

City of Monticello, Iowa

www.ci.monticello.ia.us

**Police Department and EMS Facility,
November 18, 2024 at 5:00 pm
Meet at the Public Safety Facility,
201 East South Street**

Upcoming Tours:
Community Center, Library, etc. December 2

Following the tours, Council will reconvene at the address below for the regular Council meeting.

City of Monticello, Iowa

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**Monticello City Council Meeting November 18, 2024 at 6:00 p.m.
Monticello Renaissance Center, 220 E. 1st Street, Monticello, Iowa**

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

- **Call to Order – 6:00 P.M.**
- Pledge of Allegiance
- Roll Call
- Agenda Addition/Agenda Approval

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

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

Approval of Council Mtg. Minutes	November	4, 2024
Approval of Payroll	November	14, 2024
Approval Treasurer's Report	October	2024
Approval of Bill List		

Resolutions:

1. **Resolution** Approving FY 2023-2024 Street Finance Report
2. **Resolution** authorizing and approving a Loan Agreement, providing for the placement and issuance of General Obligation Corporate Purpose Notes, Series 2024 and providing for the levy of taxes to pay the same
3. **Resolution** Appropriating funds necessary to meet the City's Obligation to Kardes Inc. per Development Agreement dated March 17, 2014
4. **Resolution** Appropriating funds necessary to meet the City's Obligation to Mike Beck and Ken McDermott, known as Royal Flush Truck Wash, Inc per Development Agreement, dated March 17, 2014, and as amended, dated June 3, 2019
5. **Resolution** Appropriating funds necessary to meet the City's Obligation to Cobblestone Inn & Suites (formerly known as Boulders Inn Monticello) under the Development Agreement dated October 5, 2015; as amended November 20, 2017
6. **Resolution** Appropriating funds necessary to meet the City's Obligation to Orbis Manufacturing, a subsidiary of Menasha Corporation per Development Agreement dated April 3, 2017, as amended by Resolution #19-27, dated April 15, 2019
7. **Resolution** Appropriating funds necessary to meet the City's Obligation to Lauren Welter, successor owner of 218 West First Street, Suite "A" per Development Agreement dated October 2, 2017
8. **Resolution** Appropriating funds necessary to meet the City's Obligation to Paige Jacobs, LLC, successor owner of 218 West First Street, Suite "B" per Development Agreement dated October 2, 2017
9. **Resolution** Appropriating funds necessary to meet the City's Obligation to Njs LLC, successor owner of 218 West First Street, Suite "C" per Development Agreement dated October 2, 2017

10. **Resolution** Appropriating funds necessary to meet the City’s Obligation to Mercy Care Management, Inc per Development Agreement, dated July 7, 2019
11. **Resolution** Appropriating funds necessary to meet the City’s Obligation to McMATT Properties per Development Agreement, dated June 21, 2021
12. **Resolution** Appropriating funds necessary to meet the City’s Obligation to BR3 Development LLC per Development Agreement, dated March 1, 2021
13. **Resolution** Appropriating funds necessary to meet the City’s Obligation to Frontier Warehousing and Oak Street Commercial Cabinets, Inc dba Oak Street Manufacturing per Development Agreement, dated January 3, 2022, as amended November 7, 2022
14. **Resolution** Appropriating funds necessary to meet the City’s Obligation to Theisen Real Estate LLC per Development Agreement, dated September 15, 2023
15. **Resolution** Appropriating funds necessary to meet the City’s Obligation to Manternach Custom per Development Agreement, dated September 6, 2022
16. **Resolution** Approving FY 2026 TIF Certification
17. **Resolution** Approving Purchase of Skid Loader and Mini Excavator from Kromminga Motors
18. **Resolution** Accepting bids related to Fire Truck purchase and to approve purchase of Fire Truck from Toyne, Inc.
19. **Resolution** To approve the hiring a Monticello Ambulance Part-Time Paramedic and setting wage
20. **Resolution** Adopting “Standard” Airport Hangar Month-to-Month Lease for the Monticello Regional Airport (City of Monticello)
21. **Resolution** Approving the Creation of a Monticello Park and Recreation Adult Recreation and Events Coordinator Position

Motions:

22. **Consideration and Possible Motion** to purchase updated Holiday Lights for community display
23. **Consideration and Possible Motion** on closing City Hall the day after Thanksgiving

Ordinances:

24. **Ordinance** Amending the Code of Ordinances of the City of Monticello, Iowa, by Adding a New Chapter 126 “Consumable Hemp And Marijuana Product Sales” - 2nd reading

Reports / Potential Actions:

25. City Engineer
26. Mayor
27. City Administrator
28. Water/Wastewater Superintendent
29. Park and Recreation Director
30. Library Director
31. Ambulance Director
32. City Clerk
33. Public Works Director
34. Police Chief

Work Sessions:

35. Work Session – Budget Timeline

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

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

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

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

Topic: November 18, 2024 Council Meeting
Time: Nov 18, 2024 06:00 PM Central Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/82182725358>

Meeting ID: 821 8272 5358

One tap mobile

+13017158592,,82182725358# US (Washington DC)

+13052241968,,82182725358# US

Dial by your location

- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)
- +1 646 931 3860 US
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 9128 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)

Meeting ID: 821 8272 5358

Find your local number: <https://us02web.zoom.us/j/82182725358>

“This employer is an equal opportunity provider & employer”

Regular Council Meeting
November 4, 2024, 6:00 P.M.
Community Media Center

Mayor Wayne Peach and Councilmembers Dave Goedken, Candy Langerman, Mary Phelan, Scott Brighton, and Jake Ellwood met at the Monticello Aquatic Center located at 801 South Cedar Street to tour the facility and then went to the Park storage shed on East Grand to tour prior to the Council meeting. Also present were City Administrator Russell Farnum and Park & Rec Director Jacob Oswald. No action was taken.

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

Brighton moved to approve the agenda, as amended; Langerman seconded, roll call was unanimous.

Phelan questioned where the Youth/Adult Tournament funds were transferred to. Hinrichsen advised it was transferred into the Tournament Fund. Phelan moved to approve the consent agenda; Langerman seconded. Roll call was unanimous.

Black Hills Regional Director for East Iowa Jeff Staudenmaier introduced Operations Supervisor for Manchester District Patrick Vogler. They presented a donation of \$2,000.00 for the Hwy 151 Trail Prairie Seeding to the City.

Mayor opened the public hearing on proposal to enter into a General Obligation Corporate Purpose Loan Agreement. No comments were received. Mayor closed the hearing. Goedken moved to approve Resolution #2024-160 taking additional action on proposal to enter into a General Obligation Corporate Purpose Loan Agreement. Brenneman seconded, roll call was unanimous.

Brighton moved to approve Resolution #2024-161 Approving Adjusted Salary for the Recreation Coordinator, Langerman seconded. Roll call was unanimous.

Goedken introduced and moved Ordinance amending the Code of Ordinances of the City of Monticello, Iowa, by Adding a New Chapter 126 Entitled “CONSUMABLE HEMP AND MARIJUANA PRODUCT SALES”, first reading in title only. Ellwood seconded. Farnum advised the State Legislature is making changes on the marketing of these products. Farnum, along with Smith and Area Substance Abuse Council Project Coordinator Jennifer Husmann, recommends removing Section 126.06, which regulates minors/underage person entering or being on premise and the renumbering the following

Regular Council Meeting
November 4, 2024

Sections of the ordinance, prior to first reading being approved. Goedken moved to amend proposed ordinance removing section 126.06 which regulates minors/underage person entering or being on premise and renumbering the following sections, Ellwood seconded. Roll call was unanimous. Ellwood moved to approve Ordinance #776 amending the Code of Ordinances of the City of Monticello, Iowa, by Adding a New Chapter 126 Entitled “CONSUMABLE HEMP AND MARIJUANA PRODUCT SALES”, first reading in title only, as amended. Brenneman seconded. Roll call unanimous.

Peach advised that two council members approached him after the last Council meeting regarding his comments for voice votes and referenced using church system theories. He apologized for asking for voice votes and references of church theories. He doesn't apologize for using system theories and/or system valuations, as that was what he has used at many places where he has presented including colleges and he received training on system theories while in college.

Peach also reminded the Council that only the City Administrator or the Mayor may contact or authorize someone to contact the City Attorney. He will be meeting with the City Attorney to review this with him and if attorney is contacted without prior permission, then that person will be responsible for the bill.

Farnum reported the budget rollback was released by the State and it is increasing from 46.3428% to 47.4316%. He attended a Risk Management training last Friday and it was a very good program. He thanked Nick Kahler and Zeb Bowser for painting flag pole by the Veteran's Memorial behind City Hall. Airport Board meeting will be next week with the elections being tomorrow.

Oswald thanked all the volunteers that showed up to help with the trail cleanup last weekend. He advised that they will have another cleanup day for the area behind Dollar Fresh next weekend. He thanked Black Hills for their donation of \$2,000 to purchase the Prairie Grass seeding for the Hwy 151 trail.

Brehm stated she attended a seminar on space saving and how to be better at marketing of materials. She reported there was a leak in the ceiling at the Library last week and Public Works came to look into it. She advised Kanapy is now live and they will be having a session this week.

Hinrichsen reported completing the Street Finance Report which will be on the next Council agenda. She is working on the TIF certification resolution for the next meeting also.

Kahler stated a sensor is not working for the downtown streetlights and is having someone look into this tomorrow. He advised they closed down a few streets to help Theisens move quicker. They continue to pickup leaves.

Smith advised there has been a slight up-tick of incidents recently.

Regular Council Meeting
November 4, 2024

Phelan moved to adjourn the meeting at 6:28 P.M.

Wayne Peach, Mayor

Sally Hinrichsen, City Clerk/Treasurer

PAYROLL - NOVEMBER 14, 2024

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
AMBULANCE	October 28 - November 10, 2024				
Jamie Coleman	\$ 2,571.03	\$ 353.43	0.00	2.63	\$ 1,981.58
Jordan Fullerton	1,088.84	20.04	0.00	0.00	916.55
Mason Hanson	110.88	-	0.00	0.00	95.51
Jayna Koffron	343.98	-	0.00	0.00	296.30
Lori Lynch	3,351.54	-	0.00	0.00	2,225.03
Coletta Matson	2,279.97	62.37	0.00	40.50	1,515.54
Chloe Mogensen	304.92	-	0.00	0.00	182.13
Sky Monty	1,664.23	30.63	0.00	0.00	1,264.68
Kyle Pierson	282.84	-	0.00	0.00	243.64
Shirlee Scott	2,257.84	120.24	0.00	0.00	1,687.47
TOTAL AMBULANCE	\$ 14,256.07	\$ 586.71	0.00	43.13	\$ 10,408.43
CEMETERY	October 28 - November 10, 2024				
Dan McDonald	\$ 2,333.50	\$ 227.10	0.00	0.00	\$ 1,708.85
TOTAL CEMETERY	\$ 2,333.50	\$ 227.10	0.00	0.00	\$ 1,708.85
CITY HALL	October 28 - November 10, 2024				
Cheryl Clark	\$ 2,288.00	\$ -	0.00	13.50	\$ 1,574.41
Russ Farnum	3,711.54	-	0.00	0.00	2,462.49
Sally Hinrichsen	3,192.54	-	0.00	0.00	1,944.95
Nanci Tuel	2,176.80	-	0.00	0.00	1,580.77
TOTAL CITY HALL	\$ 11,368.88	\$ -	0.00	13.50	\$ 7,562.62
FIRE					
Joe Bayne	\$ 208.33	\$ -	0.00	0.00	\$ 192.39
Billy Norton	166.67	-	0.00	0.00	143.57
Johnny Russ	125.00	-	0.00	0.00	115.44
TOTAL FIRE	\$ 500.00	\$ -	0.00	0.00	\$ 451.40
LIBRARY	October 28 - November 10, 2024				
Faith Brehm	\$ 1,764.00	\$ -	0.00	0.00	\$ 1,342.89
Molli Hunter	1,305.60	-	0.00	0.00	1,032.83
Penny Schmit	1,549.60	-	0.00	0.00	1,090.00
TOTAL LIBRARY	\$ 4,619.20	\$ -	0.00	0.00	\$ 3,465.72
MBC	October 28 - November 10, 2024				
Grace Dupuy	\$ 1,978.07	\$ -	0.00	0.00	\$ 1,539.72
Jacob Oswald	2,533.92	-	0.00	0.00	1,914.42
TOTAL MBC	\$ 4,511.99	\$ -	0.00	0.00	\$ 3,454.14
POLICE	October 28 - November 10, 2024				
Zach Buehler	\$ 315.52	\$ -	0.00	0.00	\$ 271.79
Dawn Graver	2,945.60	-	0.00	0.00	2,143.00
Erik Honda	3,218.98	-	0.00	6.00	2,393.98
Jordan Koos	3,165.12	-	0.00	13.50	2,134.72
Cole Millard	2,671.20	-	0.00	0.00	1,794.41
Keanan Shannon	2,993.76	-	0.00	0.00	2,176.74
Britt Smith	3,561.31	-	0.00	0.00	2,632.05
Madonna Staner	1,819.20	-	0.00	0.25	1,351.25

PAYROLL - NOVEMBER 14, 2024

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
Brian Tate	3,396.12	-	0.00	0.00	2,532.95
TOTAL POLICE	\$ 24,086.81	\$ -	0.00	19.75	\$ 17,430.89
ROAD USE	October 28 - November 10, 2024				
Zeb Bowser	\$ 2,066.41	\$ -	1.88	5.00	\$ 1,568.82
Jacob Gravel	2,066.40	-	0.00	0.88	1,519.76
Nick Kahler	2,578.35	-	0.00	0.00	1,832.70
Jasper Scott	2,114.84	48.43	0.00	0.63	1,635.01
TOTAL ROAD USE	\$ 8,826.00	\$ 48.43	1.88	6.51	\$ 6,556.29
SEWER	October 26 - November 8, 2024				
Jim Tjaden	\$ 2,928.12	\$ -	0.00	0.00	\$ 2,116.09
TOTAL SEWER	\$ 2,928.12	\$ -	0.00	0.00	\$ 2,116.09
WATER	October 26 - November 8, 2024				
Scott Hagen	\$ 2,126.40	\$ -	0.00	29.25	\$ 1,670.52
Josh Willms	2,126.40	-	0.00	19.50	1,416.87
TOTAL WATER	\$ 4,252.80	\$ -	0.00	48.75	\$ 3,087.39
TOTAL - ALL DEPTS.	\$ 77,683.37	\$ 862.24	1.88	131.64	\$ 56,241.82

City of Monticello - Monthly Summary - October 1st thru 31st, 2024

Reviewed by:  Date: 11-14-2024

Activity	Beginning Fund Balance	Revenue	Interest Earned	Transfers In	Expenses	Transfers Out	Ending Fund Balance	Cash on Hand	Clerk's Cash In Bank	Clerk's Cash In Bank	Investments	Investments	Ending Fund Balance
General	880798.33	496793.63	9316.72		138854.41	261453.17	986602.10	750.00	465877.15	519974.95			986602.10
Soldiers Memorial Board	15049.18	150.00			200.00		14999.18			14999.18			14999.18
Monticello Barmes Center	17172.96	6250.05	75.94	132500.00	25762.73		130236.22	100.00	127644.69	2291.53			130236.22
Recreation Set-a-Side	10132.47		45.35				10177.82		10177.82				10177.82
Youth/Adult Tournament Fund		0.00					0.00			0.00			0.00
Dare	7491.88		23.53				7515.41		7515.41				7515.41
Canine	5958.76		25.58				5984.34		624.43	5359.91			5984.34
Insurance Fund	62039.08		288.52	10000.00	101.47		72206.13		26729.77	45476.36			72206.13
Tournament Fund	25679.18		114.93				25794.11		25794.11				25794.11
Monticello Trees Forever	27659.06	50.00	123.79		13345.00		14487.85		14487.85				14487.85
Fire	200591.35	15015.50	658.74	49336.50	10208.81		255593.28		61234.92	194358.36			255593.28
Ambulance Operating	296514.78	44249.06	1286.80	24166.67	66814.86		299402.45		98681.32	200721.13			299402.45
Hotel/Motel Tax Fund	17935.93	3673.19	80.27				21689.39		21689.39				21689.39
Earl F Lehmann Trust	238.91						238.91			238.91			238.91
Street Bond	500.00						500.00		500.00				500.00
Police Improvement	5061.00	21.00	2.65				5084.65		5084.65				5084.65
Library Improvement	50934.94	2496.52	220.86		563.47		53088.87		17843.31	35245.56			53088.87
Library	53523.53	23253.98	235.27	12950.00	17715.00		72247.78	200.00	55216.67	16831.11			72247.78
Equipment Set-A-Side	62805.31		298.44	25000.00			88103.75		25129.07	62374.68			88103.75
Super Mac	12588.79		55.22	7500.00	2728.79		17410.22		11990.14	5420.08			17410.22
Airport	38098.06	7647.12	166.45		9843.05		36068.58		15889.18	20179.40			36068.58
Revolving Loan Fund	47174.87		205.08				47379.95		17272.20	30107.75			47379.95
Road Use Tax	220355.01	45380.97			54511.85		211224.13		95888.56	115335.57			211224.13
Road Use Tax Set-Aside	22167.84		94.74				22262.58		22262.58				22262.58
Employee Benefits	298306.67	23987.83			53125.88		479146.62		240878.66	238269.96			479146.62
TIF Tax Collections	327860.17	241407.30	1201.28				570468.75		329252.12	241216.63			570468.75
Slavka Gehret Trust	43542.75		186.37				43729.12		1378.15	42350.97			43729.12
Police Forfeiture Acct	4.95						4.95		4.95				4.95
Debt Service	237825.33	142981.48	1032.25				381839.06		221580.74	160258.32			381839.06
TIF - Debt Payments	0.00						0.00						0.00
Park Improvements	120879.96	2250.00	526.47		3681.77		119974.66		47951.30	72423.36			119974.66
Library Capital Improvements	15491.61		59.33				15560.94		15560.94				15560.94
Ambulance Improvements	20824.08		897.23				209421.31		29933.61	179487.70			209421.31
TIF Projects	47627.84				3457.45		44170.39		44170.39				44170.39
Capital Improvements	48232.23	240.00	611.75				49083.98		1109.11	47974.87			49083.98
Capital Improvements	600973.04	17103.23			9810.50		608265.77		-29348.63	637614.40			608265.77
Low Income Housing	0.00						0.00						0.00
Baty Disc Golf Course	12135.61		499.62		784.00		11851.23		-284.77	12136.00			11851.23
Mary Maxine Redmond Trust	7630.51		32.76				7663.27		777.26	6886.01			7663.27
Pocket Park	12003.12		52.57				12055.69		6377.53	5678.16			12055.69
Cemetery Perpetual Care	188762.01	270.00	401.47		502.54		189433.48		1161.00	188272.48			189433.48
Charles S Bidwell Book Trust	85891.80		160.73		121.11		85756.37		-218.37	85974.78			85756.37
Jorma Mary Baker Trust	37540.75						37580.37		1341.57	36238.80			37580.37
Water Operating	181451.82	41145.70	796.28		25741.07		197652.73		118735.78	78916.95			197652.73
Customer Deposits	25890.16	1700.00			1210.00		26980.16		24807.60	1572.56			26980.16
Water Capital Improvements	602502.91	5171.05	2636.22		522.75		609787.43		477905.67	110414.22	21467.54		609787.43
Water Operating	2210217.34	105195.79	9577.24		39430.15		2285560.22		716663.07	1568897.15			2285560.22
Sewer Sinking	228119.16		616.08		17043.78		211691.46		111179.06	100512.40			211691.46
Sewer Capital Improvements	125902.66	5171.05	607.48		534256.57		131681.19		62980.14	68701.05			131681.19
Sewer WWTF Facility Improv	0.00	534256.57			47613.96		0.00		66708.04	248707.14			0.00
Sanitation	307575.11	54227.40	1226.63		47613.96		315415.18		9510.52	38638.63			315415.18
Sanitation Capital Improvements	9468.15		42.37				9510.52		9510.52				9510.52
Yard Waste	53325.05	3683.48	230.90		775.86		56463.57		17824.94	38638.63			56463.57
Storm Water fund	136336.25	6778.05	586.22		628.73		143073.79		23739.03	119334.76			143073.79
Self Funded Insurance	0.00				128.83		0.00						0.00
Flex Spending	2188.17	1436.55			680.07		2944.65		2944.65				2944.65
Enterprise Flex Spending	107.48						107.48		107.48				107.48
	8256785.91	2042095.33	35687.30	261453.17	1080164.46	261453.17	9254574.08	1050.00	3649802.18	4929401.87	0.00	0.00	9254574.08

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

Bank Balance		
General Checking	\$3,701,660.50	
Property Tax & Water	\$4,929,401.87	
Soldiers Memorial Ckg	\$14,999.18	
Earl F Lehmann Trust	\$238.91	
Youth/Adult Tournament Ckg	\$0.00	
Citizen's Savings	\$659,081.94	
Wastewater TMT Loan Acct	\$0.00	
	<hr/>	
Total Bank Balance		\$9,305,382.40
Plus (Minus) Adjustment:		
Bank Charge/Error		
	<hr/>	
Total Adjustment		\$0.00
Plus Outstanding Credit Card Pymt:		
Credit Card Payments	\$422.13	
	<hr/>	
Total Outstanding Credit Card Pymts		\$422.13
Less Outstanding Checks:		
Financial/Payroll	\$52,280.45	
Soldiers Memorial	\$0.00	
Officiating	\$0.00	
	<hr/>	
Total Outstanding Checks		\$52,280.45
Plus Investments:		
Time Certificates	\$0.00	
Petty Cash	\$1,050.00	
	<hr/>	
Total Investments		\$1,050.00
Treasurer's Balance		<u>\$9,254,574.08</u>

Prepared By: <u>Sally Hinrichsen</u>	<u>11-11-2024</u>
Sally Hinrichsen, City Clerk	Date
Reviewed by: <u>Russell Farnum</u>	<u>11-14-2024</u>
Russell Farnum, City Administrator	Date

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

11/14/24

Bank	Amount	Interest rate	Maturity date	Length of investment	Purpose
F & M Bank					
Checking #700502479	\$0.00		N/A		Interim Loan Acct
Total by Bank	\$0.00				
Citizens State Bank					
Savings # 6025641	\$238.91	0.150	N/A		Earl F Lehmann Trust
Checking #394486	\$14,999.18		N/A		Soldier Memorial
Savings # 6467260	\$659,081.94		N/A		General Savings
Total by Bank	\$674,320.03				
Dutrac Credit Union					
Total by Bank	\$0.00				
Fidelity Bank & Trust					
Total by Bank	\$0.00				
Ohnward Bank & Trust					
General Ckg/Sweep #40002008	\$3,701,660.50		N/A		General Checking
Property Tax & Water #40001992	\$4,929,401.87		N/A		General Savings
Youth/Adult Tournamt Ckg #618231	\$0.00		N/A		Youth/Adult Tournamt
Total by Bank	\$8,631,062.37				
Total Cash on Hand- All Banks	\$9,305,382.40				
Plus Petty Cash	\$1,050.00				Clerk's Office, Library, Aquatic Center and Berndes Center
Adjust Bank Error					
Plus Outstanding Credit Card Pymt	\$422.13				
Less Outstanding Checks	\$52,280.45				
Treasurer's Balance	\$9,254,574.08				

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

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

TREASURER'S REPORT
CALENDAR 10/2024, FISCAL 4/2025

ACCOUNT TITLE	LAST MONTH END BALANCE	RECEIVED	DISBURSED	CHANGE IN LIABILITY	ENDING BALANCE
001 GENERAL	880,799.33	506,110.35	400,307.58	.00	986,602.10
003 SOLDIER MEMORIAL FUND	15,049.18	150.00	200.00	.00	14,999.18
005 MONTICELLO BERNDES CENT	17,172.96	138,825.99	25,762.73	.00	130,236.22
006 RECREATIONAL SET-A-SIDE	10,132.47	45.35	.00	.00	10,177.82
007 YOUTH/ADULT TOURNAMENTS	.00	.00	.00	.00	.00
008 DARE	7,491.88	23.53	.00	.00	7,515.41
009 POLICE CANINE UNIT	5,958.76	25.58	.00	.00	5,984.34
010 INSURANCE	62,039.08	10,268.52	101.47	.00	72,206.13
012 TOURNAMENT FUND-GEN CKG	25,679.18	114.93	.00	.00	25,794.11
014 MONTICELLO TREES FOREVE	27,659.06	173.79	13,345.00	.00	14,487.85
015 FIRE	200,591.35	65,210.74	10,208.81	.00	255,593.28
016 AMBULANCE	296,514.78	69,702.53	66,814.86	.00	299,402.45
018 HOTEL/MOTEL TAX	17,935.93	3,753.46	.00	.00	21,689.39
022 EARL F LEHMANN TRUST	238.91	.00	.00	.00	238.91
023 TRUST FUND/STREET BOND	500.00	.00	.00	.00	500.00
026 POLICE IMPROVEMENT	5,061.00	23.65	.00	.00	5,084.65
030 LIBRARY IMPROVEMENT	50,934.94	2,717.40	563.47	.00	53,088.87
041 LIBRARY	53,523.53	36,439.25	17,715.00	.00	72,247.78
042 SPORTS COMPLEX	.00	.00	.00	.00	.00
044 EQUIPMENT SET-A-SIDE	62,805.31	25,298.44	.00	.00	88,103.75
045 SUPER MAC FUND	12,583.79	7,555.22	2,728.79	.00	17,410.22
046 AIRPORT	38,098.06	7,813.57	9,843.05	.00	36,068.58
050 REVOLVING LOAN FUND	47,174.87	205.08	.00	.00	47,379.95
110 ROAD USE	220,355.01	45,380.97	54,511.85	.00	211,224.13
111 ROAD USE SETASIDE	22,167.84	94.74	.00	.00	22,262.58
112 EMPLOYEE BENEFITS	298,306.67	233,967.83	53,125.88	.00	479,148.62
125 TIF -SPECIAL REVENUE	327,860.17	242,608.58	.00	.00	570,468.75
178 TRUST/SLAVKA GEHRET FUN	43,542.75	186.37	.00	.00	43,729.12
180 POLICE FORFEITURE	4.95	.00	.00	.00	4.95
200 DEBT SERVICE	237,825.33	144,013.73	.00	.00	381,839.06
225 TIF - DEBT	.00	.00	.00	.00	.00
300 ARPA CAPITAL FUND	.00	.00	.00	.00	.00
313 PARK IMPROVEMENT	120,879.96	2,776.47	3,681.77	.00	119,974.66
316 LIB CAPITAL IMPROVEMENT	15,491.61	69.33	.00	.00	15,560.94
319 AMBULANCE IMPROVEMENT	208,524.08	897.23	.00	.00	209,421.31
325 TIF PROJECT	47,627.84	.00	3,457.45	.00	44,170.39
326 TRUST/CEMETERY IMPROVEM	48,232.23	851.75	.00	.00	49,083.98
328 FAMILY AQUATIC CENTER C	.00	.00	.00	.00	.00
332 CAPITAL IMPROVEMENT	600,973.04	17,103.23	9,810.50	.00	608,265.77
333 MYSBA CAPITAL FUND	.00	.00	.00	.00	.00
336 LOW INCOME HOUSING FUND	.00	.00	.00	.00	.00
337 MDC FUNDS	.00	.00	.00	.00	.00
338 BATY DISC GOLF COURSE	12,135.61	499.62	784.00	.00	11,851.23
339 MARY MAXINE REDMOND TRU	7,630.51	32.76	.00	.00	7,663.27
375 POCKET PARK	12,003.12	52.57	.00	.00	12,055.69
500 TRUST/CEMETERY PERPETUA	188,762.01	671.47	.00	.00	189,433.48
502 C.C. BIDWELL LIBRARY BO	85,891.80	367.15	502.54	.00	85,756.41
503 TRUST/IOMA MARY BAKER	37,540.75	160.73	121.11	.00	37,580.37
600 WATER	181,451.82	41,941.98	25,741.07	.00	197,652.73
601 WATER BOND SINKING	.00	.00	.00	.00	.00
602 CUSTOMER DEPOSITS	25,890.16	1,700.00	1,210.00	.00	26,380.16
603 WATER IMPROVEMENT	.00	.00	.00	.00	.00
604 WATER CAPITAL IMPROVEME	602,502.91	7,807.27	522.75	.00	609,787.43

TREASURER'S REPORT
CALENDAR 10/2024, FISCAL 4/2025

ACCOUNT TITLE	LAST MONTH END BALANCE	RECEIVED	DISBURSED	CHANGE IN LIABILITY	ENDING BALANCE
610 SEWER	2,210,217.34	114,773.03	39,430.15	.00	2,285,560.22
611 SEWER RESERVE	.00	.00	.00	.00	.00
612 SEWER SINKING	228,119.16	616.08	17,043.78	.00	211,691.46
613 SEWER CAPITAL IMPROVEME	125,902.66	5,778.53	.00	.00	131,681.19
614 SEWER IMPROVEMENT	.00	.00	.00	.00	.00
616 SEWER WWT FACILITY IMPR	.00	534,256.57	534,256.57	.00	.00
670 SANITATION	307,575.11	55,454.03	47,613.96	.00	315,415.18
671 SANITATION CAPITAL IMPR	9,468.15	42.37	.00	.00	9,510.52
675 YARD WASTE SITE	53,325.05	3,914.38	775.86	.00	56,463.57
740 STORM WATER	136,338.25	7,364.27	628.73	.00	143,073.79
820 INTERNAL REV SELF FUNDE	.00	128.83	128.83	.00	.00
950 FLEX SPENDING FUND	2,188.17	1,436.55	680.07	.00	2,944.65
951 ENTERPRISE FLEX SPENDIN	107.48	.00	.00	.00	107.48
Report Total	8,256,785.91	2,339,405.80	1,341,617.63	.00	9,254,574.08

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
GENERAL					
POLICE DEPARTMENT					
AARON'S AUTOMOTIVE LLC	PD VEHICLE OPERATING		381.95		
DIGITAL ALLY, INC.	PD EQUIP REPAIR/MAINT		145.00		
INFRASTRUCTURE TECHNOLOGY	PD COMPUTER SUPPORT FEES		116.32		
IOWA DEPT OF PUBLIC SAFETY	PD IOWA SYSTEM		300.00		
STEPHEN MOTORS INC	PD VEHICLE OPERATING		57.20		

	110 POLICE DEPARTMENT TOTAL		1,000.47		
STREET LIGHTS					
ALLIANT ENERGY-IES	335 N SYCAMORE STREETLIGHTS		57.75		

	230 STREET LIGHTS TOTAL		57.75		
AQUATIC CENTER					
INFRASTRUCTURE TECHNOLOGY	POOL OFFICE SUPPLIES		8.98		

	440 AQUATIC CENTER TOTAL		8.98		
CEMETERY					
BENJAMIN P CAPRON	CEMETERY MISC CONTRACT WORK		350.00		
TRI COUNTY PROPANE LLC	CEMETERY UTILITIES		336.00		

	450 CEMETERY TOTAL		686.00		
SOLDIER'S MEMORIAL BOARD					
MEDIACOM	SLDR MEM TELEPHONE		20.12		

	498 SOLDIER'S MEMORIAL BOARD TOTAL		20.12		
CLERK/CITY ADMIN					
MOLLI JENN HUNTER	JANITORIAL SERVICES		315.00		

	620 CLERK/CITY ADMIN TOTAL		315.00		
ENGINEER					
SNYDER & ASSOCIATES, INC	ENGINEERING FEES		780.50		

	640 ENGINEER TOTAL		780.50		
CITY HALL/GENERAL BLDGS					
JACOB HEINSIUS	CH PEST CONTROL		70.00		
LEANNA DIRKS	CH AUDIT DEPOSIT REFUND		500.00		
GIS WORKSHOP LLC	CH OFFICE SUPPLIES		245.12		
INFRASTRUCTURE TECHNOLOGY	CH MISC CONTRACT WORK		225.74		
JOHN DEERE FINANCIAL	CH GROUNDS SUPPLIES		101.03		
MEDIACOM	CH TELEPHONE		20.12		
SYCAMORE MEDIA CORP	CH ADVERTISING		414.22		
LASER TECH USA, INC. DBA	CH BUILDING SUPPLIES		112.01		

	650 CITY HALL/GENERAL BLDGS TOTAL		1,688.24		

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
	001 GENERAL TOTAL		4,557.06		
MONTICELLO BERNDES CENTER					
PARKS					
ALLIANT ENERGY-IES	325 DIAMOND DR ELECTRIC		23.74		
JACOB HEINSIUS	MBC PEST CONTROL		70.00		
D&S PORTABLES, INC.	MBC PORT-A-POT RENTAL		675.00		
DIAMOND PI COMPANY	MBC LEAGUE EXPENSE		191.88		
FAREWAY STORES #840-1	MBC CONCESSIONS		32.36		
MOLLI JENN HUNTER	JANITORIAL SERVICES		262.50		
INFRASTRUCTURE TECHNOLOGY	MBC OFFICE SUPPLIES		47.44		
MONTICELLO SPORTS	MBC VOLLEYBALLS (9)		306.00		
JACKIE SCHNEITER	MBC RENTAL OVERPAYMENT REFUND		90.00		
SPAHN & ROSE LUMBER CO INC	MBC BLDG REPAIR/MAINT		35.35		
	430 PARKS TOTAL		1,734.27		
	005 MONTICELLO BERNDES CENTER TOTAL		1,734.27		
FIRE					
FIRE					
INFRASTRUCTURE TECHNOLOGY	FIRE COMPUTER SUPPORT FEES		17.98		
KARDES INC	FIRE FUEL		16.99		
MUNICIPAL EMERGENCY SERVICES	FIRE SUPPLIES		129.65		
TRUCK COUNTRY OF IOWA, INC.	FIRE VEHICLE REPAIR/MAINT		406.31		
EMS LEARNING RESOURCES CENTER	FIRE BLS TRAINING		229.50		
	150 FIRE TOTAL		800.43		
	015 FIRE TOTAL		800.43		
AMBULANCE					
AMBULANCE					
JANINE BOSSARD	AMB OVERPAYMENT REFUND		1,908.00		
BOUND TREE MEDICAL, LLC	AMB MEDICAL SUPPLIES		172.80		
INFRASTRUCTURE TECHNOLOGY	AMB DATA PROCESSING		22.98		
IOWA DEPT OF HUMAN SERVICES	AMB REFUND		1,181.22		
JANAAN KRAUS	AMB OVERPAYMENT REFUND		50.00		
PHYSICIAN'S CLAIM COMPANY	AMB BILLING FEES		7,063.24		
	160 AMBULANCE TOTAL		10,398.24		
	016 AMBULANCE TOTAL		10,398.24		
LIBRARY					
LIBRARY					
CULLIGAN TOTAL WATER -	LIB BUILDING SUPPLIES		24.30		
MOLLI JENN HUNTER	JANITORIAL SERVICES		210.00		
MEDIACOM	LIB TELEPHONE		40.24		
PREMIER WINDOW CLEANING	LIB WINDOW CLEANING		446.00		

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
	410 LIBRARY TOTAL		720.54		
	041 LIBRARY TOTAL		720.54		
AIRPORT					
AIRPORT					
M TOWN TIRE & AUTO	AIRPORT VEHICLE REPAIR/MAINT		1,159.69		
MCALEER WATER CONDITIONING INC	AIRPORT BUILDING SUPPLIES		35.00		
MONTECELLO AVIATION INC	AIRPORT GROUNDS SUPPLIES		32.35		
	280 AIRPORT TOTAL		1,227.04		
	046 AIRPORT TOTAL		1,227.04		
ROAD USE					
STREETS					
DIAMOND VOGEL PAINT CENTER	RU STREET MAINTENANCE SUPPLIES		160.00		
INFRASTRUCTURE TECHNOLOGY	RU UTILITIES		11.48		
JOHN DEERE FINANCIAL	RU BLDG REPAIR/MAINT		549.89		
K&S MACHINING AND METAL	RU EQUIP REPAIR/MAINT		146.38		
DAVID B MCNEILL	RU EQUIP REPAIR/MAINT		6.66		
STEVE MONK CONSTRUCTION	RU STREET MAINTENANCE CONTRACT		4,925.26		
THEODORE KRAUS	RU LIGHT SYSTEMS & STRUCTURES		107.45		
SPAHN & ROSE LUMBER CO INC	RU BLDG REPAIR/MAINT		84.99		
	210 STREETS TOTAL		5,992.11		
SNOW REMOVAL					
SNO-GO, INC.	RU SNOW REMOVAL		1,840.00		
	250 SNOW REMOVAL TOTAL		1,840.00		
	110 ROAD USE TOTAL		7,832.11		
PARK IMPROVEMENT					
CAPITAL PROJECTS					
JP PARTY RENTALS LLC	PARK IMP - HOLIDAY ON 1ST		925.00		
SPAHN & ROSE LUMBER CO INC	PARK IMP - HOLIDAY ON 1ST		228.44		
	750 CAPITAL PROJECTS TOTAL		1,153.44		
	313 PARK IMPROVEMENT TOTAL		1,153.44		
TIF PROJECT					
STREETS					
DORSEY & WHITNEY LLP	TIF PRO FEES		2,530.00		
SYCAMORE MEDIA CORP	NORTH CHESTNUT STREET PROJECT		81.00		

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
	210 STREETS TOTAL		2,611.00		
	325 TIF PROJECT TOTAL		2,611.00		
CAPITAL IMPROVEMENT STORM WATER FUND SNYDER & ASSOCIATES, INC	SIXTH STREET DITCH PROJECT		6,953.25		
	865 STORM WATER FUND TOTAL		6,953.25		
	332 CAPITAL IMPROVEMENT TOTAL		6,953.25		
BATY DISC GOLF COURSE PARKS D&S PORTABLES, INC.	BATY DG PORT-A-POT RENTAL		1,650.00		
	430 PARKS TOTAL		1,650.00		
	338 BATY DISC GOLF COURSE TOTAL		1,650.00		
C.C. BIDWELL LIBRARY BOOK LIBRARY BAKER & TAYLOR BOOKS	LIB BIDWELL BOOKS		255.43		
	410 LIBRARY TOTAL		255.43		
	502 C.C. BIDWELL LIBRARY BOOK TOTAL		255.43		
WATER WATER EASTERN IA EXCAVATING&CONCRETE	WATER SYSTEM - CHESTNUT VALVES		10,426.16		
HAWKINS WATER TREATMENT	WATER SYSTEM		657.78		
STATE HYGIENIC LABORATORY	WATER LAB TESTS		2,810.50		
INFRASTRUCTURE TECHNOLOGY	WATER DATA PROCESSING		20.48		
IOWA RURAL WATER ASSOCIATION	WATER DUES		405.00		
JOHN DEERE FINANCIAL	WATER SUPPLIES		4.86		
DAVID B MCNEILL	WATER SUPPLIES		8.00		
	810 WATER TOTAL		14,332.78		
	600 WATER TOTAL		14,332.78		
SEWER SEWER FAREWAY STORES #840-1	SEWER LAB SUPPLIES		15.16		
STATE HYGIENIC LABORATORY	SEWER LAB TESTS		1,762.50		
INFRASTRUCTURE TECHNOLOGY	SEWER DATA PROCESSING		8.98		
JOHN DEERE FINANCIAL	SEWER SUPPLIES		210.58		

CLAIMS REPORT

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
TRI COUNTY PROPANE LLC	SEWER UTILITIES	1,031.10			
	815 SEWER TOTAL	3,028.32			
	610 SEWER TOTAL	3,028.32			
SANITATION					
SANITATION					
JOHN DEERE FINANCIAL	SANITATION SUPPLIES	8.99			
JONES COUNTY SOLID WASTE	SANITATION LOAD TICKETS	33.15			
DAVID B MCNEILL	SANITATION SUPPLIES	24.95			
SYCAMORE MEDIA CORP	SANITATION AD - LEAF CLEAN UP	492.00			
REPUBLIC SERVICES	DUMPSTER COLLECTIONS	13,458.15			
	840 SANITATION TOTAL	14,017.24			
	670 SANITATION TOTAL	14,017.24			
	Accounts Payable Total	71,271.15			

CLAIMS REPORT CLAIMS FUND SUMMARY

FUND	NAME	AMOUNT
001	GENERAL	4,557.06
005	MONTICELLO BERNDES CENTER	1,734.27
015	FIRE	800.43
016	AMBULANCE	10,398.24
041	LIBRARY	720.54
046	AIRPORT	1,227.04
110	ROAD USE	7,832.11
313	PARK IMPROVEMENT	1,153.44
325	TIF PROJECT	2,611.00
332	CAPITAL IMPROVEMENT	6,953.25
338	BATY DISC GOLF COURSE	1,650.00
502	C.C. BIDWELL LIBRARY BOOK	255.43
600	WATER	14,332.78
610	SEWER	3,028.32
670	SANITATION	14,017.24

	TOTAL FUNDS	71,271.15

City Council Meeting
Prep. Date: 11/04/2024
Preparer: Sally Hinrichsen



Agenda Item: # 1
Agenda Date: 11/18/2024

Communication Page

Agenda Items Description: Resolution approving the FY 2023-2024 Street Finance Report

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

Attachments & Enclosures:

Resolution
Street Financial Report

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

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

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

Staff Recommendation:

Staff recommends approval of the FY 2023-2024 Street Finance Report

THE CITY OF MONTICELLO, IOWA

RESOLUTION

Approving FY 2023-2024 Street Finance Report

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

WHEREAS, The City Clerk has prepared the report for FY 2023-2024 Street Finance Report, as required by Code of Iowa section 312.14. Same having been reviewed by the City Administrator and presented to the City Council for review and approval, and

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

NOW THEREFORE BE IT RESOLVED by the City of Monticello, through its' City Council, in session this 18th day of November 2024, does hereby approve the FY 2023-2024 Street Finance Report and directs the City Clerk to submit same to the Iowa Department of Transportation as required by Iowa Code section 312.14.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal for the City of Monticello, Iowa to be affixed. Done this 18th day of November 2024.

Wayne Peach, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer



City Street Finance Report

Fiscal Year 2024

Bureau of Local Systems

Monticello

Ames, IA 50010

11/4/2024 1:43:00 PM

Expenses

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Salaries - Roads/Streets		\$174,167					\$174,167
Benefits - Roads/Streets	\$1,888	\$771	\$71,388				\$74,047
Training & Dues		\$75					\$75
Building & Grounds Maint. & Repair		\$9,590					\$9,590
Road Beautification	\$41,300						\$41,300
Vehicle & Office Equip Operation and Repair		\$49,859					\$49,859
Operational Equipment Repair		\$1,893					\$1,893
Other Utilities		\$8,383					\$8,383
Other Maintenance and Repair		\$7,010					\$7,010
Insurance		\$15,512					\$15,512
Rents & Leases		\$4,373					\$4,373
Street Maintenance Expense	\$2,465	\$183,416				\$15,072	\$200,953
Other Professional Services		\$28,144					\$28,144
Operating Supplies		\$36,166					\$36,166
Vehicles		\$73,117					\$73,117
Heavy Equipment			\$229,879				\$229,879



City Street Finance Report

Fiscal Year 2024

Bureau of Local Systems

Monticello

Ames, IA 50010

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	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Storm Drainage					\$26,406		\$26,406
Street - New Roadway					\$159,363		\$159,363
Street - Safety/ Environment					\$112,716		\$112,716
Principal Payment				\$427,502			\$427,502
Interest Payment				\$94,468			\$94,468
Bond Registration Fees				\$1,092			\$1,092
Transfer Out		\$80,000				\$19,815	\$99,815
Street Lighting	\$106,150	\$26,523					\$132,673
Snow Removal		\$29,194					\$29,194
Snow Removal Salaries		\$19,351					\$19,351
Snow Removal Benefits			\$7,932				\$7,932
Total	\$151,803	\$747,544	\$309,199	\$523,062	\$298,485	\$34,887	\$2,064,980



City Street Finance Report

Fiscal Year 2024

Bureau of Local Systems

Monticello

Ames, IA 50010

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Revenue

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Levied on Property	\$103,689		\$79,319	\$511,833			\$694,841
Interest	\$18,796		\$6,411		\$13,569	\$4,762	\$43,538
State Revenues - Road Use Taxes		\$572,073					\$572,073
Other State Grants - IDOT	\$14,949						\$14,949
Charges/fees	\$5,783					\$81,174	\$86,957
Assessments					\$15,578		\$15,578
Contributions		\$600					\$600
Proceeds from Debt					\$1,714,767		\$1,714,767
Transfer In	\$8,586		\$80,000	\$11,229			\$99,815
Total	\$151,803	\$572,673	\$165,730	\$523,062	\$1,743,914	\$85,936	\$3,243,118



City Street Finance Report

Fiscal Year 2024

Bureau of Local Systems

Monticello

Ames, IA 50010

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Bonds/Loans

Bond/Loan Description	Principal Balance As of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance As of 6/30
2014 GO Corporate Purpose	\$170,000	\$170,000	\$4,675	\$33,041	\$909	\$0
2016 GO Bond & Refunding	\$475,000	\$155,000	\$8,560	\$54,602	\$3,015	\$320,000
2019 GO Bond - North Sycamore Street	\$1,590,000	\$245,000	\$47,700	\$245,000	\$47,700	\$1,345,000
2023 GO Bond- Chestnut St, wtr tower & 6th St ditch	\$2,350,000	\$130,000	\$58,715	\$94,859	\$42,844	\$2,220,000
Total	\$4,585,000	\$700,000	\$119,650	\$427,502	\$94,468	\$3,885,000



City Street Finance Report

Fiscal Year 2024

Bureau of Local Systems

Monticello

Ames, IA 50010

11/4/2024 1:43:00 PM

Equipment

Description	Model Year	Usage Type	Cost	Purchased Status
International Dump Truck	2013	Purchased	\$122,495	No Change
New Holland L220 Skid Loader	2013	Purchased	\$30,300	No Change
New Holland Backhoe B95C	2015	Purchased	\$85,000	Traded
Ford F550 Lift Truck	2002	Purchased	\$40,000	No Change
Tymco Street Sweeper	2006	Purchased	\$123,392	No Change
2011 International Dump Truck	2011	Purchased	\$71,000	No Change
Ford F 350 pickup	2019	Purchased	\$46,992	No Change
F-350 Crew Cab	2021	Purchased	\$46,992	No Change
International 7300 SFA Dump Truck	2003	Purchased	\$62,870	No Change
GMC Dump Truck	2001	Purchased	\$60,799	No Change
Gehl ALT950 Loader	2023	Purchased	\$70,055	New
Western Star dump truck	2024	Purchased	\$229,879	New



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2024

Monticello

11/4/2024 1:43:00 PM

Street Projects

Project Description	Contract Price	Final Price	Contractor Name
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City Street Finance Report

Fiscal Year 2024

Bureau of Local Systems

Monticello

Ames, IA 50010

11/4/2024 1:43:00 PM

Summary

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Begining Balance	\$0	\$440,564	\$165,322	\$0	(\$94,918)	\$65,609	\$576,577
SubTotal Expenses (-)	\$151,803	\$667,544	\$309,199	\$523,062	\$298,485	\$15,072	\$1,965,165
Transfers Out (-)		\$80,000				\$19,815	\$99,815
Subtotal Revenues (+)	\$143,217	\$572,673	\$85,730	\$511,833	\$1,743,914	\$85,936	\$3,143,303
Transfers In (+)	\$8,586		\$80,000	\$11,229			\$99,815
Ending Balance	\$0	\$265,693	\$21,853	\$0	\$1,350,511	\$116,658	\$1,754,715

Resolution Number:

Execution Date:

Signature:

City Council Meeting
 Prep. Date: 11/14/2024
 Preparer: Russell Farnum



Agenda Item: # 2
 Agenda Date: 11/18/2024

Communication Page

Agenda Items Description: Authorizing Loan Agreement, providing for the placement and issuance of General Obligation Corporate Purpose notes and providing for levy of taxes to pay the same (for Northridge/Highland Corp. project)

Type of Action Requested: Motion and Resolution

Attachments & Enclosures:
 Proceedings
 Resolution

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Summary: City agreed to fund a portion of the infrastructure improvements for Northridge Estates Subdivision through a bond. This will be a \$375,000 General Obligation bond, but paid for by TIF revenues. The bond will have a two-year term.

Staff sent proposals to four local banks to bid on the bond, three of the banks provided bids as follows:

Bank	Rate
F&M Bank	3.889784%
Ohnward Bancshares, Inc.	4.099760%
Citizen's State Bank	5.949488%

At the end of the term, the note will cost a total of \$405,000 with interest, fees and closing costs.

Since F&M Bank is the lowest bidder, the Resolution has been prepared naming them. If the Council should prefer to use a different bank, a motion will need to be made to amend the resolution to name a different bank.

Recommendation: Approval is recommended.

MINUTES TO PROVIDE FOR THE PRIVATE PLACEMENT AND ISSUANCE OF NOTE

435926-40

Monticello, Iowa

November 18, 2024

The City Council of the City of Monticello, Iowa, met on November 18, 2024, at _____ o'clock ____ .m., at the _____, Monticello, Iowa.

The meeting was called to order by the Mayor, and the roll was called showing the following named Council Members present and absent:

Present: _____

Absent: _____.

This being the time and place fixed by the City Council for the consideration of awarding the placement of General Obligation Corporate Purpose Note, Series 2024 to be issued in evidence of the City's obligation under a certain loan agreement, the City Clerk announced that PFM Financial Advisors, LLC, as Municipal Advisor, has recommended that the Note be placed with F&M Bank, Monticello, Iowa on such terms as had been presented to the City Council.

(Attach Terms)

After due consideration and discussion, Council Member _____ introduced the resolution next hereinafter set out and moved its adoption, seconded by Council Member _____. The Mayor put the question upon the adoption of said resolution, and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted, as hereinafter set out.

RESOLUTION NO. _____

Resolution authorizing and approving a Loan Agreement, providing for the placement and issuance of a \$375,000 General Obligation Corporate Purpose Note, Series 2024 and providing for the levy of taxes to pay the same

WHEREAS, the City of Monticello (the “City”), in Jones County, State of Iowa, heretofore proposed to enter into a General Obligation Corporate Purpose Loan Agreement (the “Loan Agreement”) and to borrow money thereunder in a principal amount not to exceed \$400,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the cost, to that extent, of (a) constructing street, water system, sanitary sewer system, storm water drainage and side walk improvements; and (b) acquiring and installing street lighting and signage improvements (the “Projects”); and pursuant to law and a notice duly published, the City Council has held a public hearing on such proposal on November 4, 2024; and

WHEREAS, the City Council has authorized a certain term sheet for use in negotiating the Loan Agreement and providing for the private placement of a General Obligation Corporate Purpose Note, Series 2024 (the “Note”) to be issued in evidence of the obligation of the City under the Loan Agreement; and

WHEREAS, proposals for the placement of the Note to be issued in evidence of the City’s obligation under the Loan Agreement have been received and reviewed; and

WHEREAS, upon due consideration and advice from PFM Financial Advisors, LLC as Municipal Advisor, the proposal of F&M Bank, Monticello, Iowa (the “Lender”), is the best, such bid proposing the lowest interest cost to the City for the Note; and

WHEREAS, it is now necessary to make final provision for the approval of the Loan Agreement and to authorize the issuance of the Note to the Lender;

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

Section 1. The proposal of the Lender referred to in the preamble is hereby accepted, and the Note is hereby awarded to the Lender. It is hereby determined that the City shall enter into the Loan Agreement with the Lender in substantially the form which will be placed on file with the City, providing for a loan to the City in the amount of \$375,000 for the purpose or purposes set forth in the preamble hereof.

The Mayor and City Clerk are hereby authorized and directed to sign the Loan Agreement on behalf of the City, and the Loan Agreement is hereby approved.

Section 2. The Note is hereby authorized to be issued in evidence of the obligation of the City under the Loan Agreement, in the principal amount of \$375,000, to be dated the date of delivery to the Lender, such date anticipated to be November 27, 2024. The Note shall be initially issued as a single term note with final maturity on June 1, 2027 and with mandatory periodic principal installments due on June 1 in each of the years and in such amounts as follows:

<u>Year</u>	<u>Principal Installment</u>
2026	\$184,000
2027	\$191,000

Section 3. The City Clerk is hereby designated as the registrar and paying agent for the Note and may be hereinafter referred to as the “Registrar” or the “Paying Agent.”

The Note shall bear interest at the per annum rate of 3.89%. Accrued interest on the Note shall be payable semiannually on the first day of June and December in each year, commencing June 1, 2025 and continuing to, and including, final maturity on June 1, 2027. Interest shall be calculated on the basis of a 360-day year comprised of twelve 30-day months.

Payment of both principal of and interest on the Note shall be made to the registered owner appearing on the registration books of the City at the close of business on the fifteenth day of the month next preceding the payment date and shall be paid to the registered owner at the address shown on such registration books; provided, however, that the final installment of principal and interest shall be payable only upon presentation and surrender of the Note to the Paying Agent.

The City reserves the right to optionally prepay principal of the Note in whole or in part at any time prior to and in inverse order of maturity on terms of par and accrued interest, without notice or penalty. All principal so prepaid shall cease to bear interest on the date of prepayment.

The Note shall be executed on behalf of the City with the official manual or facsimile signature of the Mayor and attested with the official manual or facsimile signature of the City Clerk and shall be a fully registered Note without interest coupons. In case any officer whose signature or the facsimile of whose signature appears on the Note shall cease to be such officer before the delivery of the Note, such signature or such facsimile signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery.

The Note shall be fully registered as to principal and interest in the name of the owner on the registration books of the City kept by the Registrar, and after such registration, payment of the principal thereof and interest thereon shall be made only to the registered owner or its legal representatives or assigns. The Note shall be transferable only upon the registration books of the City upon presentation to the Registrar, together with either a written instrument of transfer satisfactory to the Registrar or the assignment form thereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The record and identity of any owners of the Note shall be kept confidential as provided by Section 22.7 of the Code of Iowa.

Section 4. The Note shall be in substantially the following form:

(Form of Note)

UNITED STATES OF AMERICA
STATE OF IOWA
JONES COUNTY
CITY OF MONTICELLO

GENERAL OBLIGATION CORPORATE PURPOSE NOTE, SERIES 2024

No. 1 \$375,000

RATE	MATURITY DATE	NOTE DATE
3.89%	June 1, 2027	November 27, 2024

The City of Monticello (the “City”), in Jones County, State of Iowa, for value received, promises to pay in the manner hereinafter provided to

F&M Bank,
Monticello, Iowa

or registered assigns, the principal sum of THREE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS, together with interest on the outstanding principal hereof from the date of this Note, or from the most recent payment date on which interest has been paid, except as the provisions hereinafter set forth with respect to prepayment prior to maturity may be or become applicable hereto.

This Note has been initially issued as a single term Note with final maturity on June 1, 2027 and with mandatory periodic principal installments due on June 1 in each of the years and in such amounts as follows:

<u>Year</u>	<u>Principal Installment</u>
2026	\$184,000
2027	\$191,000

Principal of this Note shall bear interest at the per annum rate of 3.89%. Accrued interest on this Note shall be payable semiannually on the first day of June and December in each year, commencing June 1, 2025 and continuing to, and including, final maturity on June 1, 2027. Interest shall be calculated on the basis of a 360-day year comprised of twelve 30-day months.

Both principal of and interest on this Note is payable to the registered owner appearing on the registration books of the City maintained by the City Clerk (hereinafter referred to as the “Registrar” or the “Paying Agent”) at the close of business on the fifteenth day of the month next preceding the payment date in lawful money of the United States of America to the registered owner at the address shown on such registration books; provided, however, that the final installment of principal and interest will be payable only upon presentation and surrender of this Note to the Paying Agent.

This Note is issued by the City to evidence its obligation under a certain Loan Agreement, dated the date hereof (the “Loan Agreement”), entered into by the City for the purpose of (a) constructing street, water system, sanitary sewer system, storm water drainage and sidewalk improvements; and (b) acquiring and installing street lighting, signage and signalization improvements.

This Note is issued pursuant to and in strict compliance with the provisions of Chapter 76 and Chapter 384 of the Code of Iowa, 2023, and all other laws amendatory thereof and supplemental thereto, and in conformity with a resolution of the City Council authorizing and approving the Loan Agreement and providing for the issuance and securing the payment of this Note (the “Resolution”), and reference is hereby made to the Resolution and the Loan Agreement for a more complete statement as to the source of payment of this Note and the rights of the owner of this Note.

The City reserves the right to optionally prepay part of all of the principal of this Note in whole or in part at any time prior to and in inverse order of maturity on terms of par and accrued interest, without notice or penalty. All principal so prepaid shall cease to bear interest on the date of prepayment.

This Note is fully negotiable but shall be fully registered as to both principal and interest in the name of the owner on the books of the City in the office of the Registrar, after which no transfer shall be valid unless made on said books and then only upon presentation of this Note to the Registrar, together with either a written instrument of transfer satisfactory to the Registrar or the assignment form hereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The City, the Registrar and the Paying Agent may deem and treat the registered owner hereof as the absolute owner for the purpose of receiving payment of or on account of principal hereof, premium, if any, and interest due hereon and for all other purposes, and the City, the Registrar and the Paying Agent shall not be affected by any notice to the contrary.

And It Is Hereby Certified and Recited that all acts, conditions and things required by the laws and Constitution of the State of Iowa, to exist, to be had, to be done or to be performed precedent to and in the issue of this Note were and have been properly existent, had, done and performed in regular and due form and time; that provision has been made for the levy of a sufficient continuing annual tax on all the taxable property within the City for the payment of the principal of and interest on this Note as the same will respectively become due; and that the total indebtedness of the City, including this Note, does not exceed any constitutional or statutory limitations.

IN TESTIMONY WHEREOF, the City of Monticello, Iowa, by its City Council, has caused this Note to be executed by its Mayor and attested by its City Clerk, on November 27, 2024.

CITY OF MONTICELLO, IOWA

By (DO NOT SIGN)
Mayor

Attest:

(DO NOT SIGN)
City Clerk

ABBREVIATIONS

The following abbreviations, when used in this Note, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM	- as tenants in common	UTMA	_____
			(Custodian)
TEN ENT	- as tenants by the entireties	As Custodian for	_____
JT TEN	- as joint tenants with right of survivorship and not as tenants in common		(Minor)
		under Uniform Transfers to Minors Act	_____
			(State)

Additional abbreviations may also be used though not in the list above.

ASSIGNMENT

For valuable consideration, receipt of which is hereby acknowledged, the undersigned assigns this Note to

(Please print or type name and address of Assignee)

PLEASE INSERT SOCIAL SECURITY OR OTHER IDENTIFYING NUMBER OF ASSIGNEE

and does hereby irrevocably appoint _____, Attorney, to transfer this Note on the books kept for registration thereof with full power of substitution.

Dated: _____

Signature guaranteed:

NOTICE: The signature to this Assignment must correspond with the name of the registered owner as it appears on this Note in every particular, without alteration or enlargement or any change whatever.

Section 5. It is anticipated that closing of the borrowing transaction contemplated herein will be on or around November 27, 2024, provided, however, that execution of the Note and the Loan Agreement shall be undertaken as soon after the adoption of this resolution as may be possible and thereupon shall be delivered to the Registrar for registration and delivery to or upon the direction of the Lender, upon receipt of the loan proceeds (the “Loan Proceeds”), and all action heretofore taken in connection with the Loan Agreement is hereby ratified and confirmed in all respects. To the extent that the date of closing needs to be adjusted, the City staff, with advice from the Lender and Bond Counsel to the City, is hereby authorized to make such adjustment and to modify the transaction documents accordingly.

Section 6. The Loan Proceeds shall be used to pay the costs of the Projects and costs of issuance of the Note. Any Loan Proceeds remaining after the full payment of such costs shall be deposited in the Debt Service Fund and used to pay principal of and interest on the Note as the same become due. The City shall keep a detailed and segregated accounting of the expenditure of, and investment earnings on, the Loan Proceeds to ensure compliance with the requirements of the Internal Revenue Code, as hereinafter defined.

Section 7. For the purpose of providing the levy and collection of a direct annual tax sufficient to pay the principal of and interest on the Note as the same become due, there is hereby ordered a levied on all the taxable property in the City, the following direct annual tax for the collection in each of the following fiscal years:

For collection in the fiscal year beginning July 1, 2025,
sufficient to produce the net annual sum of \$198,588; and

For collection in the fiscal year beginning July 1, 2026,
sufficient to produce the net annual sum of \$198,430.

Section 8. A certified copy of this resolution shall be filed with the County Auditor of Jones County, and the County Auditor is hereby instructed to enter for collection and assess the tax hereby authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for Debt Service Fund purposes of the City and when collected, the proceeds of the taxes shall be converted into the Debt Service Fund of the City and set aside therein as a special account to be used solely and only for the payment of the principal of and interest on the Note hereby authorized and for no other purpose whatsoever.

Pursuant to the provisions of Section 76.4 of the Code of Iowa, each year while the Note remains outstanding and unpaid, any funds of the City which may lawfully be applied for such purpose may be appropriated, budgeted and, if received, used for the payment of the principal of and interest on the Note as the same become due, and if so appropriated, the taxes for any given fiscal year as provided for in Section 8 of this Resolution shall be reduced by the amount of such alternate funds as have been appropriated for such purpose, and evidenced in the City’s budget. The interest or principal and both of them falling due in any year or years shall, if necessary, be paid promptly from current funds on hand in advance of taxes levied and when the taxes shall have been collected, reimbursement shall be made to such current funds to the sum thus advanced.

Section 9. It is the intention of the City that interest on the Note be and remain excluded from gross income for federal income tax purposes pursuant to the appropriate provisions

of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations in effect with respect thereto (all of the foregoing herein referred to as the “Internal Revenue Code”). In furtherance thereof, the City covenants to comply with the provisions of the Internal Revenue Code as they may from time to time be in effect or amended and further covenants to comply with the applicable future laws, regulations, published rulings and court decisions as may be necessary to insure that the interest on the Note will remain excluded from gross income for federal income tax purposes. Any and all of the officers of the City are hereby authorized and directed to take any and all actions as may be necessary to comply with the covenants herein contained.

Section 10. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 11. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved on November 18, 2024.

Wayne Peach, Mayor

Attest:

Sally Hinrichsen, City Clerk

••••

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

Wayne Peach, Mayor

Attest:

Sally Hinrichsen, City Clerk

ATTESTATION CERTIFICATE

STATE OF IOWA
JONES COUNTY
CITY OF MONTICELLO

SS:

I, the undersigned, City Clerk of the City of Monticello, do hereby certify that as such City Clerk I have in my possession or have access to the complete corporate records of the City and of its Council and officers and that I have carefully compared the transcript hereto attached with those corporate records and that the transcript hereto attached is a true, correct and complete copy of all the corporate records in relation to the adoption of a resolution entitled “Resolution authorizing and approving a Loan Agreement, providing for the placement and issuance of a \$375,000 General Obligation Corporate Purpose Note, Series 2024 and providing for the levy of taxes to pay the same,” and that the transcript hereto attached contains a true, correct and complete statement of all the measures adopted and proceedings, acts and things had, done and performed up to the present time with respect thereto.

I further certify that no appeal has been taken to the District Court from the decision of the City Council to enter into the Loan Agreement, to issue the Note or to levy the taxes to pay the principal thereof and interest thereon.

WITNESS MY HAND this 18th day of November, 2024.

Sally Hinrichsen, City Clerk

COUNTY FILING CERTIFICATE

STATE OF IOWA

SS:

JONES COUNTY

I, the undersigned, County Auditor of Jones County, in the State of Iowa, do hereby certify that on the _____ day of _____, 2024, the City Clerk of the City of Monticello filed in my office a certified copy of a resolution of the City shown to have been adopted by the City Council and approved by the Mayor thereof on November 18, 2024, entitled: “Resolution authorizing and approving a Loan Agreement, providing for the placement and issuance of a \$375,000 General Obligation Corporate Purpose Note, Series 2024 and providing for the levy of taxes to pay the same,” and that I have duly placed the copy of the resolution on file in my records.

I further certify that the taxes provided for in that resolution will in due time, manner and season be entered on the State and County tax lists of this County for collection in the fiscal year beginning July 1, 2025, and subsequent years as provided in the resolution.

WITNESS MY HAND this _____ day of _____, 2024.

County Auditor

City Council Meeting
Prep. Date: 11/11/2024
Preparer: Sally Hinrichsen



Agenda Item: # 3-15
Agenda Date: 11/18/2024

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:

proposed Resolutions

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: City Council, in most cases, provide 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 require annual appropriations, and therefore, all require approval at this time.

3. Kardes Inc. Corrects current year’s estimated appropriation, increasing it to “actual” rebate. Up from estimate of \$25,132 to actual \$25,386 and appropriating \$25,386, the estimated amount of FY ’26. (The final Rebate Payment will be made in FY ’26).

4. Royal Flush Truck Wash, Inc. Corrects current year’s estimated appropriation, increasing it to “actual” rebate up from estimate of \$29,214 to actual of \$35,492 and appropriating 7th and final grant payment in the amount of \$20,000, and 5th year of rebate payment in the estimated amount of \$33,274 for FY ’26. (The final Rebate payment will be made in FY ’31)

5. Cobblestone Inn & Suites (formerly Boulders Inn). Corrects FY ’23 and last year’s estimated appropriation, reducing it to “actual” Hotel/Motel tax grant and tax rebate decreasing the estimate of \$48,138 to actual of \$44,809.29, and appropriating \$41,642, the estimated amount of FY ’26. (The final Property Tax Rebate Payment will be made in FY ’28 and the final Grant payment tied to Hotel/Motel Tax collection will be made in FY ’28).

- 6. Orbis Mfg.** Corrects current year's estimated appropriation, increasing it to "actual" rebate up from estimate of \$54,680 to actual \$60,844 and appropriating \$56,786 the estimated amount for FY '26. (The final Rebate Payment will be made in FY '30)
- 7. Lauren Welter (218 West First Street, Suite A).** Corrects current year's estimated appropriation, decreasing it to "actual" rebate down from estimate of \$856 to actual \$810 and appropriating the 6th year rebate payment in the estimated amount \$748, for FY '26. (The final Rebate Payment will be made in FY '30)
- 8. Paige Jacobs, LLC. (218 West First Street, Suite B).** Corrects current year's estimated appropriation, decreasing it to "actual" rebate down from estimate of \$924 to actual \$874 and appropriating the 6th year rebate payment in estimated amount \$806, for FY '26. (The final Rebate Payment will be made in FY '30)
- 9. Njs LLC. (218 West First Street, Suite C).** Corrects current year's estimated appropriation, increasing it to "actual" rebate up from estimate of \$856 to actual \$894 and appropriating the 6th year rebate payment in the estimated amount \$826, for FY '26. (The final Rebate Payment will be made in FY '30)
- 10. MercyCare.** Corrects current year's estimated appropriation, increasing it to "actual" rebate up from estimate of \$11,336 to actual \$13,584 and appropriating the 4th year of rebate payment in the estimated amount of \$12,786, for FY '26. (The final Rebate payment will be made in FY '32)
- 11. McMATT Properties.** Corrects current year's estimated appropriation, increasing it to "actual" rebate up from estimate of \$6,678 to actual \$7,984 and appropriating the 3rd year of rebate payment in the estimated amount of \$7,542, for FY '26. (The final Rebate payment will be made in FY '33)
- 12. BR3 Development LLC.** Corrects current year's estimated appropriation, increasing it to "actual" rebate and grant up from estimate of \$60,144 to actual of \$76,174 and appropriating 5th grant payment in the amount of \$20,000, and 3rd year of rebate payment in the estimated amount of \$56,174 for FY '26. (The final Property Tax Rebate Payment will be made in FY '38 and the final Grant payment will be made in FY '27).
- 13. Frontier Warehousing and Oak Street Commercial Cabinets, Inc dba Oak Street Manufacturing.** Corrects current year's estimated appropriation, decreasing it to "actual" rebate down from estimate of \$33,038 to actual of \$32,926 and appropriating 2nd year of rebate payment in the estimated amount of \$31,280 for FY '26. (The final Property Tax Rebate Payment will be made in FY '34 and the final Grant payment was made in FY '24).
- 14. Theisen Real Estate LLC.** Corrects current year's estimated appropriation, decreasing it to "actual" rebate down from estimate of \$170,000 to actual of \$161,875 for the Environmental Remediation/Demolition Grant payment for expenses incurred relating to asbestos removal, which was paid to Theisen Inc on January 4, 2024. Appropriating City's obligation to pay the Property Tax Rebate Grant payment as set out above due under the Development Agreement in the amount of \$1,272 for FY '26. (The first Property Tax Rebate Payment will be in FY '26 as

determined on the completion date of October 28, 2024, of the project, with the final Property Tax Rebate Payment will be made in FY '36).

15. Derek Manternach dba Manternach Custom Creations. This appropriation is for the 1st year of rebate payment in the estimated amount of \$3,110, to Manternach Custom Creations, (The final Property Tax Rebate Payment will be made in FY '35).

Staff Recommendation: Staff recommends that the Council approve the proposed Resolutions. **(Each Resolution requires a separate approval)**

The City of Monticello, Iowa

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 #2023-151, appropriated \$25,132 to meet the City's obligations for ninth year tax rebate payments in FY '25 based upon estimated valuations, and

WHEREAS, After final assessments and payment of taxes, the ninth-year rebate came in at \$25,386, resulting in the City's appropriation being short in the amount of \$254, this Resolution correcting the estimate to match the actual rebate, increasing the appropriation from \$ \$25,132 to \$25,386, and

WHEREAS, The Council finds that funds should be appropriated for FY '26 in the amount necessary to rebate sums consistent with the Development Agreement, including the tenth and final year rebates calculated at the rate of 60% of those taxes determined eligible to be rebated according to the terms of the Development Agreement, in the estimated total amount of \$25,386, said estimate being based upon the FY '24 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 tenth and final year of rebate payments for FY '26 to Kardes Inc. in the estimated amount of \$25,386 and hereby acknowledges the correction of the FY '25 total rebate by increasing the previously estimated sum of \$25,132 to the actual payment of \$25,386.

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 18th day of November, 2024.

Wayne Peach, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

The City of Monticello, Iowa

RESOLUTION

Appropriating funds necessary to meet the City's Obligation to Mike Beck and Ken McDermott, known as Royal Flush Truck Wash, Inc per Development Agreement, dated March 17, 2014, and as amended, dated June 3, 2019

WHEREAS, The Council approved a Development Agreement with Mike Beck and Ken McDermott, known as Royal Flush Truck Wash, Inc Resolution #17-35 dated March 17, 2014, and amended by Resolution #19-77, dated June 3, 2019 and by Resolution #2020-74, dated June 15, 2020

WHEREAS, The agreement provided for seven (7) 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 #2023-162, appropriated \$49,214 to meet the City's obligations for sixth grant payment, and fourth year tax rebate payment in FY '25, and

WHEREAS, After final assessments and payment of taxes, the fourth-year rebate came in at \$35,492, resulting in the City's appropriation being short in the amount of \$6,278, this Resolution correcting the estimate to match the actual fourth year tax rebate, increasing the rebate appropriation from \$29,214 to \$35,492, thus increasing the total appropriation for the sixth grant payment, and fourth year tax rebate payment for FY '25 from \$49,214 to \$55,492, and

WHEREAS, The Council finds that funds should be appropriated for FY '26 in the amount necessary to rebate sums and to meet grant obligations consistent with the Development Agreement in the following estimated amounts:

1. \$20,000 to meet the City's seventh and final year grant payment, and
2. \$33,274 to be rebated according to the terms of the Development Agreement for fifth year property tax rebate, calculated at the rate of 75% of those taxes determined eligible for rebate in FY '26,

said estimate being based upon the FY '24 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 seventh and final year grant payment, and fifth year of rebate payments for FY '26 to Royal Flush Truck Wash Inc. in the estimated amount of \$53,274 and hereby acknowledges the correction of the total appropriation for the sixth grant payment, and fourth year tax rebate payment for FY '25 by increasing the previously estimated sum of \$49,214 to the actual payment of \$55,492.

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 18th day of November, 2024

Wayne Peach, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

The City of Monticello, Iowa

RESOLUTION

Appropriating funds necessary to meet the City's Obligation to Cobblestone Inn & Suites (formerly known as Boulders Inn Monticello) under the Development Agreement dated October 5, 2015; as amended November 20, 2017

WHEREAS, The Council approved a Development Agreement with Cobblestone Inn & Suites (formerly known as Boulders Inn Monticello) by Resolution #15-86 dated October 5, 2015, and amended agreement by Resolution #17-137 dated November 20, 2017, and

WHEREAS, The agreement provided for grant payments related to Hotel/ Motel Tax Receipts, payable over eleven (11) years, at percentages set forth in the agreement; as amended, modified the rebate schedule from an annual payment schedule to a bi-annual payment schedule. The schedule will be slightly modified to match the bi-annual rebate periods with the Hotel/Motel Tax reporting periods by Cobblestone and allow Cobblestone to submit their Hotel/Motel tax report to the City, which will create one seven (7) month rebate, from 6/1/2017 through 12/31/2017, after which all rebates will be based upon six (6) month schedules (1/1 through 6/30 and 7/1 through 12/31) but for the last rebate period which will end on May 31, 2026, and

WHEREAS, The agreement also 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 the occupancy permit was issued on May 16, 2016 and the grant payments related to Hotel/Motel Tax receipts, payable over eleven (11) years at percentages set forth in the agreement, as amended, began in FY '17, and

WHEREAS, The City, by way of Resolution #2023-152, appropriated \$48,138 to meet the City's obligations related to eighth year grant payment of Hotel/Motel Taxes in FY '24, in the amount of \$30,000; and seventh year tax rebate payments, in the amount of \$18,138; in FY '25 based upon the FY '23 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, and

WHEREAS, After final assessments and payment of Hotel/Motel tax receipts, the seventh-year grant payments, which was paid in FY '23, related to Hotel/Motel Tax receipts came in at \$22,492.41, being short \$767.61 and the eighth-year grant payments, which was paid in FY '24, related to Hotel/Motel Tax receipts came in at \$26,013.68, being long \$3,986.32, and the seventh-year property tax rebate, came in at \$18,028.00, being long \$110, with a total appropriation of \$44,809.29 for FY '25, which includes the correction to the seventh year grant payment, resulting in the City's overall being long in the amount of \$3,328.71. This Resolution correcting the estimate to match the actual grant and rebate, decreasing the appropriation from \$48,138.00 to \$44,809.29, which includes seventh year grant payment correction, the eighth grant year payment and seventh year property tax rebate, and

WHEREAS, The Council finds that funds should be appropriated for FY '26 in the amount necessary to rebate sums and to meet grant obligations consistent with the Development Agreement in the following estimated amounts:

1. \$25,000 to meet the City's ninth year grant obligations to related to the collection and payment of Hotel/Motel Taxes by Cobblestone Inn from January 1, 2024 to December 31, 2024, 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 Cobblestone Inn to the State of Iowa. These grant payments will be paid by the City in FY '25 to Cobblestone, and
2. \$16,642 to meet the City's eighth year rebate obligation according to the terms of the Development Agreement for the property tax rebate, calculated at the rate of 60% of those taxes determined eligible for rebate in FY '26, said estimate being based upon the FY '24 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 ninth year, FY '25, of Hotel/Motel Tax grant and eighth year of rebate payments for FY '26 to Cobblestone Inn & Suites in the estimated amount of \$41,642, and hereby acknowledges the correction of FY '23, related to Hotel/Motel Tax receipts came in at \$22,492.41, being short \$767.61 and the eighth-year grant payments, which was paid in FY '24, related to Hotel/Motel Tax receipts came in at \$26,013.68, and the seventh-year property tax rebate, came in at \$18,028.00 with a total appropriation of \$44,809.29 for FY '25, which includes the correction to the seventh year grant payment, thus adjusting the FY '23 and FY '24 total Hotel/Motel Tax grant and FY '25 rebate by decreasing the previously estimated sum of \$48,138 to the actual amount of \$44,809.29, resulting in the City's overall being long in the amount of \$3,328.71.

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 18th day of November, 2024.

Wayne Peach, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

The City of Monticello, Iowa

RESOLUTION

Appropriating funds necessary to meet the City's Obligation to Orbis Manufacturing, a subsidiary of Menasha Corporation per Development Agreement dated April 3, 2017, as amended by Resolution #19-27, dated April 15, 2019

WHEREAS, The Council approved a Development Agreement with Orbis Manufacturing, a subsidiary of Menasha Corporation by Resolution #17-35 dated April 3, 2017, and amended agreement by Resolution #19-27 dated April 15, 2019, and

WHEREAS, The agreement provides for property tax rebates on the improvements over a period of ten (10) years at percentages set forth in the agreement, and was amended to include four (4) additional Grant payments over a period of four (4) years for water main installation, and

WHEREAS, The City has by Resolution #19-90, appropriated one grant payment to Boomerang, on behalf of Orbis in the amount of \$50,703.16, related to the installation of a water main, as was approved by Resolution #19-90, in lieu of the four (4) additional Grant payments totaling \$79,342.00 over a period of four (4) years for water main installation, which is a savings of \$28,638.84 as approved by Resolution #19-27 dated April 15, 2019, and

WHEREAS, The City, by way of Resolution #2023-153, appropriated \$54,680 to meet the City's obligations under fifth year tax rebate provisions, for FY '25, as set forth within the Development Agreement, said amount being based upon estimated valuations, and

WHEREAS, After final assessments and payment of taxes, the fifth-year rebate came in at \$60,844 resulting in the City's appropriation being short in the amount of \$6,164, this Resolution correcting the estimate to match the actual rebate, increasing the appropriation from \$54,680 to \$60,844, and

WHEREAS, The Council finds that funds should be appropriated for FY '26 in the amount necessary to rebate sixth year estimated taxes amount of \$56,786 as set forth in the Development Agreement, calculated at the rate of 70% of those taxes determined eligible to be rebated according to the terms of the Development Agreement, said estimate being based upon the FY '24 valuation and consolidated tax rates, with the exact rebate to be determined after the receipt of final assessment numbers and tax payments by the developer, and

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 sixth year, FY '26, of rebate payments to Orbis in the estimated

amount of \$56,786 and hereby acknowledges the correction of the FY '25 total rebate by increasing the estimated sum of \$54,680 to the actual amount of \$60,844.

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 18th day of November, 2024.

Wayne Peach, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

The City of Monticello, Iowa

RESOLUTION

Appropriating funds necessary to meet the City's Obligation to Lauren Welter, successor owner of 218 West First Street, Suite "A" per Development Agreement

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

WHEREAS, The agreement provided for two (2) Grant payments totaling of \$20,000 to the developer to demolish the building; in addition to property tax rebates on the improvements totaling \$37,500 over a period of ten (10) years, at percentages set forth in the agreement, and

WHEREAS, The City has appropriated the grant payments totaling \$20,000 to the developer pursuant to the terms of the Development Agreement, and

WHEREAS, The City has agreed to appropriate property tax rebates in an aggregated total of \$37,500, pursuant to the terms of the Development Agreement to the developer and/or successor owners of the three storefronts, and

WHEREAS, The City, by way of Resolution #2023-154, appropriated \$856 to meet the City's obligations under fifth year tax rebate provisions, for FY '25, as set forth within the Development Agreement, said amount being based upon estimated valuations, and

WHEREAS, After final assessments and payment of taxes, the fifth-year rebate was calculated to be \$810, resulting in the City's appropriation being long in the amount of \$46, this Resolution correcting the estimate to match the actual rebate, decreasing the appropriation from \$856 to \$810.

WHEREAS, The Council finds that funds should be appropriated for FY '26 in the amount necessary to rebate sums consistent with the Development Agreement, for the sixth year of said rebates, calculated at the rate of 60% of the incremental property taxes less protected levies eligible to be rebated in the estimated total amount of \$748 said estimate being based upon the FY '24 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 sixth year, FY '26, of rebate payments to as set forth in the Development Agreement for 218 West First Street, Suite "A" owned by Lauren Welter, successor owner of the storefront, in the estimated amount of \$748 and hereby acknowledge the correction of the FY '25 total rebate by decreasing the previously estimated sum of \$856 to the actual amount of \$810.

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 18th day of November, 2024.

Wayne Peach, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

The City of Monticello, Iowa

RESOLUTION

Appropriating funds necessary to meet the City's Obligation to Paige Jacobs, LLC, successor owner of 218 West First Street, Suite "B" per Development Agreement dated October 2, 2017

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

WHEREAS, The agreement provided for two (2) Grant payments totaling of \$20,000 to the developer to demolish the building; in addition to property tax rebates on the improvements totaling \$37,500 over a period of ten (10) years, at percentages set forth in the agreement, and

WHEREAS, The City has appropriated the grant payments totaling \$20,000 to the developer pursuant to the terms of the Development Agreement, and

WHEREAS, The City has agreed to appropriate property tax rebates in an aggregated total of \$37,500, pursuant to the terms of the Development Agreement to the developer and/or successor owners of the three storefronts, and

WHEREAS, The City, by way of Resolution #2023-155, appropriated \$924 to meet the City's obligations under fifth year tax rebate provisions, for FY '25, as set forth within the Development Agreement, said amount being based upon estimated valuations, and

WHEREAS, After final assessments and payment of taxes, the fifth year rebate was calculated to be \$874, resulting in the City's appropriation being long in the amount of \$50, this Resolution correcting the estimate to match the actual rebate, decreasing the appropriation from \$924 to \$874.

WHEREAS, The Council finds that funds should be appropriated for FY '26 in the amount necessary to rebate sums consistent with the Development Agreement, for the sixth year of said rebates, calculated at the rate of 60% of the incremental property taxes less protected levies eligible to be rebated in the estimated total amount of \$806 said estimate being based upon the FY '24 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 sixth year, FY '26, of rebate payments to as set forth in the Development Agreement for 218 West First Street, Suite "B" owned by Paige Jacobs LLC, successor owner of the storefront, in the estimated amount of \$806 and hereby acknowledge the correction of the FY '25 total rebate by decreasing the previously estimated sum of \$924 to the actual amount of \$874.

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 18th day of November, 2024.

Wayne Peach, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

The City of Monticello, Iowa

RESOLUTION

Appropriating funds necessary to meet the City's Obligation to Njs LLC, successor owner of 218 West First Street, Suite "C" per Development Agreement dated October 2, 2017

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

WHEREAS, The agreement provided for two (2) Grant payments totaling of \$20,000 to the developer to demolish the building; in addition to property tax rebates on the improvements totaling \$37,500 over a period of ten (10) years, at percentages set forth in the agreement, and

WHEREAS, The City has appropriated the grant payments totaling \$20,000 to the developer pursuant to the terms of the Development Agreement, and

WHEREAS, The City has agreed to appropriate property tax rebates in an aggregated total of \$37,500, pursuant to the terms of the Development Agreement to the developer and/or successor owners of the three storefronts, and

WHEREAS, The City, by way of Resolution #2023-156, appropriated \$856 to meet the City's obligations under fifth year tax rebate provisions, for FY '25, as set forth within the Development Agreement, said amount being based upon estimated valuations, and

WHEREAS, After final assessments and payment of taxes, the fifth year rebate was calculated to be \$894, resulting in the City's appropriation being short in the amount of \$38, this Resolution correcting the estimate to match the actual rebate, increasing the appropriation from \$856 to \$894.

WHEREAS, The Council finds that funds should be appropriated for FY '26 in the amount necessary to rebate sums consistent with the Development Agreement, for the sixth year of said rebates, calculated at the rate of 60% of the incremental property taxes less protected levies eligible to be rebated in

the estimated total amount of \$826 said estimate being based upon the FY '24 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 sixth year, FY '26, of rebate payments to as set forth in the Development Agreement for 218 West First Street, Suite "C" owned by Njs LLC, successor owner of the storefront, in the estimated amount of \$826 and hereby acknowledge the correction of the FY '25 total rebate by increasing the previously estimated sum of \$856 to the actual amount of \$894.

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 18th day of November, 2024.

Wayne Peach, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

The City of Monticello, Iowa

RESOLUTION

Appropriating funds necessary to meet the City's Obligation to Mercy Care Management, Inc per Development Agreement, dated July 7, 2019

WHEREAS, The Council approved a Development Agreement with Mercy Care Management, Inc with Resolution #19-100 dated July 15, 2019.

WHEREAS, The agreement provided for two (2) 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 two Grant payments of \$20,000 each related to the land purchase, were both previously paid, the first in April, 2021, and the second in October, 2021, and

WHEREAS, The City, by way of Resolution #2023-157, appropriated \$11,336 to meet the City's obligations under third year tax rebate provisions, for FY '25, as set forth within the Development Agreement, said amount being based upon estimated valuations, and

WHEREAS, After final assessments and payment of taxes, the third year rebate was calculated to be \$13,584, resulting in the City's appropriation being short in the amount of \$2,248, this Resolution correcting the estimate to match the actual rebate, increasing the appropriation from \$11,336 to \$13,584.

WHEREAS, The Council finds that funds should be appropriated for FY '26 in the amount of \$12,786 to be rebated according to the terms of the Development Agreement for the fourth year property tax rebate, calculated at the rate of 80% of those taxes determined eligible for rebate in FY '26, said estimate being based upon the FY '24 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, and

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 fourth year of rebate payments for FY '26 to Mercy Care Management, Inc., in the estimated amount of \$12,786 and hereby acknowledge the correction of the FY '25 total rebate by increasing the previously estimated sum of \$11,336 to the actual amount of \$13,584.

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 18th day of November, 2024.

Wayne Peach, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

The City of Monticello, Iowa

RESOLUTION #

Appropriating funds necessary to meet the City's Obligation to McMATT Properties per Development Agreement, dated June 21, 2021

WHEREAS, The Council approved a Development Agreement with McMATT Properties that provided tax rebate incentives tied to the development of a 47-unit rental storage facility, with Resolution #2021-68 dated June 21, 2021, and

WHEREAS, The Council finds it appropriate to follow through on the City's obligation and or agreement set out therein 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 therein, and

WHEREAS, The City, by way of Resolution #2023-158, appropriated \$6,678 to meet the City's obligations under second year tax rebate provisions, for FY '25, as set forth within the Development Agreement, said amount being based upon estimated valuations, and

WHEREAS, After final assessments and payment of taxes, the second year rebate was calculated to be \$7,984, resulting in the City's appropriation being short in the amount of \$1,306, this Resolution correcting the estimate to match the actual rebate, increasing the appropriation from \$6,678 to \$7,984, and

WHEREAS, The Council finds that funds should be appropriated for FY '26 in the amount of \$7,542 to be rebated according to the terms of the Development Agreement for third year property tax rebate, calculated at the rate of 85% of those taxes determined eligible for rebate in FY '26, said estimate being based upon the FY '24 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, and

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 third year, FY '26, of rebate payments to McMATT Properties, as set forth in the Development Agreement in the estimated amount of \$7,542 and hereby acknowledge the correction of the FY '25 total rebate by increasing the previously estimated sum of \$6,678 to the actual amount of \$7,984.

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 18th day of November, 2024.

Wayne Peach, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

The City of Monticello, Iowa

RESOLUTION

Appropriating funds necessary to meet the City's Obligation to BR3 Development LLC per Development Agreement, dated March 1, 2021

WHEREAS, The Council approved a Development Agreement with BR3 Development LLC with Resolution #2021-28 dated March 1, 2021.

WHEREAS, The Developer entered into an "Assessment Agreement", pursuant to §403.6 of the Iowa Code fixing the minimum assessed valuation of the Property, in contemplation of the value to be added by the proposed project, at not less than one-million two-hundred fifty thousand dollars (\$1,250,000), hereafter referenced as the "Minimum Assessed Valuation" as of January 1, 2022, the first valuation date. It is the stated intention of the Developer that the Minimum Assessed Valuation shall be established on the Jones County property tax rolls as of the First Valuation Date regardless of the then-current degree of completion or incompleteness of the Project, and

WHEREAS, The Developer's Agreement includes the "Base Valuation" rate, which is agreed to be \$100,000, and

WHEREAS, The agreement provided for six (6) Grant payments of \$20,000 each, in addition to property tax rebates on the improvements over a period of fifteen (15) years, at percentages set forth in the agreement, and

WHEREAS, The City, by way of Resolution #2023-159, appropriated \$20,000 to meet the City's obligations related to fourth year grant payment and \$40,144 to meet the second-year tax rebate payments in FY '25 based upon the FY '23 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, and

WHEREAS, After final assessments and payment of taxes, the second-year rebate came in at \$56,174 resulting in the City's appropriation being short in the amount of \$16,030, this Resolution correcting the estimate to match the actual rebate, increasing the appropriation for fourth year grant payment and the second-year tax rebate payments from \$60,144 to \$76,174, and

WHEREAS, The Council finds that funds should be appropriated in the amount necessary to make the fifth grant payment of \$20,000 in addition to the amount necessary to rebate third year taxes in the amount of \$56,174 to BR3 Development LLC as set forth in the Development Agreement, for FY '26, calculated at the rate of 100% of those taxes determined eligible to be rebated, according to the terms of the Development Agreement, in the estimated total amount of \$76,174, said estimate being based upon the FY '24

valuation and consolidated tax rates, with the exact rebate to be determined after the receipt of final assessment numbers and tax payments by the developer, and

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 FY '26 of fifth grant and third rebate payments to BR3 Development LLC in the estimated amount of \$76,174 as previously set forth herein, and hereby acknowledges the correction of FY '25 grant and FY '25 rebate by increasing the previously estimated sum of \$60,144 to the actual amount of \$76,174.

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 18th day of November, 2024.

Wayne Peach, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

The City of Monticello, Iowa

RESOLUTION

Appropriating funds necessary to meet the City's Obligation to Frontier Warehousing and Oak Street Commercial Cabinets, Inc dba Oak Street Manufacturing per Development Agreement, dated January 3, 2022, as amended November 7, 2022

WHEREAS, The Council approved a Development Agreement with Frontier Warehousing and Oak Street Commercial Cabinets, Inc dba Oak Street Manufacturing with Resolution #2022-1 dated January 3, 2022, and amended agreement by Resolution #2022-128 dated November 7, 2022, and

WHEREAS, The Developer entered into an "Assessment Agreement", pursuant to §403.6 of the Iowa Code fixing the minimum assessed valuation of the Property, in contemplation of the value to be added by the proposed project, at not less than one-million two-hundred fifty thousand dollars (\$1,250,000), hereafter referenced as the "Minimum Assessed Valuation" as of January 1, 2023, the first valuation date. It is the stated intention of the Developer that the Minimum Assessed Valuation shall be established on the Jones County property tax rolls as of the First Valuation Date regardless of the then-current degree of completion or incompleteness of the Project, and

WHEREAS, The Developer's Agreement includes the "Base Valuation" rate, which is agreed to be \$100,000, and

WHEREAS, The agreement provided for two (2) 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 2023-160, appropriated \$33,038 to meet the City's obligations under first year tax rebate provisions, for FY '25, as set forth within the Development Agreement, said amount being based upon estimated valuations, and

WHEREAS, After final assessments and payment of taxes, the first-year rebate came in at \$32,926 resulting in the City's appropriation being long in the amount of \$112, this Resolution correcting the estimate to match the actual rebate, decreasing the appropriation from \$33,038 to \$32,926, and

WHEREAS, The Council finds that funds should be appropriated for FY '26 in the amount necessary to rebate second year estimated taxes amount of \$31,280 as set forth in the Development Agreement, for FY '26, calculated at the rate of 95% of those taxes determined eligible to be rebated according to the terms of the Development Agreement, said estimate being based upon the FY '24 valuation and consolidated tax rates, with the exact rebate to be determined after the receipt of final assessment numbers and tax payments by the developer, and

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 '26, of rebate payments to Frontier Warehousing in the estimated amount of \$31,280 and hereby acknowledges the correction of the FY '25 total rebate by decreasing the estimated sum of \$33,038 to the actual amount of \$32,926.

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 18th day of November, 2024.

Wayne Peach, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

The City of Monticello, Iowa

RESOLUTION

Appropriating funds necessary to meet the City's Obligation to Theisen Real Estate LLC per Development Agreement, dated September 15, 2023

WHEREAS, The Council approved a Development Agreement with Theisen Real Estate LLC with Resolution #2023-107 dated August 7, 2023, and

WHEREAS, The Developer entered into an "Assessment Agreement", pursuant to §403.6 of the Iowa Code fixing the minimum assessed valuation of the Property, in contemplation of the value to be added by the proposed project, at not less than one-million seven-hundred fifty thousand dollars (\$1,750,000), hereafter referenced as the "Minimum Assessed Valuation" as of January 1st of the year following the completion of the Project and receipt of an Occupancy Permit from the City of Monticello, or January 1, 2027, whichever occurs first. The Certificate of Occupancy and Compliance is dated October 28, 2024, and

WHEREAS, The agreement provides for an Environmental Remediation/Demolition Grant, the total sum of \$170,000.00 for expenses incurred relating to asbestos removal, and a Property Tax Rebate Grant for total amount of all property taxes paid and/or accrued with regard to the property between the date on which Theisen takes title to the property and the date on which Theisen receives an occupancy permit. These two grants are 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 #2023-161, appropriated \$170,000 to meet the City's obligations related to the Environmental Remediation/Demolition Grant payment, to be paid in FY '24, and

WHEREAS, After final bill was submitted for the Environmental Remediation/ Demolition Grant, the amount paid to Theisen Inc on January 4, 2024, was \$161,875 resulting in the City's appropriation being long in the amount of \$8,125, this Resolution correcting the estimate to match the actual payment, decreasing the appropriation for the Environmental Remediation/ Demolition Grant payment from \$170,000 to \$161,875, and

WHEREAS, The City did not appropriate or make any property tax rebates to the Developer during FY '25 due to the fact that the property was not substantially completed or assessed at that time. The Council finds that funds should be appropriated for the Property Tax Rebate Grant payment for, due to Theisen Real Estate LLC, in the estimated amount of \$1,272, and

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 Property Tax Rebate Grant payment as set out above due under the Development Agreement in the amount of \$1,272, and hereby acknowledges the correction of FY '24 Environmental Remediation/ Demolition Grant decreasing the previously estimated sum of \$170,000 to the actual amount of \$161,875.

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 18th day of November, 2024.

Wayne Peach, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

The City of Monticello, Iowa

RESOLUTION

Appropriating funds necessary to meet the City's Obligation to Manternach Custom per Development Agreement, dated September 6, 2022

WHEREAS, The Council approved a Development Agreement with Derek Manternach dba Manternach Custom Creations with Resolution #2022-103 dated September 6, 2022, and

WHEREAS, The agreement provided for twenty (20) semi-annual property tax rebates on the improvements over a period of ten (10) years, at percentages set forth in the agreement, and

WHEREAS, The City did not appropriate or make any rebates to the Developer for FY '25 due to the fact that the property was not substantially completed or assessed at that time, and

WHEREAS, The Council finds that funds should be appropriated in the amount necessary to make the first rebate payment to Manternach Custom Creations as set forth in the Development Agreement, for FY '26, calculated at the rate of 100% of those taxes determined eligible to be rebated according to the terms of the Development Agreement, in the estimated total amount of \$3,110, said estimate being based upon the FY '24 valuation and consolidated tax rates, with the exact rebate to be determined after the receipt of final assessment numbers and tax payments by the developer, and

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 first rebate payment to Manternach Custom Creations in the estimated amount of \$3,110 as previously set forth herein.

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 18th day of November, 2024.

Wayne Peach, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

City Council Meeting
 Prep. Date: 11/14/2024
 Preparer: Sally Hinrichsen



Agenda Item: # 16
 Agenda Date: 11/18/2024

Communication Page

Agenda Items Description: Resolution Approving FY 2026 TIF Certification

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

Background Information: The City may collect the maximum of increment every year, so long as the total City collections does not exceed the total City obligations. We have only certified the TIF necessary to meet our obligations over last several years, usually certifying between \$550,000 to \$750,000.

When TIF is de-certified one year, it can be certified the next year, 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 building in the TIF district was worth \$100,000 when it into the TIF and now worth \$250,000, the taxes on the original \$100,000 will get divided amongst all the taxing entities normally, with City, County, School, Kirkwood etc., getting their share. The taxes on the new value of “Increment” of \$150,000 will, IF CERTIFIED, go to the City TIF fund. The taxes on the new value of “Increment” will, IF DE-CERTIFIED, be divided just like the pre-TIF value of \$100,000, amongst all of 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.

In the last ten years, the Council has certified \$650,000 (FY '25), \$550,000 (FY '24), \$500,000 (FY '23), \$700,000 (FY '22), \$600,000 (FY '21), \$210,385 (FY '20), \$750,000 (FY '19), and \$700,000 (FY '16, '17, and '18). This year's certification is proposed to be \$725,000. Total incremental available for collection is approximately \$1,615,996.

The proposed certification does not include any future/potential TIF agreements that may or may not arise in the coming year.

Staff Recommendation: Staff recommends Council approves the proposed a TIF certification of \$725,000 for FY 2026

The City of Monticello, Iowa

RESOLUTION #

Approving FY 2026 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 \$725,000 in increment, de-certifying for FY 2026 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 \$725,000 for FY 2026.

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 18th day of November, 2024.

Wayne Peach, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

City Council Meeting
Prep. Date: November 11, 2024
Preparer: Nick Kahler



Agenda Item: 17
Agenda Date: November 18, 2024

Communication Page

Agenda Items Description: Purchase of a skid loader and mini excavator

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

Attachments & Enclosures:

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Synopsis: Updating our skid loader and buying a mini excavator

Background Information: Our skid loader was purchased in 2013. It currently has about 2900 hours on it and is showing its age.

We use the skid loader for a variety of jobs but a big portion of its time is spent with trees and snow. We used to use it for clearing cul-de-sacs and parking lots during the winter but since we have purchased the wheel loader, we use that as its faster to get around and clean with. That means that the skid loader is now our machine to load the trucks with sand/salt. We can do this with our current skid loader if you are careful as it just goes high enough to get over the sides of the trucks. Having a skid loader that is bigger than the one we currently have will certainly help with this as well as help when we are taking trees down and moving logs with the grapple.

We had a tractor backhoe that we traded in for the wheel loader because it was too big and cumbersome to set up and use. It took up a lot of room when the outriggers were down and if you needed to move you had to pull everything up and find another spot you would fit in to and set it back up. We did not use backhoe for those reasons.

Instead, we rent a mini excavator, as they are more maneuverable and easier to get into places. With the cost of labor and materials going up we have been trying to get any patch work we need done cleaned out and ready for the contractor to bring the cost down. We use it for digging out spots in streets for asphalt patches, re-opening storm intakes, storm intake repairs, for cleaning out stump grindings, for digging holes for new trees, etc. We can use this for water main breaks, hydrant replacements, and valve repair/replacement.

We will purchase these pieces of equipment using the set a side money already in the budget and a small amount of street maintenance money.

	Skid loader	Price	Trade value of ours	Purchase Price
Kromminga Motors	C327	\$58,500.00	\$21,500.00	\$37,000.00
Scherrman's Imp.	310B	\$58,900.00	\$20,000.00	\$38,900.00
Bodenstiener's Imp.	331P	\$77,770.00	\$19,000.00	\$58,770.00

	Mini Excavator	Price
Kromminga Motors	E37c	\$52,500.00
Bodensteiner's Imp.	35-P	\$60,241.00

Staff Recommendation: We recommend the approval of purchasing a new skid loader and new mini excavator from Kromminga Motors

The City of Monticello, Iowa

RESOLUTION

Approving Purchase of Skid Loader and Mini Excavator from Kromminga Motors

WHEREAS, The City of Monticello Public Works Department. has proposed the purchase of a Skid Loader and a Mini Excavator; and has presented the Council with information about the proposed purchase, and

WHEREAS, The Public Works Department finds that the Skid Loader and Mini Excavator could be used by the City on various projects and tasks, and

WHEREAS, The proposed Skid Loader and Mini Excavator can be purchased with Road Use funds as the primary uses are on the streets and other project sites, and

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve of the purchase of a Skid Loader from Kromminga Motors, with the trade in of the 2013 Skid Loader with a net purchase price of \$37,000; and the purchase of a Mini Excavator from Kromminga Motors with a purchase price of \$52,500, as proposed.

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 18th day of November, 2024.

Wayne Peach, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

City Council Meeting
Prep. Date: 11/14/2024
Preparer: Russell Farnum



Agenda Item: # 18
Agenda Date: 11/18/2024

Communication Page

Agenda Items Description: Approve Purchase and Order Fire Truck

Type of Action Requested: Resolution

Attachments & Enclosures:

Proposal and Specifications

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

Summary: The Fire Department has a truck up for replacement, and have been setting aside money to purchase a new truck for several years. Bids to meet Fire Department specifications have been substantially more than expected, which has already delayed ordering a replacement to place more funding in the set aside.

The preferred bid from Toyne is \$504,768.36. If ordered now with 50% down (\$252,384), the City can get a \$20,934 discount, with the net cost being \$483,825.

Another reason to order the chassis now is because Freightliner is replacing the current L9 Cummins engine at the end of this year, with a new, unproven engine and the next generation of emissions controls. Fire Department would prefer to stay with the current Cummins line if possible.

Fire Department has \$310,000 currently in set aside, so can place a 50% down order on this truck. The chassis will be a year in production, and the fire truck equipment and body another year or more. By the time the truck is complete, the set aside will have sufficient funding to pay the remainder due (if it is a bit short, an internal loan could be arranged for a short-term gap).

The Fire Department did obtain pricing for similar equipment from other manufacturers. E1 Banner provided a bid on a “similarly-equipped unit” that did not meet the required specifications. The Fire Department will receive another bid from Alexis next week. If the Alexis bid is better, this would unit would not be ordered and the Fire Department would bring the other bid back for Council approval.

The Fire Board recommended proceeding with the order at the regular meeting of November 13, 2024.

Recommendation: Council approval of the purchase of the Toyne Fire Engine is recommended.

The City of Monticello, Iowa

RESOLUTION

Accepting bids related to Fire Truck purchase and to approve purchase of Fire Truck from Toyne, Inc.

WHEREAS, the City of Monticello Fire Department has been budgeting set-a-side for and otherwise planning for the purchase of a new fire pumper/tanker apparatus, and

WHEREAS, in furtherance of their objective, the Fire Department went out to bid and sought bids from three manufacturers, eventually receiving two bids, and

WHEREAS, after a careful review of the bids, it was determined that Toyne, Inc, is the apparent low bidder with a bid of \$504,768.36, and

WHEREAS, the Council finds that the funds have been set-a-side to provide for the purchase of this pumper/tanker apparatus and that purchasing the pumper/tanker apparatus is in the best interest of the City and the Fire Department and should be approved, and

WHEREAS, Toyne is offered a discount if partial payment is paid at the time the contract is signed and the Council finds that the prepayment amount, thus reducing the purchase price by \$20,934 was in the best interest of the City and will pay balance on delivery to the City, and

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby authorize the City of Monticello Fire Chief, Joe Bayne, to execute the Apparatus Purchase Agreement between the City of Monticello / Monticello Fire Department and Toyne, Inc., whereby the City of Monticello agrees to buy said new pumper/tanker apparatus at a cost of not to exceed \$504,768.36.

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 18th day of November, 2024.

Wayne Peach, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

City Council Meeting
Prep. Date: 11/13/2024
Preparer: Lori Lynch



Agenda Item: # 19
Agenda Date: 11/18/2024

Communication Page

Agenda Items Description: Hiring a part time paramedic

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

Attachments & Enclosures:

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Synopsis: Director Lynch would like to hire Austin Koch to fill a part time spot for recently vacated spot.

Background Information: Director Lynch would like to hire Austin Koch to fill a spot that was vacated spot in October. Austin is a Flight Nurse and Critical Care Paramedic. Austin is a full time fixed wing Flight Nurse. He works ten days a month which gives him time to work part time. Austin is a stellar provider and will be a great addition to our team.

Staff Recommendation: Director Lynch recommends hiring Austin Koch.

The City of Monticello, Iowa

RESOLUTION

To approve the hiring a Monticello Ambulance
Part-Time Paramedic and setting wage

WHEREAS, a Monticello Part-Time Ambulance Paramedic position has been available with the resignation of paramedic in October, and

WHEREAS, The Ambulance Director interviewed candidates for the Part-time position, and

WHEREAS, The Ambulance Director felt Austin Koch would be a great addition to the Part-Time Paramedic roster and wishes to offer the position to him, and

WHEREAS, The City Council has set forth starting wages for Paramedics at \$26.72 per hour, and

WHEREAS, The City Administrator recommends hiring the Monticello Ambulance Part-Time Paramedic and

WHEREAS, The Council finds it appropriate to follow the recommendation of the Ambulance Director and the City Administrator, and further finds that the wages set are fair and reasonable and should, therefore, be approved.

NOW, THEREFORE, The Council hereby authorizes the hiring a Monticello Ambulance Part-Time Paramedic with a starting wage of \$26.72.

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 18th day of November 2024.

Wayne Peach, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

City Council Meeting
Prep. Date: 11/14/2024
Preparer: Russell Farnum



Agenda Item: # 20
Agenda Date: 11/18/2024

Communication Page

Agenda Items Description: Adopt "Standard" Airport Hangar Month-to-Month Lease

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

Summary: The City owns several gang hangars that are used to park/store individually-owned airplanes in a shared space. Going back to when Paul Elmegreen was the Fixed Base Operator ("FBO"), these spaces have been rented on a month-to-month basis without any type of written lease, just verbal approvals.

This is something I had been discussing with Monticello Aviation and the Airport Board to get resolved. Having a lease, even if it's month-to-month, allows the City to set basic rules and expectations. It also provides support for both the airplane owners, the FBO, and the City. Recently we have actually had tenants asking about having leases for their hangar space to assure that they understand the rights and obligations of their tenancy.

Because these month-to-month leases can change often, it would be efficient for the Council to designate the City Administrator as having the authority to sign the lease, rather than having these come to Council every time a tenant changes.

The attached lease was prepared as a "template" or Standard lease for use on the month-to-month hangar spaces. The Airport Board and FBO reviewed this lease at the meeting on November 12, and recommended approval, with the recommendation that the City Administrator be allowed to sign on behalf of the City.

Recommendation: Approval is recommended.

The City of Monticello, Iowa

RESOLUTION

Adopting “Standard” Airport Hangar Month-to-Month Lease for the Monticello Regional Airport (City of Monticello)

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

WHEREAS, The City of Monticello owns several gang hangars that are used to park/store individually-owned airplanes in a shared space. These spaces have been rented on a month-to-month basis without any type of written lease, just verbal approvals, and

WHEREAS, City Administrator has worked with Monticello Aviation and the Airport Board to approve a lease on a month-to-month basis. This allows the City to set basic rules and expectations. It also provides support for both the airplane owners, the FBO, and the City, and

WHEREAS, These month-to-month leases can change often, it would be efficient for the Council to designate the City Administrator as having the authority to sign the lease for the new tenants, and

WHEREAS, A month-to-month lease agreement between the City of Monticello and tenant(s) for the City owned hangars has been prepared and recommended by the Monticello Airport Board.

NOW THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve the proposed month-to-month lease agreement between the City of Monticello and tenants for City owned hangars at the Monticello Regional Airport, and further authorizes City Administrator to execute the leases on behalf of the City.

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 18th day of November, 2024.

Wayne Peach, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

MONTICELLO REGIONAL AIRPORT

**HANGAR LEASE
-Month-to-Month-**

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, by and between City of Monticello, d/b/a City of Monticello Airport Board ("Landlord"), whose address, for the purpose of this lease, is 200 E. 1st Street, Monticello, Iowa, 52310, and _____ (Tail # _____) ("Tenant"), whose address for the purpose of this lease is _____ and whose phone/cell number is ____ - ____ - ____.

The parties agree as follows:

1. **PREMISES AND TERM.** Landlord leases to Tenant the following real estate, situated in Jones County, Iowa:

Hangar “____” (_____ Hangar) located at the Monticello Regional Airport. The term of this lease shall commence on the _____ day of _____, 2024. Said lease shall continue until it is terminated under the paragraph below.

Either of the parties may terminate this lease by giving written notice of such termination to the other party. Notice of such termination shall be given to the Tenant by delivering it to the Tenant or by mailing it by ordinary mail to the Tenant at the Tenant’s address stated above. Notice of such termination shall be given to the City by delivering it to the manager (FBO) of the Monticello Regional Airport or by mailing it by ordinary mail to City Administrator, City of Monticello, 200 E. 1st St. Monticello, IA 52310. This lease shall terminate not less than the 30th day after the day on which notice of termination is delivered or mailed pursuant to this paragraph, or at the date specified within the termination notice.

2. **RENT.** Tenant agrees to pay Landlord as rent \$ _____ per month, in advance commencing on the 1st day of _____, 202____, and monthly during the term of this lease. Rent for any partial month shall be paid in full. No pro-rata share of rent already paid shall be refunded to the Tenant.

All sums shall be paid at the address of Landlord to the City Clerk. Any rent not paid within 30 days of due date shall be delinquent and grounds for termination.

3. **POSSESSION.** Tenant shall be entitled to possession on the first day of the lease term and shall yield possession to Landlord at the termination of this lease. Should Landlord be unable to give possession on said date, Tenant’s only damages shall be a pro-rata abatement of rent.

4. **USE.** Tenant shall use the premises only for storage and shelter for Tenant’s airworthy aircraft. All aircraft must have an approved annual inspection. In keeping with the spirit of a viable regional airport facility, only airworthy aircraft (by FAA definition) are to be considered for hangar

rental. An aircraft which is currently stored at the airport, but not airworthy, may be granted a six-month exception by the Airport Board for temporary storage to allow restoration to airworthiness. If an airworthy aircraft is deemed not to be airworthy, it will be defined as non-aeronautical.

At the option of Landlord, vacant hangars may be leased for non-aeronautical use on a month-to-month basis at the sole discretion of the Landlord. Aeronautical use will receive priority over non-aeronautical use. No non-aeronautical business activities will be conducted out of hangar space.

5. CARE AND MAINTENANCE.

- (a) Tenant takes the premises as is, except as herein provided.
- (b) Landlord shall keep the following in good repair: roof, walls, floor, foundation, doors, wiring, and plumbing if applicable. Tenant shall not make any repairs or replacements except as required or allowed in subparagraphs (c) and (e) below. If a hangar needs repairs or maintenance, it should be reported to the airport manager. If satisfaction is not obtained, contact the City Administrator.
- (c) Tenant shall maintain the premises in a reasonably safe, serviceable, clean and presentable condition, and except for the repairs and replacements provided to be made by Landlord in subparagraph (b) above, shall make all repairs, replacements and improvements to the premises, INCLUDING ALL CHANGES, ALTERATIONS OR ADDITIONS ORDERED BY ANY LAWFULLY CONSTITUTED GOVERNMENT AUTHORITY DIRECTLY RELATED TO TENANT'S USE OF THE PREMISES. Tenant shall make no structural changes or alterations without the prior written consent of Landlord.
- (d) The Tenant shall not leave the doors of the hangar open overnight. The Tenant shall also not leave the hangar doors open at any other time if the weather is such as to endanger the hangar or property in the hangar. The Tenant shall pay for all damage to the hangar or to the property in the hangar caused by the Tenant's leaving the hangar doors open. The Tenant is responsible to see that his or her aircraft is properly chocked or tied down at all times when in the hangar. If the aircraft is to be gone overnight, or during inclement weather (high winds, etc.), please close your hangar doors. Hangar doors not closed will be closed by Monticello Regional Airport or Monticello Aviation employees (to the best of our ability), and a \$6.00 charge may be assessed to the Tenant.
- (e) No alterations or improvements such as heating, air conditioning, electric wiring, etc. shall be made to the premises without prior written approval and consent from Landlord, and all such alterations, improvements, and changes shall be made at the expense of Tenant and become a part of the leased premises and belong to the Landlord and no compensation shall be allowed or paid therefor to Tenant.
- (f) The Landlord reserves the right to enter upon the hangar space covered by this lease at any time for the purpose of making any inspection which it may deem expedient.

- (g) Hangar rent includes electricity for doors and lights only. Hangar rent will also include electricity for electric aircraft heaters in the winter months; however, the Tenant's cooperation in limiting the excess use of electricity is expected.
- (h) Tenant shall turn off lights in leased hangar space when lights are not necessary. Lights left on in hangars overnight will be turned off and a fee of \$6.00 may be assessed to Tenant.

6. FUEL AND SERVICES. Tenant shall pay for all fuel and services which may be used on the premises. Landlord shall not be liable for damages for failure to provide fuel and services, or for any stoppage for needed repairs or for improvements or arising from causes beyond the control of Landlord, provided Landlord uses reasonable diligence to resume such services.

7. SURRENDER. Upon the termination of this lease, Tenant will surrender the premises to Landlord in good and clean condition, except for ordinary wear and tear or damage without fault or liability of Tenant. Continued possession beyond the term of this Lease and the acceptance of rent by Landlord shall constitute a quarterly extension of this lease.

8. ASSIGNMENT AND SUBLETTING. No assignment or subletting, either voluntary or by operation of law, shall be effective without the prior written consent of Landlord.

9. INSURANCE

(a) GENERAL

Tenant shall maintain insurance to protect Landlord, the City of Monticello, Iowa, throughout the duration of the hangar lease. Said insurance shall be provided by an insurance company (Companies), "admitted" and "non-admitted" to do business in the State of Iowa, having no less than an A.M. Best Rating of "B". All policies shall be written on a per occurrence basis, not a claims-made basis, and in form and amounts and with companies satisfactory to the City of Monticello. Certificates of Insurance confirming adequate insurance coverage shall be submitted to the City prior to execution or commencement of the hangar lease.

(b) INSURANCE REQUIREMENTS

i. AIRCRAFT LIABILITY INSURANCE: Tenant shall procure and maintain during the life of this hangar lease, Aircraft Liability Insurance on an "Occurrence Basis" with limits not less than \$750,000 per occurrence and in the aggregate and sub-limits of not less than \$100,000 seat/passenger. This policy shall cover bodily injury and property damage.

ii. AIRPORT PREMISES LIABILITY COVERAGE:

- a) Tenant shall procure and maintain during the life of this hangar lease Airport Premises Liability coverage for non-owned premises (hangar). Coverage may be provided using one of the following insurance

options (or other satisfactory insurance option): (a) Airport Premises Liability Insurance, (b) endorsement of the Aircraft Liability Policy to extend liability coverage to non-owned premises (hangar) or (c) a Personal Liability Insurance policy. Regardless of the insurance option used, coverage shall be provided on a per occurrence basis with limits of liability not less than \$750,000 per occurrence and/or aggregate combined single limit and shall include Personal Injury, Bodily Injury and Property Damage.

b) If Tenant satisfies this requirement through a Personal Liability Insurance policy, the Tenant may use a Homeowners Insurance Policy and a Personal Umbrella Policy to provide this coverage.

iii. CANCELLATION: The Aircraft Liability Insurance policy shall include a Cancellation Endorsement providing the Landlord with 30 days advance written notification of policy cancellation.

iv. PROOF OF INSURANCE: To demonstrate proof of insurance, Tenant shall provide to the City of Monticello, Iowa, a Certificate(s) of Insurance evidencing all required insurance coverage shown in i. through iii. above utilizing the latest version of the ACORD form or policy declaration page.

10. WAIVER AND RELEASE. Tenant covenants and agrees that Tenant will not hold the City, the Airport or any of its agents, employees or Monticello Aviation responsible or liable for any loss occasioned by fire, theft, rain, windstorm, hail or from any other cause whatsoever, whether the cause be direct, indirect or merely a contributing factor in producing a loss to any airplane, automobile, personal property, parts or any other property of any nature or type that maybe located or stored in the hangar space (as herein permitted), on surrounding aprons, fields or any other location at the Airport; and Tenant agrees that any airplane and its contents or any other property to be stored in the hangar space as herein permitted are to be stored at Tenant's sole risk.

11. INDEMNIFICATION. Tenant agrees to indemnify, defend and hold harmless City, the Airport, Monticello Aviation and the respective members, agents, officers, representatives and employees of each from and against any and all liability or loss from claims, demands, causes of action or court action relating to or arising out of, directly or indirectly, any act, omission or negligence of Tenant, or Tenant's officers, agents, guests, invitees or employees whatsoever caused to any person, or to the property of any person, occurring during the term of this Lease, in or about the hangar space or anywhere on the Airport, or arising from any accident, injury or damage occurring outside of the hangar space or off the Airport property where such accident, damage or injury results or is claimed to have resulted from any act or omission on the part of the Tenant or its officers, agents, guests, invitees or employees. This indemnification and hold harmless agreement shall include indemnity against all costs, expenses and liabilities in, or in connection with, any such claim or proceeding brought thereon and the defense thereof, including reasonable attorney's fees.

12. DAMAGE. In the event of damage to the premises, so that Tenant is unable to use the hangar, this lease may be terminated at the option of either party. Such termination shall be made by

providing notice of one party to the other within twenty (20) days after such damage; and both parties shall thereafter be released from all future obligations hereunder.

13. **MECHANICS' LIENS.** Neither Tenant, nor anyone claiming by, through or under Tenant, shall have the right to file any mechanic's lien against the premises. Tenant shall give notice of this clause in advance to all contractors and subcontractors who may furnish, or agree to furnish, any material, service or labor for any improvement on the premises.

14. DEFAULT, NOTICE OF DEFAULT AND REMEDIES.

- (a) EVENTS OF DEFAULT: Each of the following shall constitute an event of default by Tenant: (1) Failure to pay rent when due; (2) Failure to observe or perform any duties, obligations, agreements, or conditions imposed on Tenant pursuant to the terms of the lease; (3) Abandonment of the premises; and/or (4) Death of Tenant. "Abandonment" means the Tenant has failed to hangar an airworthy aircraft for more than ninety (90) consecutive business days unless an exception has been granted by the Landlord.
- (b) NOTICE OF DEFAULT: Landlord shall give Tenant a written notice specifying the default and giving the Tenant ten (10) days in which to correct the default. If there is a default (other than for nonpayment of a monetary obligation of Tenant, including rent) that cannot be remedied in ten (10) days by diligent efforts of the Tenant, Tenant shall propose an additional period of time in which to remedy the default. Consent to additional time shall not be unreasonably withheld by Landlord. Landlord shall not be required to give Tenant any more than three notices for the same default within any 365-day period.
- (c) REMEDIES: In the event Tenant has not remedied a default in a timely manner following a Notice of Default, Landlord may proceed with all available remedies at law or in equity, including but not limited to the following: (1) Termination. Landlord may declare this lease to be terminated and shall give Tenant a written notice of such termination. In the event of termination of this lease, Landlord shall be entitled to prove, claim for, and obtain judgment against Tenant for the balance of the rent agreed to be paid for the term herein provided, plus all expenses of Landlord in regaining possession of the premises and the reletting thereof, including attorney's fees and court costs, crediting against such claim, however, any amount obtained by reason of such re-letting; (2) Forfeiture. If a default is not remedied in a timely manner, Landlord may then declare this lease to be forfeited and shall give Tenant a written notice of such forfeiture, and may, at the time, give Tenant the notice to quit provided for in Chapter 648 of the Code of Iowa; (3) If Tenant dies, Tenant's successor-in-interest may negotiate a new lease with Landlord.

15. **NOTICES AND DEMANDS.** All notices shall be given to the parties hereto at the addresses designated unless either party notifies the other, in writing, of a different address. Without prejudice to any other method of notifying a party in writing or making a demand or other communication, such notice shall be considered given under the terms of this lease when it is deposited in the U.S. Mail, registered or certified, properly addressed, return receipt requested, and postage prepaid. Personal service of the notice shall serve as sufficient notice with or without a mailed notice, regardless of the location served.

16. PROVISIONS BINDING. Each and every covenant and agreement herein contained shall extend to and be binding upon the respective successors, heirs, administrators, executors and assigns of the parties hereto.

17. CERTIFICATION. Tenant certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Tenant hereby agrees to defend, indemnify and hold harmless Landlord from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

18. ADDITIONAL PROVISIONS. Tenant agrees to be bound by and shall faithfully abide by each and every term, requirement, or condition set out in this Hangar Lease, a copy of which has been provided to the Tenant, receipt of which is acknowledged by Tenant.

Tenant shall not perform aircraft services or maintenance in Tenant's hangar space on any aircraft not owned by Tenant.

Tenant shall not store or keep aircraft fuel in the hangar except that fuel which is in the aircraft's fuel tanks.

Tenant shall abide by all rules and regulations of the Federal Aviation Administration and all rules and regulations of Landlord.

If a hangar is vacated or a hangared plane sold to a new owner, this hangar lease shall be deemed void and the hangar deemed available for rent to another party.

A Tenant is subject to eviction and will lose the Tenant's seniority for hangar lease purposes for any of the following reasons:

- (a) Being ejected from the airport for violation of FAA, State, or local regulations.
- (b) Starting a plane in the hangar or taxiing it from the hangar will be grounds for immediate eviction. (This practice could cause damage to the hangar and other aircraft.)
- (c) Allowing any plane not owned by the Tenant to be stored in Tenant's leased hangar.

LANDLORD

TENANT

CITY OF MONTICELLO,

By: _____
City Administrator

City Council Meeting
Prep. Date: 11/13/24
Preparer: Jacob Oswald



Agenda Item: # 21
Agenda Date: 11/18/2024

Communication Page

Agenda Items Description: Resolution

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

Attachments & Enclosures:

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis:

The Parks and Recreation Department seeks to create a new permanent part-time position.

Background Information:

The Parks and Recreation Department is proposing the creation of a permanent part-time position for an Adult Recreation and Events Coordinator to enhance the department’s ability to meet the recreational, social, and wellness needs of the adult community. This role aims to develop inclusive programs and, in the long term, to introduce therapeutic activities that support individuals facing physical, mental, or emotional challenges.

The 2022 master plan survey highlighted strong community interest in expanded recreational offerings: 52% of respondents expressed interest in group fitness classes in the park, and 67% showed interest in movies in the park and other special events. Snyder and Associates, in their summary of the survey, noted that residents desire an expansion of recreational programs, with specialty one- or two-time events gaining popularity. This feedback underscores the need for a dedicated Adult Recreation and Events Coordinator to meet the community’s evolving interests and engagement preferences.

The proposed position will not exceed 32 hours per week, at a base rate of \$20 per hour. With eligible benefits included (IPERS, Social Security, Medicare, and Unemployment), the effective hourly rate is \$23.44, bringing the total cost of the employee to approximately \$19,500. With an anticipated start date in January, initial funding for FY25 is set at \$16,000, and the department expects that revenue generated by the individual in this role will exceed the \$3,500 difference.

This amount will be covered within the current FY25 budget without additional impact on requested resources. Funding will be allocated from existing budget lines: \$5,000 from League Expense, \$5,000 from Part-Time, \$3,000 from Concessions, \$2,000 from Recreation Contract Services, and \$1,000

from Ads and Legal. Moving forward, this role will be incorporated into future budgets to maintain financial continuity without increasing budget requests.

As community demand for adult-focused programs and events continues to grow, the Adult Recreation and Events Coordinator will focus on planning and delivering inclusive programs, from fitness classes and social clubs to larger community events. The role will also involve extensive coordination with local partners to provide high-quality, accessible programs, along with the hands-on management of event logistics and facility maintenance, ensuring safe, engaging, and well-maintained spaces for public use.

By establishing this position, the Parks and Recreation Department aims to strengthen community engagement and connection among residents, promoting physical health and social interaction. The new role will expand capacity for adult recreational programming and event planning to meet growing community needs, while the existing part-time role—of which 10 of the previously approved 100 hours have been used—will be retained to continue providing valuable program and department support. Additionally, the coordinator will play a critical role in budgeting, resource management, and building partnerships to sustain and expand offerings.

Staff Recommendation:

To approve the creation of a permanent part-time position within the Parks and Recreation Department.

The City of Monticello, Iowa

RESOLUTION

Approving the Creation of a Monticello Park and Recreation Adult Recreation and Events Coordinator Position

WHEREAS, The Park and Recreation Department is proposing the creation of a permanent part-time position for an Adult Recreation and Events Coordinator to enhance the department's ability to meet the recreational, social, and wellness needs of the adult community. This role aims to develop inclusive programs and, in the long term, to introduce therapeutic activities that support individuals facing physical, mental, or emotional challenges, and

WHEREAS, The City Council finds that by establishing this position, the Parks and Recreation Department will strengthen community engagement and connection among residents, promoting physical health and social interaction. The new role will expand capacity for adult recreational programming and event planning to meet growing community needs, and

WHEREAS, The City Administrator and Parks and Recreation Director has also shared with the Council the proposed wage and benefits for this position, as follows: will not exceed 32 hours per week, at a base rate of \$20 per hour. With eligible benefits included (IPERS, Social Security, Medicare, and Unemployment), the effective hourly rate is \$23.44 and the Council finds the proposed wages and benefits to be appropriate, and

NOW, THEREFORE, The Council hereby authorizes the creation of a permanent part-time position for an Adult Recreation and Events Coordinator with pay and benefits as proposed by the City Administrator and Park and Recreation Director, as set forth subsequently herein.

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 18th day of November, 2024.

Wayne Peach, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

City Council Meeting
Prep. Date: 11/13/2024
Preparer: Jacob Oswald



Agenda Item: #22
Agenda Date: 11/18/2024

Communication Page

Agenda Items Description: Motion

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

Attachments & Enclosures:

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis:

Parks and Recreation Department to purchase updated Holiday Lights for community display.

Background Information:

The Parks and Recreation Department has been leading a community-wide effort to enhance Monticello’s holiday and winter decorations. Over the last few years, the department has fundraised \$7,157 to replace aging wreaths downtown and bring festive lighting improvements to community spaces like Riverside Gardens and Fountain Park.

Recently, Monticello Main Street contributed \$7,500 to the project from their Jones County Community Foundation grant for downtown beautification. The department also recently received an additional \$10,000 grant from Give to Grow. These funds bring our total raised to \$24,657, allowing us to move forward with an initial purchase order of \$18,650.23 for new, durable lighting displays.

Purchase Order Details

The current purchase order includes:

- **20 LED Snowflakes** (2’-4’ in height and varying in design) for the downtown area.
- **An 8’ Tree Topper** for the annual tree at the corner of 1st and Main.
- **288 light stands and 40 meteor shower lights** for Riverside Gardens and Fountain Park, enhancing visibility and creating welcoming winter displays at key entry points to the community.

Additional Plans

To maximize the impact of these generous gifts, we will reserve an additional \$6,000 for purchases after Christmas, when decor often goes on sale. This strategy will enable us to expand our holiday

improvements even further. Additional proposed upgrades could include adding lighting to the Renaissance and City Hall facades, further enhancing the downtown ambiance.

Staff Recommendation:

To approve purchase of holiday lights is recommended.



355 Park Ave.
 Youngsville, NC 27596
 1 (800) 332-6798
www.moscadesign.com

Created Date 11/13/2024
 Expiration Date 11/15/2024
 Quote Number 00001360
 Payment Terms Net 20 Days after delivery

Prepared By Dawn Harmon
 Email dawn@moscadesign.com

Contact Name Jacob Oswald
 Phone Number (319) 465-6640
 Email joswald@ci.monticello.ia.us

Bill To Name City of Monticello, IA
 Bill To 200 East 1st St
 Monticello, IA 52310

Ship To Name City of Monticello Parks and Recreation
 Ship To 766 N Maple St.
 Monticello, IA 52310

Quantity	Product	Product Code	Product Description	List Price	Discounted Item Price	Total Price
6.00	5mm LED - Warm White, 70L Green Wire - Coupling Plug - Case (24x)	5mm-70-ww-g-coupling-case	70 lights per strand, 24 Per Case, 23 ft. length, 4 in. spacing, 4.83 total watts, 0.069 watts per bulb, 120 volt, 43 max sets connected, End to end connectors. Plastic non-breakable bulbs. Use for wrapping limbs on trees. Produces a strong, intense light.	\$403.68	\$375.00	\$2,250.00
2.00	5mm LED - Blue, 70L Green Wire - Coupling Plug - Case (24x)	5mm-70-blue-g-coupling-case	70 lights per strand, 24 Per Case, 23 ft. length, 4 in. spacing, 4.83 total watts, 0.069 watts per bulb, 120 volt, 43 max sets connected, End to end connectors. Plastic non-breakable bulbs. Use for wrapping limbs on trees. Produces a strong, intense light.	\$403.68	\$375.00	\$750.00
2.00	5mm LED - Green, 70L Green Wire - Coupling Plug - Case (24x)	5mm-70-green-g-coupling-case	70 lights per strand, 24 Per Case, 23 ft. length, 4 in. spacing, 4.83 total watts, 0.069 watts per bulb, 120 volt, 43 max sets connected, End to end connectors. Plastic non-breakable bulbs. Use for wrapping limbs on trees. Produces a strong, intense light.	\$403.68	\$375.00	\$750.00
2.00	5mm LED - Ruby Red, 70L Green Wire - Coupling Plug - Case (24x)	5mm-70-RubyRed-g-coupling-case	70 lights per strand, 24 Per Case, 23 ft. length, 4 in. spacing, 4.83 total watts, 0.069 watts per bulb, 120 volt, 43 max sets connected, End to end connectors. Plastic non-breakable bulbs. Use for wrapping limbs on trees. Produces a strong, intense light.	\$412.80	\$390.00	\$780.00
20.00	METEOR SHOWER LIGHTS, 2' LIT DROP LENGTH	1102932NPS		\$26.54	\$23.54	\$470.80

By signing above, purchaser agrees to all terms and conditions, and authorizes Mosca Design, Inc. to place order accordingly
THANK YOU FOR YOUR BUSINESS



355 Park Ave.
 Youngsville, NC 27596
 1 (800) 332-6798
www.moscadesign.com

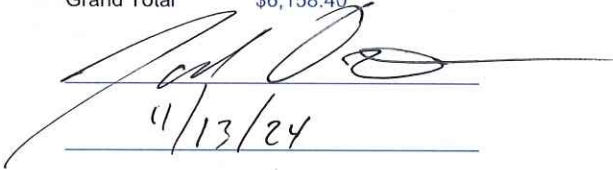
	(48 lights) - Pure White					
20.00	METEOR SHOWER LIGHTS, 2' LIT DROP LENGTH (48 lights) - Ruby Red	1101248			\$30.44	\$27.50 \$550.00
15.00	Power Cable Rectified 36 in., Coupling Connector - Green Wire		36 inch Power Cable, UL [5 Amp] Male Plug, TC Female Connector, with rectifier, Green Wire, XTW 2x20AWG		\$5.46	\$5.15 \$77.25
15.00	7-Way Splitter - Coupling Connector - Green Wire	7way-green-coupling			\$10.68	\$9.99 \$149.85
10.00	3-Way "X" Splitter - Coupling Connector - Green Wire	3way-x-coupling-green	1M-3F, X configuration, TC Male and Female Connector, 2 inch wire length for each Male and Female connector, Green Wire, XTW 2x20AWG		\$5.88	\$5.50 \$55.00

All orders paid with a credit card will include a 3% Bank Service Fee added to the final bill.
 If freight is not quoted, then it will be billed at cost.

Subtotal \$5,832.90
 Total Price \$5,832.90
 Shipping and Handling \$325.50
 Grand Total \$6,158.40

Accepted By:

Accepted Date:


 11/13/24



355 Park Ave.
 Youngsville, NC 27596
 1 (800) 332-6798
www.moscadesign.com

Created Date 11/13/2024
 Expiration Date 11/18/2024
 Quote Number 00001289
 Payment Terms Net 20 Days after delivery with a purchase order

Prepared By Dawn Harmon
 Email dawn@moscadesign.com

Contact Name Jacob Oswald
 Phone Number 319-465-1970
 Email joswald@ci.monterello.ia.us

Bill To Name City of Monticello, IA
 Bill To 200 East 1st St
 Monticello, IA 52310

Ship To Name Spahn & Rose
 Ship To Delivery to Ally in the rear
 407 East 1st St.
 Monticello, IA 52310

Quantity	Product	Product Code	Line Item Description	Product Description	List Price	Discounted Item Price	Total Price
4.00	Silhouette Snowflake - 2 ft.	P-651-LED	Pure White	2' P-651 Contains 36 C7 Lamps	\$442.00	\$384.00	\$1,536.00
5.00	Winterfest Snowflake - 3 ft.	PWW-532-LED	Pure White	3 PWW-532 Contains 54 C7 Lamps 20 lbs.	\$620.00	\$539.40	\$2,697.00
5.00	Diamond Snowflake - 3 ft.	PWW-527-LED	Pure White	3 PWW-527 Contains 30 C7 Lamps 18 lbs.	\$529.00	\$460.23	\$2,301.15
2.00	Silhouette Snowflake - 4 ft.	P-653-LED	Pure White	4' P-653 Contains 72 C7 Lamps	\$635.00	\$552.45	\$1,104.90
2.00	Winterfest Snowflake - 4 ft.	PWW-531-LED	Pure White	4 PWW-531 Contains 78 C7 Lamps 23 lbs.	\$716.00	\$622.92	\$1,245.84
2.00	Diamond Snowflake - 4 ft.	PWW-526-LED	Pure White	4 PWW-526 Contains 56 C7 Lamps 20 lbs.	\$636.00	\$553.32	\$1,106.64
1.00	3D Nativity Star Tree Topper - 8 ft. - Live Tree Topper	TTNS3D-8-LED-LT	Pure White with 15% Twinkle Pure White Lamps	Size 8' = 158 Bulbs	\$1,665.00	\$1,448.55	\$1,448.55
1.00	Tree Top Star Bracket for Live Tree	Tree Top Star Pipe/Bracket for Live Tree			\$175.00	\$152.25	\$152.25

All orders paid with a credit card will include a 3% Bank Service Fee added to the final bill.
 If freight is not quoted, then it will be billed at cost.

Subtotal \$11,592.33
 Total Price \$11,592.33

By signing above, purchaser agrees to all terms and conditions, and authorizes Mosca Design, Inc. to place order accordingly
THANK YOU FOR YOUR BUSINESS




355 Park Ave.
Youngsville, NC 27596
1 (800) 332-6798
www.moscadesign.com

Shipping and Handling \$899.50

Grand Total \$12,491.83

Accepted By:

Accepted Date:



11/13/24
