



AGENDA
City Council Meeting
City Hall Council Chambers - Webster City, Iowa
August 19 2024 6:00 p.m.

This meeting will be open to the public and can be viewed on the City of Webster City website <https://webstercity.com/government/city-council/city-council-meetings/> the morning following the meeting.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

Motion on Approval of Agenda

1. PETITIONS – COMMUNICATIONS – REQUESTS

This is the time of the meeting that a citizen may address the Council on a matter not on the Agenda. **(No more than five minutes per person)** Except in cases of emergency, the City Council will not take any action at this meeting, but may ask the City Staff to research the matter or have the matter placed on the Agenda for a future meeting.

- a. Public Information

2. MINUTES, CLAIMS, REPORTS, LICENSES

The following items have been deemed to be non-controversial, routine actions to be approved by the Council in a single motion. If a Council member, or a member of the audience wishes to have an item removed from this list, it will be considered in its normal sequence on the Agenda.

- a. [MINUTES](#) of August 5, 2024 Regular City Council Meeting
- b. [CLAIMS](#), including Payroll ending August 10, 2024 and [FUND LIST](#)
- c. [REPORTS](#) Wastewater, Electric, Water for July 2024
- d. Police Department [ACTIVITY REPORT](#) for July 2024
- e. Fire Department [REPORT](#) for July 2024.
- f. Street Closure [REQUEST](#): Bos Del Espirito Santo Church
- g. Council Committee Reports
- h. Other reports and recommendations

3. GENERAL AGENDA

PUBLIC HEARINGS 6:05 p.m.

[COUNCIL MEMORANDUM](#)

- a.1. Public hearing on proposal to enter into an Essential Purpose Loan Agreement
- a.2. Public hearing on proposal to enter into a General Purpose Loan Agreement

City Council Meeting Agenda, August 19, 2024

a.3. **RESOLUTION** taking additional action on proposals to enter into General Obligation Loan Agreements and combining Loan Agreements

b. **COUNCIL MEMORANDUM** **NIMECA/COUNCIL MINUTES** **RESOLUTION** authorizing the City Manager to execute Three Agreements Pertaining to the Termination of Certain Capacity Assignments Pertaining to Neal 3 Transmission known as Raun – Lehigh and listed in this Resolution as follows:

***Consent to Termination of Assignments** for Capacity Schedule between MidAmerican Energy Company and Interstate Power and Light Company (Assignors), and Corn Belt Power Cooperative and the City of Webster City, Iowa (Assignees)*

***Agreement for Consent to Termination** of Assignments for Capacity Schedule between Interstate Power and Light Company and Corn Belt Power Cooperative and City of Webster City, Iowa*

***Letter Agreement** between Corn Belt Power Cooperative and the City of Webster City Iowa and Interstate Power and Light Company.*

c. **RESOLUTION** calling for the Question of Authority to lease the City’s Gas Utility System to be submitted to the City’s Voters in the November 5, 2024 General Election. (with discussion of rescission of Resolution if an agreement is not reached.)

d. Reacquisition of City’s Gas Distribution System and motion to initiate planning for reacquisition.

e. **COUNCIL MEMORANDUM** Second Reading of proposed Ordinance to amend the Code of Ordinances of the City of Webster, City, Iowa, 2019 pertaining to Chapter 10, Article II, Division 1, Section 10-29 entitled International Property Maintenance Code. **ORDINANCE**

f. **RESOLUTION** authorizing issuance of Cigarette/Tobacco/Nicotine/Vapor Permit for Kwik Star #1700, 1515 Overpass Drive, Webster City, Iowa.

g. **COUNCIL MEMORANDUM** **RESOLUTION** adopting the Budget Reserve Fund Policy for the City of Webster City. **POLICY**

h. **COUNCIL MEMORANDUM** **RESOLUTION** adopting the Business Incentive Policy for the City of Webster City, Iowa. **POLICY**

i. **COUNCIL MEMORANDUM** **RESOLUTION** authorizing the City Manager to sign and execute a loan agreement with Triple E Holdings LLC in the amount of \$62,000.00.
APPLICATION **AGREEMENT**

j. **COUNCIL MEMORANDUM** Receive Council input on traffic plan for Pleasant View Elementary School during the Brewer Willson Project.

4. ADJOURN

NOTE: The Council may act by motion, resolution or ordinance on items listed on the Agenda.

CITY COUNCIL MEETING MINUTES
Webster City, Iowa August 5, 2024 – 6:00 p.m.

The City Council met in regular session at the City Hall, Webster City, Iowa at 6:00 p.m. on August 5, 2024 upon call of the Mayor and the advance agenda. The meeting was called to order by Mayor John Hawkins and roll being called there were present in Council Chambers the following Council Members: Matt McKinney, Megan McFarland and Logan Welch. Council Member Abbie Hansen was absent.

This meeting was open to the public and can be viewed on the City of Webster City website <https://webstercity.com/government/city-council/city-council-meetings/> the following morning.

Mayor John Hawkins led the Pledge of Allegiance.

It was moved by Welch and seconded by McKinney to approve the agenda

ROLL CALL: Hawkins, McFarland, McKinney and Welch voting aye.

PETITIONS- COMMUNICATIONS- REQUESTS

Brian Stroner, Environmental, GIS and Safety Coordinator, provided a summary of the Boone River Cleanup completed by volunteers over the past weekend.

PUBLIC INFORMATION

None brought forth.

MINUTES, CLAIMS, REPORTS, LICENSES

It was moved by McFarland and seconded by Welch that the following minutes, claims and licenses (a-c) be approved collectively:

- a. Meeting Minutes of July 15, 2024
- b. Claims including Payrolls ending July 13, 2024 and July 27, 2024 and Fund List.
- c. That the issuance of Beer & Liquor Licenses by the Iowa Department of Commerce be recommended for the following:

Renewal of Class C Retail Alcohol License including Sunday Sales and Outdoor Service, Seneca Street Saloon, 919 Seneca Street

Renewal of Class C Retail Alcohol License including Sunday Sales, La Perla Jarocho, LLC, 611 Second Street - (restaurant and store now under one license)

New Class E Retail Alcohol License – Kwik Star #1700, 1515 Overpass Drive

Amendment to Class C Retail Alcohol License - C & C's American Tap, Inc., 526 Second Street for expanded outdoor service area (same layout as last year in 500 Block, First Street Parking Lot) for Angel Tree Ride event scheduled for August 24, 2024

- d. Council Committee Reports – none brought forth.
- e. Other reports and recommendations – none brought forth.

ROLL CALL: McFarland, McKinney, Welch and Hawkins voting aye.

GENERAL AGENDA

Public Hearings - 6:05 p.m.

a. August 5, 2024 at 6:05 p.m. in Council Chambers at City Hall, 400 Second Street, Webster City, Iowa being the time and place for a Public Hearing on Proposed Plans and Specifications, Proposed Form of Contract, and Estimate of Cost for Furnishing a Control Enclosure – Reisner Substation for the City of Webster City, Iowa, the same was held. No written objections were received and no oral objections were presented.

It was moved by McKinney and seconded by McFarland that Resolution No. 2024-121 finally approving the Plans and Specifications, Form of Contract and Estimate of Cost, and authorizing the City Manager to submit Purchase Order for a Control Enclosure for the Reisner Substation as bid and recommended by DGR Engineering to Trachte, LLC of Oregon, Wisconsin in the amount of \$403,852.24 (includes sales tax), be passed and adopted.

ROLL CALL: McKinney, Welch, Hawkins and McFarland voting aye.

b. August 5, 2024 at 6:05 p.m. in Council Chambers at City Hall, 400 Second Street, Webster City, Iowa being the time and place for a Public Hearing on Proposed Plans and Specifications, Proposed Form of Contract and Estimate of Cost for the Reisner Substation Construction for the City of Webster City, Iowa, the same was held. No written objections were received and no oral objections were presented.

It was moved by Welch and seconded by McKinney that Resolution No. 2024–122 finally approving the Plans and Specifications, Form of Contract and Estimate of Cost, and authorizing the City Manager to enter into a contract for the Reisner Substation Construction as bid and recommended by DGR Engineering to Brink Constructors, Inc., of Rapid City, South Dakota in the amount of \$2,011,346.54, be passed and adopted.

ROLL CALL: Welch, Hawkins, McFarland and McKinney voting aye.

c. August 5, 2024 at 6:05 p.m. in Council Chambers at City Hall, 400 Second Street, Webster City, Iowa being the time and place for a Public Hearing on Proposed Plans and Specifications, Proposed Form of Contract and Estimate of Cost for the 69 kV Transmission Line Reconstruction for the City of Webster City, Iowa. the same was held. No written objections were received and no oral objections were presented.

It was moved by McFarland and seconded by Welch that Resolution No. 2024-123 finally approving the Plans and Specifications, Form of Contract and Estimate of Cost, and authorizing the City Manager to enter into a Contract for 69 kV Transmission Line Reconstruction as bid and recommended by DGR Engineering to Watts Electric Company of Waverly, Nebraska in the amount of \$1,944.606.51, be passed and adopted.

ROLL CALL: Hawkins, McFarland, McKinney and Welch voting aye.

d. August 5, 2024 at 6:05 p.m. in Council Chambers at City Hall, 400 Second Street, Webster City, Iowa being the time and place for a Public Hearing on Proposed Plans and Specifications, Proposed Form of Contract and Estimate of Cost for Furnishing Transmission Line Materials for the City of Webster City, Iowa. the same was held. No written objections were received and no oral objections were presented.

It was moved by McKinney and seconded by McFarland that Resolution No. 2024-124 finally approving the Plans and Specifications, Form of Contract and Estimate of Cost and authorizing the City Manager to execute documents for Transmission Line Materials as bid and recommended by DGR Engineering from WESCO Distribution of Des Moines, Iowa, in the amount of \$1,762,064.54 (includes sales tax), be passed and adopted.

ROLL CALL: McFarland, McKinney, Welch and Hawkins voting aye.

e. August 5, 2024 at 6:05 p.m. in Council Chambers at City Hall, 400 Second Street, Webster City, Iowa being the time and place for a Public Hearing on Proposed Plans and Specifications, Proposed Form of Contract and Estimate of Cost for Furnishing Major Materials – Phase 1 Electric Distribution Improvements for the City of Webster City, Iowa, the same was held. No written objections were received and no oral objections were presented.

It was moved by Welch and seconded by McKinney that Resolution No. 2024-125 finally approving the Plans and Specifications, Form of Contract and Estimate of Cost and authorizing the City Manager to submit a Purchase Order of Major Materials for the Phase 1 Electric Distribution Improvements as bid and recommended by DGR Engineering to the following (all include sales tax):

Bid No. 1 – 15 kV Primary Power Cable: Dakota Supply Group, Sioux Falls, South Dakota for \$248,133.00.

Bid No. 2 – Padmount Switchgear: WESCO, Distribution, Des Moines, Iowa for \$221,328.80.

Bid No. 3 – Single-Phase Padmount Distribution Transformers: RESCO, Elkhart, Iowa for \$12,617.44.

Bid No. 4 – Three-Phase Padmount Distribution Transformers: RESCO, Elkhart, Iowa for \$22,302.01 be passed and adopted.

ROLL CALL: McKinney, Welch, Hawkins and McFarland voting aye.

City Council Meeting Minutes, August 5, 2024

f. August 5, 2024 at 6:05 p.m. in Council Chambers at City Hall, 400 Second Street, Webster City, Iowa being the time and place for a Public Hearing on a proposed Ordinance to amend the Code of Ordinances of the City of Webster, City, Iowa, 2019 pertaining to Chapter 10, Article II, Division 1, Section 10-29 entitled International Property Maintenance Code, the same was held. No written objections were received and no oral objections were presented

It was moved by McFarland and seconded by Welch that the First Reading of a proposed Ordinance to amend the Code of Ordinances of the City of Webster, City, Iowa, 2019 pertaining to Chapter 10, Article II, Division 1, Section 10-29 entitled International Property Maintenance Code be approved.

ROLL CALL: Welch, Hawkins, McFarland and McKinney voting aye.

g. It was moved by McFarland and seconded by McKinney that an Engagement Letter with Dorsey and Whitney LLP for Legal Services in connection with the City's proposed General Obligation Borrowing be approved.

ROLL CALL: Hawkins, McFarland, McKinney and Welch voting aye.

h. It was moved by Welch and seconded by McKinney that Resolution No. 2024-126 setting August 19, 2024 at 6:05 p.m. in Council Chambers at City Hall, 400 Second Street, Webster City, Iowa for two public hearings on proposals to enter into General Obligation Loan Agreements and to borrow money thereunder be passed and adopted.

ROLL CALL: McFarland, McKinney, Welch and Hawkins voting aye.

i. It was moved by Welch and seconded by McFarland that Resolution No. 2024-127 accepting State Bid in the amount of \$123,957.62 from Stiver's Ford Lincoln of Waukee, Iowa for two 2024 Ford Police Interceptor Utilities listed in the State of Iowa Vehicle Contract Catalog and Authorizing the City Manager to Purchase Vehicles be passed and adopted.

ROLL CALL: McKinney, Welch, Hawkins and McFarland voting aye.

j. No action was taken on this agenda item regarding awarding bid for the demolition of 614 First Street. Ariel Bertran, Community Development Director will contact those who bid and ask if amounts bid can be extended for another 60 days while Council and staff explore other options for this property.

k. It was moved by McKinney and seconded by Welch that Resolution No. 2024-128 authorizing the City Manager to Sign and Execute a Purchase Agreement for the Purchase of Property located at 409 Prospect, Webster City, Iowa in the amount of \$4,850.00 be passed and adopted.

ROLL CALL: Welch, Hawkins, McFarland and McKinney voting aye.

l. It was moved by McFarland and seconded by Welch that Resolution No. 2024-129 authorizing the City Clerk to Certify to the Hamilton County Treasurer for Collection for Abatement work done by the City of Webster City be passed and adopted.

ROLL CALL: Hawkins, McFarland, McKinney and Welch voting aye.

m. It was moved by Welch and seconded by McFarland that Resolution No. 2024-130 authorizing the Street Department Supervisor to Seek Bids to Grind the City's Brush and Log Piles be passed and adopted.

ROLL CALL: McFarland, McKinney, Welch and Hawkins voting aye.

n. Council discussed the sidewalk proposal on the 2025 Fair Meadow II project. John Haldeman of Snyder and Associates was present to summarize the current proposal.

OTHER ITEMS SENT TO COUNCIL

- a. The City Attorney report/update of 8-1-24 was previously given to Council for review.

It was moved by Welch and seconded by McFarland that Council adjourn.

ROLL CALL: Welch, Hawkins, McFarland and McKinney voting aye.

The August 5, 2024 Regular City Council meeting stood adjourned at 7:03 p.m.

John Hawkins, Mayor

Karyl K. Bonjour, City Clerk.

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
LA CAMPANA INC. (6185)							
100316	2	Adjustmen	REFUND/OVERPYMT PERMIT	10/03/2016	18.75-	12/24	100-24-14-5435-980
Total 100316:					18.75-		
Total LA CAMPANA INC. (6185):					18.75-		
Total 10/17/2016:					18.75-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
DAITHI, JASON (6385)							
070717	4	Adjustmen	ELECTRIC REFUND	07/07/2017	155.15-	12/24	601-23-80-5903-980
070717	5	Adjustmen	WATER REFUND	07/07/2017	42.93-	12/24	602-23-80-5903-980
070717	6	Adjustmen	SEWER REFUND	07/07/2017	48.92-	12/24	603-23-80-5930-980
Total 070717:					247.00-		
Total DAITHI, JASON (6385):					247.00-		
GAMBLE, SHEY (6386)							
1434170411	2	Adjustmen	CUSTOMER DEPOSIT REFUND	07/03/2017	97.12-	12/24	601-21011
Total 1434170411:					97.12-		
Total GAMBLE, SHEY (6386):					97.12-		
Total 07/17/2017:					344.12-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
FRITZ, BEVERLY (5907)							
081417	4	Adjustmen	ELECTRIC REFUND	08/14/2017	191.91-	12/24	601-23-80-5903-980
081417	5	Adjustmen	WATER REFUND	08/14/2017	9.98	12/24	602-23-80-5903-980
081417	6	Adjustmen	SEWER REFUND	08/14/2017	18.67	12/24	603-23-80-5930-980
Total 081417:					163.26-		
Total FRITZ, BEVERLY (5907):					163.26-		
HUFFMAN, LATASHA (5869)							
1937030821	2	Adjustmen	CUSTOMER DEPOSIT REFUND	08/09/2017	64.67-	12/24	601-21011
Total 1937030821:					64.67-		
Total HUFFMAN, LATASHA (5869):					64.67-		
Total 08/21/2017:					227.93-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
WEIDEMEIER, LUCAS (6419)							
713820002	2	Adjustmen	CUSTOMER DEPOSIT REFUND	08/24/2017	1.86-	12/24	601-21011
Total 713820002:					1.86-		
Total WEIDEMEIER, LUCAS (6419):					1.86-		
Total 09/05/2017:					1.86-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
GOLLADAY, JEFF (6434)							
112180006	2	Adjustmen	CUSTOMER DEPOSIT REFUND	09/14/2017	71.73-	12/24	601-21011
Total 112180006:					71.73-		
Total GOLLADAY, JEFF (6434):					71.73-		
Total 10/02/2017:					71.73-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
DRAEGER, DOUG (6462)							
1216800002	2	Adjustmen	CUSTOMER DEPOSIT REFUND	11/15/2017	49.48-	12/24	601-21011
Total 1216800002:					49.48-		
Total DRAEGER, DOUG (6462):					49.48-		
Total 11/20/2017:					49.48-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
HAGEDORN, STACY (5917)							
121917	2	Adjustmen	REPLACE CK#13599/ELEC REFUND	12/19/2017	2.25-	12/24	601-23-80-5930-980
Total 121917:					2.25-		
Total HAGEDORN, STACY (5917):					2.25-		
Total 12/19/2017:					2.25-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
HERNANDEZ, NAZARIO (6499)							
511600523	2	Adjustmen	CUSTOMER DEPOSIT REFUND	12/28/2017	39.35-	12/24	601-21011
Total 511600523:					39.35-		
Total HERNANDEZ, NAZARIO (6499):					39.35-		
NORIEGA, JULIO MORALES (6501)							
411094823	2	Adjustmen	CUSTOMER DEPOSIT REFUND	01/04/2018	44.22-	12/24	601-21011
Total 411094823:					44.22-		
Total NORIEGA, JULIO MORALES (6501):					44.22-		
Total 01/15/2018:					83.57-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
PEREZ ZARATE, LUIS ALFREDO (6518)							
713520217	2	Adjustmen	CUSTOMER DEPOSIT REFUND	01/30/2018	68.08-	12/24	601-21011
Total 713520217:					68.08-		
Total PEREZ ZARATE, LUIS ALFREDO (6518):					68.08-		
Total 02/05/2018:					68.08-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
IOWA FIREFIGHTER'S ASSOCIATION (475)							
012918	2	Adjustmen	IFA MEMBER DUES (29) 2018	01/29/2018	377.00-	12/24	100-21-22-5140-215
Total 012918:					377.00-		
Total IOWA FIREFIGHTER'S ASSOCIATION (475):					377.00-		
Total 03/05/2018:					377.00-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
POWELL, LENA (6568)							
413340424	2	Adjustmen	CUSTOMER DEPOSIT REFUND	03/30/2018	11.93-	12/24	601-21011
Total 413340424:					11.93-		
Total POWELL, LENA (6568):					11.93-		
Total 04/16/2018:					11.93-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
REA, JAMES (6605)							
610190519	2	Adjustmen	CUSTOMER DEPOSIT REFUND	05/18/2018	24.73-	12/24	601-21011
Total 610190519:					24.73-		
Total REA, JAMES (6605):					24.73-		
SIMPSON, BRINA (6606)							
1437821735	2	Adjustmen	CUSTOMER DEPOSIT REFUND	05/30/2018	48.15-	12/24	601-21011
Total 1437821735:					48.15-		
Total SIMPSON, BRINA (6606):					48.15-		
Total 06/04/2018:					72.88-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
MENDEZ, JORVIC MENDEZ (6671)							
711660005	2	Adjustmen	CUSTOMER DEPOSIT REFUND	08/29/2018	62.14-	12/24	601-21011
Total 711660005:					62.14-		
Total MENDEZ, JORVIC MENDEZ (6671):					62.14-		
Total 09/04/2018:					62.14-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
TURNER, MELISSA (6691)							
911500103	2	Adjustmen	CUSTOMER DEPOSIT REFUND	09/24/2018	274.07-	12/24	601-21011
Total 911500103:					274.07-		
Total TURNER, MELISSA (6691):					274.07-		
Total 10/01/2018:					274.07-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
FIGARO, SERGIO (6700)							
313010313	2	Adjustmen	CUSTOMER DEPOSIT REFUND	10/09/2018	31.15-	12/24	601-21011
Total 313010313:					31.15-		
Total FIGARO, SERGIO (6700):					31.15-		
MIRALDA, GREYSI MUNOZ (6701)							
611664926	2	Adjustmen	CUSTOMER DEPOSIT REFUND	09/28/2018	71.91-	12/24	601-21011
Total 611664926:					71.91-		
Total MIRALDA, GREYSI MUNOZ (6701):					71.91-		
PESTICIDE BUREAU-IDALS (748)							
HARMS 9/27	2	Adjustmen	COMMERCIAL SPRAYING LICENSE	09/27/2018	75.00-	12/24	100-22-42-5210-215
Total HARMS 9/27/18:					75.00-		
Total PESTICIDE BUREAU-IDALS (748):					75.00-		
Total 10/15/2018:					178.06-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
WALKER, WYATT (6715)							
1110170213	2	Adjustmen	CUSTOMER DEPOSIT REFUND	10/31/2018	10.11-	12/24	601-21011
Total 1110170213:					10.11-		
Total WALKER, WYATT (6715):					10.11-		
Total 11/05/2018:					10.11-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
TURNER, MELISSA (6691)							
111918	3	Adjustmen	ELECTRIC REFUND	11/19/2018	68.98-	12/24	601-23-80-5903-980
111918	4	Adjustmen	WATER REFUND	11/19/2018	.03-	12/24	602-23-80-5903-980
Total 111918:					69.01-		
Total TURNER, MELISSA (6691):					69.01-		
Total 12/03/2018:					69.01-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
TJELMELAND, LUCAS (6770)							
1215980006	2	Adjustmen	CUSTOMER DEPOSIT REFUND	02/13/2019	21.47-	12/24	601-21011
Total 1215980006:					21.47-		
Total TJELMELAND, LUCAS (6770):					21.47-		
VELASCO, ELIZABETH ALBO (6769)							
311970522	2	Adjustmen	CUSTOMER DEPOSIT REFUND	02/13/2019	1.82-	12/24	601-21011
Total 311970522:					1.82-		
Total VELASCO, ELIZABETH ALBO (6769):					1.82-		
Total 02/18/2019:					23.29-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
PEDERSEN INVESTMENTS, LLC (6800)							
670530005	3	Adjustmen	CUSTOMER DEPOSIT REFUND	03/29/2019	200.00-	12/24	601-21011
670530005	4	Adjustmen	ELECTRIC REFUND	03/29/2019	43.78-	12/24	601-23-80-5903-980
Total 670530005:					243.78-		
Total PEDERSEN INVESTMENTS, LLC (6800):					243.78-		
Total 04/15/2019:					243.78-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
MANN, TIFFANY ANN (5695)							
042419	2	Adjustmen	ELECTRIC REFUND	04/24/2019	46.03-	12/24	601-23-80-5903-980
Total 042419:					46.03-		
Total MANN, TIFFANY ANN (5695):					46.03-		
Total 05/06/2019:					46.03-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
MALDONADO, KARLA SANCHEZ (6829)							
811058624	2	Adjustmen	CUSTOMER DEPOSIT REFUND	06/10/2019	44.27-	12/24	601-21011
Total 811058624:					44.27-		
Total MALDONADO, KARLA SANCHEZ (6829):					44.27-		
Total 06/17/2019:					44.27-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
DREAM CHASERS (6873)							
374950205	2	Adjustmen	CUSTOMER DEPOSIT REFUND	07/30/2019	58.63-	12/24	601-21011
Total 374950205:					58.63-		
Total DREAM CHASERS (6873):					58.63-		
REAMES, DANIEL (6860)							
514900313	2	Adjustmen	CUSTOMER DEPOSIT REFUND	07/12/2019	80.15-	12/24	601-21011
Total 514900313:					80.15-		
Total REAMES, DANIEL (6860):					80.15-		
SJOBERG, MEGHAN (6864)							
214100724	2	Adjustmen	CUSTOMER DEPOSIT REFUND	07/18/2019	152.90-	12/24	601-21011
Total 214100724:					152.90-		
Total SJOBERG, MEGHAN (6864):					152.90-		
Total 08/05/2019:					291.68-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
MALDONADO, KARLA SANCHEZ (6829)							
081519	2	Adjustmen	ELECTRIC REFUND	08/15/2019	42.57-	12/24	601-23-80-5903-980
Total 081519:					42.57-		
Total MALDONADO, KARLA SANCHEZ (6829):					42.57-		
MARTINEZ, LUIS ORLANDO CELIS (6883)							
411420105	2	Adjustmen	CUSTOMER DEPOSIT REFUND	08/14/2019	40.83-	12/24	601-21011
Total 411420105:					40.83-		
Total MARTINEZ, LUIS ORLANDO CELIS (6883):					40.83-		
Total 08/19/2019:					83.40-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
SHORT, COREY (6884)							
1213400819	2	Adjustmen	CUSTOMER DEPOSIT REFUND	08/20/2019	12.47-	12/24	601-21011
Total 1213400819:					12.47-		
Total SHORT, COREY (6884):					12.47-		
Total 09/03/2019:					12.47-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
MURILLO, GERARDO (5009)							
513850311	2	Adjustmen	CUSTOMER DEPOSIT REFUND	11/06/2019	40.29-	12/24	601-21011
Total 513850311:					40.29-		
Total MURILLO, GERARDO (5009):					40.29-		
Total 11/18/2019:					40.29-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
AA TOBACCO OUTLET (6940)							
112619	2	Adjustmen	TOBACCO PERMIT REFUND	11/26/2019	28.13-	12/24	100-24-14-5435-980
Total 112619:					28.13-		
Total AA TOBACCO OUTLET (6940):					28.13-		
Total 12/02/2019:					28.13-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
RECIO, SABRINA (6959)							
123119	2	Adjustmen	ELECTRIC REFUND	12/31/2019	16.00-	12/24	601-23-80-5903-980
Total 123119:					16.00-		
Total RECIO, SABRINA (6959):					16.00-		
Total 01/06/2020:					16.00-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
URIAS, SILVIA (6968)							
413040532	2	Adjustmen	CUSTOMER DEPOSIT REFUND	01/17/2020	64.72-	12/24	601-21011
Total 413040532:					64.72-		
Total URIAS, SILVIA (6968):					64.72-		
WYNKOOP, SERINE (6971)							
412641504	2	Adjustmen	CUSTOMER DEPOSIT REFUND	01/29/2020	16.30-	12/24	601-21011
Total 412641504:					16.30-		
Total WYNKOOP, SERINE (6971):					16.30-		
Total 02/03/2020:					81.02-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
GONZALEZ-MARTINEZ, GERMAN (6979)							
1213540108	2	Adjustmen	CUSTOMER DEPOSIT REFUND	02/18/2020	7.01-	12/24	601-21011
Total 1213540108:					7.01-		
Total GONZALEZ-MARTINEZ, GERMAN (6979):					7.01-		
SHING-HON, CARLIE (6980)							
1213260618	2	Adjustmen	CUSTOMER DEPOSIT REFUND	02/24/2020	45.58-	12/24	601-21011
Total 1213260618:					45.58-		
Total SHING-HON, CARLIE (6980):					45.58-		
Total 03/02/2020:					52.59-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
LOPEZ, ANDRES SAMUEL BRITO (7008)							
215020030	2	Adjustmen	CUSTOMER DEPOSIT REFUND	04/14/2020	59.99-	12/24	601-21011
Total 215020030:					59.99-		
Total LOPEZ, ANDRES SAMUEL BRITO (7008):					59.99-		
Total 05/04/2020:					59.99-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
CASTRO, BACILIO CRUZ (7057)							
042820	2	Adjustmen	ELECTRIC REFUND	04/28/2020	7.28-	12/24	601-23-80-5903-980
Total 042820:					7.28-		
Total CASTRO, BACILIO CRUZ (7057):					7.28-		
RIVAS, PATRICIA (7056)							
042820	2	Adjustmen	ELECTRIC REFUND	04/28/2020	74.44-	12/24	601-23-80-5903-980
Total 042820:					74.44-		
Total RIVAS, PATRICIA (7056):					74.44-		
Total 05/18/2020:					81.72-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
HANSEN, CHRISTOPHER (7086)							
1937140726	2	Adjustmen	CUSTOMER DEPOSIT REFUND	06/30/2020	32.31-	12/24	601-21011
Total 1937140726:					32.31-		
Total HANSEN, CHRISTOPHER (7086):					32.31-		
HIWAY 20 LIQUOR & TOBACCO (6550)							
063020	2	Adjustmen	REFUND/OVERPYMT ON TOBACCO PERMIT	06/30/2020	25.00-	12/24	100-24-14-5435-980
Total 063020:					25.00-		
Total HIWAY 20 LIQUOR & TOBACCO (6550):					25.00-		
Total 07/06/2020:					57.31-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
WYNKOOP, SERINE (6971)							
1433237426	2	Adjustmen	CUSTOMER DEPOSIT REFUND	07/20/2020	88.87-	12/24	601-21011
Total 1433237426:					88.87-		
Total WYNKOOP, SERINE (6971):					88.87-		
Total 08/03/2020:					88.87-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
YEOMAN, TODD (7103)							
1511540413	2	Adjustmen	CUSTOMER DEPOSIT REFUND	08/10/2020	29.62-	12/24	601-21011
Total 1511540413:					29.62-		
Total YEOMAN, TODD (7103):					29.62-		
Total 08/17/2020:					29.62-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
FARWELL, DESIREE (7108)							
1433254114	2	Adjustmen	CUSTOMER DEPOSIT REFUND	08/17/2020	54.42-	12/24	601-21011
Total 1433254114:					54.42-		
Total FARWELL, DESIREE (7108):					54.42-		
Total 09/08/2020:					54.42-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
SMOKE STOP LLP (7139)							
371820312	2	Adjustmen	CUSTOMER DEPOSIT REFUND	09/18/2020	111.27-	12/24	601-21011
Total 371820312:					111.27-		
Total SMOKE STOP LLP (7139):					111.27-		
Total 10/05/2020:					111.27-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
CULEDRO, RODOLFO (7159)							
411393307	2	Adjustmen	CUSTOMER DEPOSIT REFUND	10/12/2020	13.59-	12/24	601-21011
Total 411393307:					13.59-		
Total CULEDRO, RODOLFO (7159):					13.59-		
ZAMORA, MARIA (7058)							
101220	2	Adjustmen	ELECTRIC REFUND/310 DIVISION	10/12/2020	6.00-	12/24	601-23-80-5903-980
Total 101220:					6.00-		
Total ZAMORA, MARIA (7058):					6.00-		
Total 10/19/2020:					19.59-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
BURGIN, HANNAH (7167)							
1433248023	2	Adjustmen	CUSTOMER DEPOSIT REFUND	10/22/2020	72.35-	12/24	601-21011
Total 1433248023:					72.35-		
Total BURGIN, HANNAH (7167):					72.35-		
Total 11/02/2020:					72.35-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
PENA AVILA, DANIEL ALBERTO (7179)							
413224216	2	Adjustmen	CUSTOMER DEPOSIT REFUND	10/29/2020	34.78-	12/24	601-21011
Total 413224216:					34.78-		
Total PENA AVILA, DANIEL ALBERTO (7179):					34.78-		
Total 11/16/2020:					34.78-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
KIDD, JORDAN (7193)							
215000130	2	Adjustmen	CUSTOMER DEPOSIT REFUND	11/12/2020	15.21-	12/24	601-21011
Total 215000130:					15.21-		
Total KIDD, JORDAN (7193):					15.21-		
Total 12/07/2020:					15.21-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
BUSTOS, VALERIA LEIJA (7215)							
513840822	2	Adjustmen	CUSTOMER DEPOSIT REFUND	12/08/2020	5.17-	12/24	601-21011
Total 513840822:					5.17-		
Total BUSTOS, VALERIA LEIJA (7215):					5.17-		
REYES, JOSE ALEAXIS GAMBOA (7217)							
1117791228	2	Adjustmen	CUSTOMER DEPOSIT REFUND	12/09/2020	132.41-	12/24	601-21011
Total 1117791228:					132.41-		
Total REYES, JOSE ALEAXIS GAMBOA (7217):					132.41-		
STEPHENS, GAGE (7218)							
1433253320	2	Adjustmen	CUSTOMER DEPOSIT REFUND	12/04/2020	83.58-	12/24	601-21011
Total 1433253320:					83.58-		
Total STEPHENS, GAGE (7218):					83.58-		
Total 12/21/2020:					221.16-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
MC CONNELL, LACY (7224)							
1434090516	2	Adjustmen	CUSTOMER DEPOSIT REFUND	12/22/2020	2.87-	12/24	601-21011
Total 1434090516:					2.87-		
Total MC CONNELL, LACY (7224):					2.87-		
WINKLER, DAYTON (7227)							
1433256722	2	Adjustmen	CUSTOMER DEPOST REFUND	12/28/2020	1.32-	12/24	601-21011
Total 1433256722:					1.32-		
Total WINKLER, DAYTON (7227):					1.32-		
Total 01/04/2021:					4.19-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
HIGH, ASHTON (7230)							
914680003	2	Adjustmen	CUSTOMER DEPOSIT REFUND	01/04/2021	166.00-	12/24	601-21011
Total 914680003:					166.00-		
Total HIGH, ASHTON (7230):					166.00-		
Total 01/18/2021:					166.00-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
TELLEZ, ADRIANA (7239)							
011521	2	Adjustmen	ELECTRIC REFUND	01/15/2021	136.62-	12/24	601-23-80-5903-980
Total 011521:					136.62-		
Total TELLEZ, ADRIANA (7239):					136.62-		
Total 02/01/2021:					136.62-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
GEIS, CAMERON (7269)							
1517800103	2	Adjustmen	CUSTOMER DEPOSIT REFUND	03/30/2021	131.26-	12/24	601-21011
Total 1517800103:					131.26-		
Total GEIS, CAMERON (7269):					131.26-		
Total 04/19/2021:					131.26-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
BERNAL-BRITO, CECILIA (7278)							
711890915	2	Adjustmen	CUSTOMER DEPOSIT REFUND	04/15/2021	135.49-	12/24	601-21011
Total 711890915:					135.49-		
Total BERNAL-BRITO, CECILIA (7278):					135.49-		
DELFIN DUARTE, ROSA DELIA (7279)							
411391415	3	Adjustmen	CUSTOMER DEPOSIT REFUND	04/19/2021	100.00-	12/24	601-21011
411391415	4	Adjustmen	ELECTRIC REFUND	04/19/2021	32.94-	12/24	601-23-80-5903-980
Total 411391415:					132.94-		
Total DELFIN DUARTE, ROSA DELIA (7279):					132.94-		
ELECTRIC WHOLESALE CO (6967)							
567889	2	Adjustmen	90W LED BULBS	04/06/2021	118.65-	12/24	100-22-42-5233-318
Total 567889:					118.65-		
Total ELECTRIC WHOLESALE CO (6967):					118.65-		
Total 05/03/2021:					387.08-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
RAMIREZ, KEYRI (7283)							
411392629	2	Adjustmen	CUSTOMER DEPOSIT REFUND	05/07/2021	12.63-	12/24	601-21011
Total 411392629:					12.63-		
Total RAMIREZ, KEYRI (7283):					12.63-		
Total 05/17/2021:					12.63-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
MORA, ARIANA TORRES (7296)							
811960205	2	Adjustmen	CUSTOMER DEPOSIT REFUND	05/28/2021	19.48-	12/24	601-21011
Total 811960205:					19.48-		
Total MORA, ARIANA TORRES (7296):					19.48-		
Total 06/07/2021:					19.48-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
HOLLANDER, MEGAN (7312)							
514590621	2	Adjustmen	CUSTOMER DEPOSIT REFUND	06/04/2021	34.14-	12/24	601-21011
Total 514590621:					34.14-		
Total HOLLANDER, MEGAN (7312):					34.14-		
SANDE, KEVIN (3860)							
020521	2	Adjustmen	ENERGY EFFICIENCY REBATE	02/05/2021	75.00-	12/24	601-23-36-5930-979
Total 020521:					75.00-		
Total SANDE, KEVIN (3860):					75.00-		
WILSON, ELLEN (7321)							
1418200812	2	Adjustmen	CUSTOMER DEPOSIT REFUND	06/09/2021	9.36-	12/24	601-21011
Total 1418200812:					9.36-		
Total WILSON, ELLEN (7321):					9.36-		
Total 06/21/2021:					118.50-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
LOPEZ, ANASTATIA (7328)							
062221	2	Adjustmen	ELECTRIC REFUND	06/22/2021	16.91-	12/24	601-23-80-5903-980
Total 062221:					16.91-		
Total LOPEZ, ANASTATIA (7328):					16.91-		
Total 07/06/2021:					16.91-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
LUCERO, ZACH (7333)							
061421	3	Adjustmen	ENERGY EFFICIENCY REBATE	06/14/2021	75.00-	12/24	601-23-36-5930-979
061421	4	Adjustmen	CORN BELT A/C REBATE	06/14/2021	50.00-	12/24	601-23-53-5930-979
Total 061421:					125.00-		
Total LUCERO, ZACH (7333):					125.00-		
NUEHRING, SHEILA (4553)							
1211240007	2	Adjustmen	CUSTOMER DEPOSIT REFUND	07/07/2021	132.87-	12/24	601-21011
Total 1211240007:					132.87-		
Total NUEHRING, SHEILA (4553):					132.87-		
PEOPLES, GLENN (7334)							
713570813	2	Adjustmen	CUSTOMER DEPOSIT REFUND	07/01/2021	40.98-	12/24	601-21011
Total 713570813:					40.98-		
Total PEOPLES, GLENN (7334):					40.98-		
Total 07/19/2021:					298.85-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
BRADY-HOBART, JAXSON (7347)							
1414680723	2	Adjustmen	CUSTOMER DEPOSIT REFUND	07/31/2021	5.35-	12/24	601-21011
Total 1414680723:					5.35-		
Total BRADY-HOBART, JAXSON (7347):					5.35-		
WEBSTER CITY RENTAL LLC (6478)							
313300104	2	Adjustmen	DEPOSIT REFUND/803 DM ST-SUITE 2	08/02/2021	67.81-	12/24	601-21011
Total 313300104:					67.81-		
Total WEBSTER CITY RENTAL LLC (6478):					67.81-		
WEISBERG IMPLEMENT (6364)							
21831	2	Adjustmen	SCREW PIN SHACKLES & SPRING SNAP	07/20/2021	42.54-	12/24	601-23-52-5588-318
Total 21831:					42.54-		
Total WEISBERG IMPLEMENT (6364):					42.54-		
Total 08/16/2021:					115.70-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
CASTILLO, JUAN JULIAN (7360)							
411560409	2	Adjustmen	CUSTOMER DEPOSIT REFUND	08/13/2021	13.69-	12/24	601-21011
Total 411560409:					13.69-		
Total CASTILLO, JUAN JULIAN (7360):					13.69-		
HOWARD, PRINCE (7363)							
1414650121	2	Adjustmen	CUSTOMER DEPOSIT REFUND	08/24/2021	89.53-	12/24	601-21011
Total 1414650121:					89.53-		
Total HOWARD, PRINCE (7363):					89.53-		
SANTOS, PAUL (7358)							
1518100103	2	Adjustmen	CUSTOMER DEPOSIT REFUND	08/30/2021	126.11-	12/24	601-21011
Total 1518100103:					126.11-		
Total SANTOS, PAUL (7358):					126.11-		
Total 09/07/2021:					229.33-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
HAMILTON COUNTY (366)							
2609 2610	3	Adjustmen	RESOLUTION & WARRANTY DEED - PLATIN	09/20/2021	24.50-	12/24	100-23-36-5393-210
2609 2610	4	Adjustmen	RESOLUTION & WARRANTY DEED - PLATIN	09/20/2021	24.50-	12/24	601-23-36-5393-210
Total 2609 2610:					49.00-		
Total HAMILTON COUNTY (366):					49.00-		
Total 10/04/2021:					49.00-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
AHLERS & COONEY, P.C. (22)							
810153	5	Adjustmen	LEGAL SERVICES	09/28/2021	245.00-	12/24	100-24-13-5460-212
810153	6	Adjustmen	LEGAL SERVICES	09/28/2021	703.74-	12/24	601-24-13-5460-212
810153	7	Adjustmen	LEGAL SERVICES	09/28/2021	153.13-	12/24	602-24-13-5460-212
810153	8	Adjustmen	LEGAL SERVICES	09/28/2021	153.13-	12/24	603-24-13-5460-212
Total 810153:					1,255.00-		
Total AHLERS & COONEY, P.C. (22):					1,255.00-		
BOCKHAUS, TONY (7390)							
1517100103	2	Adjustmen	CUSTOMER DEPOSIT REFUND	09/30/2021	38.57-	12/24	601-21011
Total 1517100103:					38.57-		
Total BOCKHAUS, TONY (7390):					38.57-		
Total 10/18/2021:					1,293.57-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
CUMMINGS, KATHY (7395)							
1437540409	2	Adjustmen	CUSTOMER DEPOSIT REFUND	10/14/2021	91.17-	12/24	601-21011
Total 1437540409:					91.17-		
Total CUMMINGS, KATHY (7395):					91.17-		
Total 11/01/2021:					91.17-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
KEPLER, SCOTT (7401)							
093021	2	Adjustmen	ENERGY EFFICIENCY REBATE	09/30/2021	48.07-	12/24	601-23-36-5930-979
Total 093021:					48.07-		
Total KEPLER, SCOTT (7401):					48.07-		
RICHARDS, REID (7404)							
712600213	2	Adjustmen	CUSTOMER DEPOSIT REFUND	11/04/2021	57.61-	12/24	601-21011
Total 712600213:					57.61-		
Total RICHARDS, REID (7404):					57.61-		
Total 11/15/2021:					105.68-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
GARNETT, DANIEL (7426)							
915340003	2	Adjustmen	CUSTOMER DEPOSIT REFUND	12/21/2021	168.97-	12/24	601-21011
Total 915340003:					168.97-		
Total GARNETT, DANIEL (7426):					168.97-		
Total 01/03/2022:					168.97-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
ARENDS, PEGGY (64)							
013022	3	Adjustmen	ENERGY EFFICIENCY REBATE	01/30/2022	46.95-	12/24	601-23-36-5930-979
013022	4	Adjustmen	CB LED LIGHTING REBATE/2001 LISA DRIVE	01/30/2022	47.00-	12/24	601-23-53-5930-979
Total 013022:					93.95-		
Total ARENDS, PEGGY (64):					93.95-		
Total 02/21/2022:					93.95-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
TORRES ELVIR, WILFREDO ISACC (7451)							
511340814	2	Adjustmen	CUSTOMER DEPOSIT REFUND	02/25/2022	18.94-	12/24	601-21011
Total 511340814:					18.94-		
Total TORRES ELVIR, WILFREDO ISACC (7451):					18.94-		
Total 03/07/2022:					18.94-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
CRUZ, MARIA ALBINA MEJIA (7461)							
1435010214	2	Adjustmen	CUSTOMER DEPOSIT REFUND	03/16/2022	150.69-	12/24	601-21011
Total 1435010214:					150.69-		
Total CRUZ, MARIA ALBINA MEJIA (7461):					150.69-		
Total 03/21/2022:					150.69-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
CRICK, JEFF (7472)							
912760004	2	Adjustmen	CUSTOMER DEPOSIT REFUND	03/29/2022	34.18-	12/24	601-21011
Total 912760004:					34.18-		
Total CRICK, JEFF (7472):					34.18-		
GORMAN, DRAKE (7470)							
032822	2	Adjustmen	ELECTRIC REFUND	03/28/2022	6.52-	12/24	601-23-80-5903-980
Total 032822:					6.52-		
Total GORMAN, DRAKE (7470):					6.52-		
Total 04/04/2022:					40.70-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
BRITO, JUAN CETO (7493)							
611420013	2	Adjustmen	CUSTOMER DEPOSIT REFUND	03/14/2022	28.41-	12/24	601-21011
Total 611420013:					28.41-		
Total BRITO, JUAN CETO (7493):					28.41-		
KHALECK, DERICK (6672)							
612875026	2	Adjustmen	CUSTOMER DEPOSIT REFUND	04/26/2022	39.52-	12/24	601-21011
Total 612875026:					39.52-		
Total KHALECK, DERICK (6672):					39.52-		
LOPEZ CEDELLO, MIGUIL (7489)							
311960433	2	Adjustmen	CUSTOMER DEPOSIT REFUND	04/14/2022	36.06-	12/24	601-21011
Total 311960433:					36.06-		
Total LOPEZ CEDELLO, MIGUIL (7489):					36.06-		
Total 05/02/2022:					103.99-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
GIRALDO-WINGLER, NICOLAS (7526)							
1110030411	2	Adjustmen	CUSTOMER DEPOSIT REFUND	05/27/2022	13.75-	12/24	601-21011
Total 1110030411:					13.75-		
Total GIRALDO-WINGLER, NICOLAS (7526):					13.75-		
MAISONET, JORGE LUIS ORTIZ (7513)							
05/12/2022	2	Adjustmen	UTILITY DEPOSIT REFUND	05/12/2022	35.99-	12/24	601-21011
Total 05/12/2022:					35.99-		
Total MAISONET, JORGE LUIS ORTIZ (7513):					35.99-		
MILLER, ROCCO (7522)							
52722	2	Adjustmen	UTILITY DEPOSIT REFUND	05/27/2022	10.10-	12/24	601-21011
Total 52722:					10.10-		
Total MILLER, ROCCO (7522):					10.10-		
MORA, ELADIO (7523)							
52722	2	Adjustmen	UTILITY DEPOSIT REFUND	05/27/2022	10.36-	12/24	601-21011
Total 52722:					10.36-		
Total MORA, ELADIO (7523):					10.36-		
REINSEL, KIM (7514)							
05/18/2022	2	Adjustmen	REFUND UTILITY DEPOSIT	05/18/2022	93.25-	12/24	601-21011
Total 05/18/2022:					93.25-		
Total REINSEL, KIM (7514):					93.25-		
ROBERTS, DEBBIE (5936)							
05/24/2022	2	Adjustmen	CUSTOMER DEPOSIT REFUND	05/24/2022	1.98-	12/24	601-21011
Total 05/24/2022:					1.98-		
Total ROBERTS, DEBBIE (5936):					1.98-		
VANCE, CALEB (7515)							
05/16/2022	2	Adjustmen	REFUND UTILITY DEPOSIT	05/16/2022	58.12-	12/24	601-21011
Total 05/16/2022:					58.12-		
Total VANCE, CALEB (7515):					58.12-		
Total 06/06/2022:					223.55-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
COBO, PEDRO MARCOS (7496)							
060922	2	Adjustmen	ELECTRIC REFUND	06/09/2022	39.94-	12/24	601-23-80-5903-980
Total 060922:					39.94-		
Total COBO, PEDRO MARCOS (7496):					39.94-		
Total 06/20/2022:					39.94-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
CRAVEN, TYLER (7544)							
62422	2	Adjustmen	CUSTOMER DEPOSIT REFUND	06/24/2022	37.09-	12/24	601-21011
Total 62422:					37.09-		
Total CRAVEN, TYLER (7544):					37.09-		
RAMIREZ, LORI (7548)							
071021	2	Adjustmen	ENERGY EFFICIENCY REBATE	07/10/2021	250.00-	12/24	601-23-36-5930-979
Total 071021:					250.00-		
Total RAMIREZ, LORI (7548):					250.00-		
Total 07/05/2022:					287.09-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
JEFFERS, MARK (7581)							
082322	2	Adjustmen	ELECTRIC REFUND	08/23/2022	2.84-	12/24	601-23-80-5903-980
Total 082322:					2.84-		
Total JEFFERS, MARK (7581):					2.84-		
STRONER, HOLLY (7575)							
081622	2	Adjustmen	CUSTOMER DEPOSIT REFUND	08/16/2022	3.92-	12/24	601-21011
Total 081622:					3.92-		
Total STRONER, HOLLY (7575):					3.92-		
TORRES, LEYDI (7577)							
081222	2	Adjustmen	CUSTOMER DEPOSIT REFUND	08/12/2022	34.13-	12/24	601-21011
Total 081222:					34.13-		
Total TORRES, LEYDI (7577):					34.13-		
Total 09/06/2022:					40.89-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
AUSTIN, CHRISTIAN (7592)							
091522	2	Adjustmen	ENERGY EFFICIENT REBATE	09/15/2022	250.00-	12/24	601-23-36-5930-979
Total 091522:					250.00-		
Total AUSTIN, CHRISTIAN (7592):					250.00-		
Total 09/19/2022:					250.00-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
VAUGHN, KADEN (7593)							
092322	2	Adjustmen	ADD'L METER DEPOSIT REFUND	09/23/2022	50.00-	12/24	601-21011
Total 092322:					50.00-		
Total VAUGHN, KADEN (7593):					50.00-		
Total 10/03/2022:					50.00-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
CUAUCH, MIGUEL (7636)							
121422	2	Adjustmen	CUSTOMER DEPOSIT REFUND	12/14/2022	80.36-	12/24	601-21011
Total 121422:					80.36-		
Total CUAUCH, MIGUEL (7636):					80.36-		
Total 01/03/2023:					80.36-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
HERNANDEZ, OSCAR (4845)							
032423	2	Adjustmen	CUSTOMER DEPOSIT REFUND	03/24/2023	16.09-	12/24	601-21011
Total 032423:					16.09-		
Total HERNANDEZ, OSCAR (4845):					16.09-		
NEGLESS, DALE (7695)							
032423	2	Adjustmen	CUSTOMER DEPOSIT REFUND	03/24/2023	40.40-	12/24	601-21011
Total 032423:					40.40-		
Total NEGLESS, DALE (7695):					40.40-		
Total 04/03/2023:					56.49-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
ANCHONDO, SOCORRO MENDOZA (7708)							
041823	2	Adjustmen	CUSTOMER DEPOSIT REFUND	04/18/2023	30.93-	12/24	601-21011
Total 041823:					30.93-		
Total ANCHONDO, SOCORRO MENDOZA (7708):					30.93-		
Total 05/01/2023:					30.93-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
CANDELAS, BRANDON (7720)							
042823	2	Adjustmen	CUSTOMER DEPOSIT REFUND	04/28/2023	6.04-	12/24	601-21011
Total 042823:					6.04-		
Total CANDELAS, BRANDON (7720):					6.04-		
MC CORMICK, SAMANTHA (7722)							
042823	2	Adjustmen	CUSTOMER DEPOSIT REFUND	04/28/2023	45.19-	12/24	601-21011
Total 042823:					45.19-		
Total MC CORMICK, SAMANTHA (7722):					45.19-		
Total 05/15/2023:					51.23-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
BINDERT, NICK (7729)							
051123	2	Adjustmen	MILEAGE REIMBURSEMENT-INSP SKILLS CL	05/11/2023	140.17-	12/24	100-21-18-5190-232
Total 051123:					140.17-		
Total BINDERT, NICK (7729):					140.17-		
Total 06/05/2023:					140.17-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
HOLCOMBE, IAN (7749)							
032123	3	Adjustmen	MEAL EXPENSE REIMBURSEMENT-FREDDY	03/21/2023	16.78-	12/24	100-21-21-5110-231
032123	4	Adjustmen	MEAL EXPENSE REIMBURSEMENT-ARBYS	03/21/2023	13.27-	12/24	100-21-21-5110-231
Total 032123:					30.05-		
Total HOLCOMBE, IAN (7749):					30.05-		
Total 06/19/2023:					30.05-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
GARCIA, PATRICK (7762)							
063023	2	Adjustmen	CUSTOMER DEPOSIT REFUND	06/30/2023	63.33-	12/24	601-21011
Total 063023:					63.33-		
Total GARCIA, PATRICK (7762):					63.33-		
Total 07/17/2023:					63.33-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
CHAVEZ, JUANA (7771)							
072523	2	Adjustmen	CUSTOMER DEPOSIT REFUND	07/25/2023	3.66-	12/24	601-21011
Total 072523:					3.66-		
Total CHAVEZ, JUANA (7771):					3.66-		
Total 08/07/2023:					3.66-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
MONTALVO, JULIO (7801)							
082823	2	Adjustmen	CUSTOMER DEPOSIT REFUND	08/28/2023	142.38-	12/24	601-21011
Total 082823:					142.38-		
Total MONTALVO, JULIO (7801):					142.38-		
Total 09/05/2023:					142.38-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
CHICKASAW COUNTY SHERIFF'S OFFICE (7811)							
118	2	Adjustmen	6 CAR & 6 BODY CAMERAS	09/21/2023	1,800.00-	12/24	100-21-21-5110-315
Total 118:					1,800.00-		
Total CHICKASAW COUNTY SHERIFF'S OFFICE (7811):					1,800.00-		
Total 09/22/2023:					1,800.00-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
M & M HOMES LLC (7816)							
091523	2	Adjustmen	CUSTOMER DEPOSIT REFUND	09/15/2023	18.03-	12/24	601-21011
Total 091523:					18.03-		
Total M & M HOMES LLC (7816):					18.03-		
Total 10/02/2023:					18.03-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
MARCOS, ABRAHAM CETO (7833)							
102023	2	Adjustmen	CUSTOMER DEPOSIT REFUND	10/20/2023	263.35-	12/24	601-21011
Total 102023:					263.35-		
Total MARCOS, ABRAHAM CETO (7833):					263.35-		
ULTIMATE SAFETY CONCEPTS INC. (6344)							
101623	2	Adjustmen	2 - STREAMLIGHT FLASHLIGHTS	10/16/2023	153.50-	12/24	100-21-22-5140-311
Total 101623:					153.50-		
Total ULTIMATE SAFETY CONCEPTS INC. (6344):					153.50-		
Total 11/06/2023:					416.85-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
BEREC, PASCOR (7846)							
110123	2	Adjustmen	CUSTOMER DEPOSIT REFUND	11/01/2023	69.60-	12/24	601-21011
Total 110123:					69.60-		
Total BEREC, PASCOR (7846):					69.60-		
CAAL CAAL, HUGO (7845)							
110123	2	Adjustmen	CUSTOMER DEPOSIT REFUND	11/01/2023	103.58-	12/24	601-21011
Total 110123:					103.58-		
Total CAAL CAAL, HUGO (7845):					103.58-		
Total 11/20/2023:					173.18-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
TORRES MENDOZA, EDWIN STANLEY (7859)							
101623	2	Adjustmen	ELECTRIC REFUND	10/16/2023	94.62-	12/24	601-23-80-5903-980
Total 101623:					94.62-		
Total TORRES MENDOZA, EDWIN STANLEY (7859):					94.62-		
Total 12/18/2023:					94.62-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
HOLM, OLIVIA (7864)							
122123	2	Adjustmen	CUSTOMER DEPOSIT REFUND	12/21/2023	42.27-	12/24	601-21011
Total 122123:					42.27-		
Total HOLM, OLIVIA (7864):					42.27-		
MELENDEZ, FABIAN RAMOS (7865)							
122023	2	Adjustmen	CUSTOMER DEPOSIT REFUND	12/20/2023	261.11-	12/24	601-21011
Total 122023:					261.11-		
Total MELENDEZ, FABIAN RAMOS (7865):					261.11-		
Total 01/02/2024:					303.38-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
CRAWFORD, KAYLA (7869)							
1512220230	2	Adjustmen	CUSTOMER DEPOSIT REFUND	01/04/2024	17.35-	12/24	601-21011
Total 1512220230:					17.35-		
Total CRAWFORD, KAYLA (7869):					17.35-		
TASLER, JON (7872)							
1516600103	2	Adjustmen	CUSTOMER DEPOSIT REFUND	01/04/2024	91.32-	12/24	601-21011
Total 1516600103:					91.32-		
Total TASLER, JON (7872):					91.32-		
Total 01/15/2024:					108.67-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
MURILLO-PULIDO, GRACIELA (4813)							
215710104	2	Adjustmen	CUSTOMER DEPOSIT REFUND	02/05/2024	67.31-	12/24	601-21011
Total 215710104:					67.31-		
Total MURILLO-PULIDO, GRACIELA (4813):					67.31-		
SECRETARY OF STATE (2610)							
021324	2	Adjustmen	NOTARY FEE/GAFKJEN	02/13/2024	30.00-	12/24	100-21-21-5180-215
Total 021324:					30.00-		
Total SECRETARY OF STATE (2610):					30.00-		
Total 02/19/2024:					97.31-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
HARRENSTEIN, JOHN (7896)							
030624	5	Adjustmen	REIMB/LUNCH EXPENSE	03/06/2024	3.60-	12/24	100-24-12-5430-232
030624	6	Adjustmen	REIMB/LUNCH EXPENSE	03/06/2024	9.92-	12/24	601-23-81-5926-232
030624	7	Adjustmen	REIMB/LUNCH EXPENSE	03/06/2024	2.26-	12/24	602-23-81-5926-232
030624	8	Adjustmen	REIMB/LUNCH EXPENSE	03/06/2024	2.26-	12/24	603-23-81-5926-232
Total 030624:					18.04-		
030824	5	Adjustmen	REIMB/LUNCH EXPENSE	03/08/2024	7.62-	12/24	100-24-12-5430-232
030824	6	Adjustmen	REIMB/LUNCH EXPENSE	03/08/2024	20.96-	12/24	601-23-81-5926-232
030824	7	Adjustmen	REIMB/LUNCH EXPENSE	03/08/2024	4.76-	12/24	602-23-81-5926-232
030824	8	Adjustmen	REIMB/LUNCH EXPENSE	03/08/2024	4.76-	12/24	603-23-81-5926-232
Total 030824:					38.10-		
Total HARRENSTEIN, JOHN (7896):					56.14-		
VEGA, KALIE RAMOS (7898)							
411570716	2	Adjustmen	CUSTOMER DEPOSIT REFUND	03/08/2024	27.41-	12/24	601-21011
Total 411570716:					27.41-		
Total VEGA, KALIE RAMOS (7898):					27.41-		
Total 03/18/2024:					83.55-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
MENDEZ, ALICIA (7907)							
032124	2	Adjustmen	ELECTRIC REFUND	03/21/2024	3.52-	12/24	601-23-80-5903-980
Total 032124:					3.52-		
Total MENDEZ, ALICIA (7907):					3.52-		
PETE'S DONUTS (7908)							
372420604	2	Adjustmen	CUSTOMER DEPOSIT REFUND	03/14/2024	15.71-	12/24	601-21011
Total 372420604:					15.71-		
Total PETE'S DONUTS (7908):					15.71-		
VEGA, KALIE RAMOS (7898)							
032124	2	Adjustmen	ELECTRIC REFUND	03/21/2024	50.69-	12/24	601-23-80-5903-980
Total 032124:					50.69-		
Total VEGA, KALIE RAMOS (7898):					50.69-		
Total 04/01/2024:					69.92-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
HABHAB CONSTRUCTION, INC. (361)							
PYMT #3 FIN	2	Adjustmen	WILSON BREWER GROUNDS PROJECT - FI	03/15/2024	17,149.57-	12/24	534-23-42-5221-299
Total PYMT #3 FINAL:					17,149.57-		
Total HABHAB CONSTRUCTION, INC. (361):					17,149.57-		
Total 04/04/2024:					17,149.57-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
RODEN, JAKE (7657)							
072475	2	Adjustmen	REIMBURSEMENT FOR PARKING	03/26/2024	16.00-	12/24	100-22-42-5222-232
Total 072475:					16.00-		
Total RODEN, JAKE (7657):					16.00-		
Total 04/15/2024:					16.00-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
1304 GRAND LLC (8012)							
80624	1	Invoice	ELECTRIC REFUND	08/06/2024	199.30	02/25	601-23-80-5903-980
Total 80624:					199.30		
Total 1304 GRAND LLC (8012):					199.30		
AUSBURY METHODIST CHURCH (8013)							
80624	1	Invoice	ELECTRIC REFUND	08/06/2024	91.29	02/25	601-23-80-5903-980
Total 80624:					91.29		
Total AUSBURY METHODIST CHURCH (8013):					91.29		
CARLSON, DUANE (7934)							
61807	1	Invoice	REPLACE CHECK #61807 DATED 5/6/24	08/06/2024	1,245.32	02/25	601-23-51-5562-871
Total 61807:					1,245.32		
Total CARLSON, DUANE (7934):					1,245.32		
HY-VEE ACCOUNTS RECEIVABLE (424)							
80624	1	Invoice	50% OF ELIGIBLE REBATE	08/06/2024	9,030.00	02/25	601-23-53-5588-212
Total 80624:					9,030.00		
Total HY-VEE ACCOUNTS RECEIVABLE (424):					9,030.00		
KARIAN PETERSON POWER LINE CONTRACTING (7943)							
PAY EST #2-	1	Invoice	REPLACE LOST CHECK #62615 DATED 6/18/	08/05/2024	2,378.25	02/25	601-23-51-5562-871
Total PAY EST #2-1:					2,378.25		
Total KARIAN PETERSON POWER LINE CONTRACTING (7943):					2,378.25		
PETERSON CONSTRUCTION (749)							
6360-1	1	Invoice	REMAINING DUE - INVOICE 6360 SUPERIOR	08/05/2024	1,245.32	02/25	601-23-51-5562-871
Total 6360-1:					1,245.32		
Total PETERSON CONSTRUCTION (749):					1,245.32		
Total 08/06/2024:					14,189.48		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
CUSTOM WRISTBANDS, INC. (7894)							
84EC1739-0	1	Invoice	DEEP WATER WRISTBANDS	08/02/2024	60.99	02/25	100-22-42-5233-318
Total 84EC1739-0001:					60.99		
Total CUSTOM WRISTBANDS, INC. (7894):					60.99		
ROCKWELL, MICHAEL (8014)							
080724	1	Invoice	PURCHASE OF 409 PROSPECT STREET	08/07/2024	4,850.00	02/25	100-21-18-5190-299
Total 080724:					4,850.00		
Total ROCKWELL, MICHAEL (8014):					4,850.00		
Total 08/08/2024:					4,910.99		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
DODGE GRAPHIX (8015)							
2041	1	Invoice	WINDOW GRAPHICS/INSTALL	06/25/2024	1,637.50	02/25	242-23-36-5393-299
2041	2	Adjustmen	WINDOW GRAPHICS/INSTALL	06/25/2024	1,637.50-	12/24	242-23-36-5393-299
Total 2041:					<u>.00</u>		
Total DODGE GRAPHIX (8015):					<u>.00</u>		
ROCKWELL, MICHAEL (8014)							
080824	1	Invoice	METER DEPOSIT REFUND	08/08/2024	285.00	02/25	601-21011
Total 080824:					<u>285.00</u>		
Total ROCKWELL, MICHAEL (8014):					<u>285.00</u>		
Total 08/13/2024:					<u>285.00</u>		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
DODGE GRAPHIX (8015)							
2041REV	1	Invoice	WINDOW GRAPHICS/INSTALL	06/25/2024	1,203.30	12/24	242-23-36-5393-299
Total 2041REV:					1,203.30		
Total DODGE GRAPHIX (8015):					1,203.30		
Total 08/15/2024:					1,203.30		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
NORTH IOWA MUNICIPAL ELECTRIC (705)							
081224	1	Invoice	PURCHASED POWER - JULY 2024	08/12/2024	843,899.62	02/25	601-23-50-5555-233
Total 081224:					843,899.62		
Total NORTH IOWA MUNICIPAL ELECTRIC (705):					843,899.62		
PEOPLES CREDIT UNION (4140)							
081524	1	Invoice	LOAN PAYMENT-POLICE-PRINCIPAL PAYME	08/15/2024	5,234.08	02/25	100-41-21-5110-910
081524	2	Invoice	LOAN PAYMENT-POLICE-INTEREST PAYMEN	08/15/2024	132.41	02/25	100-41-21-5110-911
Total 081524:					5,366.49		
Total PEOPLES CREDIT UNION (4140):					5,366.49		
Total 08/16/2024:					849,266.11		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
ABSTRACT ASSOC OF HAMILTON CO (7961)							
40-2286	1	Invoice	LEIN SEARCH/ROCKWELL	08/02/2024	300.00	02/25	100-21-18-5190-212
Total 40-2286:					300.00		
Total ABSTRACT ASSOC OF HAMILTON CO (7961):					300.00		
AHLERS & COONEY, P.C. (22)							
871163	1	Invoice	ATTY FEES/GAS FRANCHISE	07/31/2024	16,231.00	12/24	100-23-43-5360-212
871163	2	Invoice	ATTY FEES/GAS FRANCHISE	07/31/2024	2,303.00	02/25	100-23-43-5360-212
Total 871163:					18,534.00		
Total AHLERS & COONEY, P.C. (22):					18,534.00		
ALLENDER BUTZKE ENGINEERS INC. (6941)							
245060F3	1	Invoice	DENSITY TESTING - REISNER SUBSTATION	07/23/2024	1,574.16	02/25	611-23-51-5566-299
Total 245060F3:					1,574.16		
Total ALLENDER BUTZKE ENGINEERS INC. (6941):					1,574.16		
AMAZON CAPITAL SERVICES (7618)							
113Q-4RN1-	1	Invoice	UPS BATTERY BACKUP SURGE PROTECTO	08/01/2024	165.00	02/25	100-24-16-5420-317
Total 113Q-4RN1-DVQ6:					165.00		
1HJX-X6CL-	1	Invoice	UPS BATTERY REPLACEMENT/IT	08/01/2024	50.15	02/25	100-24-16-5420-399
Total 1HJX-X6CL-DCV7:					50.15		
1HMH-WL7M	1	Invoice	TONER CARTRIDGE/PD	08/01/2024	32.40	02/25	100-21-21-5110-316
Total 1HMH-WL7M-D4DJ:					32.40		
1PQ7-K7W7-	1	Invoice	UNIFORM SUPPLIES/SAFETY EQUIP	08/01/2024	608.90	02/25	100-21-21-5110-312
1PQ7-K7W7-	2	Invoice	VEHICLE EQUIP/REPAIRS	08/01/2024	168.31	02/25	100-21-21-5110-314
1PQ7-K7W7-	3	Invoice	OFFICE SUPPLIES	08/01/2024	54.44	02/25	100-21-21-5110-314
1PQ7-K7W7-	4	Invoice	OPERATING MATERIALS/SUPPLIES	08/01/2024	568.41	02/25	100-21-21-5110-318
Total 1PQ7-K7W7-9DDC:					1,400.06		
1R7X-HD4C-	1	Invoice	SCALE/WATER PLANT	08/01/2024	17.99	02/25	602-23-61-5642-318
Total 1R7X-HD4C-7NC1:					17.99		
1V1P-7H7L-9	1	Invoice	SUPPLIES/SENIOR CRAFT ACTIVITY	08/01/2024	18.18	02/25	100-22-42-5222-318
Total 1V1P-7H7L-9HDJ:					18.18		
1W7W-GJP1	1	Invoice	SLOWPITCH SCOREBOOKS	08/01/2024	70.32	02/25	100-22-42-5222-318
Total 1W7W-GJP1-DKRQ:					70.32		
1XHP-KWX1	1	Invoice	LENS CLEANING PENS	08/01/2024	65.97	12/24	100-21-21-5110-318
Total 1XHP-KWX1-CJ6M:					65.97		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
1YCD-HRQH	1	Invoice	BATTERY BACKUP FOR COMPUTER/WATER	08/01/2024	81.99	02/25	602-23-61-5642-318
Total 1YCD-HRQH-9CVH:					81.99		
Total AMAZON CAPITAL SERVICES (7618):					1,902.06		
AMERICAN PUBLIC WORKS ASSOC. (43)							
000840261	1	Invoice	MEMBERSHIP DUES - BAHRENFUSS	08/13/2024	199.00	02/25	204-23-30-5310-215
000840261	2	Invoice	MEMBERSHIP DUES - NERLAND & DRUBE	08/13/2024	397.00	02/25	100-24-30-5380-215
Total 000840261:					596.00		
Total AMERICAN PUBLIC WORKS ASSOC. (43):					596.00		
AMES REGIONAL ECONOMIC ALLIANCE (8026)							
159023	1	Invoice	3RD QTR ECON DEVELOPMENT CONTRACT	08/02/2024	18,125.00	02/25	242-23-36-5393-299
Total 159023:					18,125.00		
Total AMES REGIONAL ECONOMIC ALLIANCE (8026):					18,125.00		
ARNOLD MOTOR SUPPLY (68)							
26NV106844	1	Invoice	RUBBER TIP BLO-GUN	07/31/2024	20.52	02/25	601-23-52-5588-318
Total 26NV106844:					20.52		
26NV106969	1	Invoice	CABIN AIR FILTER/TRK #3	08/01/2024	16.30	02/25	601-23-52-5935-314
Total 26NV106969:					16.30		
26NV107026	1	Invoice	PRIME 50/50-CEMETERY TRUCK	08/05/2024	8.26	02/25	100-23-42-5371-315
Total 26NV107026:					8.26		
Total ARNOLD MOTOR SUPPLY (68):					45.08		
BECKSTROM CONSTRUCTION INC. (8017)							
8340	1	Invoice	EAST SIDE CONVERSION PROJECT CONST	08/07/2024	289,215.58	02/25	614-23-52-5588-299
Total 8340:					289,215.58		
Total BECKSTROM CONSTRUCTION INC. (8017):					289,215.58		
BLACK HILLS ENERGY (3466)							
0976116930	1	Invoice	GAS UTILITY/LINE DEPT	08/09/2024	35.26	02/25	601-23-51-5566-234
Total 0976116930 08/09/24:					35.26		
5978424719	1	Invoice	GAS UTILITY/WATER PLANT	08/09/2024	39.61	02/25	602-23-61-5642-234
Total 5978424719 08/09/24:					39.61		
6506969580	1	Invoice	GAS UTILITY/WATER PLANT	08/09/2024	35.26	02/25	602-23-61-5642-234
Total 6506969580 08/09/24:					35.26		
Total BLACK HILLS ENERGY (3466):					110.13		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
BOLTON & MENK INC. (106)							
0329803	1	Invoice	WATER PLANT IMPROVEMENTS 12/9/23-1/19	01/31/2024	2,448.00	12/24	602-23-61-5935-870
Total 0329803:					2,448.00		
0329804	1	Invoice	ENG - WASTEWATER DESIGN-FACILITY IMP	01/31/2024	81,936.82	12/24	603-23-70-5652-860
Total 0329804:					81,936.82		
Total BOLTON & MENK INC. (106):					84,384.82		
BOMGAARS (5165)							
62156693	1	Invoice	ROUNDUP/TORDON-KMART TREES	07/15/2024	210.91	02/25	601-23-52-5588-318
Total 62156693:					210.91		
62160217	1	Invoice	COLD SHOWER TOWEL/THREADED ROD/BO	07/24/2024	22.37	02/25	603-23-70-5642-318
Total 62160217:					22.37		
62160803	1	Invoice	BULK BOLTS-SHOP	07/26/2024	11.72	02/25	601-23-52-5588-318
Total 62160803:					11.72		
62162176	1	Invoice	DRILL BITS	07/29/2024	30.46	02/25	601-23-52-5588-318
Total 62162176:					30.46		
62162379	1	Invoice	UTILITY PANS	07/30/2024	25.98	02/25	601-23-52-5588-318
Total 62162379:					25.98		
62162905	1	Invoice	2 CYCLE OIL/POLY SCOOP	07/31/2024	58.53	02/25	601-23-52-5588-318
Total 62162905:					58.53		
62163119	1	Invoice	DRAIN SPADE/SHOVEL-WATER PLANT	08/01/2024	35.98	02/25	602-23-61-5642-318
Total 62163119:					35.98		
62163435	1	Invoice	PRUNING SAW	08/02/2024	125.99	02/25	100-23-42-5371-311
62163435	2	Invoice	SOCKET ADAPTERS/SUPER GLUE	08/02/2024	10.67	02/25	100-23-42-5371-318
Total 62163435:					136.66		
62164706	1	Invoice	TAP/DRILL/BOLTS	08/05/2024	16.33	02/25	603-23-71-5662-318
Total 62164706:					16.33		
62165007	1	Invoice	INDOOR POOL MATERIALS	08/06/2024	45.93	02/25	100-22-42-5233-318
Total 62165007:					45.93		
62165223	1	Invoice	FASTENERS/LINE PAINTING	08/07/2024	4.19	02/25	100-21-30-5120-318
Total 62165223:					4.19		
62165235	1	Invoice	FASTENERS/LINE PAINTING	08/07/2024	1.19	02/25	100-21-30-5120-318

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 62165235:					1.19		
62165243	1	Invoice	DUCT TAPE FOR TRUCKS	08/07/2024	65.94	02/25	204-23-30-5310-227
62165243	2	Invoice	BATTERIES FOR DOOR OPENERS	08/07/2024	7.98	02/25	204-23-30-5310-226
Total 62165243:					73.92		
62165324	1	Invoice	PUMP UP SPRAYER/LINE PAINTING	08/07/2024	24.99	02/25	100-21-30-5120-318
Total 62165324:					24.99		
62165399	1	Invoice	BAR & CHAIN OIL/BOLTS/OIL	08/07/2024	61.66	02/25	100-22-42-5210-315
Total 62165399:					61.66		
62166089	1	Invoice	MINI PITCH NET	08/09/2024	140.19	02/25	100-22-42-5210-310
Total 62166089:					140.19		
Total BOMGAARS (5165):					901.01		
BREWER ENGINEERING CONSULTANTS, PLC (7649)							
6514	1	Invoice	HVAC SYSTEM PROJECT/BID PHASE SERVI	08/03/2024	3,729.94	02/25	539-24-36-5480-299
Total 6514:					3,729.94		
Total BREWER ENGINEERING CONSULTANTS, PLC (7649):					3,729.94		
BROWNELLS, INC. (4593)							
20244114001	1	Invoice	9MM BLUE 15 RND	07/30/2024	31.78	02/25	100-21-21-5110-312
Total 2024411400130:					31.78		
20244114038	1	Invoice	9MM LUGER MAGS	08/01/2024	1,109.99	02/25	100-21-21-5110-312
Total 2024411403844:					1,109.99		
Total BROWNELLS, INC. (4593):					1,141.77		
CAPITAL SANITARY SUPPLY (6096)							
C391629	1	Invoice	CUSTODIAL SUPPLIES/CITY HALL	08/07/2024	270.94	02/25	100-24-36-5480-318
Total C391629:					270.94		
C391926	1	Invoice	FULLER HALL SUPPLIES	08/07/2024	247.17	02/25	100-22-42-5233-318
Total C391926:					247.17		
Total CAPITAL SANITARY SUPPLY (6096):					518.11		
CASTOR CONSTRUCTION, LLC (6890)							
122.0346.01	1	Invoice	CONSTRUCTION - FAIR MEADOW DR PHAS	08/09/2024	146,508.32	02/25	540-23-30-5310-299
Total 122.0346.01A - #4:					146,508.32		
Total CASTOR CONSTRUCTION, LLC (6890):					146,508.32		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
CENTRAL IOWA BLDG SUPPLY (1298)							
1022775	1	Invoice	UNISTRUTS/WWTP	08/05/2024	83.00	02/25	603-23-70-5642-318
Total 1022775:					83.00		
Total CENTRAL IOWA BLDG SUPPLY (1298):					83.00		
CENTURY LINK (4614)							
080124	1	Invoice	ALARM CIRCUIT LINE	08/01/2024	148.00	02/25	100-21-22-5140-230
Total 080124:					148.00		
Total CENTURY LINK (4614):					148.00		
COLUMN SOFTWARE PBC (7826)							
D1EC1C38-0	1	Invoice	PH NOTICE-\$1.9 MIL GO BOND	08/09/2024	45.55	02/25	300-24-98-5495-210
Total D1EC1C38-0094:					45.55		
D1EC1C38-0	1	Invoice	PH NOTICE-\$655,000 GO BOND	08/09/2024	49.95	02/25	300-24-98-5495-210
Total D1EC1C38-0095:					49.95		
Total COLUMN SOFTWARE PBC (7826):					95.50		
COMBINED SYSTEMS TECH, INC. (4548)							
166950	1	Invoice	GETAC LAPTOP/PW ADMIN	08/08/2024	3,234.18	02/25	100-24-30-5380-318
Total 166950:					3,234.18		
Total COMBINED SYSTEMS TECH, INC. (4548):					3,234.18		
CROUCH RECREATION, INC. (7914)							
5572	1	Invoice	MULTIPLE SPLASH PAD COMPONENTS (FIN	08/05/2024	57,592.50	12/24	100-22-42-5210-880
Total 5572:					57,592.50		
Total CROUCH RECREATION, INC. (7914):					57,592.50		
CTI READY MIX, INC. (7518)							
120402	1	Invoice	3 CY/SUMMIT & N TERRACE	07/30/2024	631.00	02/25	204-23-30-5330-318
Total 120402:					631.00		
Total CTI READY MIX, INC. (7518):					631.00		
CTS LANGUAGE LINK (6323)							
276352	1	Invoice	TELE LANGUAGE TRANSLATION/PD	08/01/2024	299.81	02/25	100-21-21-5110-225
Total 276352:					299.81		
Total CTS LANGUAGE LINK (6323):					299.81		
CULLIGAN FORT DODGE (207)							
073124	1	Invoice	AIRPORT-SOFT WATER SERVICE	07/31/2024	121.71	02/25	205-23-45-5372-299
Total 073124:					121.71		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total CULLIGAN FORT DODGE (207):					121.71		
DAILY FREEMAN JOURNAL, INC. (211)							
000139	1	Invoice	OUR HOMETOWN - JULY 2024	07/31/2024	495.00	02/25	100-24-12-5430-223
Total 000139:					495.00		
Total DAILY FREEMAN JOURNAL, INC. (211):					495.00		
DAKOTA SUPPLY GROUP (3498)							
S103942457.	1	Invoice	MATCO 3/4X2 1/2 LF MTR CPL	08/01/2024	497.61	02/25	602-23-61-5642-318
Total S103942457.001:					497.61		
Total DAKOTA SUPPLY GROUP (3498):					497.61		
DESIGNER GRAPHIX PLUS, INC (1214)							
2024-3545	1	Invoice	LOGOS ON SHIRTS AND HOODIES	06/26/2024	80.00	12/24	603-23-71-5662-312
Total 2024-3545:					80.00		
Total DESIGNER GRAPHIX PLUS, INC (1214):					80.00		
DGR ENGINEERING (5967)							
00269774	1	Invoice	ENG - ELECTRIC POWER SUPPLY COST & R	08/09/2024	27.10	02/25	601-23-36-5923-212
00269774	2	Invoice	ENG - ELECTRIC POWER SUPPLY COST & R	08/09/2024	48.78	02/25	601-23-51-5566-212
00269774	3	Invoice	ENG - ELECTRIC POWER SUPPLY COST & R	08/09/2024	325.20	02/25	601-23-52-5923-212
00269774	4	Invoice	ENG - ELECTRIC POWER SUPPLY COST & R	08/09/2024	97.56	02/25	601-23-80-5905-212
00269774	5	Invoice	ENG - ELECTRIC POWER SUPPLY COST & R	08/09/2024	43.36	02/25	601-23-81-5923-212
Total 00269774:					542.00		
Total DGR ENGINEERING (5967):					542.00		
DIAMOND VOGEL -270- (7987)							
270342396	1	Invoice	RETURN WHITE TRAFFIC PAINT	07/17/2024	165.00-	02/25	204-21-30-5120-318
Total 270342396:					165.00-		
270342406	1	Invoice	YELLOW PAINT/LINE PAINTING	08/05/2024	495.00	02/25	100-21-30-5120-318
Total 270342406:					495.00		
Total DIAMOND VOGEL -270- (7987):					330.00		
DOOLITTLE OIL COMPANY, INC. (243)							
83735	1	Invoice	PREMIUM UNLEADED 91 - SHOP/LINE DEPT	07/31/2024	20.50	02/25	601-23-52-5935-315
Total 83735:					20.50		
83782	1	Invoice	HYD FLUID/5 GAL PAIL-LINE DEPT	08/02/2024	540.24	02/25	601-23-52-5935-315
Total 83782:					540.24		
Total DOOLITTLE OIL COMPANY, INC. (243):					560.74		
ECHO GROUP, INC. (6306)							
S010745927.	1	Invoice	3/4 MYERS HUB/1/2 LB BODY COVER & GAS	08/05/2024	117.63	02/25	601-23-52-5588-318

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total S010745927.002:					117.63		
Total ECHO GROUP, INC. (6306):					117.63		
ELECTRICAL ENGINEERING & EQUIP (257)							
8609510-00	1	Invoice	GRAPHIC KEYPAD & MOUNTING KIT	07/18/2024	1,232.84	02/25	603-23-70-5652-226
Total 8609510-00:					1,232.84		
8609510-02	1	Invoice	DOOR MOUNTING KIT	07/30/2024	90.54	02/25	603-23-70-5652-226
Total 8609510-02:					90.54		
Total ELECTRICAL ENGINEERING & EQUIP (257):					1,323.38		
ELECTRONIC ENGINEERING (260)							
449000991-1	1	Invoice	MOBILE RADIO R-35	08/07/2024	5,993.78	02/25	100-41-22-5140-515
Total 449000991-1:					5,993.78		
Total ELECTRONIC ENGINEERING (260):					5,993.78		
EMPLOYEE BENEFIT SYSTEMS (4707)							
080524	1	Invoice	HEALTH/DENTAL/VISION PREMIUM	08/07/2024	110,838.97	02/25	902-11215
080524	2	Invoice	HEALTH/DENTAL/VISION PREMIUM	08/07/2024	14,595.00	02/25	902-11100
Total 080524:					125,433.97		
Total EMPLOYEE BENEFIT SYSTEMS (4707):					125,433.97		
FLETCHER-REINHARDT SERVICE COMPANY (305)							
S1323799.00	1	Invoice	TAP KIT	06/03/2024	361.13	12/24	601-23-52-5588-318
Total S1323799.002:					361.13		
Total FLETCHER-REINHARDT SERVICE COMPANY (305):					361.13		
FORCE AMERICA DISTRIBUTING, LLC (311)							
CM001-0034	1	Invoice	RETURN ADAPTER STRAIGHT 3/4 X 16	07/26/2024	25.83-	02/25	204-23-30-5310-311
Total CM001-0034117:					25.83-		
IN001-18435	1	Invoice	COUPLER/NIPPLES/SWIVELS	07/26/2024	62.12	02/25	204-23-30-5330-318
Total IN001-1843511:					62.12		
IN001-18437	1	Invoice	ADAPTER STRAIGHT 7/8 X 14	07/26/2024	5.64	02/25	204-23-30-5330-318
Total IN001-1843791:					5.64		
Total FORCE AMERICA DISTRIBUTING, LLC (311):					41.93		
FORT DODGE ASPHALT COMPANY (313)							
123.1117.01 -	1	Invoice	CONST SVC - 2024 HMA IMPROVEMENT 9-24	08/09/2024	8,526.25	02/25	525-23-30-5310-299
Total 123.1117.01 - #3:					8,526.25		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total FORT DODGE ASPHALT COMPANY (313):					8,526.25		
GERBER AUTO ELECTRIC (342)							
147007	1	Invoice	REPLACE BRAKE PADS/ROTORS-#1803	07/31/2024	1,293.57	02/25	100-21-21-5110-227
Total 147007:					1,293.57		
147033	1	Invoice	ANNUAL MAINTENANCE/NISSAN FRONTIER-	08/01/2024	77.51	02/25	100-22-42-5233-227
Total 147033:					77.51		
147065	1	Invoice	DIGNOSE LOST POWER/REP FUEL PUMP-P	08/07/2024	962.74	02/25	100-21-21-5110-227
Total 147065:					962.74		
147118	1	Invoice	REPLACE BATTERY-DODGE TRUCK-PARKS/	08/06/2024	224.95	02/25	100-22-42-5210-314
Total 147118:					224.95		
Total GERBER AUTO ELECTRIC (342):					2,558.77		
GORDON FLESCH COMPANY (6978)							
IN14791432	1	Invoice	C5550i-PRINTER/COPIER-MGRS OFFICE	08/06/2024	65.67	02/25	100-24-12-5430-225
IN14791432	2	Invoice	C5550i-PRINTER/COPIER-MGRS OFFICE	08/06/2024	65.67	02/25	100-24-14-5435-225
IN14791432	3	Invoice	C5550i-PRINTER/COPIER-MGRS OFFICE	08/06/2024	21.89	02/25	100-24-30-5380-225
IN14791432	4	Invoice	C5550i-PRINTER/COPIER-MGRS OFFICE	08/06/2024	21.89	02/25	100-21-18-5190-225
IN14791432	5	Invoice	C5550i-PRINTER/COPIER-MGRS OFFICE	08/06/2024	21.88	02/25	100-24-18-5470-225
Total IN14791432:					197.00		
Total GORDON FLESCH COMPANY (6978):					197.00		
HAMILTON COUNTY (366)							
MULTIPLE 7/	1	Invoice	MISC ELECTRICAL EASEMENTS/RECORDIN	06/17/2024	101.00	12/24	601-23-52-5588-214
MULTIPLE 7/	2	Invoice	EASEMENT CONVEYANCE-SAHAI/RECORDI	06/17/2024	47.00	12/24	601-23-51-5562-871
MULTIPLE 7/	3	Invoice	EASEMENTS FAIR MEADOW PH 1/RECORDI	06/17/2024	462.00	12/24	525-23-30-5310-210
MULTIPLE 7/	4	Invoice	WWTP/FORCE MAIN-GILLETTE/RECORDING	06/17/2024	106.00	12/24	603-23-70-5652-860
MULTIPLE 7/	5	Invoice	MORTGAGE RELEASES/SUBORDINATION A	06/17/2024	208.00	12/24	100-24-18-5470-214
MULTIPLE 7/	6	Invoice	RECORDING FEES/WC DAYCARE/MISC	06/17/2024	141.00	12/24	100-24-14-5435-214
MULTIPLE 7/	7	Invoice	EASEMENT-KWIK STAR/RECORDING FEE	06/17/2024	27.00	12/24	601-23-52-5588-214
Total MULTIPLE 7/23-6/24:					1,092.00		
Total HAMILTON COUNTY (366):					1,092.00		
HAMILTON COUNTY PUBLIC HEALTH (1866)							
080824	1	Invoice	INSPECTION FEE/OD POOL & SLIDE	08/08/2024	445.00	02/25	100-22-42-5242-299
Total 080824:					445.00		
Total HAMILTON COUNTY PUBLIC HEALTH (1866):					445.00		
HAWKINS, INC. (3668)							
6826810	1	Invoice	LPC-AM/55 GAL BLUE DRUM	08/01/2024	1,413.38	02/25	602-23-61-5641-318
Total 6826810:					1,413.38		
6831637	1	Invoice	CHLORINE/LPC-DP/LPC-AM/SODIUM ALUMI	08/07/2024	10,604.97	02/25	602-23-61-5641-318

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 6831637:					10,604.97		
Total HAWKINS, INC. (3668):					12,018.35		
HEARTLAND ASPHALT INC. (5799)							
124.0534.01	1	Invoice	CONSTRUCTION 2025 HMA ST IMP PROJEC	08/09/2024	722,642.45	02/25	525-23-30-5310-299
Total 124.0534.01A - #1:					722,642.45		
Total HEARTLAND ASPHALT INC. (5799):					722,642.45		
HEWETT WHOLESALE INC. (6097)							
210846	1	Invoice	OD POOL CONCESSIONS	08/01/2024	433.77	02/25	100-22-42-5242-323
Total 210846:					433.77		
211224	1	Invoice	OD POOL CONCESSIONS	08/08/2024	642.90	02/25	100-22-42-5242-323
Total 211224:					642.90		
Total HEWETT WHOLESALE INC. (6097):					1,076.67		
HINZ, RENEE (8018)							
1418200814	1	Invoice	CUSTOMER DEPOSIT REFUND	08/07/2024	46.68	02/25	601-21011
Total 1418200814:					46.68		
Total HINZ, RENEE (8018):					46.68		
HYDRO KLEAN, INC. (422)							
089913	1	Invoice	EMERGENCY CALL OUT - 800 BLK OF WATE	07/31/2024	4,232.00	02/25	603-23-71-5673-229
Total 089913:					4,232.00		
Total HYDRO KLEAN, INC. (422):					4,232.00		
HY-VEE ACOUNTS RECEIVABLE (424)							
080724	1	Invoice	EMPLOYEE PICNIC EXPENSES	08/07/2024	92.09	02/25	100-24-12-5430-299
Total 080724:					92.09		
Total HY-VEE ACOUNTS RECEIVABLE (424):					92.09		
IOWA COMMUNICATIONS NETWORK (7419)							
701942	1	Invoice	ICN CONNECTION FEES FOR ALL CITY RADI	08/08/2024	180.80	02/25	100-24-16-5420-299
701942	2	Invoice	ICN CONNECTION FEES FOR ALL CITY RADI	08/08/2024	45.20	02/25	204-24-16-5930-299
Total 701942:					226.00		
Total IOWA COMMUNICATIONS NETWORK (7419):					226.00		
KENNEDY, RAVYN (8019)							
080824	1	Invoice	ELECTRIC REFUND	08/08/2024	1.10	02/25	601-23-80-5903-980
080824	2	Invoice	WATER REFUND	08/08/2024	2.07	02/25	602-23-80-5903-980
080824	3	Invoice	SEWER REFUND	08/08/2024	4.57	02/25	603-23-80-5930-980
080824	4	Invoice	RECYCLING FEE	08/08/2024	.37	02/25	100-16-30-4340-612
080824	5	Invoice	LANDFILL FEE	08/08/2024	.18	02/25	100-16-00-4340-615

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 080824:					8.29		
Total KENNEDY, RAVYN (8019):					8.29		
KIESLER'S POLICE SUPPLY, INC. (5763)							
IN243844	1	Invoice	FEDERAL GOLD MEDAL 308WIN	08/05/2024	927.18	02/25	100-21-21-5110-318
Total IN243844:					927.18		
Total KIESLER'S POLICE SUPPLY, INC. (5763):					927.18		
LAMPERT LUMBER (564)							
2645972-019	1	Invoice	MATERIALS/STORM SEWER UPDATE	07/30/2024	47.70	02/25	204-23-30-5330-318
Total 2645972-019:					47.70		
Total LAMPERT LUMBER (564):					47.70		
LEHMAN, MICHAEL (6775)							
072324	1	Invoice	REIMB FOR PARADE CANDY	07/23/2024	19.24	02/25	100-21-21-5110-318
Total 072324:					19.24		
Total LEHMAN, MICHAEL (6775):					19.24		
MARTIN MARIETTA MATERIALS (601)							
43081244	1	Invoice	PEA GRAVEL/SUPERIOR STREET	07/16/2024	359.66	02/25	204-23-30-5330-880
Total 43081244:					359.66		
Total MARTIN MARIETTA MATERIALS (601):					359.66		
MATTHEW'S PLUMBING & BACKHOE SVC, LLC (2759)							
1026-6374	1	Invoice	NOKOMIS PARK BATHROOM PLUMBING	07/30/2024	2,215.31	12/24	100-22-42-5222-226
Total 1026-6374:					2,215.31		
Total MATTHEW'S PLUMBING & BACKHOE SVC, LLC (2759):					2,215.31		
MCDOWELL & SONS CONTRACTING (8016)							
428403 (1-11)	1	Invoice	REISNER SUBSTATION GRADING - PAY EST	08/05/2024	344,037.56	12/24	611-23-51-5566-299
Total 428403 (1-11):					344,037.56		
Total McDOWELL & SONS CONTRACTING (8016):					344,037.56		
MEYER, DOUG (6140)							
080524	1	Invoice	BLACK DIRT	08/05/2024	120.00	02/25	204-23-30-5330-318
080524	2	Invoice	BLACK DIRT	08/05/2024	120.00	02/25	602-23-62-5662-318
080524	3	Invoice	BLACK DIRT	08/05/2024	120.00	02/25	603-23-71-5662-318
Total 080524:					360.00		
Total MEYER, DOUG (6140):					360.00		
MILLER MECHANICAL SPECIALTIES, INC. (5851)							
3062185	1	Invoice	REPAIR KIT FOR VALMATIC 12" VALVE	08/05/2024	3,150.71	02/25	602-23-61-5642-318

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 3062185:					3,150.71		
Total MILLER MECHANICAL SPECIALTIES, INC. (5851):					3,150.71		
MOODY, JANET (8020)							
07/2324	1	Invoice	ENERGY EFFICIENCY REBATE	07/23/2024	250.00	02/25	601-23-36-5930-979
Total 07/2324:					250.00		
Total MOODY, JANET (8020):					250.00		
MOORE CLEANING SERVICE, LLC (2902)							
081524	1	Invoice	CLEANING SERVICES FOR CITY HALL	08/15/2024	1,300.00	02/25	100-24-36-5480-299
Total 081524:					1,300.00		
Total MOORE CLEANING SERVICE, LLC (2902):					1,300.00		
MUNICIPAL SUPPLY, INC. (672)							
0915159-IN	1	Invoice	AMI - WATER MATERIALS	07/30/2024	3,369.88	02/25	625-23-62-5902-299
Total 0915159-IN:					3,369.88		
0915546-IN	1	Invoice	AMI - ELECTRIC MATERIALS	07/31/2024	174,720.00	02/25	615-23-52-5586-299
Total 0915546-IN:					174,720.00		
Total MUNICIPAL SUPPLY, INC. (672):					178,089.88		
NAPA AUTO PARTS (677)							
987232	1	Invoice	ANNUAL MAINTENANCE/R35	06/25/2024	61.20	12/24	100-21-22-5140-227
Total 987232:					61.20		
987704	1	Invoice	ANNUAL MAINTENANCE/A-36	07/02/2024	5.33	02/25	100-21-22-5140-227
Total 987704:					5.33		
987706	1	Invoice	ANNUAL MAINTENANCE/A-36	07/02/2024	6.69	02/25	100-21-22-5140-227
Total 987706:					6.69		
988228	1	Invoice	ANNUAL MAINTENANCE/R-35	07/11/2024	19.17	02/25	100-21-22-5140-227
Total 988228:					19.17		
989439	1	Invoice	ANNUAL MAINTENANCE/R-35	08/02/2024	51.98	02/25	100-21-22-5140-227
Total 989439:					51.98		
989524	1	Invoice	TEMP GUN - CHECK ASPHALT	08/05/2024	99.99	02/25	204-23-30-5310-311
Total 989524:					99.99		
Total NAPA AUTO PARTS (677):					244.36		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
NEWMAN SIGNS, INC. (7530)							
TRFINV0555	1	Invoice	ROAD WORK AHEAD SIGNAGE	07/31/2024	374.98	02/25	100-21-30-5120-318
Total TRFINV055543:					374.98		
Total NEWMAN SIGNS, INC. (7530):					374.98		
NOCITA, JADEN (8021)							
1516800105	1	Invoice	CUSTOMER DEPOSIT REFUND	08/06/2024	73.78	02/25	601-21011
Total 1516800105:					73.78		
Total NOCITA, JADEN (8021):					73.78		
OAK TREE PROPERTIES (8022)							
213260009	1	Invoice	CUSTOMER DEP REFUND/1029 THIRD ST	08/06/2024	215.64	02/25	601-21011
Total 213260009:					215.64		
Total OAK TREE PROPERTIES (8022):					215.64		
OPG-3 INC. (6482)							
8087	1	Invoice	LASERFICHE SUBSCRIPTIONS	08/01/2024	3,255.00	02/25	100-24-16-5420-215
Total 8087:					3,255.00		
Total OPG-3 INC. (6482):					3,255.00		
O'REILLY AUTOMOTIVE, INC. (727)							
0357-200064	1	Invoice	5 PC EXTRACT TOOL	07/29/2024	16.99	02/25	601-23-52-5588-318
Total 0357-200064:					16.99		
Total O'REILLY AUTOMOTIVE, INC. (727):					16.99		
PAGEL REPAIR (3497)							
73124-1	1	Invoice	INSTALL GLASS IN DOOR/RPR LOCK	07/31/2024	385.00	02/25	100-24-36-5480-226
Total 73124-1:					385.00		
Total PAGEL REPAIR (3497):					385.00		
PLATINUM CONNECT, LLC. (7663)							
1025558	1	Invoice	TELEPHONE SERVICE	08/01/2024	44.88	02/25	100-24-12-5430-230
1025558	2	Invoice	TELEPHONE SERVICE	08/01/2024	44.88	02/25	100-24-14-5435-230
1025558	3	Invoice	TELEPHONE SERVICE	08/01/2024	44.88	02/25	100-24-30-5380-230
1025558	4	Invoice	TELEPHONE SERVICE	08/01/2024	44.88	02/25	100-23-42-5371-230
1025558	5	Invoice	TELEPHONE SERVICE	08/01/2024	44.87	02/25	601-23-52-5588-230
1025558	6	Invoice	TELEPHONE SERVICE	08/01/2024	44.87	02/25	100-22-42-5233-230
1025558	7	Invoice	TELEPHONE SERVICE	08/01/2024	44.87	02/25	204-23-30-5310-230
1025558	8	Invoice	TELEPHONE SERVICE	08/01/2024	44.87	02/25	603-23-70-5642-230
1025558	9	Invoice	TELEPHONE SERVICE	08/01/2024	44.87	02/25	602-23-61-5642-230
1025558	10	Invoice	TELEPHONE SERVICE	08/01/2024	18.85	02/25	100-21-22-5140-230
1025558	11	Invoice	TELEPHONE SERVICE	08/01/2024	142.91	02/25	100-21-21-5110-230
Total 1025558:					565.63		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total PLATINUM CONNECT, LLC. (7663):					565.63		
PRAIRIE ENERGY COOPERATIVE (768)							
080824	1	Invoice	AIRPORT ELECTRICITY/FIVE METERS	08/08/2024	741.62	02/25	205-23-45-5372-237
Total 080824:					741.62		
Total PRAIRIE ENERGY COOPERATIVE (768):					741.62		
QUILL LLC (7936)							
39600398	1	Invoice	ADDING MACHINE PAPER ROLLS	07/18/2024	72.00	02/25	100-24-14-5435-316
Total 39600398:					72.00		
Total QUILL LLC (7936):					72.00		
ROOTZ, TYLER (8023)							
916840317	1	Invoice	CUSTOMER DEPOSIT REFUND	08/06/2024	14.90	02/25	601-21011
Total 916840317:					14.90		
Total ROOTZ, TYLER (8023):					14.90		
SENCOR HOLDINGS, LLC (7258)							
071124 1035	1	Invoice	EE REBATE/1035 ELM STREET	07/11/2024	75.00	02/25	601-23-36-5930-979
Total 071124 1035 ELM:					75.00		
071124 1519	1	Invoice	EE REBATE/1519 BANK STREET #4	07/11/2024	75.00	02/25	601-23-36-5930-979
Total 071124 1519 BANK ST #4:					75.00		
071524 1519	1	Invoice	EE REBATE/1519 BANK STREET	07/15/2024	75.00	02/25	601-23-36-5930-979
Total 071524 1519 BANK:					75.00		
Total SENCOR HOLDINGS, LLC (7258):					225.00		
SNYDER & ASSOCIATES (2951)							
122.0346.01-	1	Invoice	ENG - FAIR MEADOW RECON PROJ# 9-23-00	07/31/2024	18,001.60	12/24	525-23-30-5310-212
Total 122.0346.01-22:					18,001.60		
123.117.01-7	1	Invoice	ENG - 2024 HMA ST IMPROVEMENTS 9-24-01	07/31/2024	6,217.95	12/24	525-23-30-5310-299
Total 123.117.01-7:					6,217.95		
124.0071.01-	1	Invoice	ON CALL ENG SVC 2024 #6	07/29/2024	3,520.06	12/24	100-24-30-5380-212
124.0071.01-	2	Invoice	ON CALL ENG SVC 2024 #6	07/29/2024	3,520.06	12/24	601-24-30-5380-212
124.0071.01-	3	Invoice	ON CALL ENG SVC 2024 #6	07/29/2024	3,520.06	12/24	602-24-30-5380-212
124.0071.01-	4	Invoice	ON CALL ENG SVC 2024 #6	07/29/2024	3,520.07	12/24	603-24-30-5380-212
124.0071.01-	5	Invoice	ON CALL ENG SVC 2024 #6 - CIP COST ESTI	07/29/2024	1,681.53	12/24	204-23-30-5310-212
124.0071.01-	6	Invoice	ON CALL ENG SVC 2024 #6 - CIP COST ESTI	07/29/2024	511.77	12/24	602-23-62-5662-212
124.0071.01-	7	Invoice	ON CALL ENG SVC 2024 #6 - CIP COST ESTI	07/29/2024	243.70	12/24	603-23-71-5673-212
Total 124.0071.01-6:					16,517.25		
124.0534.01-	1	Invoice	ENG - 2025 WILLSON AVE - BREWER ST RO	07/31/2024	35,134.04	12/24	541-23-30-5310-212

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
124.0534.01-	2	Invoice	ENG - 2025 HMA ST IMPROVEMENTS 9-25-00	07/31/2024	13,543.03	12/24	525-23-30-5310-299
Total 124.0534.01-3:					48,677.07		
124.0690.01-	1	Invoice	ENG - 2025 FAIR MEADOW DRIVE RECONST	07/31/2024	30,752.18	12/24	540-23-30-5310-212
Total 124.0690.01-2:					30,752.18		
124.0781.01-	1	Invoice	ENG - BEACH ST PCC REHAB PROJECT 9-26	07/31/2024	6,691.20	12/24	543-23-30-5310-299
Total 124.0781.01-1:					6,691.20		
Total SNYDER & ASSOCIATES (2951):					126,857.25		
STALEY, AMANDA (8027)							
080224	1	Invoice	REIMB FOR NATL NIGHT OUT EXPENSES	08/02/2024	43.82	02/25	100-21-22-5140-210
Total 080224:					43.82		
Total STALEY, AMANDA (8027):					43.82		
STATE HYGIENIC LABORATORY (423)							
284266	1	Invoice	WASTEWATER TESTING	07/31/2024	951.50	02/25	603-23-70-5923-212
Total 284266:					951.50		
284267	1	Invoice	WATER TESTING FEES	07/31/2024	736.50	02/25	602-23-61-5651-299
Total 284267:					736.50		
Total STATE HYGIENIC LABORATORY (423):					1,688.00		
STUART C. IRBY COMPANY (3585)							
S013900122.	1	Invoice	4A to 4S SOCKET ADAPTERS - AMI (GL COR	07/24/2024	834.60	02/25	615-23-52-5586-299
S013900122.	2	Invoice	600:5 CT (stock)	07/24/2024	144.45	02/25	601-23-52-5588-318
Total S013900122.003:					979.05		
Total STUART C. IRBY COMPANY (3585):					979.05		
THE IOWA OUTDOORS STORE, LLC (7104)							
9781	1	Invoice	ARIENS IGNITION SWITCH	08/01/2024	58.95	02/25	100-22-42-5210-314
Total 9781:					58.95		
Total THE IOWA OUTDOORS STORE, LLC (7104):					58.95		
THE TRASHMAN, LLC (943)							
769-1740	1	Invoice	TRASH SERVICE	07/31/2024	50.00	02/25	100-24-36-5480-236
769-1740	2	Invoice	TRASH SERVICE	07/31/2024	50.00	02/25	100-22-42-5280-236
769-1740	3	Invoice	TRASH SERVICE	07/31/2024	50.00	02/25	204-23-30-5310-236
769-1740	4	Invoice	TRASH SERVICE	07/31/2024	50.00	02/25	100-21-22-5140-236
769-1740	5	Invoice	TRASH SERVICE	07/31/2024	50.00	02/25	100-22-42-5233-236
769-1740	6	Invoice	TRASH SERVICE	07/31/2024	50.00	02/25	601-23-52-5588-236
769-1740	7	Invoice	TRASH SERVICE	07/31/2024	50.00	02/25	603-23-70-5642-236
769-1740	8	Invoice	TRASH SERVICE	07/31/2024	50.00	02/25	100-22-42-5210-236
769-1740	9	Invoice	TRASH SERVICE	07/31/2024	50.00	02/25	602-23-61-5642-236
769-1740	10	Invoice	TRASH SERVICE	07/31/2024	50.00	02/25	205-23-45-5372-236

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 769-1740:					500.00		
769-1741	1	Invoice	DROP BOX CHARGES	07/31/2024	264.00	02/25	100-23-30-5340-235
Total 769-1741:					264.00		
769-1743	1	Invoice	CURB RECYCLING - JULY 2024	07/31/2024	12,652.50	02/25	100-23-30-5340-235
Total 769-1743:					12,652.50		
Total THE TRASHMAN, LLC (943):					13,416.50		
TMI SERVICES, INC. (954)							
16208	1	Invoice	PORTABLE TOILET RENTAL-PARKS	08/06/2024	285.00	02/25	100-22-42-5221-299
16208	2	Invoice	PORTABLE TOILET RENTAL-DEPOT/CHURC	08/06/2024	130.00	02/25	100-22-42-5221-299
Total 16208:					415.00		
Total TMI SERVICES, INC. (954):					415.00		
T-MOBILE (7288)							
973411563 0	1	Invoice	PHONE SVC/INSPECTION	07/21/2024	25.80	02/25	100-21-18-5190-230
973411563 0	2	Invoice	PHONE SVC/PD CAR PHONES	07/21/2024	154.80	02/25	100-21-21-5110-230
973411563 0	3	Invoice	PHONE SVC/INVESTIGATOR	07/21/2024	33.47	02/25	100-21-21-5110-230
973411563 0	4	Invoice	TABLET-BASINGER/MORK-NUISANCES	07/21/2024	52.52	02/25	100-21-18-5190-230
973411563 0	5	Invoice	PD - GETAC/TOUGHBOOKS	07/21/2024	253.20	02/25	100-21-21-5110-230
973411563 0	6	Invoice	ST DEPT (LOCATES)	07/21/2024	10.69	02/25	204-23-30-5310-230
973411563 0	7	Invoice	ST DEPT (LOCATES)	07/21/2024	10.68	02/25	602-23-62-5662-230
973411563 0	8	Invoice	INSPECTION IPAD SVC	07/21/2024	21.37	02/25	100-21-18-5190-230
973411563 0	9	Invoice	HOT SPOT - BETH	07/21/2024	31.15	02/25	100-24-12-5430-230
Total 973411563 07/21/24:					593.68		
974816802 0	1	Invoice	PHONE SVC/ORTON	07/21/2024	14.99	02/25	601-23-52-5588-230
974816802 0	2	Invoice	PHONE SVC/ORTON	07/21/2024	14.99	02/25	601-23-51-5566-230
974816802 0	3	Invoice	PHONE SVC/ARIEL	07/21/2024	46.16	02/25	100-24-18-5470-230
974816802 0	4	Invoice	PHONE SVC/BRANDON	07/21/2024	40.20	02/25	204-23-30-5310-230
974816802 0	5	Invoice	PHONE SVC/BREANNE	07/21/2024	15.39	02/25	100-22-42-5210-230
974816802 0	6	Invoice	PHONE SVC/BREANNE	07/21/2024	15.39	02/25	100-22-42-5233-230
974816802 0	7	Invoice	PHONE SVC/BREANNE	07/21/2024	15.38	02/25	100-23-42-5371-230
974816802 0	8	Invoice	PHONE SVC/JAKE RODEN	07/21/2024	34.33	02/25	100-23-42-5371-230
974816802 0	9	Invoice	PHONE SVC/JAKE RODEN	07/21/2024	34.33	02/25	100-22-42-5210-230
974816802 0	10	Invoice	ON-CALL PHONE SVC/WATER	07/21/2024	44.44	02/25	602-23-61-5642-230
974816802 0	11	Invoice	ON-CALL PHONE SVC/WWTP	07/21/2024	44.44	02/25	603-23-70-5642-230
974816802 0	12	Invoice	PHONE SVC/NICK	07/21/2024	22.22	02/25	602-23-61-5642-230
974816802 0	13	Invoice	PHONE SVC/NICK	07/21/2024	22.22	02/25	603-23-70-5642-230
974816802 0	14	Invoice	PHONE SVC/CITY MGR	07/21/2024	68.66	02/25	100-24-12-5430-230
974816802 0	15	Invoice	SCADA TABLET	07/21/2024	19.97	02/25	602-23-61-5642-230
974816802 0	16	Invoice	METER IPAD SVC	07/21/2024	9.98	02/25	602-23-80-5902-299
974816802 0	17	Invoice	METER IPAD SVC	07/21/2024	9.99	02/25	601-23-80-5905-299
974816802 0	18	Invoice	RIGHT OF WAY IPAD SVC	07/21/2024	19.97	02/25	100-24-30-5380-230
974816802 0	19	Invoice	CAMERAS	07/21/2024	9.99	02/25	100-24-16-5420-215
974816802 0	20	Invoice	CAMERAS	07/21/2024	9.99	02/25	601-24-16-5930-215
974816802 0	21	Invoice	CAMERAS	07/21/2024	9.98	02/25	602-24-16-5930-215
974816802 0	22	Invoice	CAMERAS	07/21/2024	9.98	02/25	603-24-16-5930-215
974816802 0	23	Invoice	STREET IPAD SVC	07/21/2024	39.94	02/25	204-23-30-5310-230
974816802 0	24	Invoice	STREET IPAD SVC	07/21/2024	39.94	02/25	602-23-62-5662-230

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 974816802 07/21/24:					612.87		
Total T-MOBILE (7288):					1,206.55		
TOLLE AUTOMOTIVE, INC. (3188)							
2194	1	Invoice	TIRE REPAIR - WATER PLANT	08/07/2024	35.70	02/25	602-23-61-5935-227
Total 2194:					35.70		
EST 2151	1	Invoice	TIRE REPAIR/PD #4	08/02/2024	35.70	02/25	100-21-21-5110-227
Total EST 2151:					35.70		
Total TOLLE AUTOMOTIVE, INC. (3188):					71.40		
TONY'S TIRE SERVICE (958)							
184644	1	Invoice	SERVICE CALL/GRADER #11	07/26/2024	346.78	02/25	204-23-30-5310-227
Total 184644:					346.78		
Total TONY'S TIRE SERVICE (958):					346.78		
TOWN & COUNTRY INSURANCE (959)							
7305	1	Invoice	INSURANCE COVERAGE/NEW TRAILER-PG	08/02/2024	215.00	02/25	207-22-42-5210-216
Total 7305:					215.00		
Total TOWN & COUNTRY INSURANCE (959):					215.00		
VERMEER IOWA & N. MISSOURI (6073)							
P0696605	1	Invoice	BORING UNIT PARTS	07/31/2024	2,372.46	02/25	601-23-52-5588-318
Total P0696605:					2,372.46		
Total VERMEER IOWA & N. MISSOURI (6073):					2,372.46		
VISUAL EDGE IT, INC. (3995)							
24AR184250	1	Invoice	PRINTER CONTRACT - IT	06/11/2024	27.39	12/24	100-24-16-5420-299
Total 24AR1842509:					27.39		
24AR189791	1	Invoice	PRINTER CONTRACT - CEMETERY	07/02/2024	27.43	02/25	100-23-42-5371-299
Total 24AR1897916:					27.43		
24AR195236	1	Invoice	PRINTER CONTRACT - POLICE DEPT	07/29/2024	36.67	02/25	100-21-21-5110-225
Total 24AR1952367:					36.67		
24AR196691	1	Invoice	PRINTER CONTRACT - CEMETERY	08/01/2024	26.96	02/25	100-23-42-5371-299
Total 24AR1966917:					26.96		
24AR196691	1	Invoice	PRINTER CONTRACT - FULLER HALL	08/01/2024	76.35	02/25	100-22-42-5233-299
Total 24AR1966918:					76.35		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
24AR197159	1	Invoice	PRINTER CONTRACT - LINE DEPT	08/05/2024	42.17	02/25	601-23-52-5931-225
Total 24AR1971592:					42.17		
24AR197171	1	Invoice	PRINTER CONTRACT - WATER DEPT	08/05/2024	52.28	02/25	602-23-61-5931-225
Total 24AR1971717:					52.28		
24AR197414	1	Invoice	PRINTER CONTRACT - STREET DEPT	08/05/2024	48.34	02/25	204-23-30-5310-316
Total 24AR1974142:					48.34		
24AR198758	1	Invoice	PRINTER CONTRACT - FINANCE/UTILITY OF	08/12/2024	72.84	02/25	100-24-14-5435-225
Total 24AR1987583:					72.84		
Total VISUAL EDGE IT, INC. (3995):					410.43		
WATTS, GAVIN (8024)							
1513300109	1	Invoice	CUSTOMER DEPOSIT REFUND	08/06/2024	81.06	02/25	601-21011
Total 1513300109:					81.06		
Total WATTS, GAVIN (8024):					81.06		
WEBSTER CITY TRUE VALUE (2155)							
2407-051465	1	Invoice	FILL VALVE/3" FLAP KIT	07/02/2024	22.99	02/25	601-23-52-5588-318
Total 2407-051465:					22.99		
2407-053801	1	Invoice	1/4" CMP VALVE & SADDLE/RPR R-35	07/15/2024	19.99	02/25	100-21-22-5140-227
Total 2407-053801:					19.99		
2407-056055	1	Invoice	DRILL BITS	07/29/2024	14.28	02/25	601-23-52-5588-318
Total 2407-056055:					14.28		
2407-056262	1	Invoice	INFRARED & DIGITAL THERMOMETERS	07/31/2024	65.98	02/25	204-23-30-5310-311
Total 2407-056262:					65.98		
2407-056439	1	Invoice	WALLPAPER STRIPPER	07/01/2024	26.99	02/25	100-22-42-5210-318
Total 2407-056439:					26.99		
2407-057054	1	Invoice	MAX 4 PK 9V BATTERIES	08/05/2024	20.99	02/25	100-24-12-5430-316
Total 2407-057054:					20.99		
2407-057102	1	Invoice	AIR FILTER/ICE CHOPPER/SHOVEL	08/05/2024	127.92	02/25	603-23-70-5652-226
Total 2407-057102:					127.92		
2407-058474	1	Invoice	ENER 2 PK 3V LITH BATTERY	08/13/2024	7.99	02/25	100-24-16-5420-399
Total 2407-058474:					7.99		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
248-057060	1	Invoice	RETURN DEFECTIVE INFRARED THERMOM	08/05/2024	40.99-	02/25	204-23-30-5310-311
Total 248-057060:					40.99-		
Total WEBSTER CITY TRUE VALUE (2155):					266.14		
WEBSTER CITY VETERINARY CLINIC (1030)							
512414	1	Invoice	2ND QTR 2024 DOG POUND FEES	07/02/2024	1,625.00	12/24	100-22-21-5240-299
Total 512414:					1,625.00		
Total WEBSTER CITY VETERINARY CLINIC (1030):					1,625.00		
WESCO RECEIVABLES CORP (1038)							
135033	1	Invoice	POWER CABLE - 15KV SWITCHGEAR (DISTR	07/18/2024	27,706.92	02/25	611-23-51-5566-299
Total 135033:					27,706.92		
Total WESCO RECEIVABLES CORP (1038):					27,706.92		
WILLSON MAIN, LLC (8025)							
373110002	1	Invoice	CUSTOMER DEPOSIT REFUND	08/06/2024	91.37	02/25	601-21011
Total 373110002:					91.37		
Total WILLSON MAIN, LLC (8025):					91.37		
WOLFGRAM, JOE (5604)							
062624	1	Invoice	EE REBATE/821 JAMES STREET	06/26/2024	75.00	12/24	601-23-36-5930-979
Total 062624:					75.00		
062724	1	Invoice	EE REBATE/1426 2ND STREET	06/27/2024	75.00	12/24	601-23-36-5930-979
Total 062724:					75.00		
Total WOLFGRAM, JOE (5604):					150.00		
WOOLSTOCK MUTUAL TELEPHONE ASN (1054)							
25	1	Invoice	TROUBLESHOOT FIBER	07/02/2024	90.00	02/25	601-23-52-5591-310
Total 25:					90.00		
Total WOOLSTOCK MUTUAL TELEPHONE ASN (1054):					90.00		
ZIEGLER, INC. (1071)							
IN001572525	1	Invoice	CLIP-TRIM/NUT	07/30/2024	47.41	02/25	204-23-30-5310-314
Total IN001572525:					47.41		
IN001573349	1	Invoice	MODEL 938 NEW CAT PAYLOADER	07/30/2024	170,396.10	02/25	100-41-30-5310-512
IN001573349	2	Invoice	MODEL 938 NEW CAT PAYLOADER	07/30/2024	48,684.60	02/25	602-41-62-5935-512
IN001573349	3	Invoice	MODEL 938 NEW CAT PAYLOADER	07/30/2024	24,342.30	02/25	603-41-71-5935-512
Total IN001573349:					243,423.00		
Total ZIEGLER, INC. (1071):					243,470.41		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 08/19/2024:					2,477,234.63		
Grand Totals:					3,317,782.94		

Report GL Period Summary

GL Period	Amount
12/24	605,040.36
02/25	2,712,742.58
Grand Totals:	3,317,782.94

Vendor number hash: 1714829
 Vendor number hash - split: 2317382
 Total number of invoices: 325
 Total number of transactions: 437

Terms Description	Invoice Amount	Net Invoice Amount
Open Terms	3,317,782.94	3,317,782.94
Total Claims:	3,317,782.94	3,317,782.94
Payroll ending August 10, 2024	\$ 214,385.51	
Grand Total:	\$ 3,532,168.45	

FUND LIST TOTALS FOR BILLS August 19, 2024

<u>Account</u>	<u>Fund</u>	<u>Total Amount</u>
100	General	302,974.56
204	Road Use Tax Funds	3,788.15
205	Airport Fund	913.33
207	Property/Liability Insurance	215.00
242	Economic Development	19,328.30
300	Debt Service	95.50
525	Street Improvement	769,393.28
534	Wilson Brewer Park Improv Proj	-17,149.57
539	City Hall HVAC	3,729.94
540	Fair Meadow Reconst Proj	177,260.50
541	Brewer Willson Rd Proj	35,134.04
543	Beach Street Improvements	6,691.20
601	Electric Utility	859,377.54
602	Water Utility	72,047.43
603	Sewer Fund	117,091.07
611	Reisner Substation Project	373,318.64
614	URD Conversion Project	289,215.58
615	AMI Meter Project - Electric	175,554.60
625	AMI Meter Project - Water	3,369.88
902	Medical/Flex	125,433.97
	Claims Total	\$ 3,317,782.94

PAYROLL

Payroll Ending August 10, 2024 \$ 214,385.51

Grand Total \$ 3,532,168.45

WASTEWATER TREATMENT PLANT REPORT FOR THE MONTH OF July 2024

	MONTH July	Year to Date 2024	MONTH July	Year to Date 2023	
Total gallons flow	44,380,000	325,076,000	29,315,000	264,698,000	gal
Average daily flow	1,431,000		945,000		gal/da
Percentage treated	100		100		%
Total gallons raw sludge	106,653	694,825	112,482	590,188	gal
Total gallons digested sludge out	0		0		gal
Total gallons sludge transferred to storage tank	112,800		96,820		gal
Total gallons supernatant returned	6,458		0		gal
Methane gas produced	0		0		cu.ft.
Average effluent CBOD (25 mg/l aver. 40 mg/l max.)	12.4		8.1		mg/l
Number of days max. limit was exceeded	0		0		da
Average % removal	97		98.3		%
Average effluent suspended solids (mg/l aver. mg/l max.)	8.6		6.7		mg/l
Number of days max. limit was exceeded	0		0		da
Average percent removal	97.9		98.3		%
Average effluent ammonia nitrogen <1 (mg/l average, 17.6 mg/l max.limitation)	<1		<1		mg/l
Number of days max. limit was exceeded	0		0		da

ELECTRIC REPORT FOR THE MONTH OF July 2024

(Production Month-June 2024; Billing Month (Due) - July 2024)

	<u>MONTH July</u>	<u>Year to Date 2024</u>	<u>MONTH July</u>	<u>Year to 2023</u>
TOTAL PURCHASED POWER K.W.	9,555,602	58,195,283	9,766,792	61,388,587
Gross K.W. Generated For Maint.	9,590	15,740	0	372,790
For Corn Belt	0	113,550	101,650	202,910
Station Power K.W.	14,393	143,897	17,415	187,068
NET K.W.TO BOARD	9,541,209	58,051,386	9,749,377	61,201,519
Billed by Clerk's Office to Customers K.W:				
Commercial Sales	2,418,420	15,272,170	2,531,406	16,523,892
Industrial Sales	2,471,726	16,937,619	2,864,153	17,204,791
City Departments & Street Lights	369,903	2,634,962	364,193	2,795,861
Residential Sales	3,412,426	17,383,264	3,178,732	18,179,169
Sales for Resale-Wholesale	593,600	4,125,400	741,200	4,739,100
KILOWATTS UNACCOUNTED	<u>275,134</u>	<u>1,697,971</u>	<u>69,693</u>	<u>1,758,706</u>
Percentage of Unaccounted for	2.88%	2.92%	0.71%	2.87%

LOAD COMPARISON	<u>2024</u>	<u>2023</u>
Peak K.W. Demand	23,120	20,726
Purchased Power	9,555,602	9,766,792
Net to Board	9,541,209	9,749,377

REMARKS:

**CITY OF WEBSTER CITY, IOWA - UTILITY REPORT
ELECTRIC UTILITY PURCHASES & SALES - 2024**

Purch. Power Period	Billing Month (Due)	Month Purch.Power kWh	Pur Pwr lessStaPwr = Net to Board kWh	Month Billed KWh less StaPwr	Col D Net to Board Mo Unaccounted For	Month Unaccounted For %	Yr To Date Purch.Power less sta pwrkWh	Yr To Date Billed &SPwr kWh	Yr To Date Unaccounted kWh	Yr To Date Unaccounted For %
Dec	Jan 2024	8,260,174	8,234,298	8,411,893	(177,595)	-2.16%	8,234,298	8,411,893	(177,595)	-2.16%
Jan	Feb 2024	9,305,951	9,276,242	8,356,871	919,371	9.91%	17,510,540	16,768,764	741,776	4.24%
Feb	Mar 2024	7,756,168	7,732,782	7,540,821	191,961	2.48%	25,243,322	24,309,585	933,737	3.70%
Mar	Apr 2024	7,824,731	7,804,536	7,493,796	310,740	3.98%	33,047,858	31,803,381	1,244,477	3.77%
Apr	May 2024	7,528,880	7,512,846	7,231,057	281,789	3.75%	40,560,704	39,034,438	1,526,266	3.76%
May	Jun 2024	7,963,777	7,949,473	8,052,902	(103,429)	-1.30%	48,510,177	47,087,340	1,422,837	2.93%
Jun	July 2024	9,555,602	9,541,209	9,266,075	275,134	2.88%	58,051,386	56,353,415	1,697,971	2.92%
July	Aug 2024									
Aug	Sept 2024									
Sep	Oct 2024									
Oct	Nov 2024									
Nov	Dec 2024									
TOTALS		58,195,283	58,051,386	56,353,415	1,697,971					

Billings

By Type of

Serv-kWh

	Commercial	Industrial	City Depts & Street Lights	Residential	Wholesale	Station Power-N/C	Billed & Sta. Pwr Total	Previous Year Bill&Sta.Pwr Tot	
Jan 2024	2,247,629	2,216,617	454,244	2,786,103	707,300	25,876	8,437,769	9,149,683	
Feb 2024	2,212,465	2,422,324	415,946	2,592,136	714,000	29,709	8,386,580	8,903,311	
Mar 2024	2,065,559	2,327,148	374,694	2,211,720	561,700	23,386	7,564,207	8,000,608	
Apr 2024	2,074,436	2,332,678	398,183	2,148,299	540,200	20,195	7,513,991	8,230,555	
May 2024	2,042,889	2,497,062	293,042	1,912,464	485,600	16,034	7,247,091	7,224,193	
Jun 2024	2,210,772	2,670,064	328,950	2,320,116	523,000	14,304	8,067,206	8,424,432	
July 2024	2,418,420	2,471,726	369,903	3,412,426	593,600	14,393	9,280,468	9,697,099	
Aug 2024									
Sep 2024									
Oct 2024									
Nov 2024									
Dec 2024									
TOTALS		15,272,170	16,937,619	2,634,962	17,383,264	4,125,400	143,897	56,497,312	59,629,881

BILLING AMOUNT

	Commercial Sales	Industrial Sales	City Depts. & St. Light Sales	Residential Sales	Wholesale Sales	Station Power	TOTAL SALES	PREVIOUS YEAR
Jan 2024	\$272,870.82	\$234,055.84	\$49,468.04	\$370,926.29	\$68,689.01	N/C	\$996,010.00	\$973,456.49
Feb 2024	\$269,096.16	\$201,006.47	\$45,795.93	\$351,549.58	\$70,310.33	N/C	\$937,758.47	\$997,484.42
Mar 2024	\$254,927.96	\$212,660.18	\$42,301.36	\$313,240.78	\$58,951.91	N/C	\$882,082.19	\$915,334.40
Apr 2024	\$255,582.97	\$235,311.00	\$44,603.07	\$310,071.41	\$56,709.32	N/C	\$902,277.77	\$910,025.77
May 2024	\$252,174.37	\$242,413.72	\$39,824.47	\$274,002.81	\$53,152.23	N/C	\$861,567.60	\$874,954.84
Jun 2024	\$268,688.99	\$207,478.75	\$37,129.00	\$325,195.23	\$53,152.23	N/C	\$891,644.20	\$945,347.57
July 2024	\$289,313.40	\$227,443.83	\$42,045.67	\$432,271.81	\$53,152.23	N/C	\$1,044,226.94	\$1,043,517.46
Aug 2024								
Sep 2024								
Oct 2024								
Nov 2024								
Dec 2024								
TOTALS		\$1,862,654.67	\$1,560,369.79	\$301,167.54	\$2,377,257.91	\$414,117.26	\$6,515,567.17	\$6,660,120.95

Number of Customers

	Commercial	Industrial	City Depts & St. Lights	Residential	Wholesale	Total	Previous Year
Jan 2023	534	7	49	3,865	3	4,458	4,482
Feb 2023	533	7	49	3,877	3	4,469	4,482
Mar 2023	530	7	49	3,881	3	4,470	4,474
Apr 2023	534	7	51	3,905	3	4,500	4,481
May 2023	526	7	51	3,871	3	4,458	4,472
Jun 2023	526	7	51	3,865	3	4,452	4,483
July 2023	526	7	51	3,866	3	4,453	4,471
Aug 2023							
Sep 2023							
Oct 2023							
Nov 2023							
Dec 2023							

WATER PLANT REPORT FOR THE MONTH OF July 2024

(Production Month-June 2024 Billing Month (Due) -July 2024)

	MONTH July	Year to Date 2024	MONTH July	Year to Date 2023
Total Gallons Pumped from Wells(Inf)	28,148,000	168,302,000	31,534,000	177,360,000
Average Gallons Pumped	(908,000)		(1,017,225)	
Gallons for Sludge	61,100	406,550	131,600	498,200
Total Gallons to Water Plant	28,086,900	167,895,450	31,402,400	176,861,800
Gallons to Distribution System From From Water Plant (Effluent reading)	25,953,000	167,423,000	30,474,000	183,101,000
TOTAL TO SYSTEM - CUBIC FEET	3,469,411	22,381,198	4,073,781	24,477,042
Billed by Clerk's Office to Customers Cubic Feet	2,526,300	17,029,500	2,786,000	17,268,000
Billed by City Departments Cubic Feet	352,700	1,893,700	425,900	2,166,200
Used by City Departments, but not billed-estimated Cubic Feet				
Fire	0	0	0	0
Meter	0	0	0	0
Sew. Disp.	0	0	0	0
Street,Water,SewerDistribution,Line est <i>(main breaks,hydrant flush,sewer, valve rpr,w.tower, line dept</i>	13,368	93,576	13,368	81,672
Water Plant filter backwash	48,280	238,680	45,587	428,995
Ground storage tank loss Recreation-Drink.Fount.	4,547	13,494	4,547	13,494
Cemetery	400	1,200	400	1,200
Change in Distribution System	0	0	0	0
Used by Contractor	0	0	0	0
CUBIC FEET UNACCOUNTED FOR	523,816	3,111,048	797,979	4,517,481
Percentage of Unaccounted for	15.10%	13.90%	19.59%	18.46%

NOTE: 26 loads of lime sludge
hailed to farm ground

NOTE: 56 loads of lime sludge
hailed to farm ground

REMARKS:

WATER UTILITY PRODUCTION SALES & USAGE 2024

Prod Mo.	Billing Month (Due)	Month to Distribution System C/F	Month Billed & Unbilled Usage C/F	Month Unaccounted For C/F	Month Unaccounted For %	Yr to Date To Distribution System C/F	Yr to Date Billed & Unbilled C/F	Yr To Date Unaccounted For C/F	Yr To Date Unaccounted For %
Dec	Jan 2024	3,160,342	2,634,612	525,730	16.64%	3,160,342	2,634,612	525,730	16.64%
Jan	Feb 2024	3,118,901	2,586,126	532,775	17.08%	6,279,243	5,220,738	1,058,505	16.86%
Feb	Mar 2024	3,007,144	2,358,034	649,110	21.59%	9,286,387	7,578,772	1,707,615	18.39%
Mar	Apr 2024	2,997,920	2,688,453	309,467	10.32%	12,284,307	10,267,225	2,017,081	16.42%
Apr	May 2024	3,250,442	3,244,504	5,938	0.18%	15,534,749	13,511,729	2,023,020	13.02%
May	Jun 2024	3,377,038	2,812,826	564,212	16.71%	18,911,787	16,324,555	2,587,232	13.68%
June	July 2024	3,469,411	2,945,595	523,816	15.10%	22,381,198	19,270,150	3,111,048	13.90%
July	Aug 2024								
Aug	Sep 2024								
Sep	Oct 2024								
Oct	Nov 2024								
Nov	Dec 2024								

TOTALS 22,381,198 19,270,150 3,111,048

Billings & Usage By Type of Service-C/F

Used by City Dep
i.e. water breaks
flush.etc.

Previous Year
Previous Year Produced

	Commercial	Industrial	City Depts.	Residential	Not metered	Total		
Jan 2024	634,200	437,100	243,500	1,279,700	40,112	2,634,612	2,692,282	3,407,918
Feb 2024	669,300	385,800	183,100	1,311,600	36,326	2,586,126	2,588,413	3,279,852
Mar 2024	632,700	446,200	72,200	1,147,600	59,334	2,358,034	2,480,000	2,899,531
Apr 2024	670,400	405,900	297,600	1,271,300	43,253	2,688,453	2,842,397	3,410,725
May 2024	791,200	537,700	499,000	1,365,800	50,804	3,244,504	2,690,953	3,499,222
Jun 2024	803,300	448,200	245,600	1,265,200	50,526	2,812,826	3,389,714	3,906,012
July 2024	744,300	429,500	352,700	1,352,500	66,595	2,945,595	3,275,802	4,073,781
Aug 2024								
Sep 2024								
Oct 2024								
Nov 2024								
Dec 2024								

TOTALS 4,945,400 3,090,400 1,893,700 8,993,700 346,950 19,270,150 19,959,561 24,477,041

BILLING AMOUNT

Commercial Sales Industrial Sales City Depts. Sales Residential Sales City Depts Not Sold TOTAL SALES PREVIOUS YEAR

Jan 2024	\$55,029.99	\$26,113.01	\$14,402.76	\$176,535.56	N/C	\$272,081.32	\$ 209,127.27
Feb 2024	\$57,247.43	\$24,384.12	\$11,188.04	\$176,580.23	N/C	\$269,399.82	\$ 202,913.33
Mar 2024	\$54,544.93	\$26,114.06	\$5,176.82	\$164,130.96	N/C	\$249,966.77	\$ 194,397.02
Apr 2024	\$57,311.60	\$24,463.99	\$17,402.07	\$174,716.42	N/C	\$273,894.08	\$ 209,826.64
May 2024	\$64,364.91	\$31,537.95	\$18,472.42	\$174,281.55	N/C	\$288,656.83	\$ 209,062.30
Jun 2024	\$66,423.57	\$26,611.81	\$14,779.82	\$175,097.30	N/C	\$282,912.50	\$ 237,411.82
July 2024	\$62,532.93	\$25,719.95	\$25,225.72	\$186,632.86	N/C	\$300,111.46	\$ 236,276.31
Aug 2024							
Sep 2024							
Oct 2024							
Nov 2024							
Dec 2024							

TOTALS \$417,455.36 \$184,944.89 \$106,647.65 \$1,227,974.88 \$1,937,022.78 \$1,499,014.69

Number of Customers

Commercial Industrial City Depts. Residential Previous Year

Jan 2023	350	7	15	3,168	3,540	3,554
Feb 2023	349	7	15	3,166	3,537	3,544
Mar 2023	350	7	15	3,169	3,541	3,542
Apr 2023	354	7	19	3,141	3,521	3,559
May 2023	350	7	19	3,117	3,493	3,557
Jun 2023	354	7	19	3,147	3,527	3,563
July 2023	350	7	19	3,157	3,533	3,552
Aug 2023						
Sept 2023						
Oct 2023						
Nov 2023						
Dec 2023						

CALLS FOR SERVICE

wcpd

7/1/2024 to 7/31/2024

Printed 8/12/2024

Alarm Actual/False	4
All Other Offenses	1
Animal Complaint	47
Assault	1
Assist Sheriffs Office	5
Assist State Patrol	1
Assist VDMC	36
Assistance Public	110
Assist Other Agency	9
Bicycle Violations	3
Burg/Breaking & Entering	8
Civil Disputes	8
Commercial/Resd Patrol	117
Criminal Trespass	2
Debris/Street Problems	11
Directed Assignment	105
Disorderly Conduct	2
Domestic Disturbances	12
Downtown Foot Patrol	16
Driving Complaints	24
Drug/Narcotics/Equipment	2
Fire	10
Fireworks	30
Follow Up	37
Foot Patrol	15
Fraud	1
Harassment	5
Juveniles	7

Lost/Found Property	22
Motorist Assist	21
Noise Complaints	2
Notification	5
Nuisance Calls	21
Open Window/Door	5
Operating While Intoxicat	1
Parking Violations	40
Project Awareness	6
Public Window Assist	32
Runaway	1
Shoplifting	2
Staionary Patrol	1
STEP Wave	35
Suicide/Attempted	4
Suspicious Activity	90
Theft	8
Tip	2
Traffic Control	1
Traffic Stop	74
Transient	1
Trash Violation	1
Utility Problems	15
Vacation House Watch	5
Vandalism	3
Vehicle Unlock	19
Violation Restraining Ord	4
Warrant Served	11
Welfare Check	20
TOTAL	1,081

FIRE DEPARTMENT REPORT

July 2024

ALARMS

<u>DATE</u>	<u>TIME</u>	<u>ADDRESS</u>	<u>TYPE OF SITUATION FOUND</u>	<u>CITY, MUTUAL AID, DISTRICT</u>
07-01	0600	411 Closz	Fire alarm	City
07-02	0812	411 Closz	Fire alarm	City
07-04	2216	1101 Des Moines	Dumpster Fire	City
07-05	1706	700 Superior St.	Gas Spill	City
07-07	1421	2667 Inkpaduta Rd.	Swift Water Rescue	District
07-09	1135	1601 Sparboe	Carbon Monoxide leak	City
07-10	0911	1401 Wall St.	False Alarm	City
07-12	1450	1035 Bluff	Smoke in a residence	City
07-12	2312	1101 Des Moines	Dumpster Fire	City
07-13	1630	816 Cedar st.	Electrical fire	City
07-19	1205	1208 Water st.	Gas leak	City
07-24	0930	606 Fair st.	Public assistance	City
07-24	1000	805 Seneca dr.	Toxic Condition	City
07-25	2115	705 Laura Ln.	Hazmat investigation	City
07-26	1256	913 James	Oil Spill	City
07-27	1836	1602 330 th st.	Vehicle Extrication	District
07-28	2045	River St.	False alarm smoke	City

07-31	0038	1700 Superior St.	False alarm	City
-------	------	-------------------	-------------	------

Year to Date Total = 108

July Total =18
City- =16
Mutual- =0
District- =2

TRAINING

	<u>TIME</u>	<u>TYPE OF TRAINING</u>	<u>HOURS</u>	<u>PERSONNEL</u>
07-08		Confined Space	2	27
07-22		Driver Trng./ Fire Department Connections tour	2	27

Year to Date Total = 587

July Total = 108

INSPECTIONS

<u>DATE</u>	<u>BUSINESS</u>	<u>REASON FOR INSPECTION</u>
<u>07-12</u>	<u>Downtown Egress sidewalk code review</u>	<u>General</u>
	<u>Inspect water booster station on 220th</u>	<u>General</u>
<u>07-18</u>	<u>Inspection at St. Thomas for new computer lab</u>	<u>Code Review</u>
	<u>Riverview Daycare</u>	<u>Annual</u>
<u>07-30</u>	<u>Yesway, Caseys, Lomitas, Leons, Hybee, Fareway, Seneca Saloon</u>	<u>Annual</u>

Year to Date Total = 34

July Total =11

MISCELLANEOUS

<u>DATE</u>	<u>TIME</u>	<u>EVENT</u>
-------------	-------------	--------------

07-02		Serviced A-36
07-03		Flush of the month with street department
		Meet with County about training ground
07-10		Flush sewers for street department
07-11		Annual Maintenance on B37
07-13		L31 to Stratford Parade
07-15		Fixed water on firehouse refrigerator
07-16		Work on AFG grant award
		Work on annual fund raiser golf tournament
07-18		Standby for Van Tek confined space
7-20		L31 put flag up at Police golf fund raiser
		L31 to Stanhope parade
7-22		Landscaping front of Firehouse

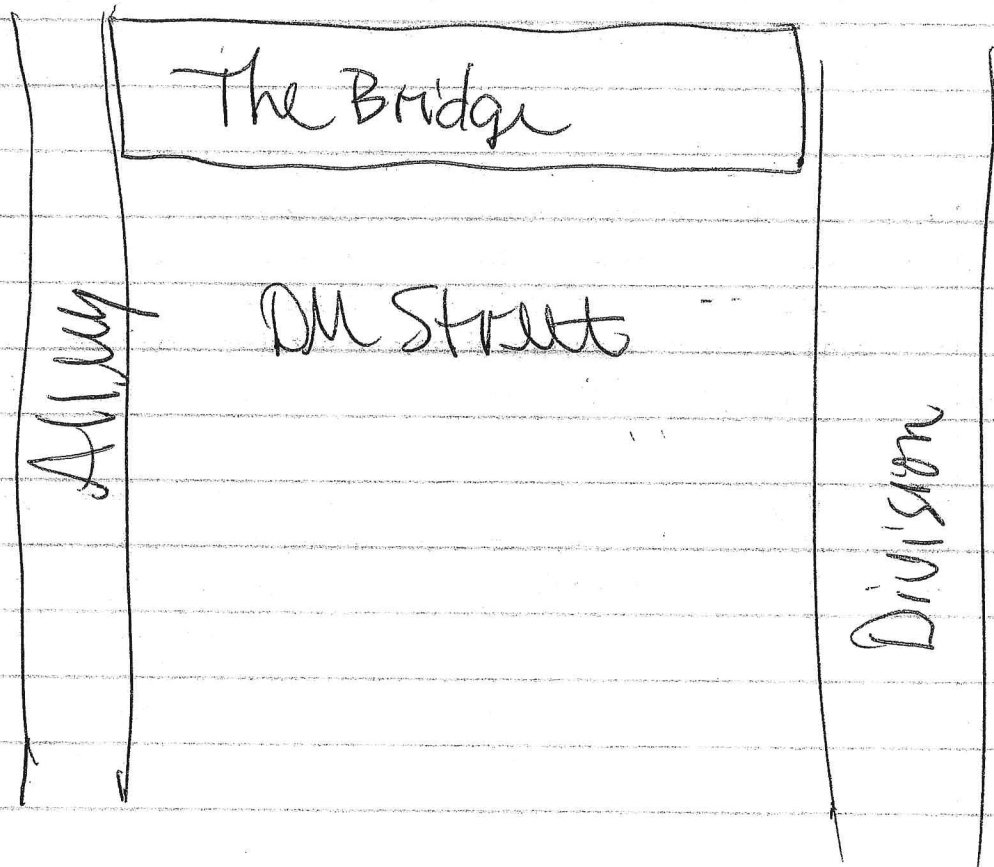
MEETING ROOM

<u>DATE</u>	<u>TIME</u>	<u>USED BY</u>
		WC Police Union Meeting

Agos 12-2024

the church: Bos del esPiritu Santo.

Through thi letter I want
to request permission to close the
street on the day Sep-07-2024
at the time 9:00 am - 4:00 pm.
The activity is a free haircut.
~~street~~ ~~course~~ And giving away toys
and Food.



MEMORANDUM

TO: Mayor and City Council

FROM: Dodie Wolfgram, Finance Director

DATE: August 19, 2024

RE: Public Hearing – General Obligation Bond Issue

SUMMARY: Two public hearings will be held tonight in regards to General Obligation debt. The 1st hearing is for the issuance of “Essential Purpose Bonds” in the amount not to exceed \$1,900,000 for the street, sidewalk and storm costs related to Phase 1 of the Fair Meadow Street Project. The 2nd hearing is for the issuance of “General Purpose Bonds” in the amount of \$655,000 to finance the City Hall HVAC Project.

Upon approval of both bond issuances from the public hearings, staff is requesting the approval of the resolution to combine the two issuances into a single agreement and proceed with the steps of issuing GO debt in the amount of \$2,445,000.

PREVIOUS COUNCIL ACTION: Discussion to use General Obligation debt to finance the HVAC and Fair Meadow Phase 1 projects was part of the FY25 budget workshop held on March 6, 2024.

Reimbursement resolutions 2024-089 and 2024-090 were passed and adopted on June 3, 2024 to allow the city to reimburse ourselves for work on these projects that had been paid for on or after April 4, 2024.

BACKGROUND/DISCUSSION: In addition to financing the two projects, the \$2,445,000 proceeds will be used for issuance costs:

City Hall HVAC Project	\$655,000
Fair Meadow Street Project – Phase 1	\$1,695,000
SUB-TOTAL	\$2,350,000
Underwriter’s Discount	29,340
Cost of Issuance	62,500
Additional proceeds (rounding)	3,160
TOTAL	2,445,000

If all progresses as planned, PFM will present the results from the bond bids and seek the approval to proceed with the issuance of the bonds at the September 16, 2024 council meeting.

FINANCIAL IMPLICATIONS: We will use the debt levy to pay the annual principal and interest payments. Benefit levy reserves will be used to minimize any overall levy increase.

RECOMMENDATION: Staff recommends the approval of the issuance of debt in the amount not to exceed \$2,445,000 to finance the City Hall HVAC project and the street, storm and sidewalk portions of Phase 1 of the Fair Meadow Street Project.

RESOLUTION NO. 2024 - xxx

Resolution taking additional action on proposals to enter into General Obligation Loan Agreements and combining Loan Agreements

WHEREAS, the City of Webster City (the “City”), in Hamilton County, State of Iowa, heretofore proposed to enter into a loan agreement (the “Essential Purpose Loan Agreement”), pursuant to the provisions of Section 384.24A of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed \$1,900,000 for the purpose of paying the costs, to that extent, of (a) constructing street, water system, sanitary sewer system, sidewalk and storm water drainage improvements; and (b) acquiring and installing street lighting, signage and signalization improvements, and pursuant to law and duly published notice of the proposed action has held a hearing thereon on August 19, 2024; and

WHEREAS, the City also proposed to enter into a loan agreement (the “General Purpose Loan Agreement” and together with the Essential Purpose Loan Agreement, the “Loan Agreements”) and to borrow money thereunder in a principal amount not to exceed \$655,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the costs, to that extent, of undertaking HVAC improvements for City Hall, and in lieu of calling an election upon such proposal, has published notice of the proposed action and has held a hearing thereon, and as of August 19, 2024, no petition had been filed with the City asking that the question of entering into the General Purpose Loan Agreement be submitted to the registered voters of the City; and

WHEREAS, pursuant to the provisions of Section 384.28 of the Code of Iowa, the City Council intends to combine the Loan Agreements in to a single loan agreement (the “Loan Agreement”);

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

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

Section 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. Further action with respect to the Loan Agreement is hereby adjourned to the City Council meeting scheduled for September 3, 2024.

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

Passed and approved August 19, 2024.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

Attest:

Karyl K. Bonjour, City Clerk

• • • • •



TO: Mayor and City Council

FROM: John Harrenstein, City Manager

DATE: August 19, 2024

RE: Approve Three Agreements

Consent to Termination (MidAmerican, Interstate Power & Light and Corn Belt Power and City of Webster City)
Agreement For Consent to Termination (Interstate Power & Light and Corn Belt Power and City of Webster City)
Letter Agreement (Corn Belt Power and City of Webster City and Interstate Power & Light)

SUMMARY

The City of Webster City is being asked to execute three agreements which have been approved by Steve Nadel of Ahlers Law Firm between MidAmerican, Interstate Power & Light, Corn Belt Power, City of Webster City. as follows:

Consent to Termination (MidAmerican, Interstate Power & Light and Corn Belt Power and City of Webster City)
Agreement for Consent to Termination (Interstate Power & Light and Corn Belt Power and City of Webster City)
Letter Agreement (Corn Belt Power and City of Webster City and Interstate Power & Light)

PREVIOUS COUNCIL ACTION:

The Council approved capacity assignments pertaining to Neal 3 transmission known as Raun – Lehigh, which were entered into in 1979, 1980, and 1996, under terms of the Operating Agreement, Neal 3 Transmission (Operating Agreement) dated January 2, 1978, as amended.

Council also approved the December 14, 2023 Letter/Memo prepared by NIMECA (North Iowa Municipal Electric Cooperative Association), (attached) on December 18, 2023 (minutes attached) that allowed Corn Belt to pursue the cancellation documents.

BACKGROUND/DISCUSSION:

The City is a joint owner of Neal 4 generation. When the generation was constructed, and for many years after, a direct transmission path was necessary to deliver the energy to the City. For purposes of a direct path, the City, other NIMECA member joint owners, and Corn Belt as a joint owner, entered into capacity assignments with MidAmerican and IPL, for use of capacity on the Raun to Lehigh 345 kV line section of the Neal 3 Transmission facilities. Thus, the City is party to these capacity assignments, which can be thought of as a lease of transmission capacity.

Under the assignment agreements, annual payments are owed to MidAmerican and IPL. Under the City's arrangements with Corn Belt Power Cooperative, Corn Belt pays the City's payments under the assignments. However, now that the City and Corn Belt participate in a regional transmission organization (RTO), the City and Corn Belt have an alternative path for delivery of their share of Neal 4, such that the capacity assignments are no longer necessary. The same is true for the other NIMECA members.

As a result, NIMECA asked MidAmerican and IPL to terminate the capacity assignments for the other NIMECA members, in order to save the unnecessary annual lease payment. MidAmerican and IPL agreed, and the termination of those capacity assignments has been completed. Webster City could not be included in that due to its relationship with Corn Belt. Corn Belt has now asked MidAmerican and IPL to do the same thing: to terminate the Corn Belt and Webster City capacity assignments. MidAmerican and IPL have agreed to this under the same terms as the termination of the NIMECA assignments. MidAmerican does not require a termination payment, but IPL requires a termination payment due to a 4-year notice requirement for termination of the assignments. Because of the ongoing nature of the assignments, the termination still results in savings over time, even with the termination payment.

Furthermore, although a termination payment is required from the City, the City does not have to pay it because Corn Belt will pay the termination payment on behalf of the City. A Letter Agreement between Corn Belt, IPL and the City confirms that Corn Belt shall pay the termination payment on behalf of the City. The three agreements – a **Consent to Termination**, an **Agreement for Consent to Termination** (an extra document required by IPL for the termination payments), and the **Letter Agreement** – are all recommended for approval so that the termination of the assignments can be completed, which is expected to produce savings for the City and Corn Belt. The agreements have been signed by Corn Belt Power Cooperative and Interstate Power and Light Company.

FINANCIAL IMPLICATIONS:

Costs will be paid by Corn Belt Power Cooperative

RECOMMENDATION:

Authorize the City Manager to execute the following agreements:

Consent to Termination (MidAmerican, Interstate Power & Light and Corn Belt Power and City of Webster City)
Agreement for Consent to Termination (Interstate Power & Light and Corn Belt Power and City of Webster City)
Letter Agreement (Corn Belt Power and City of Webster City and Interstate Power & Light)



1011 12th Avenue North – P. O. Box 445
Humboldt, Iowa 50548-0445
Phone: (515) 332-2981
Fax: (515) 332-2478
Web Site: www.nimeca.com

December 14, 2023

To: Webster City Mayor and City Council, City Attorney, and City Staff

From: Greg Fritz, NIMECA

Re: Neal 3 Raun Lehigh Lease

When Neal 4 was built the NIMECA members, including Webster City, and Corn Belt all entered into transmission leases with the Neal 3 owners to facilitate delivery of Neal 4 energy from the Neal 4 plant to the Corn Belt transmission system. More specifically, the lease was for a portion of Neal 3 transmission known as Raun – Lehigh. Today the Raun Lehigh lease remains in effect and is with MidAmerican and Alliant. The annual cost of the lease is borne by the participating utility but in Webster City's case this annual lease cost is now paid by Corn Belt.

Now that we are operating in the Southwest Power Pool the leases are no longer necessary, are duplicative, and are an unnecessary cost. About a year ago the NIMECA members that participate in NIMECA's capacity sharing pool worked with MidAmerican and Alliant to start the process to cancel their leases for the Raun – Lehigh transmission. This included a payment to Alliant to cancel the lease. In October the Federal Regulatory Energy Commission (FERC) approved the lease cancellation for those members. Although an exit fee was paid this will provide long-term savings to the impacted NIMECA members.

It is our understanding that Corn Belt is now discussing cancellation with MidAmerican and Alliant for the same reasons that the NIMECA capacity sharing pool members chose to cancel. I believe it would be in Webster City's best interest to request that Corn Belt negotiate the cancellation of the Webster City lease as well, provided Corn Belt pay any lease cancellation fees that may be applicable. Although cancellation won't provide any immediate dollar savings, over time the savings will help to keep Corn Belt's rates lower, which benefits Webster City.

If Webster City is agreeable no action is needed at this time other than an email or letter notifying Corn Belt that you request that they pursue the cancellation. If Corn Belt is successful in negotiating the cancellation a formal agreement will then need to be approved by the city council that would outline all the specific terms and conditions.

If you have any questions please feel free to contact me.

GENERAL AGENDA

a. It was moved by Hansen and seconded by Welch that Resolution No. 2023-231 authorizing the Chief of Police to enter into a New 5 Year Subscription with Utility, Inc. to provide an Online Evidence Library System be passed and adopted.

ROLL CALL: McFarland, McKinney, Welch, Hansen and Hawkins voting aye.

Quentin Williamson of Utility provided a power point and short video on the Online Evidence Library System and what the subscription covers. Police Chief Shiloh Mork and IT Director Kirby Winter also spoke on the System.

b. It was moved by McKinney and seconded by McFarland that the Third Reading of an Ordinance amending the Code of Ordinances of the City of Webster City, Iowa, 2019, by amending Chapter 48 pertaining to Water System Rates be approved with changes presented in regard to water measurements from units to gallons.

ROLL CALL: McKinney, Welch, Hansen, Hawkins and McFarland voting aye.

Finance Director Dodie Wolfgram was present and explained the need for the change prior to the third reading of the proposed Ordinance.

It was moved by McKinney and seconded by Hansen that Ordinance No. 2023-1870 amending the Code of Ordinances of the City of Webster City, Iowa, 2019, by amending Chapter 48 pertaining to Water System Rates be passed and adopted.

ROLL CALL: Welch, Hansen, Hawkins, McFarland and McKinney voting aye.

c. It was moved by McFarland and seconded by Hansen that Resolution No. 2023-232 authorizing the Recreation and Public Grounds Director to purchase a Power Tilt Trailer be passed and adopted.

ROLL CALL: Hansen, Hawkins, McFarland, McKinney and Welch voting aye.

Recreation and Public Grounds Director Breanne Leshar provided details of the necessary purchase.

d. It was moved by Hansen and seconded by McFarland that Resolution No. 2023-233 authorizing the Mayor to authorize and sign Enhance Hamilton County Foundation Fiscal Sponsorship Requests and create a Sub-Fund for the Nokomis Park Baseball Field Rejuvenation Project be passed and adopted.

ROLL CALL: Hawkins, McFarland, McKinney, Welch and Hansen voting aye.

Recreation and Public Grounds Director Leshar spoke to Council on the Sponsorship.

e. It was moved by McKinney and seconded by Hansen that Resolution No. 2023-234 authorizing the Mayor and City Clerk to enter into an Agreement with Goodpaster Tree Service, Webster City, Iowa providing for FY24 Tree Stump Removal Services be passed and adopted.

ROLL CALL: McFarland, McKinney, Welch, Hansen and Hawkins voting aye.

Line Department Supervisor Adam Dickinson provided information on the bidding process and award of the agreement to Goodpaster Tree Service.

f. ITEM REMOVED

g. It was moved by Welch and seconded by McFarland that the request from NIMECA (North Iowa Municipal Electric Cooperative Association) concerning the cancellation of the Neal 3 Raun Lehigh Lease be approved.

ROLL CALL: McKinney, Welch, Hansen, Hawkins and McFarland voting aye.

Line Department Supervisor Dickinson spoke on the request. Council directed staff and City Attorney to correspond with NIMECA by email or letter per their request to the City of Webster City.

RESOLUTION NO. 2024 - xxx

**RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE
THREE AGREEMENTS PERTAINING TO THE TERMINATION OF CERTAIN CAPACITY ASSIGNMENTS
PERTAINING TO NEAL 3 TRANSMISSION KNOWN AS RAUN – LEHIGH AND LISTED IN THIS RESOLUTION**

WHEREAS, the City of Webster City is a joint owner of Neal 4 generation and when the generation was constructed a direct transmission path was necessary to deliver the energy to Webster City; and

WHEREAS, for purposes of a direct path the City of Webster City and other North Iowa Municipal Electric Cooperative Association member joint owners and Corn Belt Power Cooperative entered into capacity assignments with MidAmerican Energy Company and Interstate Power and Light Company for use of capacity on the Raun to Lehigh 345 kV line section of the Neal 3 Transmission facilities.

WHEREAS, the capacity assignments pertaining to Neal 3 transmission known as Raun – Lehigh were entered into in 1979, 1980, and 1996, under terms of the Operating Agreement, Neal 3 Transmission dated January 2, 1978, as amended; and,

WHEREAS, it is now desirable to terminate the capacity assignments as recommended by Corn Belt Power Cooperative and North Iowa Municipal Electric Cooperative Association and approved by the City of Webster City’s attorney Steve Nadel of Ahlers Law Firm; and

WHEREAS, on December 18, 2023 the City Council approved the request from North Iowa Municipal Electric Cooperative Association concerning the cancellation of the Neal 3 Raun – Lehigh capacity assignments; and,

WHEREAS, the Agreements are:

Consent to Termination of Assignments for Capacity Schedule between MidAmerican Energy Company and Interstate Power and Light Company (Assignors), and Corn Belt Power Cooperative and the City of Webster City, Iowa (Assignees);

Agreement for Consent to Termination of Assignments for Capacity Schedule between Interstate Power and Light Company and Corn Belt Power Cooperative and City of Webster City, Iowa; and

Letter Agreement between Corn Belt Power Cooperative and the City of Webster City Iowa and Interstate Power and Light Company.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Webster City, Iowa as follows:

SECTION 1: Authorizes the City Manager to execute the following three agreements:

Consent to Termination of Assignments for Capacity Schedule between MidAmerican Energy Company and Interstate Power and Light Company (Assignors), and Corn Belt Power Cooperative and the City of Webster City, Iowa (Assignees);

Agreement for Consent to Termination of Assignments for Capacity Schedule between Interstate Power and Light Company and Corn Belt Power Cooperative and City of Webster City, Iowa; and

Letter Agreement between Corn Belt Power Cooperative and the City of Webster City Iowa and Interstate Power and Light Company.

Passed and adopted this 19th day of August, 2024.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

**CONSENT TO TERMINATION OF
ASSIGNMENTS FOR CAPACITY SCHEDULE
BETWEEN
MIDAMERICAN ENERGY COMPANY AND
INTERSTATE POWER AND LIGHT COMPANY (ASSIGNORS),
AND
CORN BELT POWER COOPERATIVE
AND THE CITY OF WEBSTER CITY, IOWA (ASSIGNEES)**

This Consent to Termination ("Consent") between MidAmerican Energy Company and Interstate Power and Light Company (collectively, the "Assignors"), and Corn Belt Power Cooperative and the City of Webster City, Iowa (collectively, the "Assignees") is in connection with the Assignments for Capacity Schedule granted by the Assignors to the Assignees in three separate issuances under terms of the Operating Agreement, Neal 3 Transmission dated January 2, 1978 (the "Operating Agreement"), as amended.

RECITALS

WHEREAS, the Assignors are parties to the Operating Agreement, the terms of which permit a party to make an assignment from its Capacity Schedule Rights for the Capacity Schedule of another party or non-party;

WHEREAS, the Assignors are joint owners of a steam generating unit known as Neal Unit 4 and George Neal Unit 4 Transmission;

WHEREAS, the Assignors, or their predecessors under the Operating Agreement, made assignments for the Capacity Schedules to the Assignees on the effective dates and in the denominations described in § I. below for delivery of their respective shares of Neal 4 output to their loads (the "Assignments");

WHEREAS, the Assignees, by virtue of their membership in the Southwest Power Pool, obtained access to preferred alternative delivery paths for their Neal 4 output and no longer need their Assignments;

WHEREAS, the Assignments may be terminated by mutual consent of the Assignors and Assignees.

NOW, THEREFORE, each of the undersigned, as a duly authorized representative of the respective Assignors and Assignees, hereby certifies and agrees as follows:

- I. The Assignors and Assignees acknowledge and mutually consent to the termination of the

Assignments that became effective by Federal Energy Regulatory Commission (“Commission”) Letter Orders on the dates and in the denominations indicated below:

A) Assignments on Raun-Lehigh 345 kV line section effective October 24, 1979

- 1) By MidAmerican Energy Company to:
 - (a) Corn Belt Power Cooperative – 18.200 MWs
 - (b) City of Webster City, Iowa – 9.750 MWs
- 2) By Interstate Power and Light Company to:
 - (a) Corn Belt Power Cooperative – 9.800 MWs
 - (b) City of Webster City, Iowa – 5.250 MWs

B) Assignments on Raun-Lehigh 345 kV line section effective November 1, 1980

- 1) By MidAmerican Energy Company to:
 - (a) Corn Belt Power Cooperative – 0.7958 MWs
 - (b) City of Webster City, Iowa – 0.4263 MWs
- 2) By Interstate Power and Light Company to:
 - (a) Corn Belt Power Cooperative – 0.3095 MWs
 - (b) City of Webster City, Iowa – 0.1658 MWs

C) Assignments on Raun-Lehigh 345 kV line section effective July 1, 1996

- 1) By MidAmerican Energy Company to:
 - (a) Corn Belt Power Cooperative – 1.605 MWs
 - (b) City of Webster City, Iowa – 0.473 MWs
- 2) By Interstate Power and Light Company to:
 - (a) Corn Belt Power Cooperative – 0.6242 MWs
 - (b) City of Webster City, Iowa – 0.1839 MWs

- II. Each of the Assignors and Assignees states that no further action is required by it or any other person on its behalf to terminate the Assignments listed above.
- III. This Consent shall be governed, construed, and enforced in accordance with the laws of the State of Iowa.
- IV. This Consent may be executed in two or more counterparts, each of which is deemed an original, but all constitute one and the same instrument.
- V. This Consent is subject to acceptance by FERC pursuant to Section 205 of the Federal Power Act, and will become effective on Sept. 15, 2024, or such other date as may be designated by the Commission.

The executed counterparts of this Consent and any ancillary documents hereto, such as amendments, may be delivered by electronic means, such as email and/or facsimile, by the Parties and the receiving parties may rely on the receipt of such executed counterpart as if the original has been received.

IN WITNESS WHEREOF, the Parties have caused this Consent to be executed by their duly authorized representatives as of _____, 2024.

MIDAMERICAN ENERGY COMPANY

By: _____
Name: Dehn A Stevens
Title: VP, Transmission Development and Planning

INTERSTATE POWER AND LIGHT COMPANY

By: /s/ Jeffrey Ripp
Name: Jeffrey Ripp
Title: AVP Grid Solutions & Regulatory Strategy

CORN BELT POWER COOPERATIVE

By: 
Name: JACOB OWERDOW
Title: EV/AM

CITY OF WEBSTER CITY, IOWA

By: _____
Name:
Title:

AGREEMENT FOR CONSENT
TO TERMINATION OF ASSIGNMENTS FOR CAPACITY SCHEDULE
BETWEEN
INTERSTATE POWER AND LIGHT COMPANY
AND
CORN BELT POWER COOPERATIVE AND
CITY OF WEBSTER CITY, IOWA

WHEREAS, Interstate Power and Light Company (“IPL”) and MidAmerican Energy Company (“MidAmerican”) (collectively, the “Assignors”) are parties to an amended and restated Operating Agreement—Neal 3 Transmission dated as of Jan. 2, 1978 (the “Operating Agreement”) pursuant to which they each have Transmission Capacity Rights for establishment of Capacity Schedules involving use of certain transmission lines identified as Neal 3 Transmission facilities; and

WHEREAS, the Assignors or their predecessors made Assignments for Capacity Schedule in the Raun to Lehigh 345 kV line section of the Neal 3 Transmission facilities (the “Assignments”) to Corn Belt Power Cooperative and the City of Webster City, Iowa (collectively, the “Assignees”); and

WHEREAS, the Assignments require each of the Assignees to make certain payments to the Assignors in consideration of their continued use of the Capacity Schedules; and

WHEREAS, the Assignments have no specified termination date; and

WHEREAS, the Assignees desire to terminate their rights and obligations under the Assignments, including their obligations to make specified payments to each of the Assignors; and

WHEREAS, the Assignments may be terminated by mutual consent of the Assignors and Assignees; and

WHEREAS, the Assignors and the Assignees have agreed to a Consent to Termination of Assignments for Capacity Schedule (“Consent”), pursuant to which the Assignments may be terminated after the Consent has been filed with the Federal Energy Regulatory Commission (the “Commission”) and been permitted to become effective by the Commission, and

WHEREAS, IPL has agreed to the Consent in return for agreement of each of the Assignees to pay IPL a termination fee, as set forth below (the “Termination Fee”);

NOW THEREFORE, each of the undersigned, as a duly authorized representative of IPL and each of the Assignees, hereby agrees as follows:

1. In consideration for execution of the Consent by IPL, each of the Assignees shall pay a Termination Fee to IPL as follows on the later of (a) Sept. 15, 2024, or (b) five days after the effective date of this Agreement for Consent established pursuant to Section 2 or (c) five days after IPL provides Assignees with copies of the FERC orders approving the Consent and this Agreement for Consent to Termination:

Corn Belt Power Cooperative	\$ 328,960.00
City of Webster City, IA	\$ 171,588.00

2. This Agreement for Consent to Termination is subject to acceptance for filing by the Commission pursuant to Section 205 of the Federal Power Act. IPL shall tender this Agreement for Consent to Termination for filing with the Commission with a request that it be permitted to become effective as of Sept. 15, 2024, or such other date as may be designated by the Commission.
3. This Agreement for Consent to Termination may be executed in two or more counterparts, each of which is deemed an original, but all constitute one and the same instrument.

IN WITNESS WHEREOF, IPL and each of the Assignees has caused this Agreement for
Consent to Termination to be duly executed as of this ____ day of _____, 2024:

INTERSTATE POWER AND LIGHT COMPANY

By /s/ Jeffrey Ripp
Name: Jeffrey Ripp
Title AVP Grid Solutions & Regulatory Strategy

CORN BELT POWER COOPERATIVE

By 
Name: JACOB OLBERDING
Title: EVP/CM

CITY OF WEBSTER CITY, IOWA

By _____
Name:
Title:

LETTER AGREEMENT
Between
Corn Belt Power Cooperative
And
The City of Webster City, Iowa
And
Interstate Power and Light Company

This Letter Agreement covers understandings reached between Corn Belt Power Cooperative, an Iowa Cooperative ("Corn Belt"), the City of Webster City, Iowa, an Iowa municipal corporation (the "City"), and Interstate Power and Light Company, an investor-owned utility ("IPL"), regarding the termination of certain capacity assignments and payment of termination fees in connection therewith.

WITNESSETH:

WHEREAS, IPL as assignor and Corn Belt and the City, each as an assignee, previously entered into capacity assignments in connection with the Raun to Lehigh 345 kV line section of the Neal 3 Transmission facilities (the "Assignments"); and,

WHEREAS, Corn Belt, the City, and IPL have entered into a Consent to Termination of Capacity Assignments Schedule (the "Consent") and an Agreement for Consent to Termination of Capacity Assignments Schedule (the "Agreement"), for termination of the Assignments; and,

WHEREAS, the Agreement provides for Corn Belt and the City to each pay a Termination Fee to IPL (the "Corn Belt Termination Fee" and the "City Termination Fee", respectively); and,

WHEREAS, Corn Belt and the City intend for Corn Belt to pay the City Termination Fee to IPL; and,

WHEREAS, Corn Belt shall be responsible for payment of the City Termination Fee, and IPL shall accept such payment from Corn Belt; and,

WHEREAS, Corn Belt, the City and IPL desire to execute this Letter of Agreement to document the intent of the Parties.

IT IS, THEREFORE, in consideration of the mutual covenants set forth herein, agreed by and between the parties as follows:

1. Corn Belt shall, on behalf of the City, pay the City Termination Fee to IPL at the time and in the amount required under the Agreement.
2. IPL agrees that Corn Belt shall be the responsible party for payment of the City Termination Fee, and IPL shall accept payment of the City Termination Fee from Corn Belt as satisfaction in full of the City's obligations under the Agreement, the Consent, and the underlying Assignments being terminated.
3. Corn Belt agrees that it is obligated under its other agreements with the City to pay the City Termination Fee and that Corn Belt shall not seek reimbursement from the City for such payment.

4. This Letter Agreement may be executed in counterparts which shall collectively constitute one agreement. Said counterparts with signatures may be exchanged between the parties by e-mail or other electronic means, and such electronic copies shall be accepted as and shall have the same force and effect as originals.

[SIGNATURE PAGES TO FOLLOW]

This Letter of Agreement has been duly executed by the parties on the dates set forth below.

CORN BELT POWER COOPERATIVE

CITY OF WEBSTER CITY, IOWA

By: 

By: _____

Printed Name: Jacob Oberding

Printed Name: _____

Title: EVP/AM

Title: _____

Date: 05/05/2024

Date: _____

INTERSTATE POWER AND LIGHT COMPANY

By: /s/ Jeffrey Ripp

Printed Name: Jeffrey Ripp

Title: AVP Grid Solutions & Regulatory Strategy

Date: 08/07/2024

02385833\20363-000

RESOLUTION NO. 2024- xxx

RESOLUTION CALLING FOR THE QUESTION OF AUTHORITY TO LEASE THE CITY’S GAS UTILITY SYSTEM TO BE SUBMITTED TO THE CITY’S VOTERS IN THE NOVEMBER 5, 2024 GENERAL ELECTION

WHEREAS, the City is a party to a twenty-year agreement with Black Hills Energy for use of the City’s gas utility system by Black Hills; and

WHEREAS, said agreement is nearing the end of its term; and

WHEREAS, Section 388.2 of the Iowa Code authorizes a Municipality to lease all or part of a city utility subject to the approval of the voters of that City; and

WHEREAS, the City Council of the City of Webster City, Iowa, declares its intent to submit to the voters of the City in the general election to be held November 5, 2024, the question of whether the City Council shall have the authority to enter into a long term lease agreement, including future amendments and extensions thereof, and including any subsequent lease agreements thereafter, for the use of Webster City’s gas utility distribution system to sell, distribute, and supply natural gas to the City and its inhabitants; and

WHEREAS, the “Daily Freeman-Journal” is a legal newspaper, printed wholly in the English language, as defined by Section 618.3 of the Code of Iowa, and is published in Webster City and of general circulation therein.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEBSTER CITY, IOWA:

Section 1. That there is hereby called an election to be held at the general election on Tuesday, November 5, 2024, at which election there shall be submitted to the registered voters of the City of Webster City the following question, to-wit:

PROPOSITION A

“Shall the City Council of the City of Webster City, in the County of Hamilton, State of Iowa, be authorized to lease Webster City’s gas utility distribution system to another utility for its use to sell, distribute, and supply natural gas to Webster City and its inhabitants, including entering into a long-term lease or use agreement, future amendments and extensions thereof and future agreements thereafter?”

Section 2. That the voting place or places for said election, and the hours the polls shall be opened and closed shall be as set out in the notice of election, said notice to be prepared and approved by the County Commissioner of Elections.

Section 3. That the form of ballot to be used at said election shall be of the type authorized by the Code of Iowa that will permit the use of electronic counters and will be in substantially the form set forth in the Notice of Election. That, if more than one public measure shall be submitted to the electors at the time of the said election, all such measures shall be printed upon one ballot.

Section 4. That the Election Board for the voting precinct or precincts shall be appointed by the County Commissioner of Elections, not less than 15 days before the date of said election, a certified copy of which appointment shall be officially placed on file in the office of the Clerk of said City.

Section 5. That the Auditor of Hamilton County, Iowa, being the County Commissioner of Elections, is hereby directed to publish the notice of election in two newspapers, the "Daily Freeman-Journal", and the " _____ ", each newspaper being a legal newspaper, printed wholly in the English language, as defined by Section 618.3 of the Code of Iowa, published in said City and of general circulation therein, said publication to be not less than four clear days nor more than twenty days prior to the date of said election. However, if there is only one such newspaper, publication in said newspaper shall be sufficient.

Section 6. That the County Commissioner of Elections shall cause to be prepared all such ballots and election registers and other supplies as may be necessary for the proper and legal conduct of said election. The Clerk is hereby authorized and directed to cooperate with said Commissioner of Elections and to do and prepare all necessary matters in order to make said election legal and valid.

Section 7. That the Clerk is hereby directed to file a certified copy of this Resolution in the office of the County Commissioner of Elections, which filing shall constitute the "written notice" to the County Commissioner of Elections of the election date required to be given by the governing body under the provisions of Chapters 388 and 47 of the Code of Iowa.

PASSED AND APPROVED, this _____ day of _____, 2024.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

MEMORANDUM

TO: Mayor and City Council

FROM: Ariel Bertran, Community Development Director

DATE: August 19, 2024

RE: Amending the Code of Ordinances of the City of Webster City, Iowa, 2019 pertaining to Chapter 10, Article II, Division 1, Section 10-29 entitled International Property Maintenance Code

SUMMARY: The City of Webster City currently has adopted the 2021 Edition of the International Property Maintenance Code with several deletions and modifications. City staff has found this to be a challenge in enforcing property maintenance throughout the City in regards to the dilapidation and deterioration of both residential and non-residential structures. City Staff presented the recommendation of re-adopting the International Property Maintenance Code with fewer suggested modifications and deletions to the Planning and Zoning Commission on July 8, 2024. It is the recommendation of the Planning and Zoning Commission to re-adopt the IPMC with the suggested modifications and deletions relevant to our region.

A public hearing was held on August 5th. Following the public hearing City Council approved the first reading of the ordinance.

The ordinance to be adopted has many references to the International Property Maintenance Code which can be viewed here: <https://codes.iccsafe.org/content/IPMC2021P2>

PREVIOUS COUNCIL ACTION: City Council adopted Ordinance 2022-1861 on October 17, 2022 which includes the adoption of the 2021 International Property Maintenance Code 2021 Edition with the deletions, modifications or amended subsections that were recommended at that time.

On August 5th, following a public hearing, the City Council approved the first reading of the amended ordinance.

BACKGROUND/DISCUSSION: Due to current residential and non-residential building conditions, it is necessary to amend our City Code pertaining to Chapter 10, Article II, Division 1, Section 10-29 entitled International Property Maintenance Code. By adopting the code with fewer modifications and deletions the building department will be able to more strongly enforce property maintenance of both residential and non-residential structures throughout the City.

FINANCIAL IMPLICATIONS: There are no financial implications to the City.

RECOMMENDATION: Approve the second reading of the proposed amended ordinance.

ORDINANCE NO. 2024 - xxx

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WEBSTER CITY, IOWA,
BY AMENDING CHAPTER 10, ARTICLE II, DIVISION 1, SEC. 10-29,
PERTAINING TO THE INTERNATIONAL PROPERTY MAINTENANCE CODE.**

BE IT ENACTED by the City Council of the City of Webster City, Iowa, as follows, to-wit:

SECTION 1. SECTIONS MODIFIED. Section 10-29, of the Code of Ordinances of the City of Webster City, Iowa, is repealed and the following adopted in lieu thereof:

Sec. 10-29 International Property Maintenance Code.

The International Property Maintenance Code (IPMC), 2021 edition, as published by the International Code Council, Inc., for regulating and governing the conditions and maintenance of all property, buildings, and structures by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use, and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such existing structures in the city, is adopted by reference in full except for the following portions that are deleted, modified or amended by this subsection:

- (1) Section 101.1. These regulations shall be known as the International Property Maintenance Code of Webster City, hereinafter referred to as “this code”.
- (2) Section 101.2 through 102.2. Adopted by Reference
- (3) Section 102.3. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the city building code, electrical code, plumbing code, mechanical code, and fire code. Nothing in this code shall be construed to cancel, modify or set aside any provision of the zoning ordinance of the city.
- (4) Section 102.4 through 102.6. Adopted by Reference
- (5) Section 102.7. Delete.
- (6) Section 102.8. The codes and standards referenced in this code shall be the codes and standards adopted by the city and considered part of the requirements of this code to the prescribed extent of each reference and as further regulated in sections 102.8.1 and 102.8.2.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing shall apply.
- (7) Section 102.8.1. through 102.8.2. Adopted by Reference.
- (8) Section 102.9 through 102.11. Adopted by Reference.
- (9) Section 103.1 The enforcement of this code is under the City Community Development Department.

- (10) Section 103.2 through 103.3. Adopted by Reference.
- (11) Section 104.1. The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be established by the governing authority. Fee schedule to be adopted by the City Council by resolution.
- (12) Section 104.2 through 108.1. Adopted by Reference.
- (13) Section 109.1. Unlawful Acts. It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code. If a person, firm or corporation has a total of three violations on any of their properties during any 90-day period, enforcement procedures will be subject to chapter 32, article III of the Code of Ordinances, chronic nuisances.
- (14) Section 109.2. Adopted by Reference.
- (15) Section 109.3. Any person failing to comply with a notice of violation or order served in accordance with section 111.4 shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality pursuant to chapter 1 of the Code of Ordinances.
- (16) Section 109.4 through 111.1.5. Adopted by Reference.
- (17) Section 111.2. If the structure is vacant or unfit for human habitation and occupancy, the code official is authorized to post a placard of an unsafe structure or building on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner or owner's authorized agent to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.
- (18) Section 111.2.1 through 111.4. Adopted by Reference.
- (19) Section 111.4 through 201.2 Adopted by Reference.
- (20) Section 201.3. Terms defined in other codes. Where terms are not defined in this code and are defined in the city building codes, electrical code, plumbing code, mechanical code, fire code, or zoning ordinance, such terms shall have the meanings ascribed to them as in those codes.
- (21) Section 201.4 through 302.3. Adopted by Reference.
- (22) Section 302.4. Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in accordance with Chapter 32 Section 32-18 (18).
- (23) Section 302.5 through 304.12. Adopted by Reference.

- (24)Section 304.13.1. Glazing. Glazing materials shall be maintained free from cracks and holes. Glazing, as regulated by chapter 24 of the International Building Code, shall not be covered up with, closed by, or replaced by wood, plywood, OSB, or any other non-glazing material. Other means of closure may be allowed by variance issued by the Board of Appeals. This requirement is not intended to prevent the partial or complete in-fill of any opening by a properly constructed wall covered by an exterior finish material that is architecturally compatible with the remained of the building.
- (25)Section 304.13. Adopted by Reference.
- (26)Section 304.14. Insect Screens. During the period from April 15th to October 15th every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.
- (27)Section 304.15 through 502.4.1. Adopted by Reference.
- (28)Section 502.5. Public toilet facilities. Public toilet facilities shall be maintained in a safe and sanitary and working condition in accordance with the Uniform Plumbing Code. Except for periodic maintenance or cleaning, public access and use shall be provided to the toilet facilities at all times during occupancy of the premises.
- (29)Section 503.1 through 602.1. Adopted by Reference.
- (30) Section 602.2. Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20° C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in the Uniform Plumbing Code. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating. The installation of one of more portable space heaters shall not be used to achieve compliance with this section.
- (31) Section 602.3 through 604.1. Adopted by Reference.
- (32) Section 604.2 Service. The size and usage of appliance and equipment shall serve as a basis for determining the need for additional facilities in accordance with the National Electrical Code. Dwelling units shall be served by a three-wire, 120/240-volt, single-phase electrical service having a minimum rating of 60 amperes.
- (33) Section 604.3 through 705.2. Adopted by Reference.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed and adopted this ____ day of _____, 2024.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

RESOLUTION NO. 2024 - xxx

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEBSTER CITY,
IOWA:

That the City Clerk be authorized to issue a Cigarette/Tobacco/Nicotine/Vapor permit to the following:

Kwik Star 1700
1515 Overpass Drive
Webster City, Iowa 50595

Passed and adopted this 19th day of August, 2024.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

MEMORANDUM

TO: Mayor and City Council

FROM: Dodie Wolfgram, Finance Director
Susan Gerlach, Financial Advisor
John Harrenstein, City Manager

DATE: August 15, 2024

RE: Budget Reserve Fund Policy

SUMMARY: Staff recommends the City Council adopt a Budget Reserve Fund Policy for various funds of the city.

BACKGROUND/DISCUSSION: Establishing a budget reserve Fund policy is essential to the financial planning of the City and is one component rating agencies use to assess municipalities during the bond rating process. In addition, maintaining prudent levels of reserves allows the city to navigate upturns and downturns in financial conditions while maintaining working capital, funding capital asset replacements, and retiring debt. The policy will also assist the city to maintain stable tax rates, mitigate revenue shortfalls, mitigate unanticipated expenditures, and protect the city's credit worthiness.

The proposed budget reserve fund policy applies to eight of the city's funds including the general fund, debt service fund, utility funds, sales tax fund, road use fund and economic development fund.

General Fund

Rating agencies for bonds the city issues generally recommend an amount equal to 30-40% of budgeted annual expenditures be held in reserve to provide stability to the fund. During the current fiscal year the General Fund has an estimated reserve of 57% and the future year forecasts indicate a potential increase to above 65%.

To accommodate the rating agencies recommendation, the policy targets the General Fund reserve level at between 30 and 40% and allocates a certain percentage of revenue classes from the fund to achieve the target. The percentages are as follows:

- 50% of current year budgeted property taxes
- 15% of transfers to the General Fund from the Municipal Utilities
- 15% of charges for service, licenses, permits, and franchise fees from private utilities
- \$400,000 in additional cash set asides

In addition, the policy authorizes reserves held in an amount greater than 35% of annual budgeted General fund expenditures are to be considered one-time revenues allocated for the following purposes:

- For one-time expenditures such as capital purchases and studies
- For capital projects through transfers to the General Fund Equipment and Improvement Fund and other City funds
- For increasing reserve amounts to the appropriate level for that fund
- To offset the impact of economic downturns on a short-term basis (1 to 2 fiscal years)
- To accomplish community priorities deemed necessary by the Governing Body

Municipal Utilities

Municipal Utilities covered by the policy include the water, electric, and wastewater fund. Based on guidance from municipal rating agencies, it is recommended the utilities hold a minimum balance of at least 33% of budgeted on-going revenues or 120 days of operating expenditures, whichever is greatest.

All of the municipal utilities have budget reserve levels greater than 35% of budgeted on-going revenues and with the exception of the water utility are forecasted to have greater than the amount reserved by the policy. Breakdowns of the current reserve levels in the municipal utilities are as follows:

- Water – 66% forecasted to decrease to 22% by FY2028-2929
- Wastewater – 212% forecasted to decrease upon completion of the wastewater plant project to 50%
- Electric – 58% forecasted to decrease to around 53% in FY2028-2029

The budget reserve fund policy allows for the use of excess reserves in the municipal utilities to be allocated for

- For one-time transfers to the improvement funds or the General Fund
- For increasing reserve amounts to the appropriate level for that fund
- To offset the impact of economic downturns on a short-term basis (1 to 2 fiscal years)
- To accomplish community priorities deemed necessary by the Governing Body

Debt Service Fund & Road Use Tax Fund

The Debt Service Fund and the Road Use Tax Fund are budgeted with either predictable revenue sources or expenditures. The Debt service fund is used to fund G.O. debt held by the municipality and the Road Use Tax Fund is largely funded with an annual allocation from the state of Iowa. As a result, the target reserves for these funds are lower than other funds at between 5% and 10%.

Any reserves held in excess of 5% in the Road Use Tax Fund may be used for statutorily authorized purposes.

Any reserve funds held in excess of 5% in the Debt Service Fund may be used to reduce the amount of outstanding debt or reduce the bond and interest property tax levy.

Currently the debt fund as a reserve of 10% of expenditures and the Road Use Tax Fund a reserve of 46% of expenditures.

Sales Tax Fund & Economic Development Fund

Recommendations for reserve levels in the sales tax fund mirror the city's utilities at between 30-35% of budgeted annual expenditures. Currently, the sales tax fund holds a reserve of 72% and is anticipated to grow in the out years. Funds held in addition to the 30-35% may be used for purposes authorized by the voters for the sales tax or to increase reserve levels in the fund.

The newly created economic development fund also mirrors the recommendations for the city's municipal utilities at between 30-35% of budgeted annual expenditures. It currently holds a reserve target of well above 100% and reserves in excess of the target may be used for economic development purposes, or one-time transfers to the general or electric fund from which the sources of the fund were obtained.

FINANCIAL IMPLICATIONS: None.

RECOMMENDATION: Staff recommends the City Council adopt the resolution establishing the Budget Reserve Fund Policy.

RESOLUTION NO. 2024 – xxx

**ADOPTING THE BUDGET RESERVE FUND POLICY
FOR THE CITY OF WEBSTER CITY, IOWA**

WHEREAS, the City of Webster City, Iowa desires to establish a Budget Reserve Fund Policy, and;

WHEREAS, it is the policy of the governing body of Webster City to maintain prudent reserve amounts in City funds in order to maintain working capital, fund capital asset replacement and fund debt retirement; and

WHEREAS, the Governing Body believes it is important to maintain prudent reserves to mitigate current and future risks (such as revenue shortfalls and unanticipated expenditures), ensure stable tax rates, and protect the city's creditworthiness; and

WHEREAS, THE City Council has reviewed said Budget Reserve Fund Policy.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Webster City, Iowa:

SECTION 1: That the Finance Director shall annually prepare the status of Reserve Targets in relation to this policy and present to the City Council in conjunction with the development of the annual budget.

SECTION 2: That the City Council approve and adopt the Budget Reserve Fund Policy.

Passed and adopted this 19th day of August, 2024.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

BUDGET RESERVE FUND POLICY

SECTION ONE: Objectives

It is the policy of the governing body of Webster City to maintain prudent reserve amounts in City funds in order to maintain working capital, fund capital asset replacement, and fund debt retirement. The appropriate amount of reserves for a given fund will vary due to differences in cash flow, revenue and expenditures volatility, services provided, and statutory considerations.

The Governing Body believes it is important to maintain prudent reserves to mitigate current and future risks (such as revenue shortfalls and unanticipated expenditures), ensure stable tax rates, and protect the city's creditworthiness.

SECTION TWO: Scope

The calculation of prudent reserve targets shall include consideration of the following factors:

1. Maintain Working Capital
 - a. Maintain Reserves to meet cash flow requirements
 - b. Maintain reserves to provide contingencies for unpredictable revenue sources
 - c. Maintain reserves to provide contingencies for unpredictable expenditures and emergencies (such as natural disasters)
2. Fund Capital Asset Replacement and Debt Retirement
 - a. Accumulate reserves to provide funding for capital asset replacement
 - b. Maintain reserves to meet debt reserve covenants/requirements
 - c. Accumulate reserves to prepay outstanding debt
3. This policy shall apply to the following City Funds:
 - a. General Fund
 - b. Debt Service Fund
 - c. Water Fund
 - d. Wastewater Fund
 - e. Electric Fund
 - f. Sales Tax Fund
 - g. Road Use Tax Fund
 - h. Economic Development Fund

SECTION THREE: Definitions

GENERAL FUND: The primary operating fund of the City for general government services.

DEBT SERVICE FUND: Describes the fund(s) used to account for the city's payment of principal and interest on the city's outstanding debt obligations, excluding those associated with any utilities operated by the city.

WATER FUND: Describes the fund used to account for the city’s operation of the Webster City Water Utility.

WASTEWATER FUND: Describes the fund used to account for the city’s operation of the Webster City Wastewater Utility.

ELECTRIC FUND: Describes the fund used to account for the city’s operation of the Webster City Electric Utility.

SALES TAX FUND: Describes the fund used to account for the city’s per capita allocation of revenue collected from the Hamilton County 1% local option sales tax.

ROAD USE FUND: Describes the fund used to account for the city’s revenue collected from the state of Iowa’s Road Use Tax Fund.

ECONOMIC DEVELOPMENT FUND: Describes the fund used to account for the city’s operation of an economic development fund utilizing revenue derived from economic development activities.

RESERVE TARGET: The difference between the assets and the liabilities of a city fund commonly referred to as Fund Balance in the city’s annual financial report (AFR).

SECTION FOUR: Provisions

A. General Fund: The General Fund reserve target amount shall be calculated according to the following guidelines:

Reserve Category	Policy Calculations
Meet Cash Flow Requirements (maintain working capital)	Maintain 50% of current year budgeted property taxes
Provide Contingencies for unpredictable revenue sources (maintain working capital)	Maintain 15% of current year budgeted Payment in Lieu of Taxes from Municipal Utilities
Provide Contingencies for unpredictable revenue sources (maintain working capital)	Maintain 15% of current year budgeted Charges for Services, Licenses & Permits, and Franchise Fees in the general fund
Provide Contingencies for unpredictable expenditures (maintain working capital)	Maintain minimum reserve equal to \$400,000 for potential new expenditures to address

The total dollar amount of the reserve target for the General Fund (which is the sum of the calculations listed in the preceding table) will vary each year according to the policy calculations. As a general

guideline, the policy calculations are expected to generate a total reserve amount that ranges between 30%-40% (3.5 to 4.5 months) of budgeted annual expenditures.

1. Any General Fund reserve amounts in excess of 35% of the budgeted annual General Fund expenditures are one-time revenues only for the following purposes:

- For one-time expenditures such as capital purchases and studies
- For capital projects through transfers to the General Fund Equipment and Improvement Fund and other City funds
- For increasing reserve amounts to the appropriate level for that fund
- To offset the impact of economic downturns on a short-term basis (1 to 2 fiscal years)
- To accomplish community priorities deemed necessary by the Governing Body

B. Debt Service Fund

The city will maintain a reserve in the city's Bond & Interest fund between 5% and 10% of the annual principal and interest amounts due on outstanding bonds and temporary notes.

Any debt service fund reserve amounts in excess of 10% can only be used to reduce the amount of outstanding debt or to reduce the Bond & Interest property tax levy.

C. Water Fund

a. The Water Fund reserve target amount shall be calculated according to the following guidelines: 33% of yearly budgeted on-going revenues or 120 days of operating expenditures, whichever is the greatest.

b. The total dollar amount of the reserve target for the Water Fund will vary each year according to the policy calculations. As a general guideline, the policy calculations are expected to generate a total reserve amount that ranges between 30% and 35% of budgeted annual expenditures.

c. Any Water Fund reserve amounts in excess of 33% of the budgeted annual Water Fund expenditures are one-time revenues only for the following purposes:

1. For one-time transfers to the Water Equipment & Improvement Fund or General Fund
2. For increasing reserve amounts to the appropriate level for that fund
3. To offset the impact of economic downturns on a short-term basis (1 to 2 fiscal years)
4. To accomplish community priorities deemed necessary by the Governing Body.

D. Wastewater Fund

a. The Wastewater Fund reserve target amount shall be calculated according to the following guidelines: 33% of yearly budgeted on-going revenues or 120 days of operating expenditures, whichever is the greatest.

b. The total dollar amount of the reserve target for the Wastewater Fund will vary each year according to the policy calculations. As a general guideline, the policy calculations are expected to generate a total reserve amount that ranges between 30% and 35% of budgeted annual expenditures.

c. Any Wastewater Fund reserve amounts in excess of 33% of the budgeted annual Wastewater Fund expenditures are one-time revenues only for the following purposes:

1. For one-time transfers to the Wastewater Equipment & Improvement Fund or General Fund
2. For increasing reserve amounts to the appropriate level for that fund
3. To offset the impact of economic downturns on a short-term basis (1 to 2 fiscal years)
4. To accomplish community priorities deemed necessary by the Governing Body.

E. Electric Fund

- a. The Electric Fund reserve target amount shall be calculated according to the following guidelines: 33% of yearly budgeted on-going revenues or 120 days of operating expenditures, whichever is the greatest.
- b. The total dollar amount of the reserve target for the Electric Fund will vary each year according to the policy calculations. As a general guideline, the policy calculations are expected to generate a total reserve amount that ranges between 30% and 35% of budgeted annual expenditures.
- c. Any Electric Fund reserve amounts in excess of 33% of the budgeted annual Electric Fund expenditures are one-time revenues only for the following purposes:
 1. For one-time transfers to the Electric Equipment & Improvement Fund or General Fund
 2. For increasing reserve amounts to the appropriate level for that fund
 3. To offset the impact of economic downturns on a short-term basis (1 to 2 fiscal years)
 4. To accomplish community priorities deemed necessary by the Governing Body.

F. Sales Tax Fund

- a. The Sales Tax Fund reserve target amount shall be calculated according to the following guidelines: 33% of yearly budgeted on-going revenues.
- b. The total dollar amount of the reserve target for the Sales Tax Fund will vary each year according to the policy calculations. As a general guideline, the policy calculations are expected to generate a total reserve amount that ranges between 30% and 35% of budgeted annual expenditures.
- c. Historically, sales tax funds have been utilized to maintain and improve the city's street system. The recommended annual improvements to the city's street system are included in the pavement management plan adopted by the City Council. Reserve calculations should include consideration of maintaining an amount equal to one year annual pavement management as well as take into consideration other street projects planned in the community for five years.
- d. Any Sales Tax Fund reserve amounts in excess of 33% of the budgeted annual Sales Tax Fund expenditures are one-time revenues only for the following purposes:
 1. For purposes authorized by voter's for the 1% sales tax.
 2. For increasing reserve amounts to the appropriate level for that fund

G. Economic Development Fund

- a. The Economic Development Fund reserve target amount shall be calculated according to the following guidelines: 33% of yearly budgeted on-going revenues or 120 days of operating expenditures, whichever is the greatest.

b. The total dollar amount of the reserve target for the Economic Development Fund will vary each year according to the policy calculations. As a general guideline, the policy calculations are expected to generate a total reserve amount that ranges between 30% and 35% of budgeted annual expenditures.

c. Any Economic Development Fund reserve amounts in excess of 33% of the budgeted annual Economic Development Fund expenditures are one-time revenues only for the following purposes:

1. Economic Development purposes
2. For increasing reserve amounts to the appropriate level for that fund
3. One time transfers to the General Fund or Electric Fund

H. Road Use Tax Fund

The city will maintain a reserve in the city's road use tax fund fund between 5% and 10% of the annual allocation of road use tax funds from the state of Iowa.

Any Road Use Tax Funds reserve amounts in excess of 5% can only be used for purposes authorized by Iowa Statute.

SECTION FIVE: PROCEDURES

A. The Finance Director shall annually prepare the status of Reserve Targets in relation to this policy and present to the city council in conjunction with the development of the annual budget.

B. If the Reserve Target amount for any fund or funds should fall below the minimum Reserve Target, the Finance Director shall submit a recovery plan for the fund or funds to the Governing Body as part of development of the annual budget.

MEMORANDUM

TO: Mayor and City Council
FROM: John Harrenstein, City Manager
DATE: August 15, 2024
RE: Business Incentive Policy

SUMMARY: Staff recommend the City Council adopt the following

1. Business Incentive Policy
2. Tax Increment Financing Policy
3. Economic Development Fund Revolving Loan Guidelines

BACKGROUND/DISCUSSION:

The state of Iowa authorizes municipalities to award business incentives associated with chapter 403 of the Iowa Code. These incentives are referred to as Tax Increment Financing or TIF. In consideration of applications for TIF, it is useful to have a framework for considering incentive awards and to articulate to potential developers and the public what types of projects fall into the economic development goals of the city. The purpose of the policies recommended for approval in the subsequent resolution is to articulate those goals and create a process for consideration of TIF incentives.

a. Webster City Business Incentive Policy

This policy outlines sixteen categories considered to be a public benefit for the City Council to consider in the awarding of TIF incentives. They include: retaining/expanding business, increasing the tax base, diversifying the local economy, retaining local jobs, increasing the number of jobs available in the city, encouraging unsubsidized “spin off” development, facilitating projects that would not proceed without assistance, removing slum and blight, offsetting the cost of development or redevelopment, encouraging fast growing business, encouraging businesses that provide basic goods and services, creating affordable housing, achieving identifiable goals of the city, and partnering with the Iowa Economic Development Authority in achieving the economic development goals of the state.

b. Webster City Tax Increment Financing Policy

This policy expands on the Business Incentive Policy and provides additional consideration for specific applications for TIF incentives. This includes the following guidance:

- Utilizing incentives at the shortest term required for projects to proceed
- Prioritizing incentives used for public improvements, site preparation, site improvements, land purchases, demolition, and environmental remediation
- Prioritizing the use of “pay-as-you-go” incentives instead of publicly financed incentives
- Including requirements for developer equity in projects of typical amounts in projects without public financing
- Assurance public incentives will not be used to reimburse property purchased in excess of fair market value
- Requiring adequate financial guarantees from developers through credit history and commitments from financial institutions
- Ensuring the project is consistent with the City’s comprehensive development plan or other identifiable goals of the city

These “guidrails” for consideration of TIF incentives create a clear path for developers to apply for incentives, clear items for consideration for the City Council, and a transparent policy articulating the use of incentives for the benefit of the public.

c. Economic Development Revolving Loan Guidelines

As part of the 2024/2025 budget the city council established a new “economic development fund” utilizing funding historically set aside for economic development but never formalized into a program. One potential use of the funds to ensure they are replenished as well as utilized for the community is a revolving loan program. This policy outlines the purpose, mission, objectives, and potential eligible activities of the fund.

A brief overview of the guidelines are as follows:

- **Eligible Costs:** Land Improvements, purchase of land, machinery or equipment, building construction, leasehold improvements, affordable housing, and micro-enterprise.
- **Ineligible Uses/Costs:** gambling institutions, lending organizations, land speculations, management fees, financing costs, debt repayment, refinancings, or working capital.
- **Loan Term/Conditions:** Maximum loan \$300,000 or 20% of total project, whichever is less. Interest rate is proposed to be ½ of prime.
- **Interest Rate:** Policy recommendation – ½ of prime or rate of interest-bearing account of the city.
- **Term:** Varies for use. See policy.

Overall, the policy allows the economic development fund dollars to be “put into use” with modest return on cash for the city and includes appropriate guidelines for consideration of the benefit.

FINANCIAL IMPLICATIONS: None.

RECOMMENDATION: Staff recommends the City Council adopt the resolution establishing the following policies and guidelines:

1. Business Incentive Policy
2. Tax Increment Financing Policy
3. Economic Development Fund Revolving Loan Guidelines

RESOLUTION NO. 2024 – xxx

**ADOPTING THE BUSINESS INCENTIVE FUND POLICY
FOR THE CITY OF WEBSTER CITY, IOWA**

WHEREAS, the City of Webster City, Iowa desires to establish a Business Incentive Policy, and:

WHEREAS, this policy will provide guidance to the City Council of Webster City, City Staff, residents, existing businesses, and prospective businesses regarding the consideration and awarding of business incentives as described in Chapter 403 of the Iowa Code, referred to as the Urban Renewal Law in consideration of awarding of Tax Increment Financing (TIF); and

WHEREAS, it is recognized that governmental units, at all levels, routinely provide incentives of various form and structure to various recipient entities, with the expectation that the incentive will result in the creation or enhancement of a public benefit; and

WHEREAS, since projects vary greatly in structure and public benefit derived, each project will be considered on its own merits and meet criteria as outlined in the Business Incentive Policy as outlined in EXHIBIT A; and

WHEREAS, the Business Incentive Policy will establish a Loan Review Committee consisting of the City Manager and the appointment of two other individuals by the City Manager with the final determination on all revolving loans resting with the City Council; and

WHEREAS, THE City Council has reviewed said Business Incentive Policy.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Webster City, Iowa:

SECTION 1: That a Loan Review Committee be established consisting of the City Manager and two other individuals appointed by the City Manager.

SECTION 2: That the City Council approve and adopt the Business Incentive Policy.

Passed and adopted this 19th day of August, 2024.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

I. WEBSTER CITY BUSINESS INCENTIVE POLICY

1. The purpose of this policy is to provide guidance to the Webster City Council, City Staff, residents, existing businesses, and prospective businesses regarding the consideration and awarding of business incentives as described in chapter 403 of the Iowa Code, referred to as the Urban Renewal Law in consideration of awarding of Tax Increment Financing (TIF).
2. It is recognized that governmental units, at all levels, routinely provide incentives of various form and structure to various recipient entities. This is done with the expectation that the incentive will result in the creation or enhancement of a public benefit. This principle will be the underlying criteria used by Webster City in evaluating incentive requests.
3. Because projects vary greatly in structure and public benefit derived, each project will be considered on its own merits. Consideration will be given to projects providing public benefits in one or more of the following categories:
 - a) To retain and/or expand existing businesses located in the city
 - b) To increase the tax base and/or taxable valuation
 - c) To diversify the local economy, encourage economic and commercial activity, including the range of goods and services available
 - d) To retain local jobs and/or increase the number and diversity of jobs that offer stable employment and/or attractive wages and benefits
 - e) To encourage additional unsubsidized private development in the area, either directly or indirectly through “spin off” development or attracting other businesses, jobs, and investments in the area
 - f) To facilitate the development process and to achieve development on sites which would not otherwise be developed or that would be underdeveloped without assistance
 - g) To remove slums or blight and/or encourage redevelopment of commercial and industrial areas in the city that result in quality redevelopment and private reinvestment
 - h) To offset increased costs of development or redevelopment (i.e. contaminated site clean-up) over and above the costs normally incurred in development
 - i) To fully utilize existing or planned infrastructure improvements
 - j) To encourage fast-growing businesses
 - k) To encourage businesses that provide basic goods and services
 - l) To create opportunities for affordable housing
 - m) To create opportunities for additional housing in the community
 - n) To contribute to the implementation of other identifiable goals of the city
 - o) Projects identified by the Iowa Economic Development Authority as aligned with the overall economic goals of the state of Iowa.
4. The governing body of Webster City retains the right to review and approve incentives that result in public benefit but vary from the principles and criteria of this policy. The burden will be on the applicant to demonstrate, to the satisfaction of the City Council, that the public benefit justifies the requested incentive.
5. In all cases of business incentives, an incentive or development agreement will be entered into between the funding entity and the recipient. This agreement will delineate the incentive

structure and amount, as well as the expected public benefit. The agreement will include provisions for repayment and other penalties if the expected public benefit is not achieved. All business incentives will be subject to the criteria outlined in local policy and state statutes, except those incentives as exempted by the same.

6. This policy also recognizes Webster City is part of a regional, state, national, and international economy. As such, the policy aims to coordinate efforts in a way that partners with the strategic plans and initiatives of the Iowa Economic Development Agency (IEDA). Specifically, this includes marketing and promoting incentives to industries involved in advanced manufacturing, bioscience, finance & insurance, renewable energy, workforce housing, and dedicating resources to community revitalization.

II. WEBSTER CITY TAX INCREMENT FINANCING POLICY

1. The purpose of this section is to establish Webster City's policy relating to the use of Tax Incremental Financings (TIF) hereafter referred to as incentives for private development. This policy shall be used as a guide in the processing and review of applications requesting tax increment assistance. The purpose of incentives in Webster City is to encourage desirable development or redevelopment that would not otherwise occur without the use of TIF.
2. Consideration of TIF will be given to projects providing public benefits in one or more of the categories listed in subsection 3, items a-o, and subsections 4-6 of the Webster City Business Incentive Policy.
3. The City of Webster City is granted the power to utilize incentives authorized to municipalities by the State of Iowa.
4. It is the intent of the City to provide the minimum amount of incentives at the shortest term required for the project to proceed.
5. The City reserves the right to approve or reject projects on a case by case basis, taking into consideration established policies, economic development policy criteria, and demand on city services in relation to the potential benefit from the project.
6. Meeting economic development policy criteria does not guarantee the award of business assistance to the project.
7. Approval or denial of one project is not intended to set precedent for approval or denial of another project.
8. The City Council may deviate from this policy for projects that supersede the objectives identified herein.
9. When possible, incentives shall be used to finance public improvements associated with the project including but not limited to:
 - a. Public Improvements, legal, administrative, and engineering costs.
 - b. Site preparation, site improvement, land purchase, demolition, and environmental remediation.

c. Capitalized interest, bonding costs.

10. Incentive assistance shall typically be provided to the developer upon receipt of the increment by the City, otherwise referred to as the pay-as-you-go method. Requests for up front financings will be considered on a case-by-case basis and consideration will be given to the project's alignment with the public benefits listed in section one of this policy.

11. Any developer receiving incentives shall provide equity in the amount normally needed to invest in a project financed without public assistance.

12. Tax Increment Financing assistance will be considered for a range of 5 to 20 years depending on the type of district requested. Only projects which significantly enhance the objectives identified herein will be provided TIF assistance in excess of 10 years.

13. Assistance shall not be provided for reimbursement of land and/or property price that is in excess of fair market value. An appraisal by a third party, agreed upon by the City and Developer, will determine the fair market value of the land. At the discretion of the City or the City Council, the assessed value of the land determined by the County Assessor may also be accepted as fair market value.

14. Developer shall be able to demonstrate a market demand for a proposed project. Assistance shall not be granted to support purely speculative projects.

15. The developer must provide adequate financial guarantees to ensure completion of the project, including, but not limited to: assessment agreements, a letter of commitment from a financial institution, personal guaranties, etc.

16. The developer shall adequately demonstrate, to the City's satisfaction, an ability to complete the proposed project based on past development experience, general reputation, credit history, or letter of commitment from a financial institution, among other factors.

17. For the purposes of underwriting the proposal, the developer shall provide any requested market, financial, environmental, or other data requested by the City or their consultants.

18. The developer shall demonstrate that the project is not financially feasible without the use of the requested business incentives.

19. The project shall be consistent with the City's Comprehensive Plan or another identifiable goal of the City Council.

III. APPLICATION PROCESS

1. Applicant submits the completed application

2. City staff reviews the application

3. The process for creating an incentive project area, including all necessary notices, resolutions and certificates prepared by the City/City Council staff and/or consultants is started.

a. Development Agreement is drafted and negotiated.

- b. Public hearing notices are published.
 - c. Public hearing(s) on the proposed project are held.
 - d. The City Council grants final approval or denial of the proposal.
4. If approval is granted, costs associated with processing the application will be reimbursed by the developer or owner of the project either as part of the approved incentive or upfront.

IV. ECONOMIC DEVELOPMENT FUND REVOLVING LOAN GUIDELINES

A. PURPOSE

The purpose of these guidelines is to establish policies and procedures to regulate, coordinate, and facilitate the workflow for underwriting new financing requests, serving loans, and ensuring borrowing compliance with loan terms and conditions.

B. AUTHORIZATION AND FUNDING SOURCES

Chapter 15A of the Iowa Code, as amended, authorizes the City Council to make loans to private businesses. The revolving loan fund was capitalized through funds set aside by the City Council in July of 2024.

C. MISSION

The mission of the revolving loan fund is to increase the City's tax base, create and retain permanent private sector jobs, promote redevelopment of blighted areas and improve economic opportunity and living standards for the citizens of Webster City by promoting local business development and expansion, by attracting out-of-city and out-of-state business expansion, leveraging private sector funds, and assisting the development of new technologies.

D. PROGRAM OBJECTIVE

The objective of the revolving loan fund is to fill the financing gap between project costs and private debt financing and private equity by making direct low-interest loans for certain approved activities to businesses within the City of Webster City municipal boundary.

E. ELIGIBLE ACTIVITIES

Certain projects, applicants, activities and costs are eligible for revolving loan funds.

1. Eligible applicants. Applicants may be a small business or developer who are organized as proprietorships, partnership, or a corporation. Moreover, the successful applicant must also demonstrate proof of the following:
 - a. Ownership or lease agreements of the subject property
 - b. Property Insurance;
 - c. Property taxes paid and current;

d. Freedom from all judgements, liens, agreements, consent decrees, stipulations for settlements, or other such actions which would prevent the applications for participation in any program administered by the City of Webster City.

e. Compliance with all applicable City of Webster City ordinances and plans;

f. Creation of a business plan and/or pro forma

2. Eligible Activities. Loan funds may be used to assist small business primarily by providing financial assistance for the following types of activities: retention, growth and expansion, rehabilitation, redevelopment to prevent or eliminate blight, code compliance, employee recruitment and retention through housing initiatives, and façade enhancement.

3. Eligible costs. Eligible costs may include the following:

a. Land Improvements: Improvements to the land which are a portion of the project cost including but not limited to; grading, new streets or street improvements, parking lots, utilities, and landscaping.

b. Purchase of land for development. Purchase and, if necessary, renovation and/or removal of an existing industrial or commercial facility is permitted.

c. Purchase machinery or equipment. Purchase of major items of machinery and equipment independent of land and buildings, these items must be defined to have a useful life of at least 5 years and the term of the loan shall not exceed the useful life of the equipment purchased.

d. Building construction. Construction of a new building and/or a major addition to an existing building.

e. Leasehold improvements. Revolving loan funds may be used for certain leasehold improvements provided the lease is equal to or greater than the term of the loan and the City secures a lien on the land or building, and improvements.

f. Affordable Housing. Because affordable housing development is tied to business needs, revolving loan funds may be used to:

i. Leverage the public and private funds and shall not be used as a primary funding sources; and

ii. Purchase residential property for development and redevelopment of affordable housing.

g. Micro-enterprise. Micro-enterprise activities are eligible for revolving loan funds.

i. Definition. A micro-enterprise is defined as a commercial enterprise that has ten (10) or fewer employees, one or more of whom owns the enterprise, and has less than \$250,000 in annual revenue.

ii. Exemption. Micro-enterprise loan applications may be exempt from certain requirements of these guidelines on a case-by case basis.

G. INELIGIBLE ACTIVITIES

Certain applicants, projects, activities, and costs are ineligible for revolving loan funds.

1. Ineligible applicants. Any applicants not meeting the eligibility requirements outlined in Section F, subsection 1 shall be ineligible to receive revolving loan funds.
2. Ineligible activities. Fund may not be used for gambling organizations, lending or investment organizations, land speculation, or any activity deemed illegal by federal, state, or local law ordinance.
3. Ineligible costs. Ineligible costs include but are not limited to: management fees, financing costs, franchise fees, debt repayment or consolidation, moving costs, refinancing, and operating costs or working capital.

H. LOAN TERM AND CONDITIONS

The City Council shall make available to eligible applicants direct low-interest loans for the purpose of encouraging economic development, redevelopment, job creation and job retention, housing development to meet business needs, and preservation of business districts in the City.

1. Loan Amount. There are maximum and minimum loan amounts for eligible projects.
 - a. Maximum loan amount. The maximum loan available from the revolving loan fund for each eligible project is limited to \$300,000 or 20% of total project cost, whichever is less.
 - b. Minimum loan amount. The minimum loan amount available from the revolving loan fund for each eligible project is \$10,000.
 - c. Micro-enterprise loan. The maximum amount of a micro enterprise loan shall be \$5,000 and the minimum loan amount shall be \$2,000.
2. Interest rate. The interest rate shall be the greater of ½ of the prime rate as published daily in the Wall Street Journal.
3. Term. The term of the loan will be tied to the useful life of the assets being financed. The following general terms apply:
 - a. Machinery/equipment. The term of the loan for machinery/equipment shall not exceed 7 years.
 - b. Land/building acquisitions. The term of the loan for land/building shall not exceed 10 years but may be amortized over a different schedule with a balloon payment at the end.
 - c. New construction/renovation. The term of the loan for new construction/renovation shall not exceed 10 years but may be amortized over a different schedule with balloon payment at the end.
 - d. Balance due. All balances will be due and payable if and when the loan recipients sell or otherwise transfer of part of his/her interest in the property or fails to meet any of the guidelines established within this document before the maturity date of the loan or relocates any part of the business outside the City.

4. Slum and Blight. Funds may be expended for economic development or redevelopment activities, such as acquisition/demolition and/or commercial rehab, which aid the elimination of slum or blight areas as determined by the City Council. This includes abandoned structures or properties deemed structurally unsafe by a structural engineer.
5. Equity participation. There shall be a minimum of 10% equity investment of total project costs required of all applicants.
6. Collateral requirements. All loan agreements will be secured by one or more of the following: promissory notes, mortgage, or security agreement as required by the City Council; and
 - a. The revolving fund may take a subordinate position to the primary lender on the assets finances; and
7. Letters of commitment. Letters of commitment from all funding sources must be submitted for the application to be deemed complete.
8. Personal guaranty. Personal guaranty of person(s) with ownership interest of 20% or greater are required by the City Council but are discretionary.
9. Loan repayments. Repayments of the loan must begin within one month of completion of construction or taking possession of machinery and equipment purchased with loan funds. The City Council may make exceptions to this rule on a case-by-case basis.
10. Loan prepayments. Prepayments are permitted where the Borrower makes the City whole for any losses or costs associated with the prepayment.
11. Notice of award or denial. Applicants will be notified in writing not more than fourteen (14) days after final action has been taken on their revolving loan fund application by the City.
12. Loan closing documents. The City will close the loan within sixty (60) days of final approval of the loan application. At that time, the City will deliver to the Borrower all closing documents and final debt service schedule. In exchange, the Borrower must execute evidence of its obligation for repayment of the loan.
13. Post-closing amendments and modifications. Requests for amendments and modifications following award, closing or disbursement of funds to the underwriting of the original request require City approval and shall be present at the next scheduled meeting of the City Council.
14. Loan declination. The City will not make a loan if it determines that the loan amount would place an undue burden on the financial resources of the Borrower, or the Borrower cannot demonstrate adequate financial capacity to repay the loan or the City Council otherwise determines that making the loan is not in its best interest.
15. Appeal. The complaint appeals procedure for aggrieved applicants:
 - a. Written notes. Applications will receive written notice of the denial of the loan and the reason(s) for the determination within fourteen (14) days of the determination.
 - b. Petition. The aggrieved applicant may petition the City Council in writing for reconsideration within fourteen (14) days from the date of the written notice of denial. Any request to appear

before the City Council must be in writing and must be submitted at least seven (7) days prior to the next scheduled meeting and the City Council shall advise the petitioner in writing of its decision within fourteen (14) days of that meeting. The City Council's decision will be final.

c. Re-application. Applicants aggrieved by the City's final decision may re-apply for revolving loan funds after ninety (90) days if the concerns set out in the denial of the preceding application are adequately and appropriately addressed.

I. EQUAL OPPORTUNITY

a. Non-discrimination. No one shall be denied assistance based upon race, color, creed, religion, national origin, sex, age, or disability

J. ADMINISTRATION

Loan review committee. The City Manager will appoint three individuals to a loan review committee, one of whom will be the City Manager. The final determination on all revolving loans rests with the City Council.

Conflict of Interest. All City employees shall comply with the applicable state and federal regulations relating to conflicts of interest.

Staff responsibility. City staff shall have the general responsibility for coordinating the application process, reviewing loan application proforma and business plan, preparing applications and recommendations for review by the City Council, and coordinating the loan approval and service process.

Resolution. From time to time the City Council will adopted a Resolution modifying the preferred terms according to the economic condition of the region, state, and nation and preferences of the City Council.

Deviation. The City Council may deviate from these preferred terms and conditions by a majority vote of the City Council.

REQUEST FOR BUSINESS INCENTIVE - PROJECT APPLICATION FORM

PROJECT:

1. Business Name:

Address:

Telephone:

Contact:

2. Brief Description of Business:

3. Present ownership of the site:

4. Proposed Project: Building Square footage, size of property, description of buildings-materials, etc.:

5. Total Estimated Project Costs:

- A. Land Acquisition
- B. Site Development
- C. Building Costs
- D. Soft Costs
- E. Financing Costs
- F. Contingencies

Total:

6. Estimated Project Costs Eligible for Assistance (i.e. Acquisition, Demolition, Site Improvements, Utilities, Streets):

Total:

7. SUBMIT PROJECT PROFORMA SHOWING NEED FOR ASSISTANCE (i.e. with assistance and without)

8. Total Estimated Market Value at completion:

9. Estimated real estate taxes upon completion:

10. Source of Financing

- A. Equity
- B. Bank Loan
- C. Incentive ("the gap")

Total:

11. Amount of Assistance (Estimated Gap):

12. Type of Assistance Requested (Upfront or PayGo)

13. Name and Address of Architect, Engineer, and General Contractor:

14. Project construction schedule:

- A. Construction Start Date
- B. Construction Completion Date
- C. If phase project _____year ____% complete
_____year ____% complete

15. State Specific reasons why assistance is necessary for the project

16. Please check each economic development goal the proposed project advances. Provide explanation below:

- ✓ To retain and/or expand existing businesses located in the city
- ✓ To increase the tax base
- ✓ To diversify the local economy, encourage economic and commercial activity, including the range of goods and services available
- ✓ To retain local jobs and/or increase the number and diversity of jobs that offer stable employment and/or attractive wages and benefits.
- ✓ To encourage additional unsubsidized private development in the area, either directly or indirectly through "spin off" development or attracting other businesses, jobs, and investments in the area.
- ✓ To facilitate the development process and to achieve development on sites which would not otherwise be developed or that would be underdeveloped without assistance.
- ✓ To remove blight and/or encourage redevelopment of commercial and industrial areas in the city that result in quality redevelopment and private reinvestment.
- ✓ To offset increased costs of development or redevelopment (i.e. contaminated site clean-up) over and above the costs normally incurred in development.
- ✓ To fully utilize existing or planned infrastructure improvements.
- ✓ To encourage fast-growing businesses
- ✓ To encourage businesses that provide basic goods and services
- ✓ To create opportunities for affordable housing
- ✓ To create opportunities for additional housing in the community
- ✓ To contribute to the implementation of other identifiable goals of the City.

17. Municipal Reference (if applicable). Please name any other municipalities wherein the applicant, or other corporations the applicant has been involved with, has completed developments within the last five years.

18. Additional Comments.

ADDITIONAL DOCUMENTATION AND CHECKLIST

Applicants are required to provide the following documentation.

All personal financial information will be kept private and confidential.

1. Written business plan or a description of the business, ownership/management, date established, products and services, and future plans.
2. Two year financial projections, or if a housing project, or leased space include a 10-year operating pro-forma
3. Letter of commitment from other sources of financing, stating terms and conditions of their participation in the project
4. Attach the following documentation:
 - a. Corporation/partnership description
 - b. List of Shareholders/Partners
 - c. Description of Project
 - d. List of Prospective Lessees
 - e. Legal Description, Property Identification Numbers, maps of the project area, and project renderings
 - f. Public Purpose Narrative
 - g. Sources & Uses of Funds

The undersigned certifies that all information provided in this application is true and correct to the best of the undersigned's knowledge. The undersigned authorizes the City of Webster City to check credit references, verify financial and other information, and share this information with other political subdivisions as needed. The undersigned also agrees to provide any additional information as may be requested by the City after the filing of this application.

Applicant Name: _____ Date: _____

By:

Its:

MEMORANDUM

TO: Mayor and City Council

FROM: Ariel Bertran, Community Development Director

DATE: August 19, 2024

RE: Authorize City Manager to sign and execute a loan agreement with Triple E Holdings LLC in the amount of \$62,000.00

SUMMARY: The owners of Webster City True Value have approached the City to request a revolving loan for repairs to the building at 537/539/543 2nd Street. The new owners, Stacy and Jesse Bannor of Triple E Holdings, LLC, plan to carry out several projects over the next few years, and the loan proceeds would be used for these renovations. The project is divided into four phases, with the first phase of interior work already underway and the second phase involving a total roof replacement costing \$77,000. The loan request is for \$62,000.

If approved, the interest rate will be half of the prime rate at the date of closing. The term of the loan will be five years with an option to extend for another five years. Payments will be amortized over 15 years. The roof replacement is essential before the winter months.

PREVIOUS COUNCIL ACTION: N/A

BACKGROUND/DISCUSSION: True Value was recently acquired by Stacy and Jesse Bannor of Triple E Holdings, LLC. They plan to renovate the building at 541 2nd Street in a four-phase project, including both interior and exterior upgrades, roofing, and possible expansion. Interior upgrades, such as new flooring, painting, and a remodeled rental hardware and paint area, are already underway. Exterior upgrades will include re-tuckpointing, new windows, signage, and an outdoor show area.

The entire project is projected to be completed by 2027/2028. Phase I (interior improvements) and Phase II (roof replacement) are set for completion in 2024, Phase III (exterior improvements) in 2026, and Phase IV (expansion) in 2027/2028.

The funding request arises due to the discovery of necessary repairs, including the full roof replacement, after the purchase. A loan agreement prepared by the City Attorney is attached. City Staff believes this project aligns with several economic development goals, including retaining or expanding an existing business, removing blight, redeveloping commercial areas, and encouraging businesses that provide basic goods and services.

FINANCIAL IMPLICATIONS: The loan will be funded from the Economic Development Fund created in the 2024/2025 budget and will be repaid with accrued interest.

RECOMMENDATION: City Staff recommends that City Council authorize the City Manager to sign and execute a loan agreement with Triple E Holdings, LLC for \$62,000.

RESOLUTION NO. 2024 - xxx

**AUTHORIZING THE CITY MANAGER TO SIGN AND EXECUTE A
LOAN AGREEMENT WITH TRIPLE E HOLDINGS LLC IN THE AMOUNT OF \$62,000**

WHEREAS, the City of Webster City, Iowa has a low interest revolving loan funded through the economic development fund; and,

WHEREAS, Triple E Holdings, LLC has applied for the loan to help with the cost of a four-phase renovation project at the building located at 537/539/543 2nd Street; and,

WHEREAS, City Staff has reviewed the application and feels that this project aligns with The City's mission of the business incentive policy supporting economic development within Webster City; and,

WHEREAS, a Loan Agreement has been prepared by the City Attorney in the amount of \$62,000.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Webster City, Iowa, that the City Manager is hereby authorized and directed to sign and execute the Loan Agreement with Triple E Holdings LLC.

Passed and adopted this 19th day of August, 2024.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

REQUEST FOR BUSINESS INCENTIVE - PROJECT APPLICATION FORM

PROJECT:

1. **Business Name:** Webster City True Value
Address: 541 2nd street, Webster City, Iowa, 50595
Telephone: 515-832-6300
Contact: Jesse & Stacey Bannor

2. **Brief Description of Business:** Hardware store.

3. **Present ownership of the site:** Triple E Holdings, LLC, Madrid Hardware LLC, Series 2

4. Proposed Project:

This is a four-phase project that includes interior upgrades, exterior upgrades, roofing, and possible expansion. Interior upgrades already completed include new flooring and painting as well as a remodeled/expanded rental hardware area and paint area. Exterior upgrades include re-tuck pointing the building, new windows, signage, and outdoor show room. Future expansion includes the possibility of purchasing adjacent property for expanded rental and garden center. The applicant is requesting revolving loan funds to assist with second phase improvements associated with replacement of the roof.

5. Total Estimated Project Costs:

- A. Land Acquisition
- B. Site Development
- C. Building Costs
 - a. Roof Replacement \$77,000
 - b. Interior Upgrades \$35,000
 - c. Exterior Upgrades \$55,000
 - d. Expansion \$200,000
- D. Soft Costs
- E. Financing Costs
- F. Contingencies

Total: \$367,000

6. Estimated Project Costs Eligible for Assistance (i.e. Acquisition, Demolition, Site Improvements, Utilities, Streets):

Land Improvements and Building Construction are eligible uses according to the revolving loan policy (pending approval). These include the requested funds for roof replacement, interior upgrades, exterior upgrades, and the potential expansion.

7. SUBMIT PROJECT PROFORMA SHOWING NEED FOR ASSISTANCE - Received.

8. Total Estimated Market Value at completion: \$165,000*

9. Estimated real estate taxes upon completion: \$3,600*

*note: estimate only include roof replacement. Full phase project estimates have not been prepared.

10. Source of Financing

A. Equity	\$15,000
B. Bank Loan	
C. Revolving Loan	\$62,000
Total:	\$77,000

11. Amount of Loan: \$62,000

12. Type of Assistance Requested: Revolving Loan. Interest rate to be determined by city council. Recommended rate of ½ prime (4.25%) or between 4-5.10%. Funds to be dispersed from the Economic Development Fund created in the 2024/2025 budget.

13. Name and Address of Architect, Engineer, and General Contractor: Grell Roofing.

14. Project construction schedule:

- A. Construction Start Date: Interior Improvement – 2024
Roof Replacement – 2024
Exterior Improvements – 2024/2026
Expansion – 2027/2028
- B. Construction Completion Date: Before end of 2024 (For Roof), (2027/8 for expansion)
- C. If phase, when will it be completed:
 - a. Phase 1 (Interior improvements) 2024 100% complete
 - b. Phase 2 (Roof Replacement) 2024 100% complete
 - c. Phase 3 (Exterior Imp) 2026 100% complete
 - d. Phase 4 (Expansion) 2027/8 100% complete

15. State Specific reasons why assistance is necessary for the project.

Owner has purchased the property and made Phase 1 improvements. Additional needed building improvements were discovered after purchase, including full roof replacement.

16. Please check each economic development goal the proposed project advances. Provide explanation below:

- ✓ To retain and/or expand existing businesses located in the city
- ✓ To increase the tax base
- ✓ To diversify the local economy, encourage economic and commercial activity, including the range of goods and services available
- ✓ To retain local jobs and/or increase the number and diversity of jobs that offer stable employment and/or attractive wages and benefits.

- ✓ To encourage additional unsubsidized private development in the area, either directly or indirectly through “spin off” development or attracting other businesses, jobs, and investments in the area.
- ✓ To facilitate the development process and to achieve development on sites which would not otherwise be developed or that would be underdeveloped without assistance.
- ✓ To remove blight and/or encourage redevelopment of commercial and industrial areas in the city that result in quality redevelopment and private reinvestment.
- ✓ To offset increased costs of development or redevelopment (i.e. contaminated site clean-up) over and above the costs normally incurred in development.
- ✓ To fully utilize existing or planned infrastructure improvements.
- ✓ To encourage fast-growing businesses
- ✓ To encourage businesses that provide basic goods and services
- ✓ To create opportunities for affordable housing
- ✓ To create opportunities for additional housing in the community
- ✓ To contribute to the implementation of other identifiable goals of the City.

17. Municipal Reference (if applicable). Please name any other municipalities wherein the applicant, or other corporations the applicant has been involved with, has completed developments within the last five years.

Applicant has been in business as a True Value franchise in Madrid, Iowa since 2023.

18. Additional Comments. **None.**

ADDITIONAL DOCUMENTATION AND CHECKLIST

Applicants are required to provide the following documentation.

All personal financial information will be kept private and confidential.

1. Written business plan or a description of the business, ownership/management, date established, products and services, and future plans. **Received.**
2. Two-year financial projections, or if a housing project, or leased space include a 10-year operating pro-forma – **Received.**
3. Letter of commitment from other sources of financing, stating terms and conditions of their participation in the project – **None required Phase 2 of the project.**
4. Attache the following documentation:
 - a. Corporation/partnership description – **Received.**
 - b. List of Shareholders/Partners – **Received.**
 - c. Description of Project – **Received.**
 - d. List of Prospective Lessees – **Received.**
 - e. Legal Description, Property Identification Numbers, maps of the project area, and project renderings – **Received.**
 - f. Public Purpose Narrative – **Current store provides basic home goods to residents.**
 - g. Sources & Uses of Funds – **Received.**

The undersigned certifies that all information provided in this application is true and correct to the best of the undersigned’s knowledge. The undersigned authorizes the City of North Mankato to check credit

references, verify financial and other information, and share this information with other political subdivisions as needed. The undersigned also agrees to provide any additional information as may be requested by the City after the filing of this application.

Applicant Name: Date: 8/2/24

By: 
Its: Stacey Bannor

LOAN AGREEMENT

THIS AGREEMENT made and entered into on this _____ day of August, 2024, by and between the City of Webster City, Iowa, a municipal corporation, whose address for purposes of this Agreement is 400 2nd Street, Webster City, Iowa, hereafter referred to as the “City”, and Triple E Holdings LLC, an Iowa limited liability company, whose address for purposes of this Agreement is 716 Taylor Lane, Madrid, Iowa, hereafter referred to as “Triple E” as follows:

WITNESSETH:

WHEREAS, City desires to provide Triple E with a loan, as outlined herein, to facilitate the partial rehabilitation of a building located at 537, 539, 543 2nd Street, Webster City, Iowa; and

WHEREAS, the parties desire to reduce to writing for formal execution this loan agreement.

NOW THEREFORE, in consideration of the foregoing and mutual covenants and conditions contained herein, the parties agree as follows:

1. That City agrees to loan to Triple E the sum of \$62,000.00 under the terms and provisions of a Promissory Note, marked "Exhibit "A" and made a part hereof by reference.
2. That Triple E agrees to use the funds to facilitate the partial rehabilitation of a building located at 537, 539, 543 2nd Street, Webster City, Iowa, and to not finance any costs or retire any indebtedness incurred prior to August 19, 2024.
3. That Triple E agree to secure their Promissory Note by furnishing to City by a Security Agreement and a Mortgage on the property located at 537, 539, 543 2nd Street, Webster City, Iowa, marked "Exhibit "B" and made a part hereof by reference.
4. This agreement is not assignable without the written consent of the parties.
5. City may declare this agreement to be in default if any of the following events shall occur and be continuing:
 - a. Triple E shall make any representation or warranty under or in connection with this agreement that shall prove to have been incorrect in any material respect when made.

- b. Triple E shall fail to perform or observe any other terms or conditions contained in this agreement and any such failure shall remain unremedied for thirty (30) days after written notice thereof shall have been given by City.

6. Upon declaration of default by Triple E, City may:

- a. By notice to Triple E, declare the restructured loan payable under this agreement to be forthwith due and payable, without presentment, demand protest, or further notice of any kind, all of which hereby expressly waived by the parties.
- b. Take whatever action at law or in equity may appear necessary or desirable to collect the payments and other amount then due and thereafter to become due or to enforce performance and observance of any obligation, agreement or covenant of Triple E under this agreement.
- c. No remedy or remedies, and each and every such remedy shall be cumulative, and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute.

7. Either City or Triple E may pursue any remedy to enforce this agreement at law or equity under the laws of the State of Iowa. The prevailing party shall be reimbursed for reasonable attorney fees.

8. Triple E agrees to pay the cost of any litigation arising from the failure of Triple E to comply with the rules and regulations of this agreement or resulting from negligence or incompetence. In carrying out the provisions of the agreement or in exercising any power or authority granted to Triple E thereby, there shall be no liability, personal or otherwise upon City. Furthermore, Triple E shall indemnify and save harmless City from suits, actions or claims or any character brought for or on account of any injuries or damages received by any person or property resulting from operations of Triple E or any persons working under Triple E out of the terms of this agreement.

9. This Agreement shall be binding and shall incur to the benefit of assigns, representatives and/or successors in interest.

IN WITNESS WHEREOF the parties hereto execute this agreement at Webster City, Iowa on this _____ day of August, 2024.

CITY OF WEBSTER CITY, IOWA

John Harrenstein, City Manager

ATTEST:

Karyl K. Bonjour, City Clerk

TRIPLE E HOLDINGS, LLC – BORROWER

Jesse Bannor, Member of the LLC and as an individual guarantee to this Agreement.

Stacey Bannor, Member of the LLC and as an individual guarantee to this Agreement.

STATE OF IOWA, COUNTY OF HAMILTON: ss

On this _____ day of August, 2024, before me, a Notary Public in and for the State of Iowa, personally appeared John Hawkins, to me personally known, and, who, being by me duly sworn, did say that he is the Mayor of Webster City, Iowa; and that the instrument was signed and sealed on behalf of the City of Webster City, Iowa, by authority of its City Council and that John Hawkins acknowledged the execution of the instrument to be his voluntary act and deed and the voluntary act and deed of the City of Webster City, Iowa, by it voluntarily executed.

Notary Public in and for the State of Iowa.

STATE OF IOWA, COUNTY OF HAMILTON: ss

On this _____ day of August, 2024, before me, a Notary Public in and for the State of Iowa, personally appeared Jesse Bannor and Stacey Bannor, to me personally known, and, who, being by me duly sworn, did say that they are the Members of Triple E Holdings LLC; and that the instrument was signed and sealed on behalf of the entity, by authority of its Members and Jesse Bannor and Stacey Bannor acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the entity, by it voluntarily executed.

Notary Public in and for the State of Iowa.

Exhibit "A"

PROMISSORY NOTE
City of Webster City, Iowa
\$62,000.00
August _____, 2024

FOR VALUE RECEIVED, the undersigned, Triple E Holdings LLC, an Iowa limited liability company, hereafter referred to as the "Makers," promise to pay to the order of the City of Webster City, Iowa, a municipal corporation, hereafter referred to as the "Payee" at 400 2nd Street, Webster City, Iowa, 50595, or upon notice to the Makers, at such other place as may be designated from time to time by the holder, the principal sum of Sixty-Two Thousand Dollars and No Cents (\$62,000.00), to be paid in full in accordance with the attached amortization table.

1. **LOAN AGREEMENT. ACCELERATION UPON DEFAULT.** This Note is issued by Makers to evidence an obligation to repay a loan according to the terms of a Loan Agreement dated the _____ day of August, 2024, between the Payee and the Makers and, at the election of the holder without notice to the Makers, shall become immediately due and payable in the event any payment is not made when due or upon the occurrence of any event of default under the terms of the Loan Agreement.
2. **SECURITY.** Payment of this Note is secured by real estate located at 537, 539, 543 2nd Street, Webster City, Hamilton County, Iowa, under a Mortgage filed of record in Hamilton County, Iowa, and the holder is entitled to the benefits of the security therein described.
3. **WAIVER.** No delay or omission on the part of the holder in exercising any right under this Note shall operate as a waiver of that right or of any other right under this Note. A waiver on any one occasion shall not be construed as a bar to or waiver of any right and/or remedy on any future occasion.
4. **WAIVER OF PROTEST.** Each maker, surety, indorser and guarantor of this Note, expressly waives presentment, protest, demand, notice of dishonor or default, and notice of any kind with respect to this Note.
5. **COSTS OF COLLECTION.** The Makers will pay on demand all costs of collection, maintenance of collateral, legal expenses, and attorney's fees incurred or paid by the holder in collecting and/or enforcing this Note on default.
6. **MEANING OF TERMS.** As used in this Note, "Holder" shall mean the Payee or other indorsee of this Note, who is in possession of it, or the bearer hereof, if this Note is at the time payable to the bearer. The word "Makers" shall mean each of the undersigned. If this Note is signed by more than one person, it shall be the joint and several liabilities of such persons.

7. MISCELLANEOUS. The captions of paragraphs in this Promissory Note are for the convenience of reference only, shall not define or limit the provisions hereof and shall not have any legal or other significance whatsoever.

TRIPLE E HOLDINGS, LLC – MAKERS

Jesse Bannor, Member of the LLC and as an individual guarantee to this Agreement.

Stacey Bannor, Member of the LLC and as an individual guarantee to this Agreement.

STATE OF IOWA, COUNTY OF HAMILTON: ss

On this _____ day of August, 2024, before me, a Notary Public in and for the State of Iowa, personally appeared Jesse Bannor and Stacey Bannor, to me personally known, and, who, being by me duly sworn, did say that they are the Members of Triple E Holdings LLC; and that the instrument was signed and sealed on behalf of the entity, by authority of its Members and Jesse Bannor and Stacey Bannor acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the entity, by it voluntarily executed.

Notary Public in and for the State of Iowa.

Exhibit “B”

SECURITY AGREEMENT

This SECURITY AGREEMENT is made on this ____ day of August 2024, by and between Local Initiative for Triple E Holdings LLC, an Iowa limited liability company, whose address for purposes of this Agreement is 716 Taylor Lane, Madrid, Iowa, (“Debtor”), and City of Webster City, Iowa, a municipal corporation, whose address for purposes of this Agreement is 400 2nd Street, Webster City, Iowa (“Secured Party”).

1. **SECURITY INTEREST.** Debtor grants to Secured Party a security interest in the real estate located at 537,539, 543 2nd Street, Webster City, Hamilton County, Iowa with the legal description as:

East 1/3 of Lot 1 and all of Lot 2, Block 80, West Newcastle, now Webster City, Hamilton County, Iowa, except the South 8 feet thereof for street purposes.

The Security Interest shall secure the payment and performance of the Debtor’s promissory note of August ____, 2024 in the principal amount of Sixty-Two Thousand Dollars and No Cents (\$62,000.00) and the payment and performance of all other liabilities and obligations of Debtor to Secured Party of every kind and description, direct or indirect, absolute or contingent, due or to become due now existing or hereafter arising.

2. **COVENANTS.** Debtor hereby warrants and covenants: (a) The Debtor’s place of business is 716 Taylor Lane, Madrid, Iowa, and the Debtor will immediately notify Secured Party in writing of any change in or discontinuance of Debtor’s place of business. (b) Debtor shall maintain insurance at all times with respect to all real estate against risks of fire, theft, and other such risks and in such amounts as Secured Party may require. The policies shall be payable to both the Secured Party and the Debtor as their interests appear and shall provide ten (10) days written notice of cancellation to Secured Party. (c) The Debtor shall make all repairs, replacements, additions, and improvements necessary to maintain any real estate in good working order and condition. At its option, Secured Party may discharge taxes, liens, or other encumbrances at any time levied or placed on the collateral, may pay rent or insurance due on the collateral and may pay for the maintenance and preservation of the collateral. Debtor agrees to reimburse Secured Party on demand for any payment made, or any expense incurred by Secured Party pursuant to the foregoing authorization.

3. **DEFAULT.** Debtor shall be in default under this Agreement upon the happening of any of the following: (a) any misrepresentation in connection with this Agreement on the part of the Debtor. (b) any non-compliance with or non-performance of the Debtor’s obligations under the Note or this Agreement. (c) if Debtor is involved in any financial difficulty as evidenced by (i) an assignment for the benefit of creditors, or (ii) an attachment or receivership of assets not dissolved within thirty (30) days, or (iii) the institution of Bankruptcy proceedings, whether voluntary or involuntary, which is not dismissed within thirty (30) days from the date on which it is filed. Upon default and any time thereafter, Secured Party may declare all obligations secured

hereby immediately due and payable and shall have the remedies of a Secured Party under the Uniform Commercial Code. Secured Party may require the Debtor to make it available to Secured Party at a place, which is mutually convenient. No waiver by Secured Party of any default shall operate as a waiver of any other default or of the same default on a future occasion. This agreement shall insure to the benefit up and bind the heirs, executors, administrators, successors, and assigns of the parties. This Agreement shall have the effect of an instrument under seal.

4. **COLLATERAL.** Collateral referenced herein is only the real estate as indicated by Provision 1. SECURITY INTEREST above.

TRIPLE E HOLDINGS, LLC – DEBTORS

Jesse Bannor, Member of the LLC and as an individual guarantee to this Agreement.

Stacey Bannor, Member of the LLC and as an individual guarantee to this Agreement.

STATE OF IOWA, COUNTY OF HAMILTON: ss

On this _____ day of August, 2024, before me, a Notary Public in and for the State of Iowa, personally appeared Jesse Bannor and Stacey Bannor, to me personally known, and, who, being by me duly sworn, did say that they are the Members of Triple E Holdings LLC; and that the instrument was signed and sealed on behalf of the entity, by authority of its Members and Jesse Bannor and Stacey Bannor acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the entity, by it voluntarily executed.

Notary Public in and for the State of Iowa.

**REAL ESTATE MORTGAGE
Recorder's Cover Sheet**

Preparer Information: Zachary S. Chizek, 1620 Superior Street, Unit 1, Webster City, IA 50595, Phone: 515-832-2885

Taxpayer Information: Triple E Holdings LLC, an Iowa limited liability company, 716 Taylor Lane, Madrid, Iowa, 50156

Return Document To: City of Webster City, Iowa, a municipal corporation, 400 2nd Street, Webster City, Iowa, 50595

Grantors: Triple E Holdings LLC, an Iowa limited liability company

Grantees: City of Webster City, Iowa, a municipal corporation

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____



REAL ESTATE MORTGAGE

THIS MORTGAGE is made between Triple E Holdings LLC, an Iowa limited liability company ("Mortgagors") and City of Webster City, Iowa, a municipal corporation ("Mortgagee").

1. **GRANT OF MORTGAGE AND SECURITY INTEREST.** Mortgagors hereby sell, convey and mortgage unto Mortgagee, and grant a security interest to Mortgagee in the following described property:

- a) LAND AND BUILDINGS situated in Hamilton County, Iowa (the "Land");

East 1/3 of Lot 1 and all of Lot 2, Block 80, West Newcastle, now Webster City, Hamilton County, Iowa, except the South 8 feet thereof for street purposes.

and all buildings, structures and improvements now standing or at any time hereafter constructed or placed upon the Land (the "Buildings"), including all hereditament, easements, appurtenances, riparian rights, mineral rights, water rights, rights in and to the lands lying in streets, alleys and roads adjoining the land, estates and other rights and interests now or hereafter belonging to or in any way pertaining to the Land.

- b) **PERSONAL PROPERTY.** All fixtures and other personal property integrally belonging to, or hereafter becoming an integral part of the Land or Buildings, whether attached or detached, including but not limited to, light fixtures, shades, rods, blinds, Venetian blinds, awnings, storm windows, screens, linoleum, water softeners, automatic heating and air-conditioning equipment and all proceeds, products, increase, issue, accessions, attachments, accessories, parts, additions, repairs, replacements and substitutes of, to, and for the foregoing (the "Personal Property").
- c) **REVENUES AND INCOME.** All rents, issues, profits, leases, condemnation awards and insurance proceeds now or hereafter arising from the ownership, occupancy or use of the Land, Buildings and Personal Property, or any part thereof (the "Revenues and Income").

TO HAVE AND TO HOLD the Land, Buildings, Personal Property and Revenues and Income (collectively called the "Mortgaged Property"), together with all privileges, hereditament thereunto now or hereafter belonging, or in any way appertaining and the products and proceeds thereof, unto Mortgagee, its successors and assigns.

2. **Obligations.** This Mortgage secures the following (hereinafter collectively referred to as the "Obligations"):

- a) The payment of the loan made by Mortgagee to Triple E Holdings LLC, an Iowa limited liability company, evidenced by a promissory note dated August ____, 2024 in the principal amount of \$62,000.00 with a due date as provided on the amortization schedule, any renewals, extensions, modifications or refinancing thereof and any promissory notes issued in substitution therefor; and
- b) All other obligations of Mortgagors to Mortgagee, now existing or hereafter arising,

whether direct or indirect, contingent or absolute and whether as maker or surety, including, but not limited to, future advances and amounts advanced and expenses incurred by Mortgagee pursuant to this Mortgage.

3. **REPRESENTATIONS AND WARRANTIES OF MORTGAGORS.** Mortgagors represent, warrant and covenant to Mortgagee that (i) Mortgagors hold clear title to the Mortgaged Property and title in fee simple in the Land; (ii) Mortgagors have the right, power and authority to execute this Mortgage and to mortgage, and grant a security interest in the Mortgaged Property; (iii) the Mortgaged Property is free and clear of all liens and encumbrances, except for real estate taxes not yet delinquent and except as otherwise stated in subparagraph 1a. herein; (iv) Mortgagors will warrant and defend title to the Mortgaged Property and the lien and priority of this Mortgage against all claims and demands of all persons, whether now existing or hereafter arising; and (v) all buildings and improvements now or hereafter located on the Land are, or will be, located entirely within the boundaries of the Land. (vi) Mortgagor not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order of 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 are 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. Mortgagor hereby agrees to defend, indemnify and hold harmless the other party 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.
4. **PAYMENT AND PERFORMANCE OF THE OBLIGATIONS.** Mortgagors will pay all amounts payable under the Obligations in accordance with the terms of the Obligations when and as due and will timely perform all other obligations of Mortgagors under the Obligations. The provisions of the Obligations are hereby incorporated by reference into this Mortgage as if fully set forth herein.
5. **TAXES.** Mortgagors shall pay each installment of all taxes and special assessments of every kind, now or hereafter levied against the Mortgaged Property before the same become delinquent, without notice or demand, and shall deliver to Mortgagee proof of such payment within fifteen (15) days after the date in which such tax or assessment becomes delinquent.
6. **LIENS.** Mortgagors shall not create, incur or suffer to exist any lien, encumbrance, security interest or charge on the Mortgaged Property or any part thereof which might or could be held to be equal or prior to the lien of this Mortgage, other than the lien of current real estate taxes and installments of special assessments with respect to which no penalty is yet payable. Mortgagors shall pay, when due, the claims of all persons supplying labor or materials to or in connection with the Mortgaged Property.
7. **COMPLIANCE WITH LAWS.** Mortgagors shall comply with all present and future statutes, laws, rules, orders, regulations and ordinances affecting the Mortgaged Property, any part thereof or the use thereof.
8. **PERMITTED CONTESTS.** Mortgagors shall not be required to (i) pay any tax, assessment or other charge referred to in paragraph 5 hereof, (ii) discharge or remove any lien, encumbrance or charge referred to in paragraph 6 hereof, or (iii) comply with any

statute, law, rule, regulation or ordinance referred to in paragraph 7 hereof, so long as mortgagors shall contest, in good faith, the existence, amount or the validity thereof, the amount of damages caused thereby or the extent of Mortgagors' liability therefor, by appropriate proceedings which shall operate during the pendency thereof to prevent (A) the collection of, or other realization upon the tax, assessment, charge or lien, encumbrances or charge so contested, (B) the sale, forfeiture or loss of the Mortgaged Property or any part thereof, and (C) any interference with the use or occupancy of the Mortgaged Property or any part thereof. Mortgagors shall give prompt written notice to Mortgagee of the commencement of any contest referred to in this paragraph 8.

9. **CARE OF PROPERTY.** Mortgagors shall take good care of the Mortgaged Property; shall keep the Buildings and Personal Property now or later placed upon the Mortgaged Property in good and reasonable repair and shall not injure, destroy or remove either the Buildings or Personal Property during the term of this Mortgage. Mortgagors shall not make any material alteration to the Mortgaged Property without the prior written consent of Mortgagee.

10. **INSURANCE.**

a) **RISKS TO BE INSURED.** Mortgagors, at their sole cost and expense, shall maintain insurance on the Buildings and other improvements now existing or hereafter erected on the Land and on the Personal Property included in the Mortgaged Property against loss by fire, extended coverage perils and such other hazards as Mortgagee may from time to time require, such insurance to have a "Replacement Cost" endorsement attached thereto, with the amount of the insurance at least equal to the balance of the Obligations. At Mortgagors' option, such policy may have a coinsurance clause of not less than 90% of replacement cost provided the policy contains an appropriate form of cost escalation endorsement. Mortgagors will at their sole cost and expense, from time to time, and at any time at the request of Mortgagee, provide Mortgagee with evidence satisfactory to Mortgagee of the replacement cost of Mortgaged Property. Mortgagors will maintain such other insurance as Mortgagee may reasonably require.

b) **POLICY PROVISIONS.** All insurance policies and renewals thereof maintained by Mortgagors pursuant to this Mortgage shall be written by an insurance carrier satisfactory to Mortgagee, be payable to the parties as their interest may appear, contain a standard or union-type loss payable clause in favor of Mortgagee, contain an agreement of the insurer that it will not amend, modify or cancel the policy except after thirty (30) days prior written notice to Mortgagee, and be reasonably satisfactory to Mortgagee in all other respects.

c) **DELIVERY OF POLICY OR CERTIFICATE.** If requested by Mortgagee, Mortgagors will deliver to Mortgagee original policies satisfactory to Mortgagee evidencing the insurance which is required under this Mortgage, and Mortgagors shall promptly furnish to Mortgagee all renewal notices and, upon request of Mortgagee, evidence of payment thereof. At least ten (10) days prior to the expiration date of a required policy, Mortgagors shall deliver to Mortgagee a renewal policy in form satisfactory to Mortgagee.

d) **ASSIGNMENT OF POLICY.** If the Mortgaged Property is sold at a foreclosure sale or if Mortgagee shall acquire title to the Mortgaged Property, Mortgagee shall

have all of the right, title and interest of Mortgagors in and to any insurance policies required hereunder, and the unearned premiums thereon, and in and to the proceeds thereof resulting from any damage to the Mortgaged Property prior to such sale or acquisition.

- e) **NOTICE OF DAMAGE OR DESTRUCTION; ADJUSTING LOSS.** If the Mortgaged Property or any part thereof shall be damaged or destroyed by fire or other casualty, Mortgagors will, within five (5) calendar days after the occurrence of such damage or destruction, give written notice thereof to the insurance carrier and to Mortgagee and will not adjust any damage or loss which is estimated by Mortgagors in good faith to exceed \$25,000 unless Mortgagee shall have joined in or concurred with such adjustment; but if there has been no adjustment of any such damage or loss within four (4) months from the date of occurrence thereof and if an Event of Default shall exist at the end of such four (4) month period or at any time thereafter, Mortgagee may alone make proof of loss, adjust and compromise any claim under the policies, and appear in and prosecute any action arising from such policies. In connection therewith, Mortgagors do hereby irrevocably authorize, empower and appoint Mortgagee as attorney-in-fact for Mortgagor (which appointment is coupled with an interest) to do any and all of the foregoing in the name and on behalf of Mortgagors.
 - f) **APPLICATION OF INSURANCE PROCEEDS.** All sums paid under any insurance policy required by this Mortgage shall be paid to Mortgagee, which shall, at its option, apply the same (after first deducting therefrom Mortgagee's expenses incurred in collecting the same including but not limited to reasonable attorney's fees) to the reduction of the Obligations or to the payment of the restoration, repair, replacement or rebuilding of Mortgaged Property that is damaged or destroyed in such manner as Mortgagee shall determine and secondly to the reduction of the Obligations. Any application of insurance proceeds to principal of the Obligations shall not extend or postpone the due date of the installments payable under the Obligations or change the amount of such installments.
 - g) **REIMBURSEMENT OF MORTGAGEE'S EXPENSES.** Mortgagors shall promptly reimburse Mortgagee upon demand for all of Mortgagee's expenses incurred in connection with the collection of the insurance proceeds, including but not limited to reasonable attorneys fees, and all such expenses shall be additional amounts secured by this Mortgage.
11. **INSPECTION.** Mortgagee, and its agents, shall have the right at all reasonable times, to enter upon the Mortgaged Property for the purpose of inspecting the Mortgaged Property or any part thereof. Mortgagee shall, however, have no duty to make such inspection. Any inspection of the Mortgaged Property by Mortgagee shall be entirely for its benefit and Mortgagors shall in no way rely or claim reliance thereon.
12. **PROTECTION OF MORTGAGEE'S SECURITY.** Subject to the rights of Mortgagors under paragraph 8 hereof, if Mortgagors fail to perform any of the covenants and agreements contained in this Mortgage or if any action or proceeding is commenced which affects the Mortgaged Property or the interest of the Mortgagee therein, or the title thereto, then Mortgagee, at Mortgagee's option, may perform such covenants and agreements, defend against or investigate such action or proceeding, and take such other action as Mortgagee deems necessary to protect Mortgagee's interest. Any amounts or expenses

disbursed or incurred by Mortgagee in good faith pursuant to this paragraph 12 shall become an Obligation of Mortgagors secured by this Mortgage. Such amounts advanced or disbursed by Mortgagee hereunder shall be immediately due and payable by Mortgagors unless Mortgagors and Mortgagee agree in writing to other terms of repayment. Mortgagee shall, at its option, be subrogated to the lien of any mortgage or other lien discharged in whole or in part by the Obligations or by Mortgagee under the provisions hereof, and any such subrogation rights shall be additional and cumulative security for this Mortgage. Nothing contained in this paragraph shall require Mortgagee to incur any expense or do any act hereunder, and Mortgagee shall not be liable to Mortgagors for any damage or claims arising out of action taken by Mortgagee pursuant to this paragraph.

13. **CONDEMNATION.** Mortgagors shall give Mortgagee prompt notice of any action, actual or threatened, in condemnation or eminent domain and hereby assign, transfer and set over to Mortgagee the entire proceeds of any award or claim for damages for all or any part of the Mortgaged Property taken or damaged under the power of eminent domain or condemnation. Mortgagee is hereby authorized to intervene in any such action in the names of Mortgagors, to compromise and settle any such action or claim, and to collect and receive from the condemning authorities and give proper receipts and acquittances for such proceeds. Any expenses incurred by Mortgagee in intervening in such action or compromising and settling such action or claim, or collecting such proceeds shall be reimbursed to Mortgagee first out of the proceeds. The remaining proceeds or any part thereof shall be applied to reduction of that portion of the Obligations then most remotely to be paid, whether due or not, or to the restoration or repair of the Mortgaged Property, the choice of application to be solely at the discretion of Mortgagee.
14. **FIXTURE FILING.** From the date of its recording, this Mortgage shall be effective as a financing statement filed as a fixture filing with respect to the Personal Property and for this purpose the name and address of the debtor is the name and address of Mortgagors as set forth in paragraph 20 herein and the name and address of the secured party is the name and address of the Mortgagee as set forth in paragraph 20 herein.
15. **EVENTS OF DEFAULT.** Each of the following occurrences shall constitute an event of default hereunder ("Event of Default"):
 - a) Mortgagors shall default in the due observance or performance of or breach its agreement contained in paragraph 4 hereof or shall default in the due observance or performance of or breach any other covenant, condition or agreement on its part to be observed or performed pursuant to the terms of this Mortgage.
 - b) Mortgagors shall make an assignment for the benefits of its creditors, or a petition shall be filed by or against Mortgagors under the United States Bankruptcy Code or Mortgagors shall seek or consent to or acquiesce in the appointment of any trustee, receiver or liquidator of a material part of its properties or of the Mortgaged Property or shall not, within thirty (30) days after the appointment of a trustee, receiver or liquidator of any material part of its properties or of the Mortgaged Property, have such appointment vacated.
 - c) A judgment, writ or warrant of attachment or execution, or similar process shall be entered and become a lien on or be issued or levied against the Mortgaged Property or any part thereof which is not released, vacated or fully bonded within thirty (30) days after its entry, issue or levy.
 - d) An event of default, however defined, shall occur under any other mortgage,

assignment or other security document constituting a lien on the Mortgaged Property or any part thereof.

16. **ACCELERATION; FORECLOSURE.** Upon the occurrence of any Event of Default and at any time thereafter while such Event of Default exists, Mortgagee may, at its option, after such notice as may be required by law, exercise one or more of the following rights and remedies (and any other rights and remedies available to it):

- a) Mortgagee may declare immediately due and payable all Obligations secured by this Mortgage, and the same shall thereupon be immediately due and payable, without further notice or demand.
- b) Mortgagee shall have and may exercise with respect to the Personal Property, all the rights and remedies accorded upon default to a secured party under the Iowa Uniform Commercial Code. If notice to Mortgagors of intended disposition of such property is required by law in a particular instance, such notice shall be deemed commercially reasonable if given to Mortgagors at least ten (10) days prior to the date of intended disposition.
- c) Mortgagee may (and is hereby authorized and empowered to) foreclose this Mortgage in accordance with the law of the State of Iowa, and at any time after the commencement of an action in foreclosure, or during the period of redemption, the court having jurisdiction of the case shall at the request of Mortgagee appoint a receiver to take immediate possession of the Mortgaged Property and of the Revenues and Income accruing therefrom, and to rent or cultivate the same as he may deem best for the interest of all parties concerned, and such receiver shall be liable to account to Mortgagors only for the net profits, after application of rents, issues and profits upon the costs and expenses of the receivership and foreclosure and upon the Obligations.

17. **REDEMPTION.** It is agreed that if this Mortgage covers less than ten (10) acres of land, and in the event of the foreclosure of this Mortgage and sale of the property by sheriff's sale in such foreclosure proceedings, the time of one year for redemption from said sale provided by the statutes of the State of Iowa shall be reduced to six (6) months or reduced to three (3) months if the property is not used for an agricultural purpose as defined in section 535.13. provided in all cases under this section the Mortgagee, in such action files an election to waive any deficiency judgment against Mortgagors which may arise out of the foreclosure proceedings; all to be consistent with the provisions of Chapter 628 of the Iowa Code. If the redemption period is so reduced, for the first two (2) months after sale such right of redemption shall be exclusive to the Mortgagor, and the time periods in Sections 628.5, 628.15 and 628.16 of the Iowa Code shall be reduced to three (3) months.

It is further agreed that the period of redemption after a foreclosure of this Mortgage shall be reduced to sixty (60) days if all of the three following contingencies develop: (1) The real estate is less than ten (10) acres in size; (2) the Court finds affirmatively that the said real estate has been abandoned by the owners and those persons personally liable under this Mortgage at the time of such foreclosure; and (3) Mortgagee in such action files an election to waive any deficiency judgment against Mortgagors or their successors in interest in such action. If the redemption period is so reduced, Mortgagors or their successors in interest or the owner shall have the exclusive right to redeem for the first thirty (30) days after such sale, and the time provided for redemption by creditors as provided in Sections 628.5, 628.15 and 628.16 of the Iowa Code shall be reduced to forty

(40) days. Entry of appearance by pleading or docket entry by or on behalf of Mortgagors shall be a presumption that the property is not abandoned. Any such redemption period shall be consistent with all of the provisions of Chapter 628 of the Iowa Code. This paragraph shall not be construed to limit or otherwise affect any other redemption provisions contained in Chapter 628 of the Iowa Code.

18. **ATTORNEYS' FEES.** Mortgagors shall pay on demand all costs and expenses incurred by Mortgagee in enforcing or protecting its rights and remedies hereunder, including, but not limited to, reasonable attorneys' fees and legal expenses.
19. **FORBEARANCE NOT A WAIVER, RIGHTS AND REMEDIES CUMULATIVE.** No delay by Mortgagee in exercising any right or remedy provided herein or otherwise afforded by law or equity shall be deemed a waiver of or preclude the exercise of such right or remedy, and no waiver by Mortgagee of any particular provisions of this Mortgage shall be deemed effective unless in writing signed by Mortgagee. All such rights and remedies provided for herein or which Mortgagee or the holder of the Obligations may have otherwise, at law or in equity, shall be distinct, separate and cumulative and may be exercised concurrently, independently or successively in any order whatsoever, and as often as the occasion therefor arises.
20. **NOTICES.** All notices required to be given hereunder shall be in writing and deemed given when personally delivered or deposited in the United States mail, postage prepaid, sent certified or registered, addressed as follows:
- a) If to Mortgagors, to: Triple E Holdings LLC, an Iowa limited liability company, 716 Taylor Lane, Madrid, Iowa, 50156
 - b) If to Mortgagee, to: City of Webster City, Iowa, a municipal corporation, 400 2nd Street, Webster City, Iowa, 50595
- or to such other address or person as hereafter designated in writing by the applicable party in the manner provided in this paragraph for the giving of notices.
21. **SEVERABILITY.** In the event any portion of this Mortgage shall, for any reason, be held to be invalid, illegal or unenforceable in whole or in part, the remaining provisions shall not be affected thereby and shall continue to be valid and enforceable and if, for any reason, a court finds that any provision of this Mortgage is invalid, illegal, or unenforceable as written, but that by limiting such provision it would become valid, legal and enforceable then such provision shall be deemed to be written, construed and enforced as so limited.
22. **FURTHER ASSURANCES.** At any time and from time to time until payment in full of the Obligations, Mortgagors will, at the request of Mortgagee, promptly execute and deliver to Mortgagee such additional instruments as may be reasonably required to further evidence the lien of this Mortgage and to further protect the security interest of Mortgagee with respect to the Mortgaged Property, including, but not limited to, additional security agreements, financing statements and continuation statements. Any expenses incurred by Mortgagee in connection with the recordation of any such instruments shall become additional Obligations of Mortgagors secured by this Mortgage. Such amounts shall be immediately due and payable by Mortgagors to Mortgagee.
23. **SUCCESSORS AND ASSIGNS BOUND; NUMBER; GENDER; AGENTS; CAPTIONS.** The rights, covenants and agreements contained herein shall be binding upon and inure to the benefit of the respective legal representatives, successors and assigns of the parties. Words and phrases contained herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter

gender according to the contexts. The captions and headings of the paragraphs of this Mortgage are for convenience only and are not to be used to interpret or define the provisions hereof.

24. **GOVERNING LAW.** This Mortgage shall be governed by and construed in accordance with the laws of the State of Iowa.
25. **RELEASE OF RIGHTS OF DOWER, HOMESTEAD AND DISTRIBUTIVE SHARE.** Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the Mortgaged Property and waives all rights of exemption as to any of the Mortgaged Property.
26. **ACKNOWLEDGMENT OF RECEIPT OF COPIES OF DEBT INSTRUMENT.** Mortgagors hereby acknowledge the receipt of a copy of this Mortgage together with a copy of each promissory note secured hereby.

Dated: _____.

TRIPLE E HOLDINGS, LLC – MORTGAGORS

Jesse Bannor, Member of the LLC and as an individual guarantee to this Agreement.

Stacey Bannor, Member of the LLC and as an individual guarantee to this Agreement.

STATE OF IOWA, COUNTY OF HAMILTON: ss

On this _____ day of August, 2024, before me, a Notary Public in and for the State of Iowa, personally appeared Jesse Bannor and Stacey Bannor, to me personally known, and, who, being by me duly sworn, did say that they are the Members of Triple E Holdings LLC; and that the instrument was signed and sealed on behalf of the entity, by authority of its Members and Jesse Bannor and Stacey Bannor acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the entity, by it voluntarily executed.

Notary Public in and for the State of Iowa.

STATE OF IOWA, COUNTY OF HAMILTON: ss

On this _____ day of August, 2024, before me, a Notary Public in and for the State of Iowa, personally appeared Jesse Bannor, to me personally known, and, who, being by me duly sworn, did say that they are the Manager of Triple E Holdings LLC; and that the instrument was signed and sealed on behalf of the entity, by authority of its members and Jesse Bannor acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the entity, by it voluntarily executed.

Notary Public in and for the State of Iowa.

MEMORANDUM

TO: Mayor and City Council

FROM: Brandon Bahrenfuss
John Harrenstein, City Manager

DATE: August 19, 2024

RE: Group discussion for proposed drop-off and pick-up route for Pleasant View School for the 2025 Brewer Willson Street Project

SUMMARY: City staff, School Administration, and Snyder and Associates would like to discuss the proposed detour for the pick-up and drop-off route for the 2025 Brewer Willson Street Project.

PREVIOUS COUNCIL ACTION: Amendment No. 30 was approved on April 15, 2019. Amendment No. 10A was approved on April 19, 2021. Snyder and Associates agreed to provide professional services for on-call street paving specialist.

BACKGROUND/DISCUSSION: City staff and Snyder and Associates have been working collaborative on this project narrowing down the plans and specs for the project. One item for discussion is the drop-off and pick-up route for parents to use before and during construction. Attached is an image showing the proposed route starting spring of 2025. School administration and Bus Superintendent Ted Larson would like to start the proposed route at the beginning of the school year rather than the middle of the year to create a sense of consistency and not confuse everyone when construction starts in the spring. During our meeting with school administration and Ted Larson on July 16th it was proposed by the school that the north side of Pleasant St. and both sides of the street on Willson Ave between Pleasant St and Ohio St be No Parking. This would allow vehicles to line up on Pleasant St without existing parked vehicles on the north side. Also, when traffic exists the school parking lot on Willson Ave to head north, there would be no vehicles parked on either side of the street to allow traffic to flow smoothly. The school also asked for one way traffic signs on Willson Ave between Pleasant St and Ohio St. during drop-off and pick-up times.



RECOMMENDATION: Staff recommends the City Council discuss and give feedback to staff and Snyder and Associates on proposed detour for pick-up and drop-off route for the Brewer Willson Street Project.