIGINAL URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 53211

TIF Taxing District Base Year:	1991		UR Designation
FY TIF Revenue First Received:	1995	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	10/1992

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	85,998	0	0	0	0

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MONTICELLO (53G495)
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)
 TIF Taxing District Name: MONTICELLO CITY/MONTICELLO SCH/ORIGINAL URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 53213

TIF Taxing District Base Year:	1991		UR Designation
FY TIF Revenue First Received:	1994	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	10/1992

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	32,627,010	10,608,715	1,177,430	0	-88,896	46,630,664	0	46,630,664
Taxable	0	18,149,065	9,547,845	1,059,687	0	-88,896	30,656,975	0	30,656,975
Homestead Credits									223

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	13,271,694	30,656,975	21,698,042	8,958,933	283,064

FY 2017 TIF Revenue Received: 687,017

♣ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

TIF Taxing District Data Collection

Local Government Name: MONTICELLO (53G495)
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)
 TIF Taxing District Name: MONTICELLO CITY AG/MONTICELLO SCH/96 ADDITION URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 53215

TIF Taxing District Base Year:	1996		UR Designation
FY TIF Revenue First Received:	1999	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	10/1996

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	7,022	0	0	0	0

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MONTICELLO (53G495)
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)
 TIF Taxing District Name: MONTICELLO CITY AG/MONTICELLO SCH/01 ADDITION URBAN RENEWAL INCREMENT
 TIF Taxing District Inc. Number: 53221

TIF Taxing District Base Year:	2000		UR Designation
FY TIF Revenue First Received:	2003	Slum	No
Subject to a Statutory end date?	No	Blighted	12/1999
		Economic Development	12/1999

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	745,633	0	0	0	0

FY 2017 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

TIF Taxing District Data Collection

Local Government Name: MONTICELLO (53G495)
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)
 TIF Taxing District Name: MONTICELLO CITY/MONTICELLO SCH/01 ADDITION URBAN RENEWAL INCREMENT

TIF Taxing District Inc. Number: 53223

TIF Taxing District Base Year:	2000		UR Designation
FY TIF Revenue First Received:	2003	Slum	No
Subject to a Statutory end date?	No	Blighted	12/1999
		Economic Development	12/1999

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	4,167,868	0	0	0	0

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MONTICELLO (53G495)
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)
 TIF Taxing District Name: MONTICELLO CITY/MONTICELLO SCH/07 ADDITION URBAN RENEWAL INCREMENT

TIF Taxing District Inc. Number: 53229

TIF Taxing District Base Year:	2006		UR Designation
FY TIF Revenue First Received:	2009	Slum	No
Subject to a Statutory end date?	No	Blighted	12/1999
		Economic Development	12/1999

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	1,388,850	0	0	0	0

FY 2017 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

TIF Taxing District Data Collection

Local Government Name: MONTICELLO (53G495)
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)
 TIF Taxing District Name: MONTICELLO CITY/MONTICELLO SCH/10 ADDITION URBAN RENEWAL INCREMENT

TIF Taxing District Inc. Number: 53231

TIF Taxing District Base Year:	2009		UR Designation
FY TIF Revenue First Received:	2014	Slum	No
Subject to a Statutory end date?	No	Blighted	12/1999
		Economic Development	12/1999

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	562,375	0	0	0	0

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MONTICELLO (53G495)
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)
 TIF Taxing District Name: MONTICELLO CITY/MONTICELLO SCH/96 ADDITION URBAN RENEWAL INCREM

TIF Taxing District Inc. Number: 53233

TIF Taxing District Base Year:	1996		UR Designation
FY TIF Revenue First Received:	1997	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	1,088	0	0	0	0

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MONTICELLO (53G495)
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)
 TIF Taxing District Name: MONTICELLO CITY/MONTICELLO SCH/11 ADDITION URBAN RENEWAL INCREMENT
 TIF Taxing District Inc. Number: 53235

TIF Taxing District Base Year:	2010		UR Designation
FY TIF Revenue First Received:	2014	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	10/2011

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	1,608,860	0	0	0	0

FY 2017 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

Urban Renewal Area Data Collection

Local Government Name: MONTICELLO (53G495)
 Urban Renewal Area: MONTICELLO BRECKENRIDGE URBAN RENEWAL
 UR Area Number: 53009

UR Area Creation Date: 02/2000

UR Area Purpose: To provide opportunities, incentives and sites for new residential development within the district and to provide housing assistance to LMI families

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MONTICELLO CITY AG/MONTICELLO SCH/URBAN RENEWAL BRECKENRIDGE INCREMENT	53216	53217	0
MONTICELLO CITY/MONTICELLO SCH/URBAN RENEWAL BRECKENRIDGE INCREMENT	53218	53219	0

Urban Renewal Area Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016: **14,091** **14,091** **Amount of 07-01-2016 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 172
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 172

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017: **14,263** **14,263** **Amount of 06-30-2017 Cash Balance Restricted for LMI**

Income Housing For MONTICELLO BRECKENRIDGE URBAN RENEWAL

Amount of FY 2017 expenditures that provide or aid in the provision of public improvements related to housing and residential development: 0

Lots for low and moderate income housing: 0

Construction of low and moderate income housing: 0

Grants, credits or other direct assistance to low and moderate income families: 0

Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes: 0

Other low and moderate income housing assistance: 0

The balance in this TIF is for LMI related projects.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2017

TIF Taxing District Data Collection

Local Government Name: MONTICELLO (53G495)
 Urban Renewal Area: MONTICELLO BRECKENRIDGE URBAN RENEWAL (53009)
 TIF Taxing District Name: MONTICELLO CITY AG/MONTICELLO SCH/URBAN RENEWAL
 BRECKENRIDGE INCREMENT
 TIF Taxing District Inc. Number: 53217

TIF Taxing District Base Year:	1999		UR Designation
FY TIF Revenue First Received:	2000	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	02/2000

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	0	0	0	0	0

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MONTICELLO (53G495)
 Urban Renewal Area: MONTICELLO BRECKENRIDGE URBAN RENEWAL (53009)
 TIF Taxing District Name: MONTICELLO CITY/MONTICELLO SCH/URBAN RENEWAL BRECKENRIDGE
 INCREMENT
 TIF Taxing District Inc. Number: 53219

TIF Taxing District Base Year:	1999		UR Designation
FY TIF Revenue First Received:	2000	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	02/2000

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	12,220	0	0	0	0

FY 2017 TIF Revenue Received: 0

City Council Meeting
Prep. Date: 11/15/17
Preparer: Doug Herman



Agenda Item: # 22
Agenda Date: 11/20/17

Communication Page

Agenda Items Description: Resolution to consider use of Economic Development Funds to assist with property purchase / removal at 218 W. 1st Street, Monticello.

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

Attachments & Enclosures:

Resolution

418 E Oak Beacon/Assessor Detail

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

Hotel/Motel Tax Exp.

\$10,000?

Synopsis: One home remains on Oak Street near the Kraus development, all others having been purchased / utilized as part of development or for future potential development on Bank property. Request for City investment in purchase / removal of last house.

Background Information: There were historically five small homes along Oak Street, between the old DOT building and Fidelity Bank. Over the last number of years those homes have been purchased, two by the City / Development Corporation, to hold for the purpose of promoting new development on those and adjacent properties. Those purchases by the City/Development Corp. worked as planned and became part of the current condominium development. After Fidelity Bank's purchase of the property located at 420 E. Oak Street only one home remains, that being the property located at 418 E. Oak Street, the Debbie Wells home.

Mike Kraus and his partner have been working on a deal with Debbie Wells to acquire the property and have a handshake deal in place. They would like the City to participate in the purchase / removal of this property. Here are the details as I understand them:

1. Debbie Wells will trade her Oak Street property for the property located at 631 S. Cedar Street. The S. Cedar Street was recently purchased by Mike Kraus' partner for the sum of \$60,000. (It is valued at \$73,670)
2. The goal is to have the Wells house removed from the lot by no later than December 31, 2017.
3. When the transaction is complete Fidelity Bank will own the lot. Owning two lots will allow the bank an opportunity to erect a second building on their property if they wish to do so.

4. The bank, in return for ownership of the lot will pay Kraus/Partner the sum of \$45,000
5. Kraus/Partner will at this point be responsible to remove the home from the lot.
6. Kraus/Partner request an investment by the City in the amount of \$10,000 towards the transaction.
7. Kraus/Partner will cover all other costs, the "loss" of \$5,000 on the purchase price of the S. Cedar Street house, demolition / removal costs, and other costs related to closings on both properties, property taxes, insurance, etc.

The removal of these homes and redevelopment of this corridor was identified as a goal in the City of Monticello Comprehensive Plan in 2003. The City, with the Development Corp. and the Developers in this area have made great progress.

1. Fidelity Bank constructed.
2. DOT building cleaned up and now slated for removal for another condo unit.
3. HCH office redeveloped / cleaned up.
4. Kum & Go building gone, redevelopment needed.
5. Renovations to façade of Pizza Ranch
6. New Dollar General Building
7. Infrastructure updates and improvements by the City.
8. Willow Park development
9. Others...

The City has not entered into a Development Agreement with regard to this project and no "special" investments, rebates or grants, have been made by the City. The individual units will each be eligible for the standard tax exemption from taxes provided by the Code in the amount of \$75,000 per unit for five (5) years.

Any City investment would come from the "Economic Development Fund", which was used to assist Kromminga Motors in their clean-up of the now southern Kromminga Buildings and recently approved for use to help cover a portion of the asbestos removal costs at 218 W. 1st Street. (B & J Hauling project) Because the Econ. Dev. Fund will have a negative balance until the Hughes house transaction closes the best option for funding this project is the Hotel/Motel Tax fund of which at least 50% has to be used for certain purposes, one of which is Economic Development. If funds are invested we will need to address the expense by way of a budget amendment next spring.

Recommendation: I recommend that the Council consider the request and take action deemed appropriate.

The City of Monticello, Iowa

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

RESOLUTION #17-__

To approve City Cost share with regard to purchase and removal of property located at
418 E. Oak Street, Monticello, Iowa

- WHEREAS,** The City Council has not previously approved financial incentives related to the Condominium Development project underway along Oak Street, and
- WHEREAS,** The developer has now requested assistance with regard to the purchase of the property located at 418 E. Oak Street from the City in the amount of \$10,000, and
- WHEREAS,** The Council understands that if the transaction related to the purchase of 418 E. Oak Street goes through that the lot will be cleared of the home by no later than December 31, 2017 and that Fidelity Bank will own the property thereafter, and
- WHEREAS,** The Council finds that the removal of this home from its location on Oak Street is in the best interests of the Developer, the City, and Fidelity Bank, and is consistent with the City of Monticello Comprehensive Plan, and
- WHEREAS,** The finds that investment in this project in the amount of \$_____ is appropriate and that same should be paid from Hotel/Motel taxes as the removal of this home is for economic development purposes, and
- WHEREAS,** The City investment in this project shall not be paid to the Developer until all structures have been removed from the lot.

NOW THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve a City Cost Share / Investment in the purchase and removal of the property located at 418 E. Oak Street in the amount of \$_____ with the understanding that all structures will be removed from the property by no later than December 31, 2017, with the payment to Developer to be held until such removal has been accomplished.

IN THE TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal for the City of Monticello, Iowa to be affixed. Done this 16th day of October, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, City Clerk



Summary

Parcel ID 0227176013
 Alternate ID 075300
 Property Address 418 E OAK ST
 MONTICELLO IA 52310
 Sec/Twp/Rng N/A
 Brief IRREG PLAT PT LOT 133 S OAK ST COM 250' E NE COR LOT 134 E 50' S 151' W 50'
 Tax Description N TO BEG
 (Note: Not to be used on legal documents)
 Deed Book/Page
 Contract
 Book/Page
 Gross Acres 0.00
 Net Acres 0.00
 Class R - Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 District MONCO - MONTICELLO CITY/MONTICELLO SCH
 School District MONTICELLO SCHOOL



Owner

Deed Holder
 Ehrisman, Steven & Joyce P

Contract Holder
 Wells, Debbi L & Ladehoff, Steven P
 418 E Oak St
 Monticello IA 52310

Mailing Address

Land

Land Type	Soil ID	Actual Front	Acreage	Effect. Front	Effect. Depth	Productivity Factor	Depth Factor	Meas Sq Ft	Base Rate	Adj Rate	Extended Value	Influ. Factor %	Value
Front Lot		50.000		50.000	150.000		1.02		270.00	275.40	13,770.00		13,770.00

Land Detail Value Sum 13,770.00

Improvements

Card 01

ID	Use	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Features	Adj Rate	Size/ Area
D	DWELL		6-30	1945	1945	VP	0.00		0	864
01	DETGAR	Wood frame	4	2016	2016	AV	15.61		14.83	14 x 20

Residential Dwelling

Label
 Card 01
Residential Dwelling 1
 Occupancy Single family
 Story Height 1.0
 Roofing Material: Asphalt shingles
 Attic None
 Basement Type 3/4
 Basement Rec Room None
 Finished Rooms 5
 Bedrooms 2
 Family Rooms 0
 Dining Rooms 0
 Full Baths 1; 3-Fixt.
 Half Baths 0; 0-Fixt.
 4 Fixture Baths 0; 0-Fixt.
 5 Fixture Baths 0; 0-Fixt.
 Kitchen Sinks 1; 1-Fixt.
 Water Heaters 1; 1-Fixt.
 Central Air Yes
 Primary Heat Forced hot air-gas
 Extra Fixtures 0
 Total Fixtures 5
 Fireplace No
 Features None
 Porches and Decks MSTP-R 12
 WDDK-R 168
 Yd Item/Spc Fture/Outbldg Wood frame Residential Detached Garage 280 SF
 Last Updated 9/23/2003

Construction	Floor	Base Area (sf)	Fin. Area (sf)	Value
Wood frame	1.0	864	864	52570
Concrete block	B	552	0	8250

Transfers

Date	Owner 1	Owner 2	Book & Page	Amount
12/30/2003	EHRISMAN, STEVEN	& JOYCE A	2004/0001	\$26,000.00
9/4/2003	AHLRICH, DALE		2003/4324	\$28,000.00
8/25/2001	FITZSIMMONS, LINDA	& FRANK	2001/2991	\$27,000.00

Valuation

	2017	2016	2015	2014	2013
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$13,770	\$13,770	\$13,770	\$11,220	\$11,220
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$19,280	\$14,190	\$14,190	\$13,570	\$13,570
= Gross Assessed Value	\$33,050	\$27,960	\$27,960	\$24,790	\$24,790
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$33,050	\$27,960	\$27,960	\$24,790	\$24,790

Taxation

	2016 Pay 2017-2018	2015 Pay 2016-2017	2014 Pay 2015-2016	2013 Pay 2014-2015
+ Taxable Land Value	\$7,841	\$7,660	\$6,253	\$6,104
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$8,080	\$7,893	\$7,563	\$7,382
= Gross Taxable Value	\$15,921	\$15,553	\$13,816	\$13,486
- Military Credit	\$0	\$0	\$0	\$0
= Net Taxable Value	\$15,921	\$15,553	\$13,816	\$13,486
x Levy Rate (per \$1000 of value)	35.18460	36.01338	36.37817	0.00000
= Gross Taxes Due	\$560.17	\$560.12	\$502.60	\$490.45
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	(\$170.65)	(\$174.66)	(\$176.43)	(\$176.38)
- Disabled 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	\$390.00	\$386.00	\$326.00	\$314.00

City Council Meeting
Prep. Date: 11/14/17
Preparer: Doug Herman



Agenda Item: # 23
Agenda Date: 11/20/17

Communication Page

Agenda Items Description: Ordinance to amend provisions of Monticello Code or Ordinances, Chapter 65.02 "Stop Required" and "Yield Required". (2nd Reading)

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

Attachments & Enclosures:

Proposed Ordinance

Chief Smith letter/memo of explanation

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

Synopsis: Ordinance introduces new stop and yield signs at intersections and removes others.

Background Information: Chief Smith's memo, attached hereto, outlines the language of the existing ordinance (in black print), proposed deletions from the current ordinance (in red print) and proposed additions to the existing ordinance (in green). I will not go into further explanations within this Comm. Page and ask you to review his memo for those details.

The goal of the Ordinance was to control intersections not currently controlled that would seem to benefit from being controlled and to remove controls from others, those others no longer existing as through streets at this point.

Recommendation: I recommend that the Council approve the proposed Ordinance. (2nd Reading.)

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 65.02, "Stop Required"

WHEREAS The City of Monticello finds as follows:

That the provisions of Chapter 65.02 of the Monticello Code requires updating to add locations where a "Stop" is required and to eliminate those where a "Stop" is no longer required.

That the provisions of Chapter 65.04 of the Monticello Code requires updating to add locations where a "Yield" is required.

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

- A. That 65.02(7) shall be deleted in its' entirety and replaced with the following
 - a. 65.02(7) East Washington Street. Vehicles traveling east on Washington Street shall stop at its intersection with Grandview Drive.
- B. That 65.02(11) shall be deleted in its' entirety and replaced with the following
 - a. West 5th Street. Vehicles traveling west on West 5th Street shall stop at its intersection with North Gill Street
- C. That 65.02(20) Shall be amended to read as follows

- a. South Maple Street. Vehicles traveling South on South Maple Street as extended shall stop at South Cedar Street
- D. That Chapter 65.04 "Yield Required" shall be amended by adding the following subsections
 - a. 65.04(6) North Sycamore Street. Vehicles traveling on North Sycamore Street shall yield at East 7th Street.
 - b. 65.04(7) Ridgeview Drive. Vehicles traveling on Ridgeview Drive shall yield at Pinehaven Drive.
 - c. 65.04(8) West 2nd Street. Vehicles traveling on West 2nd Street shall yield at North Chestnut Street.

Repealer:

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

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.

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 #701 was published in the Monticello Express on the 7th day of June, 2017.

Sally Hinrichsen, City Clerk



201 E. South Street
Monticello, IA 52310
(319) 465-3526
Fax (319) 465-4681

From the Office of:

Chief of Police

Britt D. Smith

At the May 1st, 2017 Council Meeting within the reports section I addressed a few troublesome intersections that are uncontrolled and as a result of previous issues or requests from the public I am requesting signage be placed at the following intersections. I am requesting guidance from the council as to whether they would recommend moving forward with the addition of the signage. I have also attached the current code and provided the necessary revisions. Items identified in **RED** are either no longer in effect or obsolete due to roadway changes. Items identified in **GREEN** would be added.

ADD SIGNS

- (2) Yield Signs on North and South Side of Ridgeview at Pinehaven Drive
(South Haven is listed in the Code, need to add Ridgeview)
- (1) Stop Sign on East Side of West 5th Street at Gill Street
- (2) Yield Signs on North and South Side of North Sycamore Street at 7th Street
- (2) Yield Signs on East and West Side of West 2nd Street at North Chestnut
- (1) Yield Sign on South Side of South Chestnut at Buckeye Street
(Already Addressed in the Code, no additions necessary)

REMOVE SIGNS

- (1) Stop Sign on East Side of East Washington at Locust Street
(Remove from Code)
- (1) Stop Sign on East Side of West 4th at North Chestnut
(Sign currently present, but Not in Code)

STOP REQUIRED 65.02

1. Seventh Street. Vehicles traveling on Seventh Street shall stop at North Gill Street;
(Ord. 521 – Mar. 02 Supp.)
2. South Sycamore Street. Vehicles traveling on South Sycamore Street shall stop at East Washington Street;
3. Birch Street. Vehicles traveling south on Birch Street shall stop at West Seventh Street;
4. Birch Street. Vehicles traveling north on Birch Street shall stop at West Eleventh Street;
5. Brook Street. Vehicles traveling east on Brook Street shall stop at Pine Street;
6. East Washington Street. Vehicles traveling on East Washington Street shall stop at South Locust Street;
7. **East Grand Street. Vehicles traveling east on East Grand Street shall stop at South Locust Street; NOT A THROUGH STREET ANY LONGER**

201 E. South Street
Monticello, IA 52310
(319) 465-3526
Fax (319) 465-4681

8. East Second Street. Vehicles traveling on East Second Street shall stop at North Sycamore Street;
9. Shomont Drive. Vehicles traveling south on Shomont Drive shall stop at Park Boulevard;
10. West Fifth Street. Vehicles traveling easterly on West Fifth Street shall stop at Pine Street;
(Ord. 445 – May 98 Supp.)
11. **Locust Street. Vehicles traveling northerly on Locust Street shall stop at East First Street; NOT A THROUGH STREET ANY LONGER**
12. Timberline Road. Vehicles traveling north on Timberline Road shall stop at Northhaven Drive;
13. Diamond Drive. Vehicles traveling southerly on Diamond Drive shall stop at East Third Street;
14. East Fifth Street. Vehicles traveling westerly on East Fifth Street shall stop at North Maple Street;
15. Riverside Drive. Vehicles traveling southerly on Riverside Drive shall stop at East Third Street;
16. South Elm Street. Vehicles traveling south on South Elm Street shall stop at East Grand Street;
17. East Ninth Street. Vehicles traveling on East Ninth Street shall stop at North Maple Street;
18. South Sycamore Street. Vehicles traveling on South Sycamore Street shall stop at East South Street;
19. South Maple Street. Vehicles traveling on South Maple Street shall stop at East South Street;
20. South Maple Street. Vehicles traveling **west (SOUTH)** on South Maple Street as extended shall stop at South Cedar Street;
21. John Drive. Vehicles traveling east on John Drive shall stop at Hardscrabble Road;
22. East Fourth Street. Vehicles traveling on East Fourth Street shall stop at North Sycamore Street.
(Ord. 475 – Feb. 00 Supp.)
23. El Camino. Vehicles traveling north on El Camino shall stop at Monterey Trail.
(Ord. 493 – Jan. 01 Supp.)
24. Breckenridge Drive. Vehicles traveling south on Breckenridge Drive shall stop at 7th Street.
(Ord. 554 – Jan. 04 Supp.)
25. East Sixth Street. Vehicles traveling on East Sixth Street shall stop at North Sycamore Street.
(Ord. 599 – Jan. 06 Supp.)
26. Grand View Drive. Vehicles traveling either north or south on Grand View Drive shall stop at its intersection with Park Drive
27. **Vehicles traveling East on Washington Street shall stop at its intersection with Grandview Drive.**
28. **Vehicles traveling west on West 5th Street shall stop at its intersection with North Gill Street.**

YIELD REQUIRED 65.04

201 E. South Street
Monticello, IA 52310
(319) 465-3526
Fax (319) 465-4681

1. Southhaven Drive. Vehicles traveling on Southhaven Drive shall yield at Pinehaven Street;
2. Seventh Street. Vehicles traveling west on Seventh Street shall yield at North Birch Street; (No existing Sign)
3. West Washington Street. Vehicles traveling on West Washington Street shall yield at South Chestnut Street;
4. South Chestnut Street. Vehicles traveling on South Chestnut Street shall yield at West Buckeye Street; (Adding sign to make this current)
5. *(Repealed by Ord. No. 445 – May 98 Supp.)*
6. North Sycamore Street. Vehicles traveling on North Sycamore Street shall yield at East 7th Street.
7. Ridgeview Drive. Vehicles traveling on Ridgeview Drive shall yield at Pinehaven Drive.
8. West 2nd Street. Vehicle traveling on West 2nd Street shall yield at North Chestnut Street.

City Council Meeting
Prep. Date: 11/14/17
Preparer: Doug Herman



Agenda Item: 24
Agenda Date: 11/20/2017

Communication Page

Agenda Items Description: Ordinance providing of the division of taxes levied on taxable property in the 2017 Addition (2nd Amendment) to the Monticello Urban Renewal Area, pursuant to §403.19 of the Code of Iowa. (2nd reading)

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 in October (B & J Hauling property) adds the Monk property to the Urban Renewal Area. 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 second reading be approved.

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE DIVISION OF TAXES LEVIED ON TAXABLE PROPERTY IN THE 2017 ADDITION (Amendment #2) 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 (Amendment #2) 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 (Amendment #2) 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 2nd day of October, 2017.

B & J Hauling & Excavation property located at 218 W. 1st Street, Monticello, Iowa legally described as follows: Lot 429; and that part of LOT 430 lying South and West of a line commencing at the Southeast corner thereof, and running thence Northwesterly to a point on the West line thereof 25 feet South of the Northwest corner thereof; ALL IN RAILROAD ADDITION TO MONTICELLO, IOWA. EXCEPTING FROM ALL OF

THE ABOVE THE FOLLOWING: Commencing at the Southeast corner of Lot 429 of Railroad Addition to the City of Monticello, Iowa, thence Westerly along the South line of said lot 50 feet; thence north at a right angle to a point on a line in Lot 430 of Railroad Addition, said line being described as commencing at the Northeast corner of Lot 429 Railroad Addition thence running Westerly to a point on the West line of Lot 430, 25 feet South of the Northwest corner thereof; thence Easterly from said point to the Northeast corner of said Lot 429; thence Southerly along the East line of said Lot to point of beginning.

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 by the Council of the City of Monticello, Iowa, on the ___ day of ____, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

City Council Meeting
Prep. Date: 11/15/17
Preparer: Doug Herman



Agenda Item: Reports
Agenda Date: 11/20/2017

Communication Page

Agenda Items Description: Misc. Reports

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

Attachments & Enclosures:

Street Repairs bid list
Airport CIP; E-mails related thereto
Alliant Energy Brochure

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

- **FY 2017-18 Street Repairs:** See Attached. Looking to finalize by second meeting in December so that we can seek bids over winter for spring work.
- **Engineer's Report:** Snyder will be present to update the City Council
- **Airport CIP proposal.** Will be on next Agenda for final approval. (See Attached)
- **Commercial Signage Compliance:** Review compliance efforts
- **Alliant Smart Meters:** Coming to Monticello, between September, 2017 and mid-2019
- **Library Lot Lighting:** We will look at bollards behind building after the meeting to see actual lighting effect.



**FIVE-YEAR AIRPORT
CAPITAL IMPROVEMENT PROGRAM (CIP)**
Attach additional sheets if necessary.

Airport name, LOCID, city, state Monticello Regional Airport (MXO) Monticello, Iowa

Prepared by Douglas D. Herman, City Administrator (Assisted by HDR)

Sponsor's email dherman@c.i.monticello.ia.us

Date prepared November 2017

Sponsor's signature _____

Sponsor's phone 319-465-5488

Printed name Douglas Herman

FY	Detailed project/scope description	Funding source	Total estimated cost
FY 2018	Update Airport Master Plan (Potential 2018 AIP Project No. 3-19-0061-009-2018) issued 10-11-2017	Federal State Local Total	\$149,400 \$ \$16,600 \$166,000
FY 2019	Environmental Assessment (EA)	Federal State Local Total	\$108,000 \$ \$12,000 \$120,000
FY 2021	Land Acquisition - 3.71 acres more or less in Fee Title, including three (3) residential relocation . Jones County Parce	Federal State Local Total	\$737,154 \$ \$81,906 \$819,060
FY 2023	Extend RW 33 (600'X75') Phase I Grading and Drainage	Federal State Local Total	\$752,652 \$ \$83,628 \$836,280
		Federal State Local Total	\$ \$ \$ \$



**LONG-RANGE NEEDS ASSESSMENT
YEARS SIX TO 20**

Attach additional sheets if necessary.

Airport name Monticello Regional Airport (MXO)

Estimated FY	Description of project	Funding source	Total estimated cost
FY 2024	Extend RW 33 (600'X75') - Phase II (Pave, Mark and Light)	Federal State Local Total	\$706,500 \$ \$78,000 \$784,500
FY 2025	Airfield Pavement Rehabilitation - Full Depth Patch, Crack and Joint Cleaning and Sealing	Federal State Local Total	\$337,500 \$ \$37,500 \$375,000
		Federal State Local Total	\$ \$ \$ \$
		Federal State Local Total	\$ \$ \$ \$
		Federal State Local Total	\$ \$ \$ \$
		Federal State Local Total	\$ \$ \$ \$

Doug Herman

From: Jerald Searle <jeraldsearle@gmail.com>
Sent: Wednesday, November 08, 2017 2:06 PM
To: Doug Herman; Paul Elmegreen
Cc: Hoff, Steven; Selinger, Matt; Hanson, Eric; Joe Spradling
Subject: MXO Draft CIP
Attachments: MXO 2019 FAA CIP Long Range 291113.pdf; MXO 2019 FAA CIP 291112.pdf

Doug,

Please find attached the 5 Year Airport CIP and the Long Range (6-20 year) CIP we discussed at the Board meeting.

I did check out the valuations for each of the three (3) parcels proposed for acquisition in FY2021. Parcels: 0235451010, 023545009 and 023545008.

-008: \$157320

-009: \$ 236340

-010: \$ 54640

Total: \$448300.

Therefore, I believe the budget number (\$819,060) on the ACIP is acceptable for budgeting. (fee title acquisition, relocation assistance, replacement housing, appraisals, negotiations, legal). The purpose of the proposed acquisition is to protect the approach and ultimately provide for the RPZ should the runway be extended in the future.

As mentioned, FAA may require the preparation of an Environmental Assessment (EA) given the proposed acquisition and three (3) residential relocations. This determination would be made during or after we prepare the Airport Master Plan and update the ALP. Since the primary purpose of the acquisition is to provide "approach protection" and the FAA concurs, the decision regarding NEPA compliance may be made sooner than later.

We also discussed the proposed extension of RW 33. This project has been shown on the ACIP for quite a long time. For now, I believe should leave as a desired FY2023 project.

FY 2018: Update the Airport Master Plan/ALP

FY 2019: EA if required

FY 2020: No federal project

FY 2021: Property Acquisition/Relocations (3 residential structures)

FY 2022: No federal project

FY 2023: Extend RW 33 Grading & Drainage Improvements, Obstruction Removal

FY 2024: Extend RW 33 pave, Mark & Light

The Airport Master Plan Process will provide the vehicle by which to address alternatives related to the extension of RW 33. The aeronautical forecast and design aircraft as approved by FAA will determine in part the level of service (length, width, implementation) to be provided by RW 15/33.

We will also use the Airport Master Plan process address other long range needs.

Please forward the draft 5 Year ACIP and LRN Assessment to Jeff Deitering-FAA (jeff.deitering@faa.gov) for his comments on or before November 14). Once you receive his comments, please forward them to me along with comments from the Board. We will then prepare the Formal Pre Application packet for your submittal to Iowa DOT (Shane Wright) on or before December 22.

The next Airport Board meeting is December 5. I believe the Council meetings in December are on December 4 and 18. The Council will need to pass a resolution authorizing submittal of the ACIP.

Is it your intent to present a draft of the ACIP (See attached) to the Council on December 4 and follow up with the Formal FAA ACIP Pre Application and Resolution on December 18?

As we discussed and when you have time, please check to see who has access to the FAA Airports AGIS website. In the interim, I will proceed with the preparation of a draft scope of work for the Airport Master /ALP for review by the Airport Board and FAA. Once FAA and the Board has found the scope of work acceptable, I will put into a form of contract. As mentioned last night, the Master plan/ALP will be funded in part by FAA Non Primary Entitlement (NPE) funds. (See FAA Go Letter).

You asked how the EA if required would be funded. I suspect the EA would also be funded by FAA NPE funds.

I appreciated the opportunity to meet with the Airport Board and look forward to working with you, the Board and City Council as we move forward.

Thanks
Jerry Searle



Virus-free. www.avast.com

Doug Herman

To: jeff.deitering@faa.gov
Cc: shane.wright@dot.iowa.gov
Subject: RE: MXO Draft CIP

Hi, Doug,

The EA in FY 19 looks reasonable assuming we are finished with the new master plan by then – we don't want to start it until the new planning documents are complete. I only expect to have about \$350,000 available in FY 21 so that land acquisition may have to slip to FY 2023 and the other projects to FY 2024 and beyond. I recommend showing them as you have now and we will revisit next year and see how the master plan and EA have shaken out. Let me know if you have any questions.

Thank you,

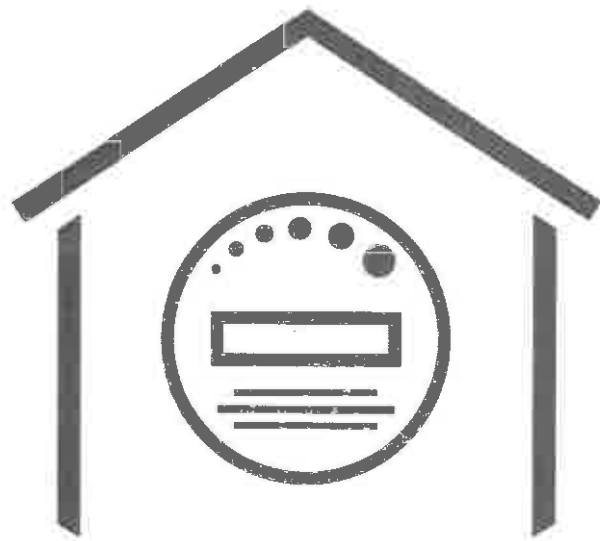
Jeffrey D. Deitering, P.E.
Airport Planning Engineer – Iowa
FAA/ACE-611C
901 Locust
Room 364
Kansas City, MO 64106

Ph: 816.329.2637
Fax: 816.329.2611

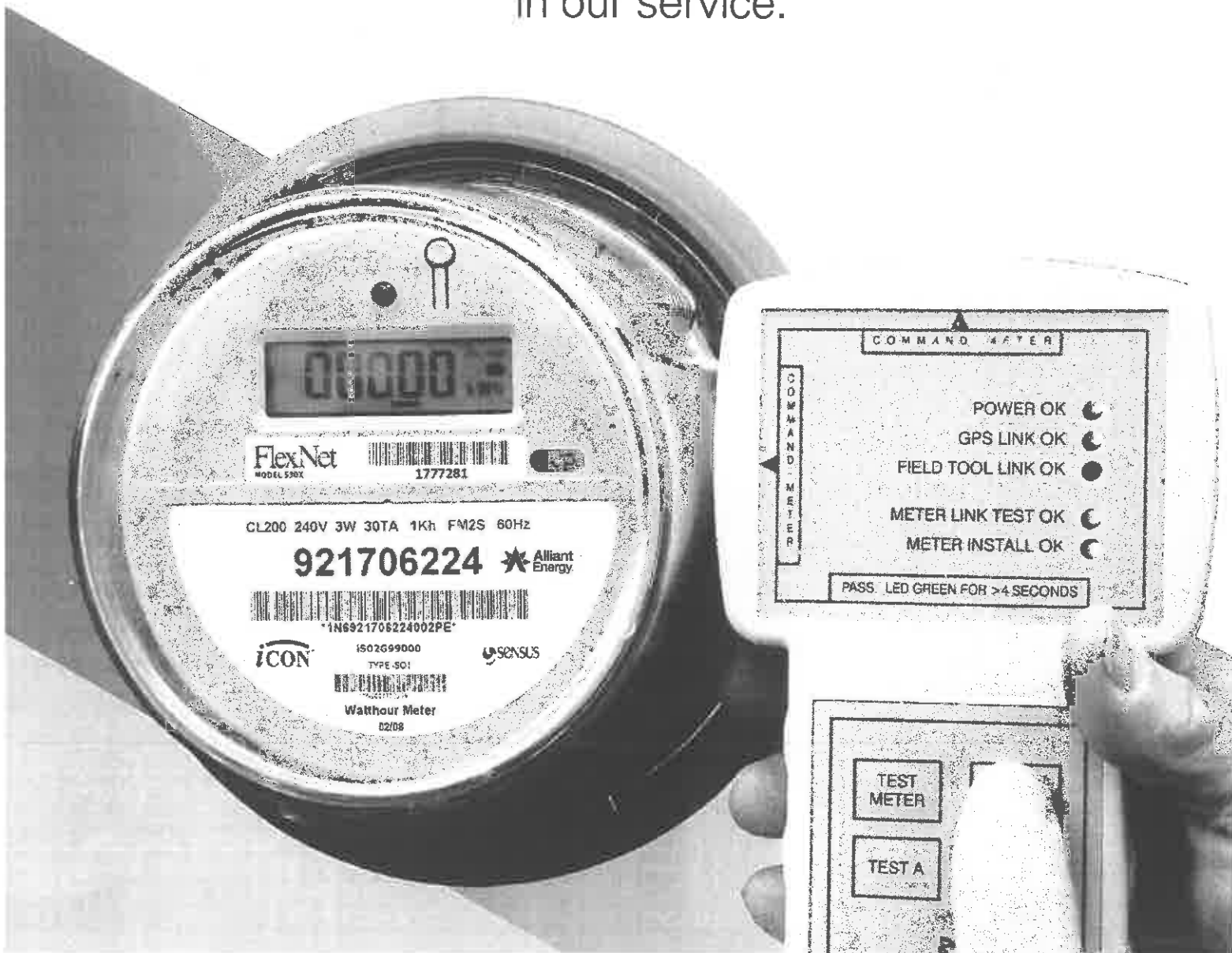
email: jeff.deitering@faa.gov

Central Region Website:
<http://www.faa.gov/airports/central/>

Smart meters
coming to your area



Alliant Energy is upgrading all utility meters to smart meters as part of a broader three-year project to improve our distribution system. This technology, along with other system-wide upgrades, will set the stage for key improvements in our service.



WHY

Modernizing our system

With smart meters and related improvements, we can provide:

- Faster detection and notification of power outages
- Introduction of tools for greater comfort and reduced costs, like smart homes and appliances
- Development of optional, time-based pricing programs so you can save money

We've been operating smart meters and related communications equipment for our Wisconsin customers for 10 years.

Nationally, there are roughly 65 million smart meters in service, serving more than 50% of households.



WHAT

What is the installation process for residents and businesses?

We will be working in your area between September 2017 and mid-2019.

Electric meters will be replaced. Service will be interrupted briefly during the replacement.

Gas meters will simply see the addition of a smart module. Service will not be interrupted.

Inside meters will be replaced or upgraded with an appointment.

Outside meters will be replaced or upgraded without an appointment unless the meter is inaccessible.

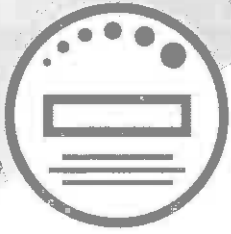
WHEN

When will customers be notified of meter upgrades?

- Thirty days ahead, we will send a postcard.
- Fifteen days ahead, we will send a mailer and request to make an appointment to change inside meters.
- For outside meter work, we will notify customers by phone a few days in advance.



FAQ



Here are answers to the most common questions about smart meter installations.

Health

Smart meters emit a small amount of low-frequency radio frequency (RF) energy for a few seconds per day. The exposure strength and duration are significantly lower than sources like cellphones and radio towers.

Further, exposure drops dramatically with distance. A person who is 10 feet from a smart meter would be exposed to about one one-thousandth as much RF as from using a cellphone.

Smart meters are not the only source of RF in the modern environment. In fact, RF comes from a wide variety of sources. From wireless routers and TV towers to baby monitors and microwaves, RF energy is part of our surroundings.

An in-depth review of scientific studies by the World Health Organization has shown that the small amount of RF energy from smart meters is not harmful to human health.

What information does a smart meter collect?

A smart meter only measures two things: how much energy is being used and at what times. Smart meters do not know how energy is being used in the home. Unless you install a home energy management system, smart meters cannot tell whether the energy used is for your oven, air conditioner or hair dryer.

How do utilities keep my data secure?

Just as banking, credit card and cable industries provide secure access to your information online, the utility industry will do the same using advanced security and encryption technology to safeguard your data. Utilities adhere to national cybersecurity standards to ensure privacy and security of customer and smart meter data.

How do smart meters help in receiving faster, better service?

- Smart meters measure and transmit your energy bills directly to your utility, reducing the need for estimated bills.
- As part of a broader system upgrade, smart meters improve power outage detection and notification. Smart meters automatically report the location of outages before you call us, helping us dispatch crews faster and make status notifications easier.
- Smart meters capture close to real-time energy usage information about how much, and when, you use energy. This capability can facilitate the introduction of tools that provide greater control of your energy bills.



**Alliant
Energy**[™]

Powering Beyond