



AGENDA
City Council Meeting
City Hall Council Chambers - Webster City, Iowa
November 18, 2024 6:00 p.m.

This meeting will be open to the public and can be viewed live on the City Facebook page <https://www.facebook.com/cityofwebstercity/> or 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, REQUESTS

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 November 4, 2024 Regular City Council Meeting
- b. [CLAIMS](#), including Payroll ending November 2, 2024 and [FUND LIST](#)
- c. [REPORTS](#) Wastewater, Electric, Water for October 2024
- d. Police Department [ACTIVITY REPORT](#) for October 2024
- e. Fire Department [REPORT](#) for October 2024.
- f. Recommend approval for issuance of Beer & Liquor Licenses by the Iowa Department of Commerce for the following:
 - Renewal of Class C Retail Alcohol License/Outdoor Service for The Links at Webster City, 405 North Des Moines Street
 - Renewal of Class B Retail Alcohol License for Kwik Star #924, 505 Fair Meadow Drive
 - Renewal of Class C Retail Alcohol License for Wildcat Distilling Co., 626 2nd Street
 - Special Class C Retail Alcohol License – 5-Day License for Top of Iowa Lucky Wife, LLC for participation in Christmas in the City Event at Wilson Brewer Depot Park on December 7, 2024.
- g. Council Committee Reports
- h. Other reports and recommendations

City Council Meeting Agenda November 18, 2024

3. GENERAL AGENDA

a. Third Reading of an [ORDINANCE](#) amending the Code of Ordinances of the City of Webster City, Iowa, 2019, by Replacing Chapter 24, Article III Pertaining to Natural Gas Franchise, Granting to Black Hills/Iowa Gas Utility Company, LLC D/B/A Black Hills Energy, a Delaware Limited Liability Corporation, Its Lessees, Successors and Assigns, a Nonexclusive Authority for a Period of Twenty-Five (25) Years to Erect, Maintain and Operate a Gas Distribution System and any and all Necessary Mains, Pipes, Services and Other Appurtenances thereunto Appertaining in, Upon, Over, Across and Along the Streets, Alleys, Bridges and Public Places of the City, and for the Transmission, Transportation, Distribution and Sale of Natural and/or Mixed Gas for Heating, Industrial and all other Uses and Purposes in the City and for the purpose of Transmitting, Transporting and Conveying such Gas into, Through or Beyond the Immediate Limits of the City to Other Cities, Towns and Customers, and Prescribing the Terms and Conditions under which the company is to Operate.

Pass & Adopt Ordinance

b. [COUNCIL MEMORANDUM](#) [RESOLUTION](#) approving the Official City Street Financial Report. [REPORT](#)

c. [COUNCIL MEMORANDUM](#) [RESOLUTION](#) approving the Annual Urban Renewal Report. [REPORT](#)

[COUNCIL MEMORANDUM](#)

d. [RESOLUTION](#) obligating Funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of Annual Appropriation Tax Increment Financed Obligations which shall come due in the next succeeding Fiscal Year. (FAREWAY) [CERTIFICATE](#)

e. [RESOLUTION](#) obligating Funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of Annual Appropriation Tax Increment Financed Obligations which shall come due in the next succeeding Fiscal Year. (3DK Enterprises, LLC) [CERTIFICATE](#)

f. [RESOLUTION](#) obligating Funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of Annual Appropriation Tax Increment Financed Obligations which shall come due in the next succeeding Fiscal Year. (Gary & Brenda Fox) [CERTIFICATE](#)

g. [RESOLUTION](#) obligating Funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of Annual Appropriation Tax Increment Financed Obligations which shall come due in the next succeeding Fiscal Year. (First State Bank, Addition #2) [CERTIFICATE](#)

h. [RESOLUTION](#) obligating Funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of Annual Appropriation Tax Increment Financed Obligations which shall come due in the next succeeding Fiscal Year. (Peoples Credit Union) [CERTIFICATE](#)

i. [RESOLUTION](#) obligating Funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of Annual Appropriation Tax Increment Financed Obligations which shall come due in the next succeeding Fiscal Year. (Ridge Development, LLC and LMI Fund) [CERTIFICATE](#)

j. [COUNCIL MEMORANDUM](#) Motion to seek direction on 1919 Willson Avenue property as it pertains to the Brewer/Willson Street Project.

City Council Meeting Agenda November 18, 2024

k. [RESOLUTION](#) Accepting and Approving Acquisition of Property generally located at 547 2nd Street and 612 Willson Avenue in the City of Webster City, Hamilton County, Iowa.

l. [RESOLUTION](#) Accepting and Approving Acquisition of Property generally located at 408 Grove Street in the City of Webster City, Hamilton County, Iowa.

m. Motion to approve Change of Beneficiary for the Wilson Brewer Park funds. [FORM](#)

n. Motion to consider Development Agreement with Jeff Habhab Construction, Inc. for 614 First Street.
[AGREEMENT](#)

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 November 4 , 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 November 4, 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: Abbie Hansen, Megan McFarland, Matt McKinney and Logan Welch.

This meeting was open to the public and can be viewed live on the City Facebook page <https://www.facebook.com/cityofwebstercity/> or 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 Hansen and seconded by Welch to approve the agenda

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

PETITIONS- COMMUNICATIONS- REQUESTS

Paul Dahl, 1430 Kendall Young Road, thanked Council for the sidewalk installation by Kwik Store on Fair Meadow Drive. He also spoke on new types of residential housing and possible walking/biking lanes in those areas.

Mayor Hawkins gave a Proclamation on Veterans Day for November 11, 2024.

PUBLIC INFORMATION

None brought forth.

MINUTES, CLAIMS, REPORTS, LICENSES, REQUESTS

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

- a. Minutes of October 21, 2024 Regular City Council Meeting
- b. Claims , including Payroll ending October 19, 2024 and Fund List.
- c. Council Committee Reports – None brought forth.
- d. Other reports and recommendations – None brought forth.

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

GENERAL AGENDA

a. Jason VanAusdall and Harrison VanAusdall, certified building officials of Veenstra & Kimm, presented information to Council on Building Inspection Services they have been providing the City of Webster City.

City Council Meeting Minutes, November 4, 2024

b. It was moved by Welch and seconded by Hansen that the Second Reading of an Ordinance amending the Code of Ordinances of the City of Webster City, Iowa, 2019, by Replacing Chapter 24, Article III Pertaining to Natural Gas Franchise, Granting to Black Hills/Iowa Gas Utility Company, LLC D/B/A Black Hills Energy, a Delaware Limited Liability Corporation, Its Lessees, Successors and Assigns, a Nonexclusive Authority for a Period of Twenty-Five (25) Years to Erect, Maintain and Operate a Gas Distribution System and any and all Necessary Mains, Pipes, Services and Other Appurtenances thereunto Appertaining in, Upon, Over, Across and Along the Streets, Alleys, Bridges and Public Places of the City, and for the Transmission, Transportation, Distribution and Sale of Natural and/or Mixed Gas for Heating, Industrial and all other Uses and Purposes in the City and for the purpose of Transmitting, Transporting and Conveying such Gas into, Through or Beyond the Immediate Limits of the City to Other Cities, Towns and Customers, and Prescribing the Terms and Conditions under which the company is to Operate be approved.

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

c. It was moved by Welch and seconded by McKinney that Resolution No. 2024-160 approving executed Airport Management Agreement and Fixed Base Operator's Lease Agreement between Webster City Airport Commission and Storm Flying Service be passed and adopted.

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

d. It was moved by McFarland and seconded by Hansen that Resolution No. 2024-161 authorizing approval of Application for the Webster City Revitalization Plan Involving Residential Tax Abatement for Brady Hartmann at 805 Funk Street be passed and adopted.

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

e. It was moved by McKinney and seconded by Hansen that Resolution No. 2024-162 setting December 16, 2024 at 6:05 p.m. in Council Chambers at City Hall, 400 Second Street, Webster City, Iowa as the time and place for a Public Hearing on Proposed Plans and Specifications, Proposed Form of Contract and Estimate of Cost for the Construction of the 2025 Fair Meadow Drive Reconstruction Project be passed and adopted.

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

f. It was moved by Hansen and seconded by McFarland that Resolution No. 2024-163 setting December 16, 2024 at 6:05 p.m. in Council Chambers at City Hall, 400 Second Street, Webster City, Iowa as the time and place for a Public Hearing on Proposed Plans and Specifications, Proposed Form of Contract and Estimate of Cost for the Construction of the Brewer Street and Willson Avenue Improvement Project be passed and adopted.

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

g. It was moved by Welch and seconded by McKinney that Resolution No. 2024-164 approving the Conveyance of an Easement from R & R Investments, L.L.C. to the City of Webster City, Iowa, and authorizing the execution of the Easement Agreement, be passed and adopted.

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

4. OTHER ITEMS SENT TO COUNCIL

a. The City Attorney report/update for October 2024 was previously given to Council for review.

City Council Meeting Minutes, November 4, 2024

CLOSED SESSION

It was moved by Welch and seconded by McFarland that the Council meet in Closed Session to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation as provided by Chapter 21.5c. of the Code of Iowa.

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

Council went out of Open Session at 6:24 p.m.

Council took a 5-minute recess.

Council went into Closed Session at 6:29 p.m.

Council returned to Open Session at 6:53 p.m.

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

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

The November 4, 2024 Regular City Council meeting stood adjourned at 6:54 p.m.

John Hawkins, Mayor

Karyl K. Bonjour, City Clerk

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
CARLSON, DUANE (7934)							
042924	2	Adjustmen	ELECTRIC REFUND	04/29/2024	1,245.32-	02/25	601-23-80-5903-980
Total 042924:					1,245.32-		
Total CARLSON, DUANE (7934):					1,245.32-		
Total 05/06/2024:					1,245.32-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
KARIAN PETERSON POWER LINE CONTRACTING (7943)							
PAY EST #2	2	Adjustmen	PAY APP#2 - 69kV TRANSMISSION LINE REL	05/23/2024	2,378.25-	02/25	601-23-51-5562-871
Total PAY EST #2:					2,378.25-		
Total KARIAN PETERSON POWER LINE CONTRACTING (7943):					2,378.25-		
Total 06/17/2024:					2,378.25-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
CITY OF WEBSTER CITY (176)							
07082024	2	Adjustmen	INITIAL DEPOSIT - NEW FSB ACCOUNTS	07/08/2024	2,000,000.00-	02/25	001-10000
Total 07082024:					2,000,000.00-		
Total CITY OF WEBSTER CITY (176):					2,000,000.00-		
Total 07/08/2024:					2,000,000.00-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
CHIZEK LAW OFFICE (5715)							
110524	1	Invoice	CITY ATTORNEY FEES	11/05/2024	6,500.00	05/25	100-24-13-5460-212
Total 110524:					6,500.00		
Total CHIZEK LAW OFFICE (5715):					6,500.00		
inTANDEM (6526)							
2514	1	Invoice	RETAINER - NOVEMBER 2024	08/21/2024	2,440.00	05/25	100-24-12-5430-299
Total 2514:					2,440.00		
Total inTANDEM (6526):					2,440.00		
MOORE CLEANING SERVICE, LLC (2902)							
110524	1	Invoice	CLEANING SERVICES FOR CITY HALL	11/05/2024	1,300.00	05/25	100-24-36-5480-299
Total 110524:					1,300.00		
Total MOORE CLEANING SERVICE, LLC (2902):					1,300.00		
PITNEY BOWES BANK INC RESERVE ACCT (758)							
110524	1	Invoice	PREPAID POSTAGE	11/05/2024	4,500.00	05/25	100-11210
Total 110524:					4,500.00		
Total PITNEY BOWES BANK INC RESERVE ACCT (758):					4,500.00		
STORM FLYING SERVICE, INC. (911)							
110524	1	Invoice	AIRPORT MANAGER FEE - OCTOBER 2024	11/05/2024	4,583.33	05/25	205-23-45-5372-299
Total 110524:					4,583.33		
Total STORM FLYING SERVICE, INC. (911):					4,583.33		
Total 11/06/2024:					19,323.33		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
HAMILTON COUNTY CRIMESTOPPERS (5461)							
9-18-24	1	Invoice	DONATION, HAMILTON COUNTY CRIME STO	11/13/2024	5,000.00	05/25	100-21-21-5125-299
Total 9-18-24:					5,000.00		
Total HAMILTON COUNTY CRIMESTOPPERS (5461):					5,000.00		
Total 11/13/2024:					5,000.00		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
ACCREDITED SECURITY (6735)							
00002504	1	Invoice	TASER & CARTRIDGES	11/06/2024	1,173.98	05/25	100-21-21-5110-312
Total 00002504:					1,173.98		
Total ACCREDITED SECURITY (6735):					1,173.98		
AFLAC, INC. (20)							
066034	1	Invoice	AFLAC PREMIUMS	11/12/2024	2,247.56	05/25	902-11215
Total 066034:					2,247.56		
Total AFLAC, INC. (20):					2,247.56		
AGSOURCE (4458)							
PS-INV3685	1	Invoice	WATER POOL SPA ROUTE CHARGE & PS CO	10/22/2024	28.00	05/25	100-22-42-5233-299
Total PS-INV368580:					28.00		
Total AGSOURCE (4458):					28.00		
AHLERS & COONEY, P.C. (22)							
876766	1	Invoice	LEGAL SERVICES - GAS FRANCHISE	10/29/2024	6,029.19	05/25	100-23-43-5360-212
Total 876766:					6,029.19		
876767	1	Invoice	LEGAL SERVICES - ELECTRIC TRANSMISSI	10/29/2024	735.00	05/25	601-23-51-5566-871
Total 876767:					735.00		
876768	1	Invoice	LEGAL FEES - SPEED CAMERAS	10/29/2024	510.00	05/25	120-21-21-5120-212
Total 876768:					510.00		
Total AHLERS & COONEY, P.C. (22):					7,274.19		
AIR CLEANING TECHNOLOGIES, INC. (8079)							
116571	1	Invoice	AFG GRANT PROJEC - VEHICLE EXHAUST S	10/07/2024	49,700.00	05/25	100-41-22-5140-515
Total 116571:					49,700.00		
Total AIR CLEANING TECHNOLOGIES, INC. (8079):					49,700.00		
ALBERTO, KENIA (8080)							
11/5/24	1	Invoice	CUSTOMER DEPOSIT REFUND	11/05/2024	50.34	05/25	601-21011
Total 11/5/24:					50.34		
Total ALBERTO, KENIA (8080):					50.34		
AMAZON CAPITAL SERVICES (7618)							
116D-LQQY-	1	Invoice	CASE OF EMERGENCY BLANKETS	11/01/2024	62.40	05/25	100-21-21-5110-318
116D-LQQY-	2	Invoice	AUTO VENTSHADE	11/01/2024	69.99	05/25	100-21-21-5110-314
116D-LQQY-	3	Invoice	5 HOLSTER ADAPTERS	11/01/2024	79.75	05/25	100-21-21-5110-312
Total 116D-LQQY-NDT1:					212.14		
11G4-9VWR-	1	Invoice	LAPTOP CARRY CASES	11/01/2024	87.10	05/25	100-24-16-5420-311

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 11G4-9VWR-LKCC:					87.10		
11MN-3LVX-	1	Invoice	TAB DIVIDERS & BINDER	11/01/2024	25.89	05/25	100-24-14-5435-316
Total 11MN-3LVX-MQ9M:					25.89		
13Q4-FM64-	1	Invoice	INDEX CARDS	11/01/2024	26.80	05/25	100-23-42-5371-318
Total 13Q4-FM64-PHTH:					26.80		
179J-G164-N	1	Invoice	SUPPLIES FOR MEDIA ROOM	11/01/2024	171.93	05/25	100-22-12-5370-318
Total 179J-G164-NWMK:					171.93		
17JK-C7N6-	1	Invoice	TONER CARTRIDGES & PRINTER FOR BETH	11/01/2024	128.99	05/25	100-24-16-5420-399
17JK-C7N6-	2	Invoice	CELL BATTERIES	11/01/2024	16.62	05/25	100-21-21-5110-318
17JK-C7N6-	3	Invoice	PRINTER FOR BETH	11/01/2024	499.99	05/25	100-24-16-5420-399
Total 17JK-C7N6-K37X:					645.60		
19WN-NRQK	1	Invoice	NOTEBOOKS FOR PD	11/01/2024	45.35	05/25	100-21-21-5110-316
Total 19WN-NRQK-NWYC:					45.35		
19WN-NRQK	1	Invoice	RETRACTABLE REEL CORD	11/01/2024	85.99	05/25	204-23-30-5310-311
Total 19WN-NRQK-P41X:					85.99		
1CRG-LV3P-	1	Invoice	SURGE PROTECTORS W/ USB	11/01/2024	49.95	05/25	100-24-16-5420-311
Total 1CRG-LV3P-NWRH:					49.95		
1CRG-LV3P-	1	Invoice	QWORK 5' CHAIN SLING	11/01/2024	69.96	05/25	602-23-62-5662-311
Total 1CRG-LV3P-PHGM:					69.96		
1DQQ-CHM9	1	Invoice	1/2" X 100' WINCH ROPE	11/01/2024	89.99	05/25	601-23-52-5588-318
Total 1DQQ-CHM9-LKYN:					89.99		
1F7D-KQ31-	1	Invoice	6" BUTTERFLY GATE VALVE	11/01/2024	318.77	05/25	100-22-42-5233-318
1F7D-KQ31-	2	Invoice	WATERPROOF BLACK LEVEL	11/01/2024	325.50	05/25	100-22-42-5210-311
Total 1F7D-KQ31-PWTF:					644.27		
1GCY-R747-	1	Invoice	CENTER CONSOLE ARMREST ADD-ON CUP	11/01/2024	48.12	05/25	100-21-21-5110-314
Total 1GCY-R747-KYK4:					48.12		
1HDC-P6PP-	1	Invoice	FILTER FOR FRIDGE-BREAKROOM	11/01/2024	49.90	05/25	100-24-36-5480-318
Total 1HDC-P6PP-NNGL:					49.90		
1M6L-N14G-	1	Invoice	TONER FOR DODIE'S PRINTER	11/01/2024	35.99	05/25	100-24-14-5435-316
Total 1M6L-N14G-MLY4:					35.99		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
1M6L-N14G-	1	Invoice	DUAL MONITOR DESK MOUNT	11/01/2024	98.99	05/25	100-24-16-5420-399
Total 1M6L-N14G-PM7K:					98.99		
1MT7-7MLW-	1	Invoice	GIS- ROLL PAPER	11/01/2024	49.59	05/25	100-23-31-5420-318
1MT7-7MLW-	2	Invoice	STAPLER & TAPE DISPENSER KARYL	11/01/2024	15.93	05/25	100-24-14-5435-316
Total 1MT7-7MLW-QFX3:					65.52		
1NDK-7G1L-	1	Invoice	WIRE KIT	11/01/2024	25.73	05/25	100-24-16-5420-311
Total 1NDK-7G1L-L3F9:					25.73		
1P3Y-94GF-	1	Invoice	HEAT SENSOR & FIRE PULL STATION	11/01/2024	220.50	05/25	100-22-42-5233-318
Total 1P3Y-94GF-MJRK:					220.50		
1V1H-4JH6-	1	Invoice	LABELS FOR UTILITY OFFICE	11/01/2024	47.08	05/25	100-24-14-5435-316
Total 1V1H-4JH6-Q3C7:					47.08		
1WTM-F1KN	1	Invoice	HERO'S PRIDE SHIRTS - 625 & 680	11/01/2024	37.98	05/25	100-21-21-5110-312
1WTM-F1KN	2	Invoice	TIRE PRESSURE GAUGES/USB CAR CHARG	11/01/2024	110.45	05/25	100-21-21-5110-314
Total 1WTM-F1KN-NN3M:					148.43		
1X9P-FNQT-	1	Invoice	REPLACEMENT MONITORS	11/01/2024	459.92	05/25	100-24-16-5420-399
Total 1X9P-FNQT-PDYV:					459.92		
1X9P-FNQT-	1	Invoice	FILE FOLDER FOR PD	11/01/2024	80.55	05/25	100-21-21-5110-316
Total 1X9P-FNQT-PVJF:					80.55		
Total AMAZON CAPITAL SERVICES (7618):					3,435.70		
AMERICAN WATER WORKS ASSN (46)							
SO191060	1	Invoice	AWWA DUES/CITY OF WEBSTER CITY	10/25/2024	112.50	05/25	602-23-61-5930-215
SO191060	2	Invoice	AWWA DUES/CITY OF WEBSTER CITY	10/25/2024	112.50	05/25	602-23-62-5930-215
SO191060	3	Invoice	AWWA DUES/CITY OF WEBSTER CITY	10/25/2024	112.50	05/25	603-23-71-5930-215
SO191060	4	Invoice	AWWA DUES/CITY OF WEBSTER CITY	10/25/2024	112.50	05/25	603-23-70-5930-215
Total SO191060:					450.00		
Total AMERICAN WATER WORKS ASSN (46):					450.00		
ARCADIO, ANGELICA FERTO (8081)							
11/6/24	1	Invoice	CUSTOMER DEPOSIT REFUND	11/06/2024	98.39	05/25	601-21011
Total 11/6/24:					98.39		
Total ARCADIO, ANGELICA FERTO (8081):					98.39		
ARIAS, TESS (8082)							
11/8/24	1	Invoice	CUSTOMER DEPOSIT REFUND	11/08/2024	112.01	05/25	601-21011
Total 11/8/24:					112.01		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total ARIAS, TESS (8082):					112.01		
ARNOLD MOTOR SUPPLY (68)							
26NV111276	1	Invoice	ENGINE OIL FILTER	10/31/2024	23.75	05/25	204-23-30-5310-314
Total 26NV111276:					23.75		
26NV111296	1	Invoice	CABIN AIR FILTER - TK#4	10/31/2024	20.31	05/25	204-23-30-5310-314
Total 26NV111296:					20.31		
26NV111301	1	Invoice	SNOWDRIVER WINTER BLADES	10/31/2024	35.58	05/25	204-23-30-5310-314
Total 26NV111301:					35.58		
Total ARNOLD MOTOR SUPPLY (68):					79.64		
BECKSTROM CONSTRUCTION INC. (8017)							
8364	1	Invoice	BORE & PULL 3- 2.5" DUCTS - FAIRMEADOW	10/24/2024	9,360.00	05/25	540-23-30-5310-299
Total 8364:					9,360.00		
8372	1	Invoice	2022 UNDERGROUND CONVERSION PROJE	11/04/2024	216,232.82	05/25	614-23-52-5588-299
Total 8372:					216,232.82		
Total BECKSTROM CONSTRUCTION INC. (8017):					225,592.82		
BLACK HILLS ENERGY (3466)							
0976116930	1	Invoice	GAS UTILITY/LINE DEPT	11/07/2024	12.39	05/25	601-23-52-5586-234
0976116930	2	Invoice	GAS UTILITY/LINE DEPT	11/07/2024	12.39	05/25	601-23-52-5588-234
0976116930	3	Invoice	GAS UTILITY/LINE DEPT	11/07/2024	12.38	05/25	601-23-51-5566-234
Total 0976116930 11/7/24:					37.16		
5978424719	1	Invoice	GAS UTILITY/WATER PLANT SHED	11/07/2024	93.21	05/25	602-23-61-5642-234
Total 5978424719 11/7/24:					93.21		
Total BLACK HILLS ENERGY (3466):					130.37		
BOGGESS, WILLIAM (8083)							
11/8/24	1	Invoice	CUSTOMER DEPOSIT REFUND	11/08/2024	72.78	05/25	601-21011
Total 11/8/24:					72.78		
Total BOGGESS, WILLIAM (8083):					72.78		
BOMGAARS (5165)							
62194234	1	Invoice	AIR HOSE REEL, HOSE-GAGE-COUPLER	10/28/2024	216.96	05/25	204-23-30-5310-315
62194234	2	Invoice	PAINT BRUSHES & PLUGS	10/28/2024	30.14	05/25	204-23-30-5310-318
62194234	3	Invoice	2 TOTES FOR PLAZA SHADE SAILS	10/28/2024	21.98	05/25	100-24-36-5480-318
Total 62194234:					269.08		
62194266	1	Invoice	FULLER HALL SUPPLIES	10/28/2024	45.45	05/25	100-22-42-5233-318

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 62194266:					45.45		
62194323	1	Invoice	FASTENERS FOR SLUDGE PUMP LINE	10/28/2024	3.56	05/25	603-23-70-5642-318
Total 62194323:					3.56		
62194347	1	Invoice	RETURN CHAPS, TOO SMALL	10/28/2024	289.98	05/25	204-23-30-5310-312
62194347	2	Invoice	1 PR CHAPS	10/28/2024	154.99	05/25	204-23-30-5310-312
62194347	3	Invoice	OIL & 2-CYCLE OIL	10/28/2024	47.57	05/25	204-23-30-5310-314
Total 62194347:					87.42		
62194617	1	Invoice	BOLTS	10/29/2024	25.72	05/25	100-22-42-5233-318
Total 62194617:					25.72		
62194636	1	Invoice	WATER LINE REPAIR	10/29/2024	90.15	05/25	603-23-70-5642-318
Total 62194636:					90.15		
62194664	1	Invoice	RATCHET HANDLE, STRAPS AND BULK BOL	10/29/2024	105.20	05/25	100-22-42-5210-318
Total 62194664:					105.20		
62194703	1	Invoice	RETURN WATER LINE REPAIR PARTS	10/29/2024	78.16	05/25	603-23-70-5642-318
Total 62194703:					78.16		
62195072	1	Invoice	FASTENERS FOR BORING UNIT	10/30/2024	8.04	05/25	601-23-52-5935-314
Total 62195072:					8.04		
62195253	1	Invoice	GLOVE & BOLTS	10/31/2024	11.67	05/25	100-22-42-5210-318
Total 62195253:					11.67		
62195259	1	Invoice	LEVEL	10/31/2024	24.99	05/25	100-22-42-5233-311
62195259	2	Invoice	FULLER HALL SUPPLIES	10/31/2024	96.69	05/25	100-22-42-5233-318
Total 62195259:					121.68		
62195299	1	Invoice	FLOOR MATS	10/31/2024	22.99	05/25	204-23-30-5310-314
62195299	2	Invoice	WINTERIZE MOSQUITO SPRAYERS	10/31/2024	33.92	05/25	100-22-30-5230-318
Total 62195299:					56.91		
62195380	1	Invoice	BOLTS, HOOK & PICK ST, FASTENERS	10/31/2021	21.94	05/25	601-23-52-5588-318
Total 62195380:					21.94		
62195510	1	Invoice	K9 - DOG FOOD	10/31/2024	47.00	05/25	214-21-21-5110-318
Total 62195510:					47.00		
62195554	1	Invoice	TIN SNIPS, EXTENSION SET, VISE GRIPS	10/31/2024	37.97	05/25	100-22-42-5210-311

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 62195554:					37.97		
62197148	1	Invoice	CHAIN FOR SAWS	11/05/2024	153.96	05/25	601-23-52-5935-314
Total 62197148:					153.96		
62197179	1	Invoice	SAWZALL BLADES	11/05/2024	17.99	05/25	601-23-52-5588-311
Total 62197179:					17.99		
62197823	1	Invoice	CHAPS - SAFETY EQUIPMENT FOR CUTTIN	11/07/2024	154.99	05/25	601-23-52-5588-312
Total 62197823:					154.99		
Total BOMGAARS (5165):					1,005.73		
BORDER STATES INDUSTRIES INC (109)							
929187033	1	Invoice	MARKING PAINT	10/07/2024	186.43	05/25	601-23-52-5588-318
Total 929187033:					186.43		
929391360	1	Invoice	GUY GRIPS	11/11/2024	464.38	05/25	601-23-52-5588-318
Total 929391360:					464.38		
Total BORDER STATES INDUSTRIES INC (109):					650.81		
BREWER ENGINEERING CONSULTANTS, PLC (7649)							
6557	1	Invoice	HVAC SYSTEM PROJECT/CONSTRUCTION S	11/01/2024	2,200.00	05/25	539-24-36-5480-299
Total 6557:					2,200.00		
Total BREWER ENGINEERING CONSULTANTS, PLC (7649):					2,200.00		
BSN SPORTS, LLC (125)							
927469705	1	Invoice	RUBBER BBALL	10/24/2024	260.05	05/25	100-22-42-5222-318
Total 927469705:					260.05		
Total BSN SPORTS, LLC (125):					260.05		
CAPITAL SANITARY SUPPLY (6096)							
C395904A	1	Invoice	LAUNDRY SUPPLIES	11/06/2024	28.90	05/25	100-22-42-5233-318
Total C395904A:					28.90		
C396744	1	Invoice	CARDIO/WT ROOM CLEANING SUPPLIES	11/06/2024	84.95	05/25	100-22-42-5233-318
Total C396744:					84.95		
Total CAPITAL SANITARY SUPPLY (6096):					113.85		
CENTURY LINK (4614)							
110124	1	Invoice	ALARM CIRCUIT LINE	11/01/2024	148.00	05/25	100-21-22-5140-230
Total 110124:					148.00		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total CENTURY LINK (4614):					148.00		
CITY OF WEBSTER CITY (176)							
10/25/24+1	1	Invoice	CITY UTILITIES	10/25/2024	290.65	05/25	603-23-71-5662-233
Total 10/25/24+1:					290.65		
Total CITY OF WEBSTER CITY (176):					290.65		
CLEAN ALL (7699)							
29069	1	Invoice	CLEANING SERVICES-FULLER HALL LOCKE	10/31/2024	853.15	05/25	100-22-42-5233-299
Total 29069:					853.15		
Total CLEAN ALL (7699):					853.15		
COMBINED SYSTEMS TECH, INC. (4548)							
168351	1	Invoice	FIREWALL SUPPORT	10/31/2024	67.50	05/25	100-24-16-5420-212
Total 168351:					67.50		
Total COMBINED SYSTEMS TECH, INC. (4548):					67.50		
CTI READY MIX, INC. (7518)							
124322	1	Invoice	NOKOMIS DUGOUTS (NORTH FIELD)	10/24/2024	409.75	05/25	100-22-42-5210-880
Total 124322:					409.75		
124446	1	Invoice	NOKOMIS DUGOUT PROJECT	10/28/2024	1,593.00	05/25	100-22-42-5210-880
Total 124446:					1,593.00		
Total CTI READY MIX, INC. (7518):					2,002.75		
CTS LANGUAGE LINK (6323)							
283959	1	Invoice	TELE LANGUAGE TRANSLATION/PD	11/01/2024	369.96	05/25	100-21-21-5110-225
Total 283959:					369.96		
Total CTS LANGUAGE LINK (6323):					369.96		
CULLIGAN FORT DODGE (207)							
15545 10/31/	1	Invoice	AIRPORT-SOFT WATER SERVICE	10/31/2024	121.71	05/25	205-23-45-5372-299
Total 15545 10/31/24:					121.71		
Total CULLIGAN FORT DODGE (207):					121.71		
CUSTOM NETTING (8084)							
INVCE-3882	1	Invoice	MINI PITCH NETTING	08/02/2024	1,379.20	05/25	100-22-42-5210-318
Total INVCE-38828:					1,379.20		
Total CUSTOM NETTING (8084):					1,379.20		
DAILY FREEMAN JOURNAL, INC. (211)							
0490MAL000	1	Invoice	FULLER HALL SUBSCRIPTION	11/01/2024	197.60	05/25	100-22-42-5233-215

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 0490MAL0001 005447:					197.60		
Total DAILY FREEMAN JOURNAL, INC. (211):					197.60		
DAKOTA RIGGERS & TOOL SUPPLY, INC. (8085)							
0678426-IN	1	Invoice	REEL LIFTING SLING	11/07/2024	512.28	05/25	601-23-52-5588-318
Total 0678426-IN:					512.28		
Total DAKOTA RIGGERS & TOOL SUPPLY, INC. (8085):					512.28		
DELL MARKETING L.P. (221)							
1077949190	1	Invoice	LITHIUM ION REPLACEMENT BATTERY	10/30/2024	33.59	05/25	100-24-16-5420-317
Total 10779491908:					33.59		
Total DELL MARKETING L.P. (221):					33.59		
DES MOINES STAMP MANUFACTURING (228)							
1240662	1	Invoice	NOTARY STAMP - DEDRA NERLAND	11/05/2024	34.00	05/25	100-24-30-5380-318
Total 1240662:					34.00		
1240711	1	Invoice	NOTARY STAMP - MADISON N GAFKJEN	11/06/2024	34.00	05/25	100-21-21-5180-316
Total 1240711:					34.00		
Total DES MOINES STAMP MANUFACTURING (228):					68.00		
DINGES FIRE COMPANY (7782)							
60828	1	Invoice	HYDRANT WRENCHES	10/28/2024	167.43	05/25	100-21-22-5140-311
Total 60828:					167.43		
Total DINGES FIRE COMPANY (7782):					167.43		
DIXON, HUNTER (8086)							
11/12/24	1	Invoice	CUSTOMER DEPOSIT REFUND	11/12/2024	31.98	05/25	601-21011
Total 11/12/24:					31.98		
Total DIXON, HUNTER (8086):					31.98		
DON'S PEST CONTROL (3349)							
8483	1	Invoice	PEST CONTROL/WATER PLANT	11/07/2024	51.00	05/25	602-23-61-5651-299
Total 8483:					51.00		
Total DON'S PEST CONTROL (3349):					51.00		
DOOLITTLE OIL COMPANY, INC. (243)							
89100	1	Invoice	CHAINSAW GAS & WASHER FLUID	10/30/2024	25.67	05/25	601-23-52-5935-315
Total 89100:					25.67		
Total DOOLITTLE OIL COMPANY, INC. (243):					25.67		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
ECHO GROUP, INC. (6306)							
S010888165.	1	Invoice	EXCHANGE KLN SCREWDRIVER	10/23/2024	.00	05/25	601-23-52-5588-311
Total S010888165.001:					.00		
S010889154.	1	Invoice	SINGLE EYE SUPPORT	10/23/2024	31.12	05/25	204-23-30-5310-318
S010889154.	2	Invoice	PHOTO EYES - LINE STOCK	10/23/2024	161.16	05/25	601-23-52-5588-318
Total S010889154.001:					192.28		
S010893885.	1	Invoice	GFCI BREAKER - ST DEPT	10/29/2024	250.90	05/25	204-23-30-5310-318
Total S010893885.001:					250.90		
S010903506.	1	Invoice	T8 LED BULBS - FIRE STATION	11/05/2024	367.50	05/25	100-21-22-5140-310
Total S010903506.003:					367.50		
Total ECHO GROUP, INC. (6306):					810.68		
EMPLOYEE BENEFIT SYSTEMS (4707)							
000045033	1	Invoice	INSURANCE PREM - DECEMBER	11/05/2024	15,138.00	05/25	902-11100
000045033	2	Invoice	INSURANCE PREM - DECEMBER	11/05/2024	114,274.92	05/25	902-11215
Total 000045033:					129,412.92		
Total EMPLOYEE BENEFIT SYSTEMS (4707):					129,412.92		
FLATIRON CRANE OPERATING COMPANY LLC (7791)							
163084	1	Invoice	ANNUAL INSPECTIONS	10/30/2024	505.20	05/25	603-23-70-5653-299
163084	2	Invoice	ANNUAL INSPECTIONS	10/30/2024	505.20	05/25	602-23-61-5651-299
Total 163084:					1,010.40		
Total FLATIRON CRANE OPERATING COMPANY LLC (7791):					1,010.40		
GERBER AUTO CARE (342)							
148294	1	Invoice	REPLACE HEADLIGHT BULB 2209	10/31/2024	48.98	05/25	100-21-21-5110-227
Total 148294:					48.98		
148319	1	Invoice	REPLACE REAR DRUMS & BRAKE PADS ON	11/04/2024	544.45	05/25	100-21-21-5110-227
Total 148319:					544.45		
148357	1	Invoice	ROTATE TIRES ON 2022 RAM - 2210	11/07/2024	108.42	05/25	100-21-21-5110-227
Total 148357:					108.42		
Total GERBER AUTO CARE (342):					701.85		
GRAINGER (3288)							
9285296027	1	Invoice	PARTS FOR LIME SLAKER (BOND)	10/17/2024	232.16	05/25	621-23-61-5652-299
Total 9285296027:					232.16		
9296929988	1	Invoice	PARTS FOR LIME SLAKER (BOND)	10/29/2024	52.10	05/25	621-23-61-5652-299

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 9296929988:					52.10		
9301170743	1	Invoice	PARTS FOR LIME SLAKER (BOND)	10/31/2024	56.59	05/25	621-23-61-5652-299
Total 9301170743:					56.59		
Total GRAINGER (3288):					340.85		
GRIMES ASPHALT & PAVING CORP. (1837)							
26509	1	Invoice	Cold mix 5.67 TON4.64T	10/09/2024	719.20	05/25	204-23-30-5310-318
Total 26509:					719.20		
Total GRIMES ASPHALT & PAVING CORP. (1837):					719.20		
HAMILTON COUNTY PUBLIC HEALTH (1866)							
10/24/24 - FL	1	Invoice	EMPLOYEE FLU SHOTS	10/24/2024	915.00	05/25	902-41-14-5440-299
Total 10/24/24 - FLU SHOTS:					915.00		
Total HAMILTON COUNTY PUBLIC HEALTH (1866):					915.00		
HAMILTON COUNTY SOLID WASTE (375)							
10012024-04	1	Invoice	4TH QTR 2024 ASSESSMENT	10/01/2024	8,842.25	05/25	100-23-30-5340-236
Total 10012024-04:					8,842.25		
346001	1	Invoice	TRASH DISPOSAL	11/05/2024	63.96	05/25	601-23-52-5588-236
Total 346001:					63.96		
Total HAMILTON COUNTY SOLID WASTE (375):					8,906.21		
HEIMAN FIRE EQUIPMENT, INC. (392)							
0936232-IN	1	Invoice	NOZZLE REPLACE ON E33	10/30/2024	1,634.30	05/25	100-21-22-5140-314
Total 0936232-IN:					1,634.30		
Total HEIMAN FIRE EQUIPMENT, INC. (392):					1,634.30		
HELP, ENTERTAIN AND RESTORE (5460)							
11-1-24	1	Invoice	HOTEL/MOTEL GRANT - RD27 FINAL	11/01/2024	25,000.00	05/25	208-23-36-5393-299
Total 11-1-24:					25,000.00		
Total HELP, ENTERTAIN AND RESTORE (5460):					25,000.00		
HEUSS PRINTING, INC. (7004)							
154327	1	Invoice	GAS UTILITY POSTCARDS	10/29/2024	566.98	05/25	100-24-11-5410-318
Total 154327:					566.98		
Total HEUSS PRINTING, INC. (7004):					566.98		
IOWA COMMUNICATIONS NETWORK (7419)							
709640	1	Invoice	ICN CONNECTION FEES FOR ALL CITY RADI	11/04/2024	45.20	05/25	204-24-16-5930-299
709640	2	Invoice	ICN CONNECTION FEES FOR ALL CITY RADI	11/04/2024	180.80	05/25	100-24-16-5420-299

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 709640:					226.00		
Total IOWA COMMUNICATIONS NETWORK (7419):					226.00		
IOWA DEPT OF NATURAL RESOURCES (466)							
12069	7/24/2	1 Invoice	DRINKING WATER DIST 1 RENEWAL + LATE	07/24/2023	78.00	05/25	602-23-62-5930-215
Total 12069 7/24/23:					78.00		
Total IOWA DEPT OF NATURAL RESOURCES (466):					78.00		
IOWA DEPT OF PUBLIC SAFETY (468)							
1153	1 Invoice	QTRLY JULY2024-SEPTEMBER2024	IOWA SY	09/10/2024	1,309.50	05/25	100-21-21-5180-225
Total 1153:					1,309.50		
Total IOWA DEPT OF PUBLIC SAFETY (468):					1,309.50		
IOWA LEAGUE OF CITIES (481)							
103782	1 Invoice	GOVLNVEST COMPE MODULE - SALARY SU		10/30/2024	3,500.00	05/25	100-24-12-5430-299
Total 103782:					3,500.00		
Total IOWA LEAGUE OF CITIES (481):					3,500.00		
IOWA RURAL WATER ASSOCIATION (491)							
72397	1 Invoice	MEMBERSHIP DUES THRU 12.31.25		11/02/2024	227.50	05/25	603-23-70-5930-215
72397	2 Invoice	MEMBERSHIP DUES THRU 12.31.25		11/02/2024	227.50	05/25	602-23-61-5930-215
Total 72397:					455.00		
Total IOWA RURAL WATER ASSOCIATION (491):					455.00		
KINNETZ SIGNS (547)							
10/28/24	1 Invoice	26" TRUCK DOOR LOGO DECAL		10/28/2024	75.00	05/25	204-21-30-5120-318
Total 10/28/24:					75.00		
Total KINNETZ SIGNS (547):					75.00		
LAMPERT LUMBER (564)							
2810563-019	1 Invoice	SPEED FILL ELASTIC CRACK FILLER		10/14/2024	12.99	05/25	603-23-71-5662-318
Total 2810563-019:					12.99		
2819784	1 Invoice	QUIKRETE- STORM SEWER OUTFLOW PIPE		10/17/2024	21.96	05/25	204-23-30-5330-318
Total 2819784:					21.96		
2843528	1 Invoice	INTAKE REPAIR MATERIALS - 1ST & WILLSO		10/29/2024	41.95	05/25	204-23-30-5330-318
Total 2843528:					41.95		
2845772	1 Invoice	INTAKE REPAIR MATERIALS - 1ST & WILLSO		10/30/2024	39.97	05/25	204-23-30-5330-318
Total 2845772:					39.97		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total LAMPERT LUMBER (564):					116.87		
LARSON, JOHN C (8072)							
10/30/24	1	Invoice	REFUND	10/30/2024	634.45	05/25	601-23-80-5903-980
Total 10/30/24:					634.45		
Total LARSON, JOHN C (8072):					634.45		
LINCOLN AQUATICS (6202)							
42165339	1	Invoice	LIFEGUARD CHAIR	10/30/2024	5,594.59	05/25	100-22-42-5242-310
Total 42165339:					5,594.59		
Total LINCOLN AQUATICS (6202):					5,594.59		
MHC KENWORTH (7673)							
T0110560038	1	Invoice	R35 REPAIR POWER STEERING	11/07/2024	2,467.61	05/25	100-21-22-5140-227
Total T01105600384255:					2,467.61		
Total MHC KENWORTH (7673):					2,467.61		
MIDAMERICAN ENERGY (629)							
559379417	1	Invoice	BOOSTER STATION ELECTRICITY	10/25/2024	111.46	05/25	602-23-62-5662-237
Total 559379417:					111.46		
Total MIDAMERICAN ENERGY (629):					111.46		
MIDWEST FENCE & GATE CO., INC. (1479)							
515585	1	Invoice	FENCE @ SPLASHPAD	10/31/2024	1,500.89	05/25	100-22-42-5210-880
Total 515585:					1,500.89		
Total MIDWEST FENCE & GATE CO., INC. (1479):					1,500.89		
MISSISSIPPI LIME COMPANY (652)							
CD36788	1	Invoice	QUICKLIME	11/05/2024	7,671.40	05/25	602-23-61-5641-318
Total CD36788:					7,671.40		
Total MISSISSIPPI LIME COMPANY (652):					7,671.40		
MOORE CLEANING SERVICE, LLC (2902)							
111824	1	Invoice	CLEANING SERVICES FOR CITY HALL	11/18/2024	1,300.00	05/25	100-24-36-5480-299
Total 111824:					1,300.00		
Total MOORE CLEANING SERVICE, LLC (2902):					1,300.00		
MOTOROLA SOLUTIONS, INC. (5413)							
8282000278	1	Invoice	RADIO R35	11/14/2024	4,784.54	05/25	100-41-22-5140-515
Total 8282000278:					4,784.54		
8282001713	1	Invoice	RADIO R35	10/16/2024	932.50	05/25	100-41-22-5140-515

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 8282001713:					932.50		
Total MOTOROLA SOLUTIONS, INC. (5413):					5,717.04		
MURPHY TRACTOR & EQUIPMENT CO. (1429)							
2328696	1	Invoice	HYD SEAL GRADER#11	10/15/2024	192.30	05/25	204-23-30-5310-314
Total 2328696:					192.30		
2335006	1	Invoice	GRADER #11 REPAIR	10/25/2024	239.32	05/25	204-23-30-5310-314
Total 2335006:					239.32		
Total MURPHY TRACTOR & EQUIPMENT CO. (1429):					431.62		
NAPA AUTO PARTS (677)							
993502	1	Invoice	CAP NUT	10/15/2024	7.98	05/25	204-23-30-5310-314
Total 993502:					7.98		
993506	1	Invoice	GRADER #11 ADAPTER & CAP NUT RETURN	10/15/2024	16.00	05/25	204-23-30-5310-314
Total 993506:					16.00		
993726	1	Invoice	FUEL ISLAND FILTER	10/18/2024	14.89	05/25	204-23-30-5310-315
Total 993726:					14.89		
994066	1	Invoice	RIVETS FOR SIGN WORK	10/25/2024	25.99	05/25	204-21-30-5120-318
Total 994066:					25.99		
994342	1	Invoice	SHFT LINKGE BUSHINGS	10/30/2024	140.37	05/25	601-23-52-5588-318
Total 994342:					140.37		
994362	1	Invoice	RETURN COIL CORD	10/30/2024	130.38-	05/25	601-23-52-5588-318
Total 994362:					130.38-		
Total NAPA AUTO PARTS (677):					74.85		
NORTH CENTRAL IOWA SERVICE, LLC (7685)							
14021	1	Invoice	CO2 UNIT REPAIR	10/31/2024	260.00	05/25	602-23-61-5651-299
Total 14021:					260.00		
Total NORTH CENTRAL IOWA SERVICE, LLC (7685):					260.00		
NORTH CENTRAL TURF, INC. (703)							
12159	1	Invoice	BLACK DIRT	10/31/2024	490.80	05/25	601-23-52-5588-318
Total 12159:					490.80		
Total NORTH CENTRAL TURF, INC. (703):					490.80		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
ONE SOURCE (7527)							
1863351	1	Invoice	BACKGROUND CHECK	10/30/2024	22.00	05/25	100-23-42-5371-299
Total 1863351:					22.00		
Total ONE SOURCE (7527):					22.00		
OPG-3 INC. (6482)							
8289	1	Invoice	UPDATE CERTIFICATE	10/30/2024	205.00	05/25	100-24-16-5420-215
Total 8289:					205.00		
Total OPG-3 INC. (6482):					205.00		
O'REILLY AUTOMOTIVE, INC. (727)							
0357-208912	1	Invoice	TK#22 LIGHTS	10/22/2024	6.09	05/25	204-23-30-5310-314
Total 0357-208912:					6.09		
0357-210034	1	Invoice	CAPSULE 1903	11/03/2024	20.32	05/25	100-21-21-5110-314
Total 0357-210034:					20.32		
Total O'REILLY AUTOMOTIVE, INC. (727):					26.41		
OVERHEAD DOOR COMPANY (732)							
64896	1	Invoice	FIXED ROLLER AND GARAGE DOOR SENSO	10/29/2024	241.15	05/25	603-23-70-5652-226
Total 64896:					241.15		
Total OVERHEAD DOOR COMPANY (732):					241.15		
PEPSI-COLA (7435)							
12262003	1	Invoice	POP & GATORADE FOR RESALE-FULLER HA	11/07/2024	183.40	05/25	100-22-42-5233-323
Total 12262003:					183.40		
Total PEPSI-COLA (7435):					183.40		
PLASTIC RECYCLING/IOWA FALLS, INC (7291)							
0147091-IN	1	Invoice	MALIBU BENCH / CARLSON	10/28/2024	559.76	05/25	100-22-42-5210-318
Total 0147091-IN:					559.76		
Total PLASTIC RECYCLING/IOWA FALLS, INC (7291):					559.76		
PLATINUM CONNECT, LLC. (7663)							
1029360	1	Invoice	FULLER HALL INTERNET & TV INSTALL & SE	11/01/2024	678.80	05/25	100-22-42-5233-230
Total 1029360:					678.80		
1030539	1	Invoice	TELEPHONE SERVICE	11/01/2024	46.06	05/25	100-24-12-5430-230
1030539	2	Invoice	TELEPHONE SERVICE	11/01/2024	46.06	05/25	100-24-14-5435-230
1030539	3	Invoice	TELEPHONE SERVICE	11/01/2024	46.06	05/25	100-24-30-5380-230
1030539	4	Invoice	TELEPHONE SERVICE	11/01/2024	46.06	05/25	100-23-42-5371-230
1030539	5	Invoice	TELEPHONE SERVICE	11/01/2024	46.06	05/25	601-23-52-5588-230
1030539	6	Invoice	TELEPHONE SERVICE	11/01/2024	46.06	05/25	100-22-42-5233-230
1030539	7	Invoice	TELEPHONE SERVICE	11/01/2024	46.06	05/25	204-23-30-5310-230

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
1030539	8	Invoice	TELEPHONE SERVICE	11/01/2024	46.06	05/25	603-23-70-5642-230
1030539	9	Invoice	TELEPHONE SERVICE	11/01/2024	46.06	05/25	602-23-61-5642-230
1030539	10	Invoice	TELEPHONE SERVICE	11/01/2024	18.85	05/25	100-21-22-5140-230
1030539	11	Invoice	TELEPHONE SERVICE	11/01/2024	143.99	05/25	100-21-21-5110-230
Total 1030539:					577.38		
Total PLATINUM CONNECT, LLC. (7663):					1,256.18		
PLUMB SUPPLY CO. INC. (761)							
S100692106.	1	Invoice	PARTS FOR LIME SLAKER	10/30/2024	4.80	05/25	621-23-61-5652-299
Total S100692106.001:					4.80		
S100695107.	1	Invoice	PARTS FOR LIME SLAKER	10/31/2024	13.18	05/25	621-23-61-5652-299
Total S100695107.001:					13.18		
Total PLUMB SUPPLY CO. INC. (761):					17.98		
PRAIRIE ENERGY COOPERATIVE (768)							
22685 11/7/2	1	Invoice	AIRPORT ELECTRICITY	11/07/2024	615.19	05/25	205-23-45-5372-237
Total 22685 11/7/24:					615.19		
Total PRAIRIE ENERGY COOPERATIVE (768):					615.19		
QUILL LLC (7936)							
41258566	1	Invoice	PAPER/OFFICE SUPPLIES	10/25/2024	414.90	05/25	100-24-12-5430-316
Total 41258566:					414.90		
Total QUILL LLC (7936):					414.90		
RAMIREZ, FRANCISCO JOSUE RIVERA (8087)							
11/7/24	1	Invoice	METER DEPOSIT REFUND	11/07/2024	28.77	05/25	601-21011
Total 11/7/24:					28.77		
Total RAMIREZ, FRANCISCO JOSUE RIVERA (8087):					28.77		
RIVER CITY COMMUNICATIONS, INC (818)							
105124	1	Invoice	REFURBISHED PHONE - INTERVIEW ROOM	11/05/2024	149.88	05/25	100-21-21-5110-318
Total 105124:					149.88		
Total RIVER CITY COMMUNICATIONS, INC (818):					149.88		
SCULLY SERVICES LLC (7924)							
720	1	Invoice	VAC PITS - EAST LIFT STATION	11/01/2024	1,415.00	05/25	603-23-70-5653-299
Total 720:					1,415.00		
Total SCULLY SERVICES LLC (7924):					1,415.00		
SHUTTLEWORTH & INGERSOLL, P.L.C. (6731)							
4602084	1	Invoice	PROF SERVICES- PINHOLE LEAKS	11/06/2024	77.00	05/25	602-23-61-5930-212

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 4602084:					77.00		
Total SHUTTLEWORTH & INGERSOLL, P.L.C. (6731):					77.00		
SNYDER & ASSOCIATES (2951)							
122.0346.01-	1	Invoice	ENG - FAIR MEADOW DRIVE RECON - DM T	10/31/2024	17,897.19	05/25	540-23-30-5310-299
Total 122.0346.01-25:					17,897.19		
124.0534.01-	1	Invoice	ENG - 2025 HMA	10/31/2024	4,871.04	05/25	525-23-30-5310-299
Total 124.0534.01-6:					4,871.04		
124.0690.01-	1	Invoice	ENG - FAIR MEADOW - PHASE 2 DM TO ROD	10/31/2024	23,575.86	05/25	542-23-30-5310-299
Total 124.0690.01-5:					23,575.86		
Total SNYDER & ASSOCIATES (2951):					46,344.09		
SOUTHERN SOURCE INDUSTRIES, INC. (7662)							
SO1357-02	1	Invoice	TURF KING WEED KILLER	10/15/2024	572.31	05/25	601-23-52-5588-318
Total SO1357-02:					572.31		
Total SOUTHERN SOURCE INDUSTRIES, INC. (7662):					572.31		
STATE HYGIENIC LABORATORY (423)							
290018	1	Invoice	WASTEWATER TESTING	10/31/2021	1,859.50	05/25	603-23-70-5923-212
Total 290018:					1,859.50		
290019	1	Invoice	WATER PLANT TESTING	10/31/2024	193.50	05/25	602-23-61-5651-299
Total 290019:					193.50		
Total STATE HYGIENIC LABORATORY (423):					2,053.00		
THE IOWA OUTDOORS STORE, LLC (7104)							
10309/1	1	Invoice	MOWER PARTS	11/05/2024	261.73	05/25	100-23-42-5371-314
Total 10309/1:					261.73		
Total THE IOWA OUTDOORS STORE, LLC (7104):					261.73		
THE TILE PROS, INC. (2701)							
WO-1573	1	Invoice	VALVE REPLACEMENT - FREEZE LINE	09/19/2024	514.01	05/25	625-23-62-5902-299
Total WO-1573:					514.01		
Total THE TILE PROS, INC. (2701):					514.01		
THE TRASHMAN, LLC (943)							
774-1761	1	Invoice	TRASH SERVICE	10/31/2024	50.00	05/25	100-24-36-5480-236
774-1761	2	Invoice	TRASH SERVICE	10/31/2024	50.00	05/25	100-22-42-5280-236
774-1761	3	Invoice	TRASH SERVICE	10/31/2024	50.00	05/25	204-23-30-5310-236
774-1761	4	Invoice	TRASH SERVICE	10/31/2024	50.00	05/25	100-21-22-5140-236
774-1761	5	Invoice	TRASH SERVICE	10/31/2024	50.00	05/25	100-22-42-5233-236

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
774-1761	6	Invoice	TRASH SERVICE	10/31/2024	50.00	05/25	601-23-52-5588-236
774-1761	7	Invoice	TRASH SERVICE	10/31/2024	50.00	05/25	603-23-70-5642-236
774-1761	8	Invoice	TRASH SERVICE	10/31/2024	50.00	05/25	100-22-42-5210-236
774-1761	9	Invoice	TRASH SERVICE	10/31/2024	50.00	05/25	602-23-61-5642-236
774-1761	10	Invoice	TRASH SERVICE	10/31/2024	50.00	05/25	205-23-45-5372-236
Total 774-1761:					500.00		
774-1762	1	Invoice	DROP BOX CHARGES	10/31/2024	88.00	05/25	100-23-30-5340-235
Total 774-1762:					88.00		
774-1763	1	Invoice	CURB RECYCLING - OCTOBER 2024	10/31/2024	12,652.50	05/25	100-23-30-5340-235
Total 774-1763:					12,652.50		
Total THE TRASHMAN, LLC (943):					13,240.50		
TIMM'S AUTO BODY (953)							
Z0185395-00	1	Invoice	REPAIR 2021 CHEVY SILVERADO	09/16/2024	4,795.93	05/25	204-23-30-5310-227
Total Z0185395-001:					4,795.93		
Total TIMM'S AUTO BODY (953):					4,795.93		
TMI SERVICES, INC. (954)							
16595	1	Invoice	PORTABLE TOILET RENTAL-PARKS	11/01/2024	249.00	05/25	100-22-42-5210-299
Total 16595:					249.00		
Total TMI SERVICES, INC. (954):					249.00		
TOLLE AUTOMOTIVE, INC. (3188)							
2888	1	Invoice	TIRE REPAIR ON VAC UNIT	10/30/2024	25.50	05/25	601-23-52-5935-227
Total 2888:					25.50		
2892	1	Invoice	GRAVELY TIRE REPAIR	10/30/2024	75.89	05/25	100-23-42-5371-227
2892	2	Invoice	CREDIT INV 2728 (Paid twice)	10/30/2024	30.35-	05/25	100-23-42-5371-227
Total 2892:					45.54		
2914	1	Invoice	Tk#1 TIRE REPAIR	11/04/2024	46.88	05/25	601-23-52-5935-227
Total 2914:					46.88		
Total TOLLE AUTOMOTIVE, INC. (3188):					117.92		
TONY'S TIRE SERVICE (958)							
153193	1	Invoice	FINANCE CHARGE	09/25/2024	11.91	05/25	204-23-30-5310-227
Total 153193:					11.91		
153442	1	Invoice	OLD FINANCE CHARGE	10/25/2024	14.40	05/25	204-23-30-5310-227
Total 153442:					14.40		
185477	1	Invoice	TK#27 REPAIR	10/11/2024	348.70	05/25	204-23-30-5310-227

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 185477:					348.70		
185651	1	Invoice	TK#23 REPAIR	10/28/2024	1,816.30	05/25	204-23-30-5310-227
Total 185651:					1,816.30		
Total TONY'S TIRE SERVICE (958):					2,191.31		
UNITED COOPERATIVE (979)							
0054894	1	Invoice	DEF (Diesel Exhaust Fluid) & DUMP SET UP	10/21/2024	1,473.39	05/25	204-23-30-5310-315
Total 0054894:					1,473.39		
12413	1	Invoice	GAS REPORT	10/01/2024	795.40	05/25	100-21-21-5110-315
12413	2	Invoice	GAS REPORT	10/01/2024	34.07	05/25	100-21-22-5140-315
12413	3	Invoice	GAS REPORT	10/01/2024	221.99	05/25	204-23-30-5310-315
12413	4	Invoice	GAS REPORT	10/01/2024	51.34	05/25	603-23-70-5935-315
12413	5	Invoice	GAS REPORT	10/01/2024	68.92	05/25	602-23-61-5935-315
12413	6	Invoice	GAS REPORT	10/01/2024	21.16	05/25	100-24-14-5436-232
12413	7	Invoice	GAS REPORT	10/01/2024	312.84	05/25	601-23-52-5935-315
12413	8	Invoice	GAS REPORT	10/01/2024	43.95	05/25	601-23-80-5935-315
12413	9	Invoice	GAS REPORT	10/01/2024	43.95	05/25	602-23-80-5935-315
12413	10	Invoice	GAS REPORT	10/01/2024	184.89	05/25	100-22-42-5210-315
12413	11	Invoice	GAS REPORT	10/01/2024	184.89	05/25	100-23-42-5371-315
12413	12	Invoice	GAS REPORT	10/01/2024	143.12	05/25	100-24-14-5435-315
Total 12413:					2,106.52		
12414	1	Invoice	DIESEL REPORT	10/01/2024	63.72	05/25	100-21-22-5140-315
12414	2	Invoice	DIESEL REPORT	10/01/2024	946.89	05/25	204-23-30-5310-315
12414	3	Invoice	DIESEL REPORT	10/01/2024	720.53	05/25	601-23-52-5935-315
12414	4	Invoice	DIESEL REPORT	10/01/2024	855.66	05/25	100-24-14-5435-315
Total 12414:					2,586.80		
12536	1	Invoice	GAS REPORT	10/14/2024	1,838.96	05/25	100-21-21-5110-315
12536	2	Invoice	GAS REPORT	10/14/2024	60.91	05/25	100-21-22-5140-315
12536	3	Invoice	GAS REPORT	10/14/2024	438.09	05/25	204-23-30-5310-315
12536	4	Invoice	GAS REPORT	10/14/2024	216.48	05/25	603-23-70-5935-315
12536	5	Invoice	GAS REPORT	10/14/2024	87.32	05/25	602-23-61-5935-315
12536	6	Invoice	GAS REPORT	10/14/2024	48.80	05/25	100-24-14-5436-232
12536	7	Invoice	GAS REPORT	10/14/2024	35.96	05/25	100-21-18-5190-315
12536	8	Invoice	GAS REPORT	10/14/2024	381.95	05/25	601-23-52-5935-315
12536	9	Invoice	GAS REPORT	10/14/2024	38.34	05/25	601-23-80-5935-315
12536	10	Invoice	GAS REPORT	10/14/2024	38.34	05/25	602-23-80-5935-315
12536	11	Invoice	GAS REPORT	10/14/2024	562.48	05/25	100-22-42-5210-315
12536	12	Invoice	GAS REPORT	10/14/2024	242.90	05/25	100-24-14-5435-315
Total 12536:					3,990.53		
12610	1	Invoice	DIESEL REPORT	10/21/2024	104.72	05/25	100-24-14-5435-315
12610	2	Invoice	DIESEL REPORT	10/21/2024	1,230.30	05/25	204-23-30-5310-315
12610	3	Invoice	DIESEL REPORT	10/21/2024	103.68	05/25	602-23-61-5935-315
12610	4	Invoice	DIESEL REPORT	10/21/2024	805.92	05/25	601-23-52-5935-315
12610	5	Invoice	DIESEL REPORT	10/21/2024	157.74	05/25	100-22-42-5210-315
12610	6	Invoice	DIESEL REPORT	10/21/2024	603.01	05/25	100-24-14-5435-315

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 12610:					3,005.37		
12653	1	Invoice	GAS REPORT	10/28/2024	893.97	05/25	100-21-21-5110-315
12653	2	Invoice	GAS REPORT	10/28/2024	42.48	05/25	100-21-22-5140-315
12653	3	Invoice	GAS REPORT	10/28/2024	207.81	05/25	204-23-30-5310-315
12653	4	Invoice	GAS REPORT	10/28/2024	42.28	05/25	603-23-70-5935-315
12653	5	Invoice	GAS REPORT	10/28/2024	42.28	05/25	602-23-61-5935-315
12653	6	Invoice	GAS REPORT	10/28/2024	29.18	05/25	100-24-14-5436-232
12653	7	Invoice	GAS REPORT	10/28/2024	43.27	05/25	100-21-18-5190-315
12653	8	Invoice	GAS REPORT	10/28/2024	311.62	05/25	601-23-52-5935-315
12653	9	Invoice	GAS REPORT	10/28/2024	31.36	05/25	601-23-80-5935-315
12653	10	Invoice	GAS REPORT	10/28/2024	31.36	05/25	602-23-80-5935-315
12653	11	Invoice	GAS REPORT	10/28/2024	262.20	05/25	100-22-42-5210-315
12653	12	Invoice	GAS REPORT	10/28/2024	160.38	05/25	100-24-14-5435-315
Total 12653:					2,098.19		
Total UNITED COOPERATIVE (979):					15,260.80		
US CELLULAR (986)							
0686816647	1	Invoice	CELLULAR SERVICE	10/20/2024	45.46	05/25	204-23-30-5310-230
0686816647	2	Invoice	CELLULAR SERVICE	10/20/2024	22.88	05/25	601-23-52-5588-230
0686816647	3	Invoice	CELLULAR SERVICE	10/20/2024	22.57	05/25	601-23-51-5566-230
0686816647	4	Invoice	CELLULAR SERVICE	10/20/2024	45.46	05/25	100-24-30-5380-230
0686816647	5	Invoice	CELLULAR SERVICE	10/20/2024	44.79	05/25	100-21-18-5190-230
0686816647	6	Invoice	CELLULAR SERVICE	10/20/2024	22.55	05/25	602-23-80-5902-299
0686816647	7	Invoice	CELLULAR SERVICE	10/20/2024	22.24	05/25	601-23-80-5905-299
0686816647	8	Invoice	CELLULAR SERVICE	10/20/2024	44.79	05/25	100-21-22-5140-230
0686816647	9	Invoice	CELLULAR SERVICE-TABLETS	10/20/2024	179.16	05/25	601-23-52-5588-230
Total 0686816647:					449.90		
Total US CELLULAR (986):					449.90		
UTILITY ASSOCIATES, INC. (7879)							
46380	1	Invoice	(4) 120 DEGREE LENS & (4) HOLSTER KITS	10/22/2024	226.80	05/25	100-21-21-5110-318
Total 46380:					226.80		
46443	1	Invoice	8 EOS CAMERA & IN-CAR VIDEO SYSTEM /	11/01/2024	19,575.11	05/25	100-21-21-5110-299
Total 46443:					19,575.11		
Total UTILITY ASSOCIATES, INC. (7879):					19,801.91		
VALLADAVES, KETIAN NARANJO (8088)							
10/28/24	1	Invoice	REFUND	11/05/2024	163.70	05/25	601-21011
Total 10/28/24:					163.70		
Total VALLADAVES, KETIAN NARANJO (8088):					163.70		
VEENSTRA & KIMM, INC. (5904)							
6	1	Invoice	BUILDING PERMIT FEES/SEPTEMBER 2024	09/30/2024	1,583.50	05/25	100-21-18-5190-212
Total 6:					1,583.50		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total VEENSTRA & KIMM, INC. (5904):					1,583.50		
VESSCO, INC. (997)							
095699	1	Invoice	PUMPHEAD FOR SODIUM ALUMINATE	10/28/2024	830.56	05/25	602-23-61-5642-318
Total 095699:					830.56		
095729	1	Invoice	LIME SLAKER - PLANT IMPROVEMENT - BO	10/31/2024	130,000.00	05/25	621-23-61-5652-299
Total 095729:					130,000.00		
Total VESSCO, INC. (997):					130,830.56		
VISUAL EDGE IT, INC. (3995)							
24AR206422	1	Invoice	PRINTER CONTRACT - STREET DEPT	09/10/2024	55.80	05/25	204-23-30-5310-316
Total 24AR2064223:					55.80		
24AR212895	1	Invoice	PRINTER CONTRACT - INSPECTION	10/03/2024	18.93	05/25	100-24-30-5380-225
24AR212895	2	Invoice	PRINTER CONTRACT - PW	10/03/2024	18.94	05/25	100-21-18-5190-225
Total 24AR2128957:					37.87		
24AR218638	1	Invoice	PRINTER CONTRACT - PD DEPT	10/28/2024	36.60	05/25	100-21-21-5110-225
Total 24AR2186381:					36.60		
24AR220262	1	Invoice	PRINTER CONTRACT - CEMETERY	11/01/2024	27.59	05/25	100-23-42-5371-225
Total 24AR2202624:					27.59		
24AR220262	1	Invoice	PRINTER CONTRACT - FULLER HALL	11/01/2024	58.59	05/25	100-22-42-5233-225
Total 24AR2202625:					58.59		
24AR220775	1	Invoice	PRINTER CONTRACT - INSPECTION	11/04/2024	18.20	05/25	100-24-30-5380-225
24AR220775	2	Invoice	PRINTER CONTRACT - PW	11/04/2024	18.20	05/25	100-21-18-5190-225
Total 24AR2207754:					36.40		
24AR220775	1	Invoice	PRINTER CONTRACT - LINE DEPT	11/04/2024	57.17	05/25	601-23-52-5931-225
Total 24AR2207755:					57.17		
24AR222361	1	Invoice	PRINTER CONTRACT - FINANCE/UTILITY OF	11/11/2024	83.58	05/25	100-24-14-5435-225
Total 24AR2223615:					83.58		
24AR222361	1	Invoice	PRINTER CONTRACT - WATER DEPT	11/11/2024	43.25	05/25	602-23-61-5931-225
Total 24AR2223616:					43.25		
Total VISUAL EDGE IT, INC. (3995):					436.85		
WEBSTER CITY ROTARY CLUB (8038)							
10/25/24	1	Invoice	DUES/MEALS/CIVIC PROJECTS ASSESSME	10/25/2024	151.00	05/25	100-24-12-5430-215

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 10/25/24:					151.00		
Total WEBSTER CITY ROTARY CLUB (8038):					151.00		
WEBSTER CITY TRUE VALUE (2155)							
2410-070908	1	Invoice	FILTERS FOR FURNACE	10/29/2024	56.94	05/25	603-23-70-5652-310
Total 2410-070908:					56.94		
2410-071003	1	Invoice	3/8" SOCKET ADAPTER	10/30/2024	5.99	05/25	100-22-42-5210-311
Total 2410-071003:					5.99		
2410-071114	1	Invoice	UPS SHIPPING FEE - TRANSFORMER OIL S	10/31/2024	18.67	05/25	601-23-52-5921-221
Total 2410-071114:					18.67		
2410-071197	1	Invoice	BATTERIES	10/31/2024	7.99	05/25	601-23-52-5588-318
Total 2410-071197:					7.99		
2411-071864	1	Invoice	BALL KEY SET - TK#5	11/05/2024	26.99	05/25	601-23-52-5935-314
Total 2411-071864:					26.99		
Total WEBSTER CITY TRUE VALUE (2155):					116.58		
WESCO RECEIVABLES CORP (1038)							
234023	1	Invoice	T-LINE MATERIALS	10/10/2024	124,820.85	05/25	613-23-51-5566-299
Total 234023:					124,820.85		
252395	1	Invoice	T-LINE MATERIALS	10/28/2024	62,785.42	05/25	613-23-51-5566-299
Total 252395:					62,785.42		
261970	1	Invoice	T-LINE MATERIALS	11/04/2024	31,089.67	05/25	613-23-51-5566-299
Total 261970:					31,089.67		
267030	1	Invoice	T-LINE MATERIALS	11/06/2024	51,323.53	05/25	613-23-51-5566-299
Total 267030:					51,323.53		
268541	1	Invoice	T-LINE MATERIALS	11/07/2024	6,147.79	05/25	613-23-51-5566-299
Total 268541:					6,147.79		
Total WESCO RECEIVABLES CORP (1038):					276,167.26		
WOOLSTOCK MUTUAL TELEPHONE ASN (1054)							
0087000023	1	Invoice	INTERNET SERVICE	11/01/2024	33.70	05/25	100-24-14-5435-230
0087000023	2	Invoice	INTERNET SERVICE	11/01/2024	24.06	05/25	100-24-12-5430-230
0087000023	3	Invoice	INTERNET SERVICE	11/01/2024	24.06	05/25	100-24-30-5380-230
0087000023	4	Invoice	INTERNET SERVICE	11/01/2024	14.44	05/25	100-21-22-5140-230
0087000023	5	Invoice	INTERNET SERVICE	11/01/2024	38.50	05/25	100-21-21-5110-230
0087000023	6	Invoice	INTERNET SERVICE	11/01/2024	7.22	05/25	601-23-52-5588-230

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
0087000023	7	Invoice	INTERNET SERVICE	11/01/2024	7.22	05/25	601-23-51-5566-230
0087000023	8	Invoice	INTERNET SERVICE	11/01/2024	14.44	05/25	602-23-61-5642-230
0087000023	9	Invoice	INTERNET SERVICE	11/01/2024	4.81	05/25	100-23-43-5361-230
0087000023	10	Invoice	INTERNET SERVICE	11/01/2024	19.25	05/25	100-22-42-5233-230
0087000023	11	Invoice	INTERNET SERVICE	11/01/2024	118.62	05/25	601-24-16-5921-230
0087000023	12	Invoice	INTERNET SERVICE	11/01/2024	20.84	05/25	602-24-16-5921-230
0087000023	13	Invoice	INTERNET SERVICE	11/01/2024	20.84	05/25	603-24-16-5921-230
0087000023	14	Invoice	INTERNET SERVICE-SCADA	11/01/2024	55.00	05/25	602-23-61-5642-230
Total 0087000023:					403.00		
0087000684	1	Invoice	INTERNET SERVICE/RSVP	11/01/2024	45.00	05/25	100-22-42-5280-230
Total 0087000684 11/1/24:					45.00		
Total WOOLSTOCK MUTUAL TELEPHONE ASN (1054):					448.00		
ZIEGLER, INC. (1071)							
IN001685693	1	Invoice	FILTERS FOR LOADER #18	10/26/2024	384.28	05/25	204-23-30-5310-314
Total IN001685693:					384.28		
IN001685813	1	Invoice	FILTERS FOR LOADER 17	10/26/2024	335.80	05/25	204-23-30-5310-314
Total IN001685813:					335.80		
Total ZIEGLER, INC. (1071):					720.08		
Total 11/18/2024:					1,024,712.72		
Grand Totals:					954,587.52-		

Report GL Period Summary

GL Period	Amount
02/25	2,003,623.57-
05/25	1,049,036.05
Grand Totals:	954,587.52-

Vendor number hash: 836649
 Vendor number hash - split: 1112773
 Total number of invoices: 215
 Total number of transactions: 322

Terms Description	Invoice Amount	Net Invoice Amount
Open Terms	954,587.52-	954,587.52-
Grand Totals:	954,587.52-	954,587.52-
Payroll ending November 2, 2024	210,261.02	
GRAND TOTAL:	\$ (744,326.50)	

FUND LIST TOTALS FOR BILLS November 18, 2024

<u>Account</u>	<u>Fund</u>	<u>Total Amount</u>
001	Cash Account	\$ (2,000,000.00)
100	General	\$ 165,314.64
120		\$ 510.00
204	Road Use Tax Funds	\$ 14,499.28
205	Airport Fund	\$ 5,370.23
208		\$ 25,000.00
214		\$ 47.00
260	SSMID	
300	Debt Service	
525	Street Improvements	\$ 4,871.04
539		\$ 2,200.00
540		\$ 27,257.19
542		\$ 23,575.86
543	Beach Street Improvements	
601	Electric Utility	\$ 4,580.58
602	Water Utility	\$ 11,061.78
603	Sewer Fund	\$ 5,276.48
611	Reisner Substation Project	
612	69 kV Distribution Project	
613	69 kV Transmission Project	\$ 276,167.26
614		\$ 216,232.82
615	AMI Meter Project – Electric	
621		\$ 130,358.83
625		\$ 514.01
902	Medical/Flex	\$ 132,575.48
	Claims Total	\$ (954,587.52)
<u>PAYROLL</u>		
Payroll Ending November 2, 2024		\$210,261.02
	Grand Total	\$ (744,326.50)

WASTEWATER TREATMENT PLANT REPORT FOR THE MONTH OF October 2024

	MONTH October	Year to Date 2024	MONTH October	Year to Date 2023	
Total gallons flow	17,340,000	401,519,000	31,130,000	351,329,000	gal
Average daily flow	638,400		1,004,000		gal/da
Percentage treated	100		100		%
Total gallons raw sludge	109,515	1,031,821	95,715	866,770	gal
Total gallons digested sludge out	0		0		gal
Total gallons sludge transferred to storage tank	60,160		76,140		gal
Total gallons supernatant returned	0		48,435		gal
Methane gas produced	0		0		cu.ft.
Average effluent CBOD (25 mg/l aver. 40 mg/l max.)	9.13		8.8		mg/l
Number of days max. limit was exceeded	0		0		da
Average % removal	98.6		97.8		%
Average effluent suspended solids (mg/l aver. mg/l max.)	11.44		7.3		mg/l
Number of days max. limit was exceeded	0		0		da
Average percent removal	96.9		97.6		%
Average effluent ammonia nitrogen <1 (mg/l average, 15.7 mg/l max.limitation)	<1		<1		mg/l
Number of days max. limit was exceeded	0		0		da

ELECTRIC REPORT FOR THE MONTH OF October 2024

(Production Month-September 2024; Billing Month (Due) - October 2024

	<u>MONTH October</u>	<u>Year to Date 2024</u>	<u>MONTH October</u>	<u>Year to 2023</u>
TOTAL PURCHASED POWER K.W.	8,644,706	87,230,285	8,842,398	91,608,023
Gross K.W. Generated For Maint.	0	15,740	0	372,790
For Corn Belt	38,960	727,040	237,640	2,068,290
Station Power K.W.	13,420	189,677	13,450	231,852
NET K.W.TO BOARD	8,631,286	87,040,608	8,828,948	91,376,171
Billed by Clerk's Office to Customers K.W.:				
Commercial Sales	2,469,851	22,743,147	2,334,288	24,340,427
Industrial Sales	2,459,913	24,931,444	2,667,175	25,503,089
City Departments & Street Lights	356,711	3,762,746	347,812	3,909,976
Residential Sales	2,347,059	26,553,919	2,227,652	27,703,531
Sales for Resale-Wholesale	552,000	6,042,700	682,600	6,901,200
KILOWATTS UNACCOUNTED	<u>445,752</u>	<u>3,006,652</u>	<u>569,421</u>	<u>3,017,948</u>
Percentage of Unaccounted for	5.16%	3.45%	6.45%	3.30%

LOAD COMPARISON	<u>2024</u>	<u>2023</u>
Peak K.W. Demand	19,900	21,758
Purchased Power	8,644,706	8,842,398
Net to Board	8,631,286	8,828,948

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	Month Billed KWh less StaPwr	Col D Net to Board	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 %
			= Net to Board kWh		less Col E Mo billed Mo 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	10,372,540	10,357,936	9,482,694	875,242	8.45%	68,409,322	65,836,109	2,573,213	3.76%
Aug	Sept 2024	10,017,756	10,000,000	10,012,313	(12,313)	-0.12%	78,409,322	75,848,422	2,560,900	3.27%
Sep	Oct 2024	8,644,706	8,631,286	8,185,534	445,752	5.16%	87,040,608	84,033,956	3,006,652	3.45%
Oct	Nov 2024									
Nov	Dec 2024									
TOTALS		87,230,285	87,040,608	84,033,956	3,006,652					

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	2,318,002	2,627,015	390,793	3,486,084	660,800	14,604	9,497,298	9,675,929	
Sep 2024	2,683,124	2,906,897	380,280	3,337,512	704,500	17,756	10,030,069	11,011,288	
Oct 2024	2,469,851	2,459,913	356,711	2,347,059	552,000	13,420	8,198,954	8,272,977	
Nov 2024									
Dec 2024									
TOTALS		22,743,147	24,931,444	3,762,746	26,553,919	6,042,700	189,677	84,223,633	88,590,075

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	\$279,653.69	\$262,773.42	\$41,734.22	\$443,057.39	\$70,854.17	N/C	\$1,098,072.89	\$1,090,179.59
Sep 2024	\$316,037.63	\$236,137.30	\$42,248.55	\$428,183.13	\$74,039.36	N/C	\$1,096,645.97	\$1,204,663.39
Oct 2024	\$296,960.81	\$219,692.17	\$41,227.30	\$339,338.09	\$65,832.26	N/C	\$963,050.63	\$986,278.76
Nov 2024								
Dec 2024								
TOTALS		\$2,755,306.80	\$2,278,972.68	\$426,377.61	\$3,587,836.52	\$624,843.05	\$9,673,336.66	\$9,941,242.69

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	532	7	51	3,880	3	4,473	4,464
Sep 2023	526	7	51	3,866	3	4,453	4,472
Oct 2023	530	7	48	3,879	3	4,467	4,461
Nov 2023							
Dec 2023							

WATER PLANT REPORT FOR THE MONTH OF October 2024

(Production Month-September 2024 Billing Month (Due) October 2024)

	MONTH October	Year to Date 2024	MONTH October	Year to Date 2023
Total Gallons Pumped from Wells(Inf)	25,926,000	252,500,000	27,687,000	275,602,000
Average Gallons Pumped	1,158,903		(893,129)	
Gallons for Sludge	56,400	585,150	75,200	742,600
Total Gallons to Water Plant	25,869,600	251,914,850	27,611,800	274,859,400
Gallons to Distribution System From From Water Plant (Effluent reading)	25,811,000	249,062,000	28,115,000	278,971,000
TOTAL TO SYSTEM - CUBIC FEET	3,450,429	33,294,744	3,758,429	37,292,996
Billed by Clerk's Office to Customers Cubic Feet	2,428,500	24,786,700	2,426,900	26,538,900
Billed by City Departments Cubic Feet	445,300	3,231,000	346,700	3,333,800
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	133,680	13,368	103,823
Water Plant filter backwash	63,281	371,455	26,310	502,459
Ground storage tank loss Recreation-Drink.Fount.	4,547	26,988	4,547	26,988
Cemetery	400	2,400	400	2,400
Change in Distribution System	0	0	0	0
Used by Contractor	0	0	0	0
CUBIC FEET UNACCOUNTED FOR	495,033	4,742,521	940,204	6,784,626
Percentage of Unaccounted for	14.35%	14.24%	25.02%	18.19%

NOTE: 24 loads of lime sludge
hailed to farm ground

NOTE: 32 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	3,657,366	3,263,105	394,261	10.78%	26,038,564	22,533,255	3,505,309	13.46%
Aug	Sep 2024	3,805,751	3,063,572	742,179	19.50%	29,844,316	25,596,827	4,247,489	14.23%
Sep	Oct 2024	3,450,429	2,955,396	495,033	14.35%	33,294,744	28,552,223	4,742,521	14.24%
Oct	Nov 2024								
Nov	Dec 2024								
TOTALS		33,294,744	28,552,223	4,742,521					

Billings & Usage By Type of Service-C/F	Used by City Dep i.e. water breaks flush.etc.					Total	Previous Year	Previous Year Produced	
	Commercial	Industrial	City Depts.	Residential	Not metered				
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	794,500	508,600	489,400	1,421,500	49,105	3,263,105	3,410,692	4,272,564	
Sep 2024	827,600	444,400	402,600	1,332,100	56,872	3,063,572	4,319,892	4,784,961	
Oct 2024	702,000	498,300	445,300	1,228,200	81,596	2,955,396	2,818,225	3,758,429	
Nov 2024									
Dec 2024									
TOTALS		7,269,500	4,541,700	3,231,000	12,975,500	534,523	28,552,223	30,508,370	37,292,995

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	\$66,199.65	\$29,976.06	\$27,949.53	\$192,974.12	N/C	\$317,099.36	\$ 246,090.10
Sep 2024	\$67,459.20	\$28,820.76	\$23,190.19	\$185,328.58	N/C	\$304,798.73	\$ 288,714.28
Oct 2024	\$52,388.24	\$29,421.92	\$21,581.73	\$174,195.08	N/C	\$277,586.97	\$ 216,373.60
Nov 2024					N/C		
Dec 2024					N/C		
TOTALS		\$603,502.45	\$273,163.63	\$179,369.10	\$1,780,472.66	\$2,836,507.84	\$ 2,250,192.67

Number of Customers	Commercial	Industrial	City Depts.	Residential	Previous Year
Jan 2024	350	7	15	3,168	3,540
Feb 2024	349	7	15	3,166	3,537
Mar 2024	350	7	15	3,169	3,541
Apr 2024	354	7	19	3,141	3,521
May 2024	350	7	19	3,117	3,493
Jun 2024	354	7	19	3,147	3,527
July 2024	350	7	19	3,157	3,533
Aug 2024	362	7	19	3,165	3,553
Sept 2024	355	7	19	3,153	3,534
Oct 2024	354	7	18	3,169	3,548
Nov 2024					
Dec 2024					

INCIDENT ANALYSIS - DAY

Date 11/12/2024

Time 9:53:55AM

Report CFS03

Agency Webster City Police Department

Dates 10/01/2024 Thru 10/31/2024

Activity	Sun	Mon	Tue	Wed	Thur	Fri	Sat	Total
Agency: WCPD Webster City Police Department								
	0	0	0	1	0	0	0	1
01050 Traffic Accident PD	1	3	3	2	6	0	1	16
01096 Mental Subject	0	1	0	0	0	0	0	1
1050H Hit And Run	1	1	0	1	3	0	0	6
911P 911P Phone Dispatched	0	0	1	0	0	0	0	1
911R 911 Radio Dispatched	5	6	5	7	6	2	5	36
911T 911 Call Transferred	1	1	0	1	0	2	0	5
ALARM Alarm Actual/False	3	3	5	1	1	2	3	18
ALCH Liquor Law Violations	0	0	0	0	1	0	0	1
ANIM Animal Complaint	2	12	13	10	8	6	4	55
ASSAG Asssit Other Agency	2	2	1	3	1	4	2	15
ASSLT Assault	0	2	0	1	3	0	0	6
ASSSO Assist Sheriffs Office	0	1	1	1	1	1	2	7
BAR Bar Check	0	0	0	0	0	0	2	2
BC Business Check	1	0	0	0	0	0	0	1
BIKE Bicycle Violations	0	0	1	1	0	0	0	2
BURG Burg/Breaking & Entering	0	1	0	1	4	0	0	6
BURN Burning Complaint	0	0	0	0	0	0	1	1
CIVIL Civil Disputes	0	0	0	0	1	2	0	3
COMM Commital	0	0	1	0	0	0	0	1
CR Commercial/Resd Patrol	28	26	21	26	19	27	34	181
DIREC Directed Assignment	12	6	8	12	11	9	10	68
DOM Domestic Disturbances	2	1	1	0	0	2	1	7
DP Downtown Foot Patrol	7	5	9	6	6	9	7	49
DRIVE Driving Complaints	0	4	2	6	7	7	4	30
EMS Assist VDMC	5	3	5	5	4	3	4	29
FIRE Fire	6	0	4	2	3	2	4	21
FOLL Follow Up	0	4	2	9	5	6	3	29
FOOT Foot Patrol	0	1	0	0	0	3	2	6
FRAUD Fraud	0	1	1	0	3	0	0	5
FUNER Escort/Funeral	0	0	0	0	0	1	0	1
HARR Harasement	2	0	2	4	2	0	1	11
HOUSE Unhoused Individual	0	2	0	2	0	0	0	4
INTOX Intoxication	1	0	0	0	0	0	2	3
JUVE Juveniles	0	1	1	2	2	2	0	8
K9 K9 Activity	0	1	0	0	0	0	0	1
MISC All Other Offenses	0	0	0	1	0	0	0	1
MOTOR Motorist Assist	0	0	2	2	4	2	2	12
NOISE Noise Complaints	0	0	2	4	1	1	1	9
NOTIF Notification	1	0	0	0	0	2	1	4
NUIS Nuisance Calls	2	12	3	2	3	12	1	35
OPEN Open Window/Door	0	1	1	2	2	0	2	8
OWI Operating While Intoxicat	0	1	0	0	0	0	0	1
PARK Parking Violations	4	2	4	4	6	5	6	31
PROJA Project Awareness	16	11	23	20	22	10	11	113
PROP Lost/Found Property	1	1	2	3	2	1	1	11
PUB Assistance Public	5	11	15	15	7	17	14	84
SEXA Sex Abuse	0	1	0	0	1	0	0	2
SP School Foot Patrol	0	2	1	0	4	6	1	14
STAP Staionary Patrol	0	0	1	0	0	0	2	3
STR Debris/Street Problems	3	0	1	4	1	1	2	12
SUIC Suicide/Attempted	0	0	1	0	0	0	0	1

40 of 164

INCIDENT ANALYSIS - DAY

Date 11/12/2024

Time 9:53:55AM

Report CFS03

Agency Webster City Police Department

Dates 10/01/2024 **Thru** 10/31/2024

Activity	Sun	Mon	Tue	Wed	Thur	Fri	Sat	Total
SUSP Suspicious Activity	8	6	7	9	6	14	5	55
TC Traffic Control	0	0	1	0	0	0	0	1
TCS Traffic Control/School	0	5	6	7	7	5	0	30
THEFT Theft	0	3	6	1	0	0	3	13
TIP Tip	2	0	1	1	0	0	0	4
TRANS Transient	0	0	0	1	0	0	0	1
TRASH Trash Violation	0	1	1	0	0	0	0	2
TRESP Criminal Trespass	0	0	0	1	0	0	0	1
TS Traffic Stop	6	3	7	9	6	6	18	55
UNLOC Vehicle Unlock	4	3	4	1	1	1	3	17
UTIL Utility Problems	5	0	1	4	1	2	2	15
VAND Vandalism	1	1	0	1	1	0	1	5
VC Vacation House Watch	0	0	1	0	0	0	0	1
VIOL Violation Restraining Ord	1	0	0	0	0	1	0	2
WARR Warrant Served	0	0	0	1	2	0	0	3
WELF Welfare Check	0	1	1	5	0	6	1	14
WIND Public Window Assist	2	9	7	5	3	6	3	35
Webster City Police Department Agency Total	140	162	186	207	177	188	172	1,232
Total	140	162	186	207	177	188	172	1,232

FIRE DEPARTMENT REPORT

October 2024

ALARMS

<u>DATE</u>	<u>TIME</u>	<u>ADDRESS</u>	<u>TYPE OF SITUATION FOUND</u>	<u>CITY, MUTUAL AID, DISTRICT</u>
10-04	0213	1000 Des Moines	Fire Alarm	City
10-05	1729	380 th St.	Grass fire	Mutual Aid
10-06	0249	625 Bank St.	Smoke Detector Activation	City
10-08	1806	2416 Des Moines St.	Carbon Monoxide	City
10-09	0844	1432 Second St.	Assist EMS	City
10-10	0745	1026 Second St.	Trash Fire	City
10-13	1249	511 Elm St.	Gas Leak	City
10-13	1833	Fenton Ave./ 220 th	Vehicle Fire	District
10-15	1313	603 Second St.	Fire Alarm	City
10-15	1847	Lucas St.	Gas Leak	City
10-20	0127	290 th St.	Grass Fire	District
10-21	1825	1500 Grand St.	Smoke Detector Activation	City
10-21	2038	1103 Water St.	Hazmat Release	City
10-22	1818	Bell Ave.	Gas Leak	City
10-24	1402	939 James St.	Trash Fire	City
10-25	1428	1004 Fair Meadow Dr.	Fire Alarm activation	City
10-26	1958	1041 Bank St.	Faulty Detector	City

10-29	1452	1014 Water St.	Building Fire	City
10-29	1958	139 HWY 20	Vehicle Fire	District
10-29	2044	1611 E Second St.	Chemical spill/ Hazmat	City
10-31	1750	Water St.	Vehicle accident/ hazmat cleanup	City

Year to Date Total = 134

October Total =19

City- =15

Mutual- =01

District- =03

TRAINING

	<u>TIME</u>	<u>TYPE OF TRAINING</u>	<u>HOURS</u>	<u>PERSONNEL</u>
10-1		County Traffic Safety Training	2	2
10-09		Leadership training	6	3
10-10		Leadership training	6	2
10-11		Leadership training	4	3
10-14 to 10- 18		Leadership training	40	1

Year to Date Total = 875

October Total = 86

INSPECTIONS

<u>DATE</u>	<u>BUSINESS</u>	<u>REASON FOR INSPECTION</u>
10-10	<u>Final Inspection CFR 500 Fair Meadow</u>	<u>Final</u>
10-29	<u>Consultation on Webster City Theatre Attic Space</u>	<u>General</u>

Year to Date Total = 40

October Total =02

MISCELLANEOUS

<u>DATE</u>	<u>TIME</u>	<u>EVENT</u>
10-02		Assist Waste water treatment plant with water
10-03		2- Fire Prevention Tours- Asbury
		Vehicle Exhaust system installation
10-07		Fire Prevention week at Asbury, Pleasantview, Sunset
10-11		Homecoming Parade with Fire Trucks
10-14		Open House preparation
10-15		Open House
10-17		Fire Prevention tour- Riverview (2)
10-18		Work on ability with fire program
10-21		Flush of the month
10-31		Downtown kids trick or treat

MEETING ROOM

<u>DATE</u>	<u>TIME</u>	<u>USED BY</u>
<u>10-5,12,19,26</u>		Men's group meeting

ORDINANCE NO. 2024 - XXXX

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WEBSTER CITY, IOWA, 2019, BY REPLACING CHAPTER 24, ARTICLE III PERTAINING TO NATURAL GAS FRANCHISE, GRANTING TO BLACK HILLS/IOWA GAS UTILITY COMPANY, LLC D/B/A BLACK HILLS ENERGY, A DELAWARE LIMITED LIABILITY CORPORATION, ITS LESSEES, SUCCESSORS AND ASSIGNS, A NONEXCLUSIVE AUTHORITY FOR A PERIOD OF TWENTY-FIVE (25) YEARS TO ERECT, MAINTAIN AND OPERATE A GAS DISTRIBUTION SYSTEM AND ANY AND ALL NECESSARY MAINS, PIPES, SERVICES AND OTHER APPURTENANCES THEREUNTO APPERTAINING, UPON, OVER, ACROSS AND ALONG THE STREETS, ALLEYS, BRIDGES AND PUBLIC PLACES OF THE CITY, AND FOR THE TRANSMISSION, TRANSPORTATION, DISTRIBUTION AND SALE OF NATURAL AND/OR MIXED GAS FOR HEATING, INDUSTRIAL AND ALL OTHER USES AND PURPOSES IN THE CITY AND FOR THE PURPOSE OF TRANSMITTING, TRANSPORTING AND CONVEYING SUCH GAS INTO, THROUGH OR BEYOND THE IMMEDIATE LIMITS OF THE CITY TO OTHER CITIES, TOWNS AND CUSTOMERS, AND PRESCRIBING THE TERMS AND CONDITIONS UNDER WHICH THE COMPANY IS TO OPERATE.

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

SECTION 1. CHAPTER MODIFIED. That Chapter 24, Article III of the Code of Ordinances of the City of Webster City, Iowa, 2019 is repealed and the following adopted in lieu thereof:

CHAPTER 24
ARTICLE III
NATURAL GAS FRANCHISE

24-67 Franchise Granted	24-73 Supply
24-68 Use of City-Owned Distribution System for Transportation	24-74 Indemnification of City
24-69 Excavations	24-75 Grantee Default
24-70 Improvements	24-76 Term, Right to Cancel and Repeal
24-71 Service	24-77 User Fee
24-72 Authority of City	24-78 Conditions Precedent
	24-79 Right-of-First Refusal

24-67 FRANCHISE GRANTED. That Black Hills/Iowa Gas Utility Company, LLC d/b/a Black Hills Energy, a Delaware limited liability corporation, its lessees, successors and assigns, hereinafter referred to as “Grantee,” be and are hereby granted a nonexclusive authority for a period of twenty-five (25) years to erect, construct, maintain and operate a gas distribution system and any and all necessary mains, pipes, services and other appurtenances and equipment thereunto appertaining in, upon, over, across and along the present and future streets, alleys, bridges and public places in the City of Webster City, Iowa, for the transmission, distribution and sale of natural and/or mixed gas for heating, industrial and all other uses and purposes in the City and for the

purpose of transmitting, transporting and conveying such gas into, through or beyond the immediate limits of the City to other cities, towns and customers.

24-68 USE OF CITY-OWNED GAS DISTRIBUTION SYSTEM FOR TRANSPORTATION.

This franchise shall include the right of the Grantee to use, transport, and sell natural and/or mixed gas over that portion of the gas distribution system owned by the City of Webster City, Iowa, for heating, industrial and all other uses and purposes for a period of twenty-five (25) years under the terms and conditions as set forth by a separate agreement between the Grantee and the City of Webster City, Iowa.

24-69 EXCAVATIONS. Whenever Grantee, in the construction or maintenance of its system or in the installation of any extension thereto, shall cut into or take up any pavement or shall make any excavation in any street, avenue, alley or public place within the corporate limits of the City of Webster City, Iowa, the same shall be done in a manner so as not to unreasonably interfere with the use of such thoroughfares by the public. Grantee shall use such safeguards as may be reasonably necessary to prevent injury to persons or property during such construction work, and upon its completion, all pavement shall be replaced in as good condition as it was before taken up. All excavation shall be refilled and all obstructions shall be removed at the expense of the Grantee and to the satisfaction of the City. In the event that the Grantee shall fail to comply with the provisions of this section after having been given reasonable notice, the City may do such work as may be needed to properly repair said thoroughfare and the cost thereof shall be repaid to the City by the Grantee.

24-70 IMPROVEMENTS. Grantee, in constructing and maintaining its gas distribution system, and in entering and using the streets, highways, avenues, alleys and public places in the City of Webster City, Iowa, and in laying and installing its mains, services, piping, and related appurtenances and equipment, shall not in any manner interfere with or injure any improvements which the City now has, or may hereafter have, upon any of its streets, alleys, highways or public places. In the event a natural gas line interferes with an existing or future public project, then that line shall be relocated at the reasonable expense of the Grantee.

If City elects to change the grade of or otherwise alter any street, alley, highway, avenue, bridge, public right-of-way or public place for a public purpose, Grantee, upon reasonable notice from City, shall remove and relocate its facilities or equipment, at the cost and expense of Grantee, if such removal is necessary to prevent interference.

If City orders or requests Grantee to relocate its facilities or equipment for the primary benefit of a commercial or private project, and such removal is necessary to prevent interference, then Grantee shall receive payment for the cost of such relocation as a precondition to relocating its facilities or equipment.

City shall consider reasonable alternatives in designing its public works projects and exercising its authority under this section so as not to arbitrarily cause Grantee unreasonable additional expense. If alternative public right-of-way space is available, City shall also provide a reasonable alternative location for Grantee's facilities. City shall give Grantee reasonable written notice of an order or request to vacate a public right-of-way.

The City will give Grantee reasonable notice of plans for street improvements where paving or resurfacing of a permanent nature is involved that affects Grantee's facilities. The notice shall contain the nature and character of the improvements, the rights-of-way upon which the improvements are to be made, the extent of the improvements, and the time when the City will start the work, and, if more than one right-of-way is involved, the order in which the work is to proceed. The notice shall be given to the Grantee as soon as reasonably practical in advance of the actual commencement of the work, considering seasonable working conditions, to permit the Grantee to make any additions, alterations, or repairs to its facilities.

Failure by Grantee to relocate said natural gas lines within a reasonable time of notice of the necessity to relocate being provided by the City, may result in City undertaking said relocation and/or the City incurring additional costs related to said delay by Grantee to relocate within a reasonable time. These costs, including the City's costs in relocating said natural gas lines and/or the City's additional costs for said delay/failure, shall be assessed to Grantee and Grantee shall immediately reimburse City for said additional costs.

24-71 SERVICE. Grantee agrees for and on behalf of itself, its lessees, successors and assigns, that for and during the term and period of this grant it will maintain in the City an adequate, modern, standard and sufficient gas system and equipment and will maintain and operate the same in a modern and adequate fashion. Grantee will provide safe, reliable service in a reasonable and prudent manner in conformance with industry standards.

Grantee will, from time to time during the term of this Ordinance, make such enlargements and extensions of its distribution system as the business of the Grantee and the growth of the City justify, in accordance with its Rules and Regulations relating to customer connections and main and service line extensions currently in effect and on file from time to time with the Iowa Utilities Commission or other competent authority having jurisdiction in the premises; provided, however, that no obligation shall extend to, or be binding upon the Grantee to construct or extend its mains or furnish natural gas or natural gas service within the City if Grantee is, for any reason, unable to obtain delivery of natural gas at or near the corporate limits of the City or an adequate supply thereof to warrant the construction or extension of its mains for the furnishing of such natural gas or gas service; provided, further, than when the amount of natural gas supplied to Grantee at or near the limits of the City is insufficient to meet the additional firm requirements of connected or new customers, Grantee shall have the right to prescribe reasonable rules and regulations for allocating the available supply of natural gas for such additional firm requirements to residential, commercial and industrial consumers, in that order of priority.

Black Hills shall make a reasonable effort to place a drop box or make other arrangements for customers in the City to drop off their monthly gas payments at a convenient location in the City, such as a local grocery store.

24-72 AUTHORITY OF CITY. Grantee agrees for and on behalf of itself, its lessees, successors, and assigns, that all authority and rights in this Ordinance contained shall at all times be subject to all rights, power and authority now and hereafter possessed by the City of Webster City, Iowa, to regulate the manner in which Grantee shall use the streets, alleys, bridges and public places of

the City and concerning the manner in which Grantee shall use and enjoy the franchise herein granted.

24-73 SUPPLY. Grantee shall, at all times, maintain an adequate supply of clean, standard gas with a British Thermal Unit heating value of not less than that prescribed in its Rules and Regulations relating thereto in effect and on file from time to time with the Iowa Utilities Commission or other competent authority having jurisdiction in the premises.

24-74 INDEMNIFICATION OF CITY. Grantee shall hold the City harmless from any and all claims and actions, litigation or damage, arising out of the passage of this Ordinance, out of the construction, erection, installation, maintenance and operation of its properties, operated by authority of this Ordinance within the corporate limits of the City of Webster City, Iowa, or the negligence of its employees in the operation thereof, including the court costs and reasonable attorney fees in making defense against such claims; provided, however, that Grantee shall not be liable for the negligence of the City, its employees or agents. A copy of any process served upon the city shall be served by the City upon the Grantee. The Grantee shall have the right to defend in the name of the City and to employ counsel for such purpose. No provision of this Ordinance is intended, or shall be construed, to be a waiver for any purpose of any applicable state limits in liability.

24-75 GRANTEE DEFAULT. In case of failure by the Grantee to comply with any of the provisions of this Ordinance, or if the Grantee should do or cause to be done any act or thing prohibited by or in violation of the terms of this Ordinance, the Grantee shall forfeit all rights and privileges granted by this Ordinance and all rights hereunder shall terminate, provided that said termination shall not take effect until the City of Webster City, Iowa shall carry out proceedings in accordance with the following. Before the City of Webster City, Iowa proceeds to cancel this Ordinance, it shall first serve a written notice upon the Grantee setting forth in detail in such notice the alleged neglect or failure complained of, and the Grantee shall have thirty (30) days thereafter in which to comply with the conditions of this grant and privilege. If at the end of such period the City of Webster City, Iowa deems that the conditions have not been complied with and that this Ordinance is subject to repeal by reasons thereof, the City of Webster City, Iowa shall enact a repealing ordinance setting out the grounds upon which said grant and privilege is to be canceled or terminated. If within thirty (30) days after the effective date of said repealing ordinance, the Grantee shall not have instituted an action in any court of competent jurisdiction to determine whether the Grantee has violated the terms of this Ordinance, this Ordinance shall be canceled. If within such thirty (30) day period the Grantee does institute an action as above provided to determine whether or not the Grantee has violated the terms of this Ordinance and prosecutes such action to final judgment with due diligence, then, in that event, if the court finds that this Ordinance is subject to cancellation by reason of the violation of its terms, then this Ordinance shall terminate thirty (30) days after such final judgment is rendered.

24-76 TERM, RIGHT TO CANCEL AND REPEAL. The right and authority granted herein shall be nonexclusive and shall continue for a period of twenty-five (25) years from and after the effective date of this Ordinance. ; provided, however, either party may cancel this franchise on the eighth (8th) or sixteenth (16th) anniversary of this Ordinance by notifying the other party in writing of its desire to do so, said notification to be given not more than ninety (90) days before the 8th or

16th anniversary respectively, of this Ordinance. If either party is not notified of cancellation on either the 8th or 16th anniversary of this Ordinance, then this franchise shall continue without cancellation or repeal until the twenty-fifth (25th) year. The anniversary date shall be the date this franchise is accepted by Grantee or otherwise effective by operation of law.

24-77 USER FEE. That a fee may be imposed by the City on all gas sales and related services within the City in lieu of local sales and service tax adopted by any governmental authority authorized to do so pursuant to Section 423B.5 of the Iowa Code. Any such fee imposed shall be directly charged to customers. The City Council may, in its discretion after a public hearing and upon an affirmative vote of the members of the Council, impose a franchise fee not to exceed 5% of the gross revenue of Grantee generated from all gas sales within the City; provided, however, that the fee shall not be effective against Grantee unless and until the City imposes a fee or tax of the same percentage on the gross revenue of gas sales within the City by all other gas suppliers with which the City has an effective franchise ordinance allowing such fee. Any such franchise fee imposed shall be a direct charge to customers as required by the Iowa Utilities Commission, and any such franchise fee shall be in compliance with applicable state law and in compliance with applicable Iowa Utilities Commission rules and regulations.

24-78 CONDITIONS PRECEDENT. The effectiveness of this Ordinance shall be expressly subject to and conditioned upon: (a) the passage and approval by the City Council of the City pursuant to Section 364.2 of the Iowa Code of this Ordinance for the same duration as a successor use agreement to the 2005 “Agreement for the Use of City Utility Distribution Facilities and Transportation of Natural Gas” (“Successor Use Agreement”); (b) Grantee’s acceptance of this Ordinance by written instrument; and (c) the existence of a valid Successor Use Agreement between the City and Grantee that is in effect for the same duration as this Ordinance and which has been approved by a majority of the qualified voters of the City of Webster City, voting in an election called for the purpose of voting thereon, pursuant to Iowa Code section 388.2.

24-79 RIGHT-OF-FIRST REFUSAL. Except as provided below, all rights, privileges and authority hereby granted to Grantee shall inure to the benefit of its successors and assigns, subject to all the terms, provisions and conditions herein contained, and all obligations hereby imposed upon Grantee shall be binding upon its successors and assigns. No prior notice or consent of such assignment is necessary from City where such assignment or transfer is made (1) pursuant to reorganization or merger in which Grantee or entity controlled by Grantee is a successor or surviving corporation, (2) where Grantee is pledging, mortgaging, or otherwise assigning its rights hereunder as security for indebtedness, or (3) to a transferee or assignee of all of Grantee’s gas properties located in Iowa following a sale approved by the Iowa Utilities Commission.

Before Grantee sells its rights, privileges and other assets in the City of Webster City, Iowa, as the sale of a single city natural gas distribution system, Grantee shall provide the City with notice of such proposed sale. The City shall thereafter have a period of thirty (30) days in which to meet the price, terms and conditions of any bona fide offer which Grantee intends to accept for the sale of the system. If the City meets the offer with the same or better terms, then Grantee shall sell the franchise, and other natural gas facilities and equipment, of its Webster City system to the City of Webster City, Iowa.

If Grantee sells its rights, privileges and other assets in the City of Webster City, Iowa, as part of a sale, other than a sale of a single city natural gas distribution system, then Grantee will provide: (a) notice to the City of the proposed sale, subject to confidential protection of the terms and conditions of such sale, and (b) notice to any qualified buyer, prior to close of any proposed sale of the Webster City assets, of the City’s desire to purchase the natural gas distribution system located in Webster City.

All successors, assigns, and purchasers shall be subject to the terms of the Successor Use Agreement and be made a party thereto. Failure to bind a successor, assign, and/or purchaser to the Successor Use Agreement shall render the succession, assignment, transfer, and/or sale null and void.

Before the City sells its rights, privileges and other assets of its Gas Distribution Properties located within the City of Webster City, Iowa, either as a whole or in part, the City shall provide Grantee with notice of such intention for the proposed sale and Grantee shall thereafter have a period of thirty (30) days in which to meet the price, terms and conditions of any bona fide offer which City intends to accept for the sale of the system. If the Grantee meets the offer with the same or better terms, then the City shall sell the system to the Grantee.

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

SECTION 3. EFFECTIVE DATE AND ACCEPTANCE. This Ordinance shall become effective contemporaneously with the effective date of the Successor Use Agreement between the City and Grantee, which date shall be no earlier than March 30, 2025, or the date on which the last of the following occurs, whichever is later: (1) immediately upon the expiration of the 2005 “Agreement for the Use of City Utility Distribution Facilities and the Transportation of Natural Gas” that is set to expire at the end of the day March 29, 2025; (2) following final passage and approval of the Ordinance by the City, in accordance with applicable laws and regulations, and upon Grantee’s acceptance by written instrument within thirty (30) days of passage by the City Council and filing with the City Clerk; (3) satisfaction of all Conditions Precedent set forth in this Ordinance; and (4) satisfaction of all Conditions Precedent set forth in the Successor Use Agreement. Upon the effective date of this Ordinance, all prior gas franchises granted by the City to Grantee are hereby repealed and all other ordinances or parts of ordinances in conflict herewith are also hereby repealed.

First Reading Passed: October 21, 2024
Second Reading Passed: _____
Second Reading suspended by motion on: _____
Third Reading Passed: _____
Third Reading suspended by motion on: _____

Passed and adopted this _____ day of _____, _____.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST: _____
Karyl K. Bonjour, City Clerk

MEMO

TO: Mayor and City Council

FROM: Finance Director

DATE: November 18, 2024

RE: FY24 Street Finance Report

SUMMARY: Iowa Code Section 312.14 requires all cities to file the Street Finance Report (SFR) to the Iowa Department of Transportation no later than December 1st of each year. This report is to show the money received and spent on street maintenance and improvements on a cash basis for the previous fiscal year.

PREVIOUS COUNCIL ACTION: This is an annual report that is presented to the City Council each year for approval prior to submitting.

BACKGROUND/DISCUSSION: The expenses to maintain the streets, bridges, sidewalks and storm sewers are broken down by type of expense and fund.

General Fund – expenses paid from the General Fund for Street Department functions are:

- Electric consumption for street lights
- Signs and posts
- Costs to paint traffic & parking lines including percent of wages
- Costs to maintain the street sweeper and a percent of wages

This fund will have a 0 balance at the end of each fiscal year as all monies used for these functions are part of the general levy and not specifically budgeted for.

Road Use Fund – the main revenue source for street, sidewalk, storm and bridge expenses

Other Special Revenues – these are 100% levy funded benefits as well as property & liability insurance

Debt Service – the bond payments for the portions of the 2 current GO bonds that are street related which are offset by the debt levy

Capital Projects – this fund on the report is a combination of Funds 500 and 525

- Fund 500 – this is where the Local Option Sales & Service Tax (LOSST) is deposited each month and where it stays until transferred out to reconcile project expenses paid in another fund, typically the Annual Street Maintenance Fund
- Fund 525 – this is the Annual Street Maintenance Fund and where the LOSST funds are typically transferred to. We use this fund to pay for all expenses for large projects with the street, sidewalk and storm sewer portions transferred in from Fund 500.

Utilities Fund – the Street Department performs water and sewer maintenance and repairs and in turn, those utilities pay a portion of the equipment purchase for those items used for their utility. This report shows \$53,754 paid from the water & sewer for their portion of the tandem dump truck purchased in FY24.

The electric fund pays for the materials and performs all of the labor to install and repair the street and traffic lights. The electric utility spent \$42,052 in material and labor costs for street lights and \$39,899 for traffic light materials in FY24.

The Bonds & Loans page shows the portions of the current GO Bonds that were for street, sidewalks and storm sewers.

Projects are reported during the fiscal year that the final payment is made even if the project work was completed on or before June 30th. The projects that met this requirement were the 2nd half of the 2nd Street Project and the Lincoln Drive Project. The only cost to be reported is the construction/contractor portion and can include the utility infrastructure portions if the main project was the road.

The summary page shows balances in Road Use which are a combination of Fund 204 (Road Use Tax) and Fund 528 (Bridge Improvements) as well as Capital Projects which combine Fund 500 (Capital Improvements/LOSST receipts) and 525 (Annual Street Maintenance).

FINANCIAL IMPLICATIONS: Failure to submit the SFR by the December 1st deadline will result in the state treasurer holding our road use tax dollars until it has been submitted. If the report has not been filed by March 1st, all of the money for the year will be lost. The city received \$1,105,302 in road use tax dollars in FY24.

RECOMMENDATION: Staff recommends approving the FY24 Street Finance Report to meet the December 1, 2024 submission deadline.

RESOLUTION NO. 2024 - xxx

RESOLUTION APPROVING THE OFFICIAL CITY STREET FINANCIAL REPORT

WHEREAS, the City of Webster City, Iowa, has prepared the Annual Street Finance Report, detailing revenues and expenditures for the fiscal year 7/1/23 to 6/30/24, and

WHEREAS, the report has been reviewed, approved and adopted by the City Council

NOW, THEREFORE, BE IT RESOLVED, that the Finance Director is hereby authorized and directed to file the approved and adopted FY24 Annual Street Finance Report with the Iowa Department of Transportation

BE IT FURTHER RESOLVED, that the City Clerk of the City of Webster City, Iowa is hereby authorized to attach to said report a true copy of this resolution.

PASSED AND ADOPTED this 18th day of November, 2024.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk



City Street Finance Report

Fiscal Year 2024

Bureau of Local Systems

Webster City

Ames, IA 50010

11/5/2024 3:42:01 PM

Expenses

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Salaries - Roads/Streets		\$192,718					\$192,718
Benefits - Roads/Streets		\$6,031	\$101,740				\$107,771
Training & Dues		\$2,805					\$2,805
Building & Grounds Maint. & Repair		\$10,326					\$10,326
Vehicle & Office Equip Operation and Repair		\$24,984					\$24,984
Operational Equipment Repair		\$158,402					\$158,402
Other Utilities		\$3,357					\$3,357
Other Maintenance and Repair		\$19,291					\$19,291
Engineering		\$60,406					\$60,406
Insurance		\$15,676					\$15,676
Janitorial		\$3,550					\$3,550
Medical		\$420					\$420
Rents & Leases		\$1,922					\$1,922
Street Maintenance Expense		\$215,574					\$215,574
Other Professional Services		\$14,760					\$14,760
Other Contract Services		\$61,421					\$61,421



City Street Finance Report

Fiscal Year 2024

Bureau of Local Systems

Webster City

Ames, IA 50010

11/5/2024 3:42:01 PM

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Minor Equipment Purchases		\$4,174					\$4,174
Office Supplies		\$299					\$299
Operating Supplies		\$14,840					\$14,840
Postage & Safety		\$2,445					\$2,445
Other Supplies		\$8,989					\$8,989
Furniture & Fixtures		\$523					\$523
Heavy Equipment	\$126,740	\$209,762				\$53,754	\$390,256
Storm Drainage		\$133,403					\$133,403
Street - Preservation					\$1,921,500		\$1,921,500
Principal Payment				\$745,316			\$745,316
Interest Payment				\$188,244			\$188,244
Bond Registration Fees				\$918			\$918
Street Lighting	\$135,714					\$42,052	\$177,766
Traffic Control/Safety	\$76,813		\$15,787			\$39,899	\$132,499
Snow Removal		\$28,173					\$28,173
Depreciation & Building Utilities		\$9,986					\$9,986
Accounting/Recording		\$873					\$873
Street Cleaning	\$35,830		\$17,541				\$53,371
Snow Removal Salaries		\$93,218					\$93,218



City Street Finance Report

Fiscal Year 2024

Bureau of Local Systems

Webster City

Ames, IA 50010

11/5/2024 3:42:01 PM

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Snow Removal Benefits			\$52,960				\$52,960
Total	\$375,097	\$1,298,328	\$188,028	\$934,478	\$1,921,500	\$135,705	\$4,853,136



City Street Finance Report

Fiscal Year 2024

Bureau of Local Systems

Webster City

Ames, IA 50010

11/5/2024 3:42:01 PM

Revenue

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Levied on Property	\$375,097		\$154,700	\$934,478			\$1,464,275
Other Taxes (Hotel, LOST)					\$1,095,515		\$1,095,515
Interest					\$301,453		\$301,453
State Revenues - Road Use Taxes		\$1,105,302					\$1,105,302
Charges/fees						\$135,705	\$135,705
Sale of Property & Merchandise		\$373					\$373
Total	\$375,097	\$1,105,675	\$154,700	\$934,478	\$1,396,968	\$135,705	\$4,102,623



City Street Finance Report

Fiscal Year 2024

Bureau of Local Systems

Webster City

Ames, IA 50010

11/5/2024 3:42:01 PM

Bonds/Loans

Bond/Loan Description	Principal Balance As of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance As of 6/30
\$4,590,000 GO Bond Series 2016A	\$2,117,155	\$360,800	\$43,593	\$360,800	\$43,593	\$1,756,355
\$4,590,000 GO Bond Series 2016A	\$262,119	\$44,616	\$5,391	\$44,616	\$5,391	\$217,503
\$9,690,000 GO Annual Appropriation Corporate Purpose & Refunding Bonds, Series 2021A	\$3,749,552	\$186,208	\$81,242	\$186,208	\$81,242	\$3,563,344
\$9,690,000 GO Annual Appropriation Corporate Purpose & Refunding Bonds, Series 2021A	\$1,247,488	\$61,952	\$27,029	\$61,952	\$27,029	\$1,185,536
\$9,690,000 GO Annual Appropriation Corporate Purpose & Refunding Bonds, Series 2021A	\$788,540	\$39,160	\$17,085	\$39,160	\$17,085	\$749,380
\$9,690,000 GO Annual Appropriation Corporate Purpose & Refunding Bonds, Series 2021A	\$481,984	\$23,936	\$10,443	\$23,936	\$10,443	\$458,048
\$4,590,000 GO Bond Series 2016A	\$168,281	\$28,644	\$3,461	\$28,644	\$3,461	\$139,637
Total	\$8,815,119	\$745,316	\$188,244	\$745,316	\$188,244	\$8,069,803



City Street Finance Report

Fiscal Year 2024

Bureau of Local Systems

Webster City

Ames, IA 50010

11/5/2024 3:42:01 PM

Equipment

Description	Model Year	Usage Type	Cost	Purchased Status
Chevy Silverado 2500	2022	Purchased	\$57,297	No Change
Cat Mini Excavator	2020	Purchased	\$70,000	No Change
Chevrolet 3500 w/utility box	2021	Purchased	\$44,724	No Change
Caterpillar 242B Vertical Lift Skid Loader	2006	Purchased	\$32,020	No Change
Ford F350 4x4 pickup w/utility box	2011	Purchased	\$30,540	No Change
Elgin 3300 Crosswind Street Sweeper	2011	Purchased	\$186,369	No Change
Freightliner Dump Truck	2010	Purchased	\$120,697	No Change
John Deere 770D Maintainer	2006	Purchased	\$149,500	No Change
Chevrolet C8500 Dump Truck w/new body in 2020	2005	Purchased	\$108,015	No Change
Caterpillar 420 Backhoe	2020	Purchased	\$84,501	No Change
International Dump Truck 4700	1999	Purchased	\$53,416	No Change
Chevy Dump Truck 2600	1997	Purchased	\$50,492	Traded
Target Self-propelled concrete saw	1998	Purchased	\$7,468	No Change
John Deere 624J Endloader	2007	Purchased	\$122,282	No Change
Rockland Grappler Bucket/Rake	2009	Purchased	\$20,800	No Change
H140 Caterpillar Grader	1999	Purchased	\$158,544	No Change
Chevrolet Silverado 3500	2015	Purchased	\$37,951	No Change
Dodge Ram 3500 Pickup w/utility box	2017	Purchased	\$39,394	No Change
Cat Loader Model 938M	2017	Purchased	\$170,844	No Change
International Dump Truck	2019	Purchased	\$159,863	No Change
Ford 4x4 F250 Pickup	2003	Purchased	\$21,231	No Change



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2024

Webster City

11/5/2024 3:42:01 PM

Description	Model Year	Usage Type	Cost	Purchased Status
International Tandem Dump truck	2013	Purchased	\$114,454	No Change
Mack Tandem Dump Truck	2024	Purchased	\$173,400	New



City Street Finance Report

Fiscal Year 2024

Bureau of Local Systems

Webster City

Ames, IA 50010

11/5/2024 3:42:01 PM

Street Projects

Project Description	Contract Price	Final Price	Contractor Name
New concrete street pavement, new sidewalks, all new infrastructure E of Beach to bridge on Overpass Drive (Phase 2 of 2nd Street Project)	\$4,315,117	\$4,247,100	Castor Construction
Resurfacing from Hillcrest to DE, partial storm, sewer and water replacement	\$1,376,377	\$1,407,486	Doyle Construction



City Street Finance Report

Fiscal Year 2024

Bureau of Local Systems

Webster City

Ames, IA 50010

11/5/2024 3:42:01 PM

Summary

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Begining Balance	\$0	\$2,063,611	\$33,328	\$0	\$5,349,607	\$0	\$7,446,546
SubTotal Expenses (-)	\$375,097	\$1,298,328	\$188,028	\$934,478	\$1,921,500	\$135,705	\$4,853,136
Subtotal Revenues (+)	\$375,097	\$1,105,675	\$154,700	\$934,478	\$1,396,968	\$135,705	\$4,102,623
Ending Balance	\$0	\$1,870,958	\$0	\$0	\$4,825,075	\$0	\$6,696,033

Resolution Number: 2024

Execution Date: Monday, November 18, 2024

Signature: Dodie Wolfgram



MEMO

TO: Mayor and City Council
FROM: Finance Director
DATE: November 18, 2024
RE: Annual Urban Renewal Report

SUMMARY: The Annual Urban Renewal Report is due to the Iowa Department of Management on December 1st and requires council approval.

PREVIOUS COUNCIL ACTION: This annual report is brought to council each November for approval.

BACKGROUND/DISCUSSION: In 2012 the State of Iowa adopted an Iowa Urban Renewal Tax Increment Financing Reform Bill which included the Annual Urban Renewal Report. The purpose of the report is for entities with active Urban Renewal Areas to provide specific information including the URA Plan, Ordinance adopting the plan, map of the area and detailed financial reporting for each taxing district within each of the Urban Renewal Areas. The report is due on December 1st of each year, must have council approval prior to submitting and is mandatory for tax levy certification.

RECOMMENDATION: Staff recommends that the Council approve the Annual Urban Renewal Report for the 2023-24 fiscal year.

ALTERNATIVES: This is a mandatory report to be filed each year.

RESOLUTION NO. 2024 - xxx

RESOLUTION APPROVING THE ANNUAL URBAN RENEWAL REPORT

WHEREAS, the City of Webster City, Iowa, has prepared the Annual Urban Renewal Report for the fiscal year 7/1/23 to 6/30/24, and

WHEREAS, the report has been reviewed, approved and adopted by the City Council

NOW, THEREFORE, BE IT RESOLVED, that the Finance Director is hereby authorized and directed to file the approved and adopted FY24 Annual Urban Renewal Report with the Iowa Department of Management.

BE IT FURTHER RESOLVED, that the City Clerk of the City of Webster City, Iowa is hereby authorized to attach to said report a true copy of this resolution.

PASSED AND ADOPTED this 18th day of November, 2024.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Authority Summary

Local Government Name: WEBSTER CITY
 Local Government Number: 40G378

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL	40010	4
WEBSTER CITY AREA C URBAN RENEWAL	40011	3
WEBSTER CITY RIVERVIEW URBAN RENEWAL	40012	5
WEBSTER CITY SE IND URBAN RENEWAL	40015	5
WEBSTER CITY AREA D URBAN RENEWAL	40018	1
WEBSTER CITY AREA E URBAN RENEWAL	40019	2
WEBSTER CITY AREA B URBAN RENEWAL	40020	2
WEBSTER CITY WEST SECOND ST URBAN RENEWAL	40021	2
WEBSTER CITY SOUTHWEST URBAN RENEWAL	40022	5
WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA	40030	1
WEBSTER CITY 2013 FAIRMEADOW URBAN RENEWAL AREA	40032	1
WEBSTER CITY 2016 INDUSTRIAL URBAN RENEWAL AREA	40033	2
116 RED BULL DIVISION URBAN RENEWAL AREA	40034	2

IF Debt Outstanding: 4,219,118

IF Sp. Rev. Fund Cash Balance			Amount of 07-01-2023 Cash Balance
as of 07-01-2023:	234,737	564,596	Restricted for LMI

IF Revenue:	320,345
IF Sp. Revenue Fund Interest:	243
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	320,588

Rebate Expenditures:	170,606
Non-Rebate Expenditures:	102,064
Returned to County Treasurer:	0
Total Expenditures:	272,670

IF Sp. Rev. Fund Cash Balance			Amount of 06-30-2024 Cash Balance
as of 06-30-2024:	282,655	499,294	Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 3,663,793

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL
 R Area Number: 40010

R Area Creation Date: 11/1994

To help local officials promote economic development in the City. The primary goal is to stimulate, through public involvement and commitment, private investments in new affordable residential development and to create a sound economic base.

R Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/RES UR A INCR	400136	400137	327,447
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/RES UR AREA A/HOME 4TH UBFUND INCREM	400182	400183	633,113
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/RES UR AREA A HOME 5TH UBFUND INCREM	400184	400185	225,439
WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/UR AREA A AMENDMENT NCR	400220	400221	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	140,780	3,191,250	60,840	0	0	0	3,392,870	0	3,392,870
Assessable	129,016	1,744,024	33,249	0	0	0	1,906,289	0	1,906,289
Homestead Credits									

IF Sp. Rev. Fund Cash Balance as of 07-01-2023: 22,964 242,564 Amount of 07-01-2023 Cash Balance Restricted for LMI

IF Revenue: 41,585
 IF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 41,585

Rebate Expenditures: 22,379
 Non-Rebate Expenditures: 16,875
 Returned to County Treasurer: 0
Total Expenditures: 39,254

IF Sp. Rev. Fund Cash Balance as of 06-30-2024: 25,295 214,632 Amount of 06-30-2024 Cash Balance Restricted for LMI

Projects For WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL

Housing Project

description:	Housing Development
classification:	Commercial - apartment/condos (residential use, classified commercial)
physically Complete:	Yes
payments Complete:	No

LMI Requirement

description:	Accumulating LMI Revenue
classification:	Low and Moderate Income Housing
physically Complete:	Yes
payments Complete:	No

Debts/Obligations For WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL

EDGE DEVELOPMENT

Debt/Obligation Type:	Rebates
Principal:	40,776
Interest:	0
Total:	40,776
Annual Appropriation?:	Yes
Date Incurred:	11/19/2019
Year of Last Payment:	2028

Non-Rebates For WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL

IF Expenditure Amount:	16,875
Applied To Debt:	RIDGE DEVELOPMENT
Applied To Project:	LMI Requirement

Rebates For WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL

Volume 5th Addition

IF Expenditure Amount:	22,379
Rebate Paid To:	Ridge Development
Rebate Applied To Debt:	RIDGE DEVELOPMENT
Rebate Applied To Project:	Housing Project
Rebate Projected Final FY of Rebate:	2028

Income Housing For WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL

Amount of FY 2024 expenditures that provide or aid in the provision of public improvements related to housing and residential development:

Costs for low and moderate income housing:

Construction of low and moderate income housing:

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

Payments to a low and moderate income housing fund established by the municipality, including

Matching funds for any state or federal moneys used for such purposes:

Other low and moderate income housing assistance:

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

IF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)		
Urban Renewal Area:	WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL (40010)		
IF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/RES UR A INCR		
IF Taxing District Inc. Number:	400137		
IF Taxing District Base Year:	1993		UR Designation
FY TIF Revenue First Received:	2000	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	11/1994

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	837,040	60,840	0	0	0	897,880	0	897,880
Exemptable	0	457,445	33,249	0	0	0	490,694	0	490,694
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	1,720	490,694	327,447	163,247	5,739

FY 2024 TIF Revenue Received: 11,402

IF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)		
Urban Renewal Area:	WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL (40010)		
IF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/RES UR AREA /HOME 4TH SUBFUND INCREM		
IF Taxing District Inc. Number:	400183		
IF Taxing District Base Year:	1993		UR Designation
FY TIF Revenue First Received:	2005	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	01/2003

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,736,040	0	0	0	0	1,736,040	0	1,736,040
Exemptable	0	948,748	0	0	0	0	948,748	0	948,748
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	3,048	948,748	633,113	315,635	11,096

FY 2024 TIF Revenue Received: 22,257

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

IF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)		
Urban Renewal Area:	WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL (40010)		
IF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/RES UR AREA A		
HOME 5TH SUBFUND INCREM			
IF Taxing District Inc. Number:	400185		
IF Taxing District Base Year:	1993		
FY TIF Revenue First Received:	2008		
Subject to a Statutory end date?	No		
		UR Designation	
		Slum	No
		Blighted	No
		Economic Development	11/1994

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	618,170	0	0	0	0	618,170	0	618,170
Taxable	0	337,831	0	0	0	0	337,831	0	337,831
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	374	337,831	225,439	112,392	3,951

FY 2024 TIF Revenue Received: 7,926

IF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)		
Urban Renewal Area:	WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL (40010)		
IF Taxing District Name:	WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/UR AREA A		
MENDMENT INCR			
IF Taxing District Inc. Number:	400221		
IF Taxing District Base Year:	2003		
FY TIF Revenue First Received:			
Subject to a Statutory end date?	No		
		UR Designation	
		Slum	No
		Blighted	No
		Economic Development	No

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	140,780	0	0	0	0	0	140,780	0	140,780
Taxable	129,016	0	0	0	0	0	129,016	0	129,016
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	70,770	70,010	0	70,010	1,608

FY 2024 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA C URBAN RENEWAL
 R Area Number: 40011

R Area Creation Date: 11/1994

To help local officials promote economic development in the City. The primary goal is to stimulate, through public involvement and commitment, private investments in new affordable residential development and to create a sound economic base.

R Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/RES UR C TIF INCREM	400140	400141	0
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/UR C INCR	400152	400153	0
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/WC RES UR AREA C BREWER REEK EST HOUSING SUB FUND INCR	400240	400241	520,973

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	29,440	20,023,240	0	0	0	-12,964	20,039,716	0	20,039,716
Exempt	26,980	10,942,727	0	0	0	-12,964	10,956,743	0	10,956,743
Homestead Credits									

IF Sp. Rev. Fund Cash Balance as of 07-01-2023: 0 **220,442** **Amount of 07-01-2023 Cash Balance Restricted for LMI**

IF Revenue: 18,324
 IF Sp. Revenue Fund Interest: 75
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 18,399

Rebate Expenditures: 0
 Non-Rebate Expenditures: 18,399
 Returned to County Treasurer: 0
Total Expenditures: 18,399

IF Sp. Rev. Fund Cash Balance as of 06-30-2024: 0 **189,920** **Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For WEBSTER CITY AREA C URBAN RENEWAL

Lawrence Creek Estates 5&6

Description:	Housing Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

LMI Requirement

Description:	Accumulating LMI Revenue
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WEBSTER CITY AREA C URBAN RENEWAL

C Estates #5 & #6

Debt/Obligation Type:	Internal Loans
Principal:	2,535,278
Interest:	0
Total:	2,535,278
Annual Appropriation?:	No
Date Incurred:	06/30/2018
Year of Last Payment:	2028

Non-Rebates For WEBSTER CITY AREA C URBAN RENEWAL

IF Expenditure Amount:	7,466
Applied To Debt:	BC Estates #5 & #6
Applied To Project:	LMI Requirement
IF Expenditure Amount:	10,933
Applied To Debt:	BC Estates #5 & #6
Applied To Project:	Brewer Creek Estates 5&6

Income Housing For WEBSTER CITY AREA C URBAN RENEWAL

Amount of FY 2024 expenditures that provide or aid in the provision of public improvements related to housing and residential development:

Costs for low and moderate income housing:

Construction of low and moderate income housing:

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

Payments to a low and moderate income housing fund established by the municipality, including

Matching funds for any state or federal moneys used for such purposes:

7,46

Other low and moderate income housing assistance:

◆ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Beginning balance has been adjusted by \$5,418 from the ending balance of FY18. An adjusting audit entry was made to correct AP and Cash due to a coding error.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2024

0

IF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)		
Urban Renewal Area:	WEBSTER CITY AREA C URBAN RENEWAL (40011)		
IF Taxing District Name:	WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/RES UR C TIF JCREM		
IF Taxing District Inc. Number:	400141		
IF Taxing District Base Year:	1993	UR Designation	No
FY TIF Revenue First Received:	1998	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	11/1994

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	29,440	0	0	0	0	0	29,440	0	29,440
Exemptable	26,980	0	0	0	0	0	26,980	0	26,980
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	39,990	0	0	0	0

FY 2024 TIF Revenue Received: 0

IF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)		
Urban Renewal Area:	WEBSTER CITY AREA C URBAN RENEWAL (40011)		
IF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/UR C INCR		
IF Taxing District Inc. Number:	400153		
IF Taxing District Base Year:	1993	UR Designation	No
FY TIF Revenue First Received:	1998	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	11/1994

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	19,066,560	0	0	0	-11,112	19,055,448	0	19,055,448
Exemptable	0	10,419,902	0	0	0	-11,112	10,408,790	0	10,408,790
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	73,199	10,408,790	0	10,408,790	365,912

FY 2024 TIF Revenue Received: 0

IF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)		
Urban Renewal Area:	WEBSTER CITY AREA C URBAN RENEWAL (40011)		
IF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/WC RES UR ARE BREWER CREEK EST HOUSING SUB FUND INCR		
IF Taxing District Inc. Number:	400241		
IF Taxing District Base Year:	1996		UR Designation
FY TIF Revenue First Received:	2019	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	956,680	0	0	0	-1,852	954,828	0	954,828
Taxable	0	522,825	0	0	0	-1,852	520,973	0	520,973
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	1,121	520,973	520,973	0	0

FY 2024 TIF Revenue Received: 18,324

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY RIVERVIEW URBAN RENEWAL
 R Area Number: 40012

R Area Creation Date: 02/1986

To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development.

R Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/RIVERVIEW TIF INCR	400055	400056	0
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/DOWNTOWN SSMID TIF INCREMENT	400112	400113	549,113
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/RIVERVIEW UR INCREM	400124	400125	362,213
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/DOWNTOWN SSMID TIF/1ST ST ANK SUBFUND/INCR	400208	400209	0
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/DOWNTOWN SSMID TIF/1ST ST ANK SUBFUND #2 INCR	400210	400211	876,902

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	6,786,693	20,695,367	7,727,300	100	-14,816	35,194,644	0	35,194,644
Taxable	0	3,708,938	15,204,376	6,749,782	100	-14,816	25,648,380	0	25,648,380
Homestead Credits									

IF Sp. Rev. Fund Cash Balance as of 07-01-2023: 35,039 **0** **Amount of 07-01-2023 Cash Balance Restricted for LMI**

IF Revenue: 70,179
 IF Sp. Revenue Fund Interest: 168
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 70,347

Rebate Expenditures: 35,000
 Non-Rebate Expenditures: 35,116
 Returned to County Treasurer: 0
Total Expenditures: 70,116

IF Sp. Rev. Fund Cash Balance as of 06-30-2024: 35,270 **0** **Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For WEBSTER CITY RIVERVIEW URBAN RENEWAL

ND STREET RECONSTRUCTION

Description: WA/SW/Street Improvements
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

SMID

Description: Self-Supported Municipal Impr District
Classification: Commercial - retail
Physically Complete: No
Payments Complete: No

SB 2ND TIF AGREEMENT

Description: REBATE AGREEMENT-2ND ADDITON
Classification: Administrative expenses
Physically Complete: Yes
Payments Complete: No

Debts/Obligations For WEBSTER CITY RIVERVIEW URBAN RENEWAL

SB-FIRST STATE BANK

Debt/Obligation Type:	Rebates
Principal:	5,904
Interest:	0
Total:	5,904
Annual Appropriation?:	No
Date Incurred:	05/21/2012
Year of Last Payment:	2023

2ND STR RECONST PROJ

Debt/Obligation Type:	Internal Loans
Principal:	484,411
Interest:	0
Total:	484,411
Annual Appropriation?:	No
Date Incurred:	06/01/2000
Year of Last Payment:	2020

SB-2ND AGREEMENT

Debt/Obligation Type:	Rebates
Principal:	211,911
Interest:	0
Total:	211,911
Annual Appropriation?:	Yes
Date Incurred:	07/21/2021
Year of Last Payment:	2031

Non-Rebates For WEBSTER CITY RIVERVIEW URBAN RENEWAL

IF Expenditure Amount: 26,542
Allocated To Debt: 2nd STR RECONST PROJ
Allocated To Project: 2ND STREET
RECONSTRUCTION

IF Expenditure Amount: 8,574
Allocated To Debt: 2nd STR RECONST PROJ
Allocated To Project: SSMID

IF Expenditure Amount: 0
Allocated To Debt: FSB-2ND AGREEMENT
Allocated To Project: FSB 2ND TIF AGREEMENT

Rebates For WEBSTER CITY RIVERVIEW URBAN RENEWAL

SB-FIRST STATE BANK

IF Expenditure Amount:	35,000
Rebate Paid To:	FSB-FIRST STATE BANK
Rebate Paid To Debt:	FSB-FIRST STATE BANK
Rebate Paid To Project:	2ND STREET RECONSTRUCTION
Rebate Projected Final FY of Rebate:	2023

▲ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

IF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)		
Urban Renewal Area:	WEBSTER CITY RIVERVIEW URBAN RENEWAL (40012)		
IF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/RIVERVIEW TIF JCR		
IF Taxing District Inc. Number:	400056		
IF Taxing District Base Year:	1985		UR Designation
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	02/1986

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	6,008,110	10,968,250	7,327,190	0	-11,112	24,292,438	0	24,292,438
Taxable	0	3,283,439	8,182,557	6,442,707	0	-11,112	17,897,591	0	17,897,591
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	26,449,730	0	0	0	0

FY 2024 TIF Revenue Received: 0

IF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)		
Urban Renewal Area:	WEBSTER CITY RIVERVIEW URBAN RENEWAL (40012)		
IF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/DOWNTOWN SMID TIF INCREM		
IF Taxing District Inc. Number:	400113		
IF Taxing District Base Year:	1985		UR Designation
FY TIF Revenue First Received:	2001		Slum
Subject to a Statutory end date?	No		Blighted
			Economic Development
			02/1986

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	384,723	5,675,667	400,110	0	-1,852	6,458,648	0	6,458,648
Taxable	0	210,253	3,599,727	307,075	0	-1,852	4,115,203	0	4,115,203
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	5,666,202	794,298	549,113	245,185	9,845

FY 2024 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

IF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)		
Urban Renewal Area:	WEBSTER CITY RIVERVIEW URBAN RENEWAL (40012)		
IF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/RIVERVIEW UR		
IF Taxing District Inc. Number:	400125		
IF Taxing District Base Year:	1985		UR Designation
Year TIF Revenue First Received:	0	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	02/1986

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	393,860	615,410	0	0	-1,852	1,007,418	0	1,007,418
Taxable	0	215,246	433,566	0	0	-1,852	646,960	0	646,960
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	647,057	362,213	362,213	0	0

Year 2024 TIF Revenue Received: 34,968

IF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)		
Urban Renewal Area:	WEBSTER CITY RIVERVIEW URBAN RENEWAL (40012)		
IF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/DOWNTOWN		
IF Taxing District Inc. Number:	400209		
IF Taxing District Base Year:	1985		UR Designation
Year TIF Revenue First Received:	2013	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	07/2011

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	934,810	0	100	0	934,910	0	934,910
Taxable	0	0	788,310	0	100	0	788,410	0	788,410
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	335,493	599,417	0	599,417	24,069

Year 2024 TIF Revenue Received: 0

IF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY RIVERVIEW URBAN RENEWAL (40012)
 IF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/DOWNTOWN
 SMID TIF/1ST ST BANK SUBFUND #2 INCR
 IF Taxing District Inc. Number: 400211

IF Taxing District Base Year:	1985		UR Designation
Y TIF Revenue First Received:	2014	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	05/2012

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,501,230	0	0	0	2,501,230	0	2,501,230
Exemptable	0	0	2,200,216	0	0	0	2,200,216	0	2,200,216
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	520,934	1,980,296	876,902	1,103,394	44,306

Y 2024 TIF Revenue Received: 35,211

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY SE IND URBAN RENEWAL
 R Area Number: 40015

R Area Creation Date: 02/1986

R Area Purpose: To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/SE IND TIF INCR	400114	400115	0
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/SE IND TIF INCR	400116	400117	0
WEBSTER CITY/WEBSTER CITY (WEBSTER CITY) SCH/SE IND TIF MITCHELL SUBFUND INCR	400196	400197	0
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/SE IND TIF INFINITY SUBFUND INCR	400212	400213	0
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/SE IND TIF 3DK SUBFUND INCREMENT	400222	400223	339,213

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	321,390	427,015	4,077,345	5,127,930	0	0	9,953,680	0	9,953,680
Taxable	294,532	233,364	3,285,674	4,456,062	0	0	8,269,632	0	8,269,632
Homestead Credits									

IF Sp. Rev. Fund Cash Balance as of 07-01-2023: 66,340 0 **Amount of 07-01-2023 Cash Balance Restricted for LMI**

IF Revenue: 11,925
 IF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 11,925

Rebate Expenditures: 0
 Non-Rebate Expenditures: 11,925
 Returned to County Treasurer: 0
Total Expenditures: 11,925

IF Sp. Rev. Fund Cash Balance as of 06-30-2024: 66,340 0 **Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For WEBSTER CITY SE IND URBAN RENEWAL

Extension of Commerce Dr

Description:	Street/Water/Sewer Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For WEBSTER CITY SE IND URBAN RENEWAL

DK

Debt/Obligation Type:	Rebates
Principal:	78,415
Interest:	0
Total:	78,415
Annual Appropriation?:	Yes
Date Incurred:	04/20/2015
Year of Last Payment:	2029

Non-Rebates For WEBSTER CITY SE IND URBAN RENEWAL

IF Expenditure Amount:	11,925
Applied To Debt:	3DK
Applied To Project:	Extension of Commerce Dr

Rebates For WEBSTER CITY SE IND URBAN RENEWAL

DK

IF Expenditure Amount:	0
Rebate Paid To:	3DK
Applied To Debt:	3DK
Applied To Project:	Extension of Commerce Dr
Projected Final FY of Rebate:	2029

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Development Agreement with Infinity Services LLC was de-certified with the County Auditor on 11-4-14. No further debt obligation - funds received will remain in this URA for future developers to use.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2024

0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

IF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)		
Urban Renewal Area:	WEBSTER CITY SE IND URBAN RENEWAL (40015)		
IF Taxing District Name:	WEBSTER CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/SE IND TIF INCR		
IF Taxing District Inc. Number:	400115		
IF Taxing District Base Year:	1985		UR Designation
Y TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	02/1986

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	321,390	0	0	0	0	0	321,390	0	321,390
Exemptable	294,532	0	0	0	0	0	294,532	0	294,532
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	208,430	112,960	0	112,960	2,594

FY 2024 TIF Revenue Received: 0

IF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)		
Urban Renewal Area:	WEBSTER CITY SE IND URBAN RENEWAL (40015)		
IF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/SE IND TIF INCR		
IF Taxing District Inc. Number:	400117		
IF Taxing District Base Year:	1985		UR Designation
Y TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	02/1986

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	427,015	3,641,525	5,127,930	0	0	9,196,470	0	9,196,470
Exemptable	0	233,364	2,946,461	4,456,062	0	0	7,635,887	0	7,635,887
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	7,919,380	1,277,090	0	1,277,090	44,895

FY 2024 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

IF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)		
Urban Renewal Area:	WEBSTER CITY SE IND URBAN RENEWAL (40015)		
IF Taxing District Name:	WEBSTER CITY/WEBSTER CITY (WEBSTER CITY) SCH/SE IND TIF MITCHELL		
UBFUND INCR			
IF Taxing District Inc. Number:	400197		
IF Taxing District Base Year:	2008		UR Designation
FY TIF Revenue First Received:	2011	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	02/1986

IF Taxing District Value by Class - 1/1/2022 for FY 2024

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	13,950	0	0	0	0

FY 2024 TIF Revenue Received: 0

IF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)		
Urban Renewal Area:	WEBSTER CITY SE IND URBAN RENEWAL (40015)		
IF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/SE IND TIF		
INFINITY SUBFUND INCR			
IF Taxing District Inc. Number:	400213		
IF Taxing District Base Year:	1985		UR Designation
FY TIF Revenue First Received:	2014	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

IF Taxing District Value by Class - 1/1/2022 for FY 2024

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	5,316	0	0	0	0

FY 2024 TIF Revenue Received: 0

IF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY SE IND URBAN RENEWAL (40015)
 IF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/SE IND TIF 3DK
 UBFUND INCREMENT
 IF Taxing District Inc. Number: 400223
 IF Taxing District Base Year: 1985
 FY TIF Revenue First Received: 2017
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	04/2015

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	435,820	0	0	0	435,820	0	435,820
Taxable	0	0	339,213	0	0	0	339,213	0	339,213
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	2,082	339,213	339,213	0	0

FY 2024 TIF Revenue Received: 11,925

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA D URBAN RENEWAL
 R Area Number: 40018

R Area Creation Date: 11/1994

To help local officials promote economic development in the City. The primary goal is to stimulate, through public involvement and commitment, private investments in new affordable residential development and to create a sound economic base.

R Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/RES UR D INCR	400128	400129	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	126,140	0	0	0	0	0	126,140	0	126,140
Taxable	115,599	0	0	0	0	0	115,599	0	115,599
Homestead Credits									

IF Sp. Rev. Fund Cash Balance as of 07-01-2023:

Amount of 07-01-2023 Cash Balance Restricted for LMI

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

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

IF Sp. Rev. Fund Cash Balance as of 06-30-2024:

Amount of 06-30-2024 Cash Balance Restricted for LMI

IF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA D URBAN RENEWAL (40018)
 IF Taxing District Name: WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/RES UR D
 JCR
 IF Taxing District Inc. Number: 400129
 IF Taxing District Base Year: 1993
 FY TIF Revenue First Received: No
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	11/1994

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	126,140	0	0	0	0	0	126,140	0	126,140
Exempt	115,599	0	0	0	0	0	115,599	0	115,599
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	67,180	58,960	0	58,960	1,354

FY 2024 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA E URBAN RENEWAL
 R Area Number: 40019

R Area Creation Date: 11/1994

To help local officials promote economic development in the City. The primary goal is to stimulate, through public involvement and commitment, private investments in new affordable residential development and to create a sound economic base.

R Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/RES UR E INCREM	400130	400131	0
WEBSTER CITY/WEBSTER CITY (WEBSTER CITY) SCH/UR AREA E INCR	400206	400207	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	3,170	457,710	0	0	0	0	460,880	0	460,880
Taxable	2,905	250,140	0	0	0	0	253,045	0	253,045
Homestead Credits									

IF Sp. Rev. Fund Cash Balance as of 07-01-2023:

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

Amount of 07-01-2023 Cash Balance Restricted for LMI

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

IF Sp. Rev. Fund Cash Balance as of 06-30-2024:

	0
--	---

Amount of 06-30-2024 Cash Balance Restricted for LMI

IF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)		
Urban Renewal Area:	WEBSTER CITY AREA E URBAN RENEWAL (40019)		
IF Taxing District Name:	WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/RES UR E JCREM		
IF Taxing District Inc. Number:	400131		
IF Taxing District Base Year:	1993		UR Designation
Y TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	11/1994

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	3,170	0	0	0	0	0	3,170	0	3,170
Exemptable	2,905	0	0	0	0	0	2,905	0	2,905
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	27,735	0	0	0	0

Y 2024 TIF Revenue Received: 0

IF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)		
Urban Renewal Area:	WEBSTER CITY AREA E URBAN RENEWAL (40019)		
IF Taxing District Name:	WEBSTER CITY/WEBSTER CITY (WEBSTER CITY) SCH/UR AREA E INCR		
IF Taxing District Inc. Number:	400207		
IF Taxing District Base Year:	1993		UR Designation
Y TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	11/1994

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	457,710	0	0	0	0	457,710	0	457,710
Exemptable	0	250,140	0	0	0	0	250,140	0	250,140
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	27,735	250,140	0	250,140	8,793

Y 2024 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY AREA B URBAN RENEWAL
 R Area Number: 40020

R Area Creation Date: 11/1994

R Area Purpose: To help local officials promote economic development in the City. The primary goal is to stimulate, through public involvement and commitment, private investments in new affordable residential development and to create a sound economic base.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/RES UR B INCR	400138	400139	0
WEBSTER CITY/WEBSTER CITY (WEBSTER CITY) SCH/RES UR AREA B INCR	400204	400205	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	37,420	1,149,320	0	0	0	0	1,186,740	0	1,186,740
Taxable	34,293	628,106	0	0	0	0	662,399	0	662,399
Homestead Credits									

IF Sp. Rev. Fund Cash Balance as of 07-01-2023: 0 **Amount of 07-01-2023 Cash Balance Restricted for LMI** 0

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

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

IF Sp. Rev. Fund Cash Balance as of 06-30-2024: 0 **Amount of 06-30-2024 Cash Balance Restricted for LMI** 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

IF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)		
Urban Renewal Area:	WEBSTER CITY AREA B URBAN RENEWAL (40020)		
IF Taxing District Name:	WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/RES UR B ✓CR		
IF Taxing District Inc. Number:	400139		
IF Taxing District Base Year:	1993		UR Designation
Y TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	11/1994

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	37,420	0	0	0	0	0	37,420	0	37,420
Exemptable	34,293	0	0	0	0	0	34,293	0	34,293
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	65,110	0	0	0	0

FY 2024 TIF Revenue Received: 0

IF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)		
Urban Renewal Area:	WEBSTER CITY AREA B URBAN RENEWAL (40020)		
IF Taxing District Name:	WEBSTER CITY/WEBSTER CITY (WEBSTER CITY) SCH/RES UR AREA B INCR		
IF Taxing District Inc. Number:	400205		
IF Taxing District Base Year:	1993		UR Designation
Y TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	11/1994

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,149,320	0	0	0	0	1,149,320	0	1,149,320
Exemptable	0	628,106	0	0	0	0	628,106	0	628,106
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	56,651	628,106	0	628,106	22,081

FY 2024 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY WEST SECOND ST URBAN RENEWAL
 R Area Number: 40021

R Area Creation Date: 08/1997

To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development.

R Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/W SECOND ST UR INCR	400132	400133	0
WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/W SECOND ST UR INCR	400134	400135	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	25,300	233,250	6,237,090	1,379,910	0	0	7,875,550	0	7,875,550
Taxable	23,186	127,473	4,917,580	1,042,130	0	0	6,110,369	0	6,110,369
Homestead Credits									

IF Sp. Rev. Fund Cash Balance

as of 07-01-2023: **0** **0** **Amount of 07-01-2023 Cash Balance Restricted for LMI**

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

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

IF Sp. Rev. Fund Cash Balance

as of 06-30-2024: **0** **0** **Amount of 06-30-2024 Cash Balance Restricted for LMI**

IF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)		
Urban Renewal Area:	WEBSTER CITY WEST SECOND ST URBAN RENEWAL (40021)		
IF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/W SECOND ST U		
NCR			
IF Taxing District Inc. Number:	400133		
IF Taxing District Base Year:	1996		
Year TIF Revenue First Received:			UR Designation
Subject to a Statutory end date?	Yes	Slum	No
Fiscal year this TIF Taxing District		Blighted	No
Statutorily ends:	2017	Economic Development	08/1997

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	233,250	6,237,090	1,379,910	0	0	7,850,250	0	7,850,250
Taxable	0	127,473	4,917,580	1,042,130	0	0	6,087,183	0	6,087,183
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	4,339,560	3,510,690	0	3,510,690	123,415

Y 2024 TIF Revenue Received: 0

IF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)		
Urban Renewal Area:	WEBSTER CITY WEST SECOND ST URBAN RENEWAL (40021)		
IF Taxing District Name:	WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/W SECOND S		
R INCR			
IF Taxing District Inc. Number:	400135		
IF Taxing District Base Year:	1996		
Year TIF Revenue First Received:			UR Designation
Subject to a Statutory end date?	Yes	Slum	No
Fiscal year this TIF Taxing District		Blighted	No
Statutorily ends:	2017	Economic Development	08/1997

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	25,300	0	0	0	0	0	25,300	0	25,300
Taxable	23,186	0	0	0	0	0	23,186	0	23,186
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	14,120	11,180	0	11,180	257

Y 2024 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY SOUTHWEST URBAN RENEWAL
 R Area Number: 40022

R Area Creation Date: 06/2001

R Area Purpose: To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/SW UR TIF INCREM	400154	400155	0
WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/SW UR TIF INCREM	400156	400157	0
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/SW UR AMEND INCREMENT	400170	400171	0
WEBSTER CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/SW UR AMEND INCREMENT	400172	400173	0
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/SW UR AMENDMENT	400186	400187	937,670
OURLEY SUBFUND INCREM			

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	597,980	3,571,260	5,521,110	0	0	0	9,690,350	0	9,690,350
Taxable	548,006	1,951,697	4,692,945	0	0	0	7,192,648	0	7,192,648
Homestead Credits									

IF Sp. Rev. Fund Cash Balance as of 07-01-2023: 0 101,590 **Amount of 07-01-2023 Cash Balance Restricted for LMI**

IF Revenue: 32,964
 IF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 32,964

Rebate Expenditures: 21,650
 Non-Rebate Expenditures: 11,313
 Returned to County Treasurer: 0
Total Expenditures: 32,963

IF Sp. Rev. Fund Cash Balance as of 06-30-2024: 1 94,742 **Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For WEBSTER CITY SOUTHWEST URBAN RENEWAL

LMI Requirement

Description:	Accumulating LMI revenue
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

W Water Improvement

Description:	Water Main Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For WEBSTER CITY SOUTHWEST URBAN RENEWAL

W WATER IMPROVEMENTS

Debt/Obligation Type:	Internal Loans
Principal:	4,561
Interest:	0
Total:	4,561
Annual Appropriation?:	No
Date Incurred:	08/03/2002
Year of Last Payment:	2020

FOURLEY SUBDIVISION

Debt/Obligation Type:	Rebates
Principal:	243,340
Interest:	0
Total:	243,340
Annual Appropriation?:	No
Date Incurred:	08/01/2002
Year of Last Payment:	2020

Non-Rebates For WEBSTER CITY SOUTHWEST URBAN RENEWAL

IF Expenditure Amount:	11,313
ied To Debt:	GOURLEY SUBDIVISION
ied To Project:	LMI Requirement
IF Expenditure Amount:	0
ied To Debt:	SW WATER IMPROVEMENTS
ied To Project:	SW Water Improvement

Rebates For WEBSTER CITY SOUTHWEST URBAN RENEWAL

GOURLEY SUBDIVISION

IF Expenditure Amount:	21,650
Rebate Paid To:	DON GOURLEY
Rebate Applied To Debt:	GOURLEY SUBDIVISION
Rebate Applied To Project:	SW Water Improvement
Projected Final FY of Rebate:	2015

Income Housing For WEBSTER CITY SOUTHWEST URBAN RENEWAL

Amount of FY 2024 expenditures that provide or aid in the provision of public improvements related to housing and residential development:

Expenditures for low and moderate income housing:

Construction of low and moderate income housing:

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

Payments to a low and moderate income housing fund established by the municipality, including

Matching funds for any state or federal moneys used for such purposes:

Other low and moderate income housing assistance:

▲ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

IF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY SOUTHWEST URBAN RENEWAL (40022)
 IF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/SW UR TIF JCREM
 IF Taxing District Inc. Number: 400155
 IF Taxing District Base Year: 2000
 Year TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District automatically ends: 2021

	UR Designation
Slum	No
Blighted	No
Economic Development	06/2001

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,560	5,521,110	0	0	0	5,524,670	0	5,524,670
Taxable	0	1,946	4,692,945	0	0	0	4,694,891	0	4,694,891
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	695,100	4,694,891	0	4,694,891	165,045

Y 2024 TIF Revenue Received: 0

IF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY SOUTHWEST URBAN RENEWAL (40022)
 IF Taxing District Name: WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/SW UR TIF JCREM
 IF Taxing District Inc. Number: 400157
 IF Taxing District Base Year: 2000
 Year TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District automatically ends: 2021

	UR Designation
Slum	No
Blighted	No
Economic Development	06/2001

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	448,330	0	0	0	0	0	448,330	0	448,330
Taxable	410,862	0	0	0	0	0	410,862	0	410,862
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	267,940	180,390	0	180,390	4,142

Y 2024 TIF Revenue Received: 0

IF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)		
Urban Renewal Area:	WEBSTER CITY SOUTHWEST URBAN RENEWAL (40022)		
IF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/SW UR AMEND INCREMENT		
IF Taxing District Inc. Number:	400171		
IF Taxing District Base Year:	2001		
Year TIF Revenue First Received:			UR Designation
Subject to a Statutory end date?	Yes	Slum	No
Fiscal year this TIF Taxing District Statutorily ends:	2021	Blighted	No
		Economic Development	06/2001

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,851,930	0	0	0	0	1,851,930	0	1,851,930
Taxable	0	1,012,081	0	0	0	0	1,012,081	0	1,012,081
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	5,856	1,012,081	0	1,012,081	35,579

Y 2024 TIF Revenue Received: 0

IF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)		
Urban Renewal Area:	WEBSTER CITY SOUTHWEST URBAN RENEWAL (40022)		
IF Taxing District Name:	WEBSTER CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/SW UR AMEND INCREMENT		
IF Taxing District Inc. Number:	400173		
IF Taxing District Base Year:	2001		
Year TIF Revenue First Received:			UR Designation
Subject to a Statutory end date?	Yes	Slum	No
Fiscal year this TIF Taxing District Statutorily ends:	2021	Blighted	No
		Economic Development	06/2001

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	149,650	0	0	0	0	0	149,650	0	149,650
Taxable	137,144	0	0	0	0	0	137,144	0	137,144
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	177,190	0	0	0	0

Y 2024 TIF Revenue Received: 0

IF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY SOUTHWEST URBAN RENEWAL (40022)
 IF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/SW UR
 AMENDMENT GOURLEY SUBFUND INCREM
 IF Taxing District Inc. Number: 400187
 IF Taxing District Base Year: 2001
 Year TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 Statutorily ends: 2021

	UR Designation
Slum	No
Blighted	No
Economic Development	06/2001

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,715,770	0	0	0	0	1,715,770	0	1,715,770
Taxable	0	937,670	0	0	0	0	937,670	0	937,670
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	5,828	937,670	937,670	0	0

Year 2024 TIF Revenue Received: 32,964

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA
 R Area Number: 40030

R Area Creation Date: 11/2011

To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development.

R Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/COMMERCIAL UR AREA	400214	400215	225,904
AREWAY SUBFUND INCR			

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	903,180	0	0	0	903,180	0	903,180
Exempt	0	0	759,837	0	0	0	759,837	0	759,837
Homestead Credits									

IF Sp. Rev. Fund Cash Balance as of 07-01-2023: **8,676** **0** **Amount of 07-01-2023 Cash Balance Restricted for LMI**

IF Revenue: 8,000
 IF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 8,000

Rebate Expenditures: 8,000
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 8,000

IF Sp. Rev. Fund Cash Balance as of 06-30-2024: **8,676** **0** **Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL JR AREA

areway Remodel

description:	Remodel/Expand Existing Grocery Store
classification:	Commercial - retail
physically Complete:	Yes
payments Complete:	No

Debts/Obligations For WEBSTER CITY CITY/WEBSTER CITY SOUTH COMMERCIAL UR AREA

Freeway Stores

Debt/Obligation Type:	Rebates
Principal:	346,800
Interest:	0
Total:	346,800
Annual Appropriation?:	Yes
Date Incurred:	12/05/2011
Year of Last Payment:	2028

Rebates For WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL JR AREA

Fareway Stores

IF Expenditure Amount:	8,000
Rebate Paid To:	Fareway Stores
Applied To Debt:	Fareway Stores
Applied To Project:	Fareway Remodel
Projected Final FY of Rebate:	2028

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

IF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA (40030)
 IF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/COMMERCIAL UR AREA FAREWAY SUBFUND INCR
 IF Taxing District Inc. Number: 400215
 IF Taxing District Base Year: 2011
 Year TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District Statutorily ends: 2028

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2011

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	903,180	0	0	0	903,180	0	903,180
Taxable	0	0	759,837	0	0	0	759,837	0	759,837
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	634,050	269,130	225,904	43,226	1,520

Year 2024 TIF Revenue Received: 8,000

◆ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY 2013 FAIRMEADOW URBAN RENEWAL AREA
 R Area Number: 40032

R Area Creation Date: 08/2013

R Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/2013 FAIRMEADOW UR WCF	400226	400227	1,835,476
UB FUND INCREMENT			

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,734,880	0	0	0	5,734,880	0	5,734,880
Taxable	0	0	5,055,343	0	0	0	5,055,343	0	5,055,343
Homestead Credits									

IF Sp. Rev. Fund Cash Balance as of 07-01-2023: 10,042 0 **Amount of 07-01-2023 Cash Balance Restricted for LMI**

IF Revenue: 65,211
 IF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 65,211

Rebate Expenditures: 56,775
 Non-Rebate Expenditures: 8,436
 Returned to County Treasurer: 0
Total Expenditures: 65,211

IF Sp. Rev. Fund Cash Balance as of 06-30-2024: 10,042 0 **Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For WEBSTER CITY 2013 FAIRMEADOW URBAN RENEWAL AREA

VCF BANK

description:	NEW BANK
classification:	Commercial - office properties
physically Complete:	Yes
payments Complete:	No

VCF BANK-SEWER

description:	SEWER ADVANCE
classification:	Roads, Bridges & Utilities
physically Complete:	Yes
payments Complete:	No

Debts/Obligations For WEBSTER CITY 2013 FAIRMEADOW URBAN RENEWAL AREA

VCF FINANCIAL BANK

Debt/Obligation Type:	Rebates
Principal:	123,097
Interest:	0
Total:	123,097
Annual Appropriation?:	Yes
Date Incurred:	06/01/2015
Year of Last Payment:	2030

CITY OF WEBSTER CITY

Debt/Obligation Type:	Other Debt
Principal:	17,058
Interest:	0
Total:	17,058
Annual Appropriation?:	Yes
Date Incurred:	06/01/2015
Year of Last Payment:	2030

Non-Rebates For WEBSTER CITY 2013 FAIRMEADOW URBAN RENEWAL AREA

IF Expenditure Amount:	8,436
Allocated To Debt:	CITY OF WEBSTER CITY
Allocated To Project:	WCF BANK-SEWER

Rebates For WEBSTER CITY 2013 FAIRMEADOW URBAN RENEWAL AREA

01 FAIRMEADOW DRIVE

IF Expenditure Amount:	56,775
Rebate Paid To:	WCF FINANCIAL BANK
Applied To Debt:	WCF FINANCIAL BANK
Applied To Project:	WCF BANK
Projected Final FY of Rebate:	2030

◆ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

IF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY 2013 FAIRMEADOW URBAN RENEWAL AREA (40032)
 IF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/2013
 AIRMEADOW UR WCF SUB FUND INCREMENT
 IF Taxing District Inc. Number: 400227

		UR Designation
IF Taxing District Base Year:	2013	Slum No
FY TIF Revenue First Received:	0	Blighted No
Subject to a Statutory end date?	No	Economic Development No

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,734,880	0	0	0	5,734,880	0	5,734,880
Exemptable	0	0	5,055,343	0	0	0	5,055,343	0	5,055,343
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	163,140	5,055,343	1,835,476	3,219,867	113,192

FY 2024 TIF Revenue Received: 65,211

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: WEBSTER CITY 2016 INDUSTRIAL URBAN RENEWAL AREA
 R Area Number: 40033

R Area Creation Date: 09/2016

R Area Purpose: To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/2016 IND UR AREA INCR	400230	400231	0
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/2016 IND UR AREA WC CUSTOM MEATS SUB FUND INCR	400232	400233	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	4,916,640	0	0	4,916,640	0	4,916,640
Taxable	0	0	0	4,265,220	0	0	4,265,220	0	4,265,220
Homestead Credits									

IF Sp. Rev. Fund Cash Balance

as of 07-01-2023: 0 0 **Amount of 07-01-2023 Cash Balance Restricted for LMI**

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

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

IF Sp. Rev. Fund Cash Balance

as of 06-30-2024: 0 0 **Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For WEBSTER CITY 2016 INDUSTRIAL URBAN RENEWAL AREA

VC CUSTOM MEATS EXPANSION

description:	EXPANSION OF MEAT PROCESS FACILITY
classification:	Industrial/manufacturing property
physically Complete:	Yes
payments Complete:	Yes

Debts/Obligations For WEBSTER CITY 2016 INDUSTRIAL URBAN RENEWAL AREA

VC CUSTOM MEATS REBATE

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/21/2016
Year of Last Payment:	2027

Non-Rebates For WEBSTER CITY 2016 INDUSTRIAL URBAN RENEWAL AREA

IF Expenditure Amount:	0
Allocated To Debt:	WC CUSTOM MEATS REBATE
Allocated To Project:	WC CUSTOM MEATS EXPANSION

Rebates For WEBSTER CITY 2016 INDUSTRIAL URBAN RENEWAL AREA

VC CUSTOM MEATS

IF Expenditure Amount:	0
Rebate Paid To:	WC CUSTOM MEATS
Applied To Debt:	WC CUSTOM MEATS REBATE
Applied To Project:	WC CUSTOM MEATS EXPANSION
Projected Final FY of Rebate:	2027

IF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)		
Urban Renewal Area:	WEBSTER CITY 2016 INDUSTRIAL URBAN RENEWAL AREA (40033)		
IF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/2016 IND UR		
REA INCR			
IF Taxing District Inc. Number:	400231		
IF Taxing District Base Year:	2015		UR Designation
Y TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	3,609,600	0	0	3,609,600	0	3,609,600
Taxable	0	0	0	3,141,909	0	0	3,141,909	0	3,141,909
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	0	3,141,909	0	3,141,909	110,451

Y 2024 TIF Revenue Received: 0

IF Taxing District Data Collection

Local Government Name:	WEBSTER CITY (40G378)		
Urban Renewal Area:	WEBSTER CITY 2016 INDUSTRIAL URBAN RENEWAL AREA (40033)		
IF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/2016 IND UR		
REA WC CUSTOM MEATS SUB FUND INCR			
IF Taxing District Inc. Number:	400233		
IF Taxing District Base Year:	2015		UR Designation
Y TIF Revenue First Received:	2018	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	09/2016

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	1,307,040	0	0	1,307,040	0	1,307,040
Taxable	0	0	0	1,123,311	0	0	1,123,311	0	1,123,311
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	1,035,370	271,670	0	271,670	9,550

Y 2024 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban Renewal Area Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: 2016 RED BULL DIVISION URBAN RENEWAL AREA
 R Area Number: 40034

R Area Creation Date: 10/2013

R Area Purpose: To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/2013 RED BULL DIV UR FOX UBFUND INCR	400224	400225	762,428
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/2013 RED BULL DIV UR ENYON SUBFUND INCR	400242	400243	1,290,169

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,360,780	1,583,050	0	0	0	3,943,830	0	3,943,830
Taxable	0	1,290,169	1,318,696	0	0	0	2,608,865	0	2,608,865
Homestead Credits									

IF Sp. Rev. Fund Cash Balance

as of 07-01-2023: **91,676** **0** **Amount of 07-01-2023 Cash Balance Restricted for LMI**

IF Revenue: 72,157
 IF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 72,157

Rebate Expenditures: 26,802
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 26,802

IF Sp. Rev. Fund Cash Balance

as of 06-30-2024: **137,031** **0** **Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For 2016 RED BULL DIVISION URBAN RENEWAL AREA

COMPLIANCE PLUS

description:	PURCHASED OLD SHOPKO BUILDING
classification:	Commercial - retail
physically Complete:	Yes
payments Complete:	No

Debts/Obligations For 2016 RED BULL DIVISION URBAN RENEWAL AREA

COMPLIANCE PLUS

Debt/Obligation Type:	Rebates
Principal:	127,567
Interest:	0
Total:	127,567
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
Year of Last Payment:	2030

Rebates For 2016 RED BULL DIVISION URBAN RENEWAL AREA

APPLIANCE PLUS

IF Expenditure Amount:	26,802
Rebate Paid To:	APPLIANCE PLUS
Applied To Debt:	APPLIANCE PLUS
Applied To Project:	APPLIANCE PLUS
Projected Final FY of Rebate:	2029

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

IF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: 2016 RED BULL DIVISION URBAN RENEWAL AREA (40034)
 IF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/2013 RED BULL
 IV UR FOX SUBFUND INCR
 IF Taxing District Inc. Number: 400225
 IF Taxing District Base Year: 2013
 FY TIF Revenue First Received: 2018
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District automatically ends: 2028

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2013

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,583,050	0	0	0	1,583,050	0	1,583,050
Taxable	0	0	1,318,696	0	0	0	1,318,696	0	1,318,696
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	71,260	1,318,696	762,428	556,268	19,555

FY 2024 TIF Revenue Received: 26,802

IF Taxing District Data Collection

Local Government Name: WEBSTER CITY (40G378)
 Urban Renewal Area: 2016 RED BULL DIVISION URBAN RENEWAL AREA (40034)
 IF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/2013 RED BULL
 IV UR KENYON SUBFUND INCR
 IF Taxing District Inc. Number: 400243
 IF Taxing District Base Year: 2013
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

IF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,360,780	0	0	0	0	2,360,780	0	2,360,780
Taxable	0	1,290,169	0	0	0	0	1,290,169	0	1,290,169
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	1,020	1,290,169	1,290,169	0	0

FY 2024 TIF Revenue Received: 45,355



MEMO

TO: Mayor and City Council
FROM: Finance Director
DATE: November 18, 2024
RE: FY26 TIF Rebate Annual Appropriations

SUMMARY: Council approval is needed prior to certifying the estimated TIF indebtedness for Fareway Stores, 3DK Enterprises LLC, Appliance Plus (Gary & Brenda Fox), First State Bank’s #2 addition, People’s Credit Union and Ridge Development. These certifications are due to the County Auditor by December 1, 2024 to be placed on the 2025/26 tax roll.

PRIOR COUNCIL ACTION/BACKGROUND/DISCUSSION: The City of Webster City began certifying the debt tied to the TIF development agreements on an annual appropriation basis in 2011. This type of certification allows each council to review the request and determine if the city can financially afford to honor the rebate amount and also allows us to not show as much outstanding debt as we are only committed to the certified amount.

A chart has been included to show how each eligible rebate amount was calculated by using current valuations, rollbacks, levies and the development agreement. The City’s General Fund would lose \$50,732.46 by adding the “City’s est portion” which does not include People’s Credit Union. The TIF dollars collected from the People’s Credit Union certification in FY26 will be transferred to the General Fund to reimburse legal fees for the development agreement.

The amounts to certify have been increased to cover any calculation errors to ensure that each entity receives their maximum entitled amount.

FINANCIAL IMPLICATIONS: Due to certification deadlines, the rebates are calculated using estimated levies. These levy estimations calculate to \$50,732.46 of lost revenue for the General Fund for FY26.

RECOMMENDATION: We recommend that Council approve the Annual Appropriation TIF rebates for Fareway in the amount of \$15,000, 3DK Enterprises for \$15,500; Appliance Plus-Gary & Brenda Fox for \$33,500; First State Bank for \$45,500; People’s Credit Union for \$10,000 and Ridge Development for \$40,000 (40.58% for LMI and 59.42% for Ridge). The rebate amounts will be from the actual taxes paid and will not include backfills from the state.

ALTERNATIVES: The alternative would be to adjust the certification amounts.

	Fareway	3DK	App Plus	FSB	Peoples	Ridge
1-1-24 Valuation	1,161,750	552,600	1,446,310	3,130,370	956,610	2,454,920
Base value	<u>634,050</u>	<u>2,082</u>	<u>71,260</u>	<u>520,934</u>	<u>459,170</u>	<u>2,303</u>
TIF Value	527,700	550,518	1,375,050	2,609,436	497,440	2,452,617
1st 150,000	150,000	150,000	150,000	150,000	150,000	-
Residentail rollback	<u>0.463428</u>	<u>0.463428</u>	<u>0.463428</u>	<u>0.463428</u>	<u>0.463428</u>	<u>-</u>
	69,514	69,514	69,514	69,514	69,514	
Remaining	377,700	400,518	1,225,050	2,459,436	347,440	2,452,617
Commercial rollback	<u>0.90</u>	<u>0.90</u>	<u>0.90</u>	<u>0.90</u>	<u>0.90</u>	<u>0.675000</u>
	339,930	360,466	1,102,545	2,213,492	312,696	1,655,516
Total TIF Value	409,444	429,980	1,172,059	2,283,007	382,210	1,655,516
	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>
	409.44	429.98	1,172.06	2,283.01	382.21	1,655.52
Adjusted Levy	<u>35.154140</u>	<u>35.154140</u>	<u>35.154140</u>	<u>35.154140</u>	<u>35.154140</u>	<u>35.154140</u>
	14,394	15,116	41,203	80,257	13,436	58,198
Development Agree	<u>0.80</u>	<u>0.80</u>	<u>0.70</u>	<u>0.50</u>	<u>0.4000</u>	<u>0.5942</u>
	11,514.93	12,092.47	28,841.91	40,128.57	5,374.51	34,581.40
City's 24/25 Levy	18.1037	18.1037	18.1037	18.1037	18.1037	18.1037
Cit's Debt	<u>4.07833</u>	<u>4.07833</u>	<u>4.07833</u>	<u>4.07833</u>	<u>4.07833</u>	<u>4.07833</u>
	14.02537	14.02537	14.02537	14.02537	14.02537	14.02537
City's est portion	4,594.09	4,824.51	11,506.99	16,010.01	2,144.26	13,796.87
Amount to Certify	15,000.00	15,500.00	33,500.00	45,500.00	10,000.00	40,000.00

RESOLUTION NO. 2024 - xxx

**OBLIGATING FUNDS FROM THE URBAN RENEWAL TAX REVENUE FUND FOR APPROPRIATION
TO THE PAYMENT OF ANNUAL APPROPRIATION TAX INCREMENT FINANCED OBLIGATIONS
WHICH SHALL COME DUE IN THE NEXT SUCCEEDING FISCAL YEAR**

(FAREWAY)

WHEREAS, the City of Webster City, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the 2011 Commercial Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, City Council adopted Ordinance 2011-1748 providing for the division of taxes levied on taxable property in the 2011 Commercial Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City has scheduled payment in the amount of \$15,000. (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2025 with respect to the City's agreement with Fareway; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2025.

NOW, THEREFORE, it is resolved by the City Council of the City of Webster City, Iowa, as follows:

Section 1. The City Council hereby obligates \$15,000. for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2025.

Section 2. The Finance Director is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2024 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and adopted this 18th day of November, 2024.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Webster City County: Hamilton

Urban Renewal Area Name: 2011 Commercial Urban Renewal Area

Urban Renewal Area Number: 40030 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
<p>1. Fareway, Webster City - Parcel #40882601134001 - 942 2nd Street Per Agreement - This agreement is to be certified annually to the Hamilton County Auditor beginning 12-1-13. Rebate payments to begin on 12-1-14. Rebate amount will be 80% of the incremental property tax revenue The payments will be 14 years or \$400,000. max <input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.</p>	12-5-11	15,000
<p>2. _____ _____ _____ _____ _____ <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.</p>		
<p>3. _____ _____ _____ _____ _____ <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.</p>		
<p>4. _____ _____ _____ _____ _____ <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.</p>		
<p>5. _____ _____ _____ _____ _____ <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.</p>		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 15,000

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

RESOLUTION NO. 2024 - xxx

**OBLIGATING FUNDS FROM THE URBAN RENEWAL TAX REVENUE FUND FOR APPROPRIATION
TO THE PAYMENT OF ANNUAL APPROPRIATION TAX INCREMENT FINANCED OBLIGATIONS
WHICH SHALL COME DUE IN THE NEXT SUCCEEDING FISCAL YEAR**

(3DK ENTERPRISES, LLC)

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

WHEREAS, City Council adopted Ordinance 86-1292 providing for the division of taxes levied on taxable property in the Southeast Industrial Park Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City has scheduled a total payment in the amount of \$15,500. (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2025 with respect to the City's agreement with 3DK Enterprises, LLC; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2025.

NOW, THEREFORE, It is resolved by the City Council of the City of Webster City, Iowa, as follows:

Section 1. The City Council hereby obligates \$15,500. for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2025.

Section 2. The Finance Director is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2024 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and adopted this 18th day of November, 2024.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Webster City County: Hamilton

Urban Renewal Area Name: Southeast Industrial Park Urban Renewal Area

Urban Renewal Area Number: 40015 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. <u>3DK Enterprises, LLC, Webster City - SE Development Park #4, Lot 1 Exc</u> <u>Auditor Parcel A - Parcel #40882507326011</u> <u>Agreement to be certified annually to the Hamilton County Auditor beginning</u> <u>12-1-15. Rebate amount will be 80% of the incremental property tax revenue</u> <u>The payments will be 13 years or \$145,000. max</u> <input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	4-20-15	15,500
2. _____ _____ _____ _____ <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. _____ _____ _____ _____ <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. _____ _____ _____ _____ <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. _____ _____ _____ _____ <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 15,500

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

RESOLUTION NO. 2024 - xxx

**OBLIGATING FUNDS FROM THE URBAN RENEWAL TAX REVENUE FUND FOR APPROPRIATION
TO THE PAYMENT OF ANNUAL APPROPRIATION TAX INCREMENT FINANCED OBLIGATIONS
WHICH SHALL COME DUE IN THE NEXT SUCCEEDING FISCAL YEAR**

(GARY & BRENDA FOX)

WHEREAS, the City of Webster City, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the 2016 Red Bull Division Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, City Council adopted Ordinance 94-1440 providing for the division of taxes levied on taxable property in the 2016 Red Bull Division Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area,

WHEREAS, the City has scheduled payment in the amount of \$33,500. (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2025 with respect to the City's agreement with Gary & Brenda Fox; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2025.

NOW, THEREFORE, it is resolved by the City Council of the City of Webster City, Iowa, as follows:

Section 1. The City Council hereby obligates \$33,500. for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2025.

Section 2. The Finance Director is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2024 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and adopted this 18th day of November, 2024.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Webster City County: Hamilton

Urban Renewal Area Name: 2016 Red Bull Urban Renewal Area

Urban Renewal Area Number: 40034 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. <u>Gary & Brenda Fox dba Appliance Plus - Parcel #40882507151006</u> <u>Per Agreement - This agreement is to be certified annually to the Hamilton</u> <u>County Auditor beginning 12-1-20. Rebate payments to begin on 12-1-21.</u> <u>Rebate amount will be 70% of the incremental property tax revenue</u> <u>The payments will be 9 years or \$186,000. max</u> <input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>3-3-20</u>	<u>33,500</u>
2. _____ _____ _____ _____ <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. _____ _____ _____ _____ <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. _____ _____ _____ _____ <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. _____ _____ _____ _____ <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 33,500

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

RESOLUTION NO. 2024 - xxx

**OBLIGATING FUNDS FROM THE URBAN RENEWAL TAX REVENUE FUND FOR APPROPRIATION
TO THE PAYMENT OF ANNUAL APPROPRIATION TAX INCREMENT FINANCED OBLIGATIONS
WHICH SHALL COME DUE IN THE NEXT SUCCEEDING FISCAL YEAR**

(FIRST STATE BANK, ADDITION #2)

WHEREAS, the City of Webster City, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Riverview Central Business District Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, City Council adopted Ordinance 86-37 providing for the division of taxes levied on taxable property in the Riverview Central Business District Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City has scheduled payment in the amount of \$45,500 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2025 with respect to the City's agreement with First State Bank; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2025.

NOW, THEREFORE, it is resolved by the City Council of the City of Webster City, Iowa, as follows:

Section 1. The City Council hereby obligates \$45,500 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2025.

Section 2. The Finance Director is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2024 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and adopted this 18th day of November, 2024.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Webster City County: Hamilton

Urban Renewal Area Name: Riverview Central Business District Urban Renewal Area

Urban Renewal Area Number: 40012 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. <u>First State Bank, Addition #2 - agreement to be certified annually to the Hamilton County Auditor beginning 12-1-20. Rebate payments to begin on 12-1-21. Rebate amount will be 50% of the incremental property tax revenue. The payments will be 10 years or \$280,000 max</u>	3-16-20	45,500
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. _____ _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. _____ _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. _____ _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. _____ _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 45,500

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

RESOLUTION NO. 2024 - xxx

**OBLIGATING FUNDS FROM THE URBAN RENEWAL TAX REVENUE FUND FOR APPROPRIATION
TO THE PAYMENT OF ANNUAL APPROPRIATION TAX INCREMENT FINANCED OBLIGATIONS
WHICH SHALL COME DUE IN THE NEXT SUCCEEDING FISCAL YEAR**

(Peoples Credit Union)

WHEREAS, the City of Webster City, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Riverview Central Business District Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, City Council adopted Ordinance 86-37 providing for the division of taxes levied on taxable property in the Riverview Central Business District Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City has scheduled payment in the amount of \$10,000 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2025 with respect to the City's agreement with Peoples Credit Union; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2025.

NOW, THEREFORE, it is resolved by the City Council of the City of Webster City, Iowa, as follows:

Section 1. The City Council hereby obligates \$10,000 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2025.

Section 2. The Finance Director is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2024 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and adopted this 18th day of November, 2024.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR
Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: Webster City County: Hamilton

Urban Renewal Area Name: Riverview Central Business District Urban Renewal Area

Urban Renewal Area Number: 40012 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 10,000

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 18th day of November, 2024

Signature of Authorized Official 515-832-9141
Telephone

RESOLUTION NO. 2024 - xxx

**OBLIGATING FUNDS FROM THE URBAN RENEWAL TAX REVENUE FUND FOR APPROPRIATION
TO THE PAYMENT OF ANNUAL APPROPRIATION TAX INCREMENT FINANCED OBLIGATIONS
WHICH SHALL COME DUE IN THE NEXT SUCCEEDING FISCAL YEAR**

(RIDGE DEVELOPMENT, LLC AND LMI FUND)

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

WHEREAS, City Council adopted Ordinance 94-1440 providing for the division of taxes levied on taxable property in the Webster City Residential Urban Renewal Areas A, B, C, D & E pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area,

WHEREAS, the City has scheduled payment in the amount of \$40,000. (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2025 with respect to the City's agreement with Ridge Development Company, LLC; of which 40.58% will be transferred to the Low and Moderate Income Fund and the remaining to Ridge Development Company, LLC and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2025.

NOW, THEREFORE, it is resolved by the City Council of the City of Webster City, Iowa, as follows:

Section 1. The City Council hereby obligates \$40,000. for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2025.

Section 2. The Finance Director is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2024 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and adopted this 18th day of November, 2024.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR
Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: Webster City County: Hamilton

Urban Renewal Area Name: Residential Urban Renewal Area A

Urban Renewal Area Number: 40010 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 40,000

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 18th day of November, 2024

Signature of Authorized Official 515-832-9141
Telephone

MEMO

To: John Harrenstein, City Manager
Mayor and City Council
From: Ariel Bertran, Community Development Director
Date: November 18, 2024
Re: 1919 Willson Avenue – Brewer/Willson Street Project

BACKGROUND:

A temporary construction easement was requested from the owner of 1919 Willson Avenue as part of the Brewer/Willson Street Project scheduled to be completed in 2025. The Brewer/Willson Street Project as proposed will curb the entire length of the front yard at 1919 Willson Avenue. The property owner expressed reluctance to sign the easement because the front yard currently is the location of a parking area for the property.

Existing City Code does not allow for parking in front yards. It is believed the parking area in the front yard was installed sometime in the 1970's before the property was acquired by the present owner. The current owner believes curbing the front yard property will impede the ability of the existing tenants to park in the current parking area. Staff agrees with the property owner that curbing the entire front yard property line will result in a permanent nuisance at the property if the tenants begin driving over the curb for parking.

Parking is present in the rear yard of the property accessed by a private alley and consists of two open parking spaces and an enclosed two stall garage. The property owner uses the garage for storage and believes the two rear parking stalls are not the best option for the residents to use based on lighting and snow removal.

The purpose of this memo is to provide background information on the parking matter at 1919 Willson Avenue, provide options for consideration, and to resolve this matter prior to construction starting.

THE FOLLOWING CITY CODE SECTIONS ARE SUMMARIZED IN RELATION TO 1919 WILLSON AVENUE:**Section 42-342 - Encroachment Permit Requirement**

The code requires that a permit be obtained for any encroachment into the public right-of-way. The existing parking encroaches into the public right-of-way without the necessary permit. Staff does not recommend an Encroachment Permit be issued for this property due to the permanent nature of this requested use and because the city regularly resolves violations of parking on front yards in the community.

Section 42-344(d) - Responsibility for Repairs

In the event the city needs to exercise its rights in the public right-of-way (e.g., snow removal, utility construction/maintenance), the encroachment permit holder is responsible for repairing any damage caused by the city or contractors. Additionally, the permit holder must reimburse the city for any additional costs incurred due to obstructions caused by the encroachment. Staff does not recommend any costs be assessed to the property owner for damage made to the right of way caused by the existing parking area.

Section 42-344(g) - Pre-Existing Conditions

Pre-existing encroachments may remain under previous agreements between the city and the responsible party. No agreement appears to be in place for the parking area at 1919 Willson. It is reasonable to believe an agreement could be entered into prior to the project being completed if so desired by the City Council. Should this option be selected, staff recommends the matter be referred to the Zoning Board of Adjustment for review.

Section 42-345 - Violation and Remedy

Failure to obtain the required encroachment permit or comply with the terms of a permit may result in revocation of the permit or abatement of the encroachment. The property owner is responsible for all associated costs in abating the violation. This provision and others would allow the City to remove the parking area present in the right of way as part of the regular construction project on Brewer/Willson if that is the preference of the City Council.

Section 50-187 - Parking in Front Yard

According to the zoning ordinance, no off-street parking is permitted in the front yard of properties in Residential (R) districts unless it is part of a regularly constructed, duly authorized driveway. The current front yard parking violates this regulation as it is not authorized and does not meet the setback requirements. A possible compromise at the Zoning Board of Adjustment would be to create some type of driveway and relax the setback requirements.

Recommendation:

Several options exist for the Council to pursue to address the present matter at 1919 Willson Avenue pertaining to the identified code violations. Staff seeks direction from the Council on this matter related to the following:

- 1. Curb the Street and Seeding the Right-of-Way:** The Council may proceed with curbing the property and enforcing the relevant code provisions related to front yard parking.
- 2. Mitigation via Zoning Adjustment:** To address the parking issue, the property owner may apply for an exception to the zoning ordinance through the Zoning Board of Adjustment. The board has the authority to grant variances or exceptions in cases where compliance with the regulations creates an undue hardship.
- 3. Other possible solution Council deems in the best interest of the public.**

RESOLUTION NO. 2024 - xxx

**RESOLUTION ACCEPTING AND APPROVING ACQUISITION OF PROPERTY
GENERALLY LOCATED AT 547 2nd STREET AND 612 WILLSON AVENUE
IN THE CITY OF WEBSTER CITY, HAMILTON COUNTY, IOWA.**

WHEREAS, Iowa Code Section 657A.10B allows cities to petition the courts for possession of vacant and dilapidated homes, of which no one will take responsibility for its condition, and

WHEREAS, the hereinafter described parcel contains a vacant dwelling that has been deemed dangerous and unsafe and does not meet the City of Webster City's respective municipal code sections, and

WHEREAS, the Iowa District Court for Hamilton County found:

1. That 547 2nd Street and 612 Willson Avenue, Webster City, Iowa, is legally described as:

The West 1/3 of Lot 1, except the North 24 feet thereof, and except the South 8 feet thereof reserved for street purposes, Block 80, West New Castle, now Webster City, Iowa. Easements for a drain pipe across the roof of the building located on the North 24 feet of West one-third of said Lot 1 and an exit stairway on said roof, and a perpetual easement for utility installation, maintenance, repair, and replacement along the South 5 feet of the North 124 feet of said Lot 1 and along the East 5 feet of the West 1/3 of the South 100 feet of the North 124 feet of said Lot 1, together with reasonable access thereof; AND North 24 feet of West 1/3 of Lot 1, Block 80, West Newcastle, now Webster City, Iowa. Subject to easements for a drain pipe across the roof of the existing building and for an exit stairway on said roof. Also, a perpetual easement for utility installation, maintenance, repair, and replacement along the South 5 feet of the North 124 feet of said Lot 1 and along the East 5 feet of the West one-third of the South 100 feet of the North 124 feet of said Lot 1, together with reasonable access thereto.

2. The Court, having reviewed the court file, finds that the facts are as alleged in the petition, and further finds that the property, located at 547 2nd Street and 612 Willson Avenue, Webster City, Iowa, 50595, are abandoned properties within the meaning of Iowa Code §657A.10B and as such, the Court herein enters judgment against all Respondents granting the City of Webster City title to the properties, free and clear of all claims, liens or encumbrances. Default judgment shall be entered against all Respondents, jointly and severally.

WHEREAS, the Iowa District Court for Hamilton County ordered, adjudged and decreed that the above described property is an abandoned property pursuant to Section 657A.10B and awarded title of said property to the City of Webster City, and

NOW THEREFORE BE IT RESOLVED by the City Council of Webster City, Iowa, that the above described property is accepted and approved for the purposes as described in Section 657A.10B.

Passed and adopted this 18th day of November, 2024.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

RESOLUTION NO. 2024 - xxx

**RESOLUTION ACCEPTING AND APPROVING ACQUISITION OF PROPERTY
GENERALLY LOCATED AT 408 GROVE STREET IN THE
CITY OF WEBSTER CITY, HAMILTON COUNTY, IOWA.**

WHEREAS, Iowa Code Section 657A.10B allows cities to petition the courts for possession of vacant and dilapidated homes, of which no one will take responsibility for its condition, and

WHEREAS, the hereinafter described parcel contains a vacant dwelling that has been deemed dangerous and unsafe and does not meet the City of Webster City's respective municipal code sections, and

WHEREAS, the Iowa District Court for Hamilton County found:

1. That 408 Grove Street, Webster City, Iowa, is legally described as:

South 66 feet of Lots 10 and 11, Block 18, Willson, Funk & Co's Addition to Webster City, Hamilton County, Iowa.

2. There are no utilities currently being provided to the property and the real estate has gone to tax sale as a result of Respondent, Barbara J. Pergande, failing to pay the real estate taxes owed. Ms. Pergande asserted that she has recently paid the taxes, but did not present any documentary evidence of such payment and presented no evidence that the tax sale has been overturned. The buildings located on the property do not meet the city's building code as being fit for occupancy or use. The buildings located on the property appear from the evidence to be exposed to the elements such that deterioration of the buildings is occurring and there also appears to exist accumulation of uncut vegetation and debris on the property.

Efforts by the Respondent, Barbara J. Pergande, to rehabilitate the buildings and grounds have not been effective, nor has the Respondent demonstrated a good-faith effort to restore the property to productive use. Rather, the City of Webster City has taken steps to rehabilitate the grounds.

Further, the Respondent, Barbara J. Pergande, has failed to comply with previous orders and notices from the City's building code official to address the ongoing issues with the buildings and property.

The Court determines that the property is an abandoned building pursuant to Section 657A.10B.

WHEREAS, the Iowa District Court for Hamilton County ordered, adjudged and decreed that the above described property is an abandoned property pursuant to Section 657A.10B and awarded title of said property to the City of Webster City, and

NOW THEREFORE BE IT RESOLVED by the City Council of Webster City, Iowa, that the above described property is accepted and approved for the purposes as described in Section 657A.10B.

Passed and adopted this 18th day of November, 2024.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk



WEBSTER
CITY

City of Webster City
400 Second Street
PO Box 217
Webster City, IA 50595

p: (515) 832-9151
f: (515) 832-9153

webstercity.com

November 11th, 2024

Darcy Swon
Enhance Hamilton County Foundation
501 Bank Street, Suite 1
Webster City, Iowa
50595

Darcy,

The purpose of this letter is in response to your request regarding certain funds held by the Enhance Hamilton County Foundation for the benefit of Wilson Brewer Park. Specifically, the request is to transfer the status of “beneficiary” from the City of Webster City to the Wilson Brewer Park Foundation so the newly created board may access the funds and the account balances. To my knowledge, two funds are currently active for the benefit of Wilson Brewer Park and are as follows:

- Wilson Brewer Park Fund – November 1st, 2024 balance of \$270,315.77
- Wilson Brewer Park Endowment Fund – November 1st, 2024 balance of \$1,082,655.41

As you are aware, earlier this year the City Council of Webster City and the Hamilton County Board of Supervisors entered into an agreement with the newly created Wilson Brewer Park Foundation transitioning operations, oversight, and management of the Wilson Brewer Park to the Foundation Board. A condition of the agreement was that a one million-dollar donation would be made to the Foundation for the purpose of the park. It appears this donation was made based on the balance of the “Wilson Brewer Park Endowment Fund.” Therefore, based on the information I have received the conditions of the agreement between Webster City, Hamilton County, and the Foundation have been met and we request the Wilson Brewer Park Foundation Board be named the beneficiary of both the “Wilson Brewer Park Fund” and the “Wilson Brewer Park Endowment Fund.”

Please let me know if you need anything further from me in this matter.

Sincerely,

John Harrenstein, City Manager
Webster City, Iowa

Cc: Mayor Hawkins, City Council, Doug Herman (all via e-mail)

DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Webster City, Iowa (the “City”), and Jeff Habhab Construction, Inc. (the “Company”) as of the ___ day of November, 2024.

WHEREAS, the City owns certain real property which is situated at 614 First Street, Webster City, Iowa, legally described as:

West 51 feet of Lot 3, except the West 2¼ feet thereof, Block 88, West Newcastle, now Webster City, Iowa;

WHEREAS, the Company has proposed to undertake the acquisition of the Property and to undertake the demolition of the buildings thereon (“the Project”), as defined below, to use in its business operations located at 801 Willson Avenue, Webster City, Iowa, legally described as:

Lot 5 and the East 48 feet of Lot 4, Block 88, West Newcastle, now Webster City, Hamilton County, Iowa;

WHEREAS, the City has proposed to transfer ownership of the Property to the Company, along with a grant of funds to the Company, to facilitate the demolition of the Property for use by the Company in its business operations;

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons;

NOW THEREFORE, the parties hereto agree as follows:

A. Company’s Covenants:

1. **Property Acquisition.** The Company agrees to acquire fee simple title to the Property from the City.

2. **Project Construction; Maintenance.** The Company agrees to undertake the Project on the Property. Further, the Company will ensure that the Project is constructed and renovated in compliance with local zoning, land use, building and safety codes and regulations.

Subject to Unavoidable Delays (as hereinafter defined) and delays related to delayed issuance of necessary governmental permits and consents for the Project, the Company agrees to commence construction of the Project within one (1) month after acquiring title to the Property from the City. Further, subject to Unavoidable Delays (as hereinafter defined) and delays related to delayed issuance of necessary governmental permits and consents for the Project, the Company agrees to substantially complete construction of the Project by December 31, 2024.

For purposes of this Agreement, “Unavoidable Delays” means delays resulting from acts or occurrences outside the reasonable control of the party claiming the delay including but not limited to storms, floods, fires, pandemics, explosions, or other casualty losses, unusual weather

conditions, strikes, boycotts, lockouts, or other labor disputes, delays in transportation or delivery of material or equipment, or inability to obtain labor or materials or reasonable substitutes therefor, litigation commenced by third parties, or the acts of any federal, State, or local governmental unit (other than acts of the City, with respect to a City-claimed delay). The performance if the party claiming the Unavoidable Delay shall be excused for a period equal to any such prevention, delay or stoppage except.

The Company agrees to maintain, preserve, and keep the Property, including but not limited to the Project, useful and in good repair and working order, ordinary wear and tear excepted, and from time to time will make all necessary repairs, replacements, renewals, and additions.

The Project shall mean demolition of the buildings on the Property by the Company and shall also include, but not be limited to:

- (a) Testing and removal of all asbestos, if required, in compliance with the Iowa Department of Natural Resources and or the Occupational Safety and Health Administration;
- (b) Disconnection of all utilities to the Property;
- (c) Plugging and/or capping of all sanitary and storm sewer lines to the Property at the respective main line;
- (d) Demolition of all floors, walls, basements, concrete, bricks, and any other structural debris;
- (e) Inspection by the City prior to backfilling of the Property has begun;
- (f) Filling of basement and other cavities with suitable material that has been approved by the City's Public Works Department.

3. **Property Taxes.** The Company agrees to make timely payment of all property taxes as they come due with respect to the Property with the completed Project thereon.

4. **No Abatement; No Property Tax Exemption.** The Company agrees that it will not seek any tax exemption deferral or abatement either presently or prospectively authorized under any State, federal or local law with respect to taxation of the Property.

5. **Indemnification.** The Company agrees to indemnify, defend and hold harmless the City, its officers, employees and departments, from and against any and all losses, liabilities, penalties, fines, damages, and claims (including taxes), and all related costs and expenses (including reasonable attorneys' fees and disbursements and costs of investigation, litigation, settlement, judgments, interest and penalties) arising from or in connection with any of the following:

(a) Any third-party claim, demand, action, citation or legal proceeding arising out of or resulting from the construction of the Project; and

(b) Any third-party claim, demand, action, citation or legal proceeding arising out of or related to occurrences that the Company or successors in interest will insure against in connection with the Project and/or the Property.

B. City's Covenants:

1. **Real Estate Transaction.** The City agrees to transfer unencumbered, fee simple title to the Company by warranty deed for the purchase price of One Dollar (\$1.00).

2. **Granting of Funds.** The City agrees to grant the Company a one-time payment of twenty-eight thousand dollars and no cents (\$28,000.00) upon full completion of the Company to the terms outlined herein.

C. Events of Default:

1. **Default Provisions.**

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

- I. Failure by the Company to acquire the Property in accordance with the Purchase Agreement.
- II. Failure by the Company to commence and complete construction of the Project pursuant to the terms and conditions of this Agreement. Failure to complete the Project by the stated completion date due to Unavoidable Delays or Approval Delays shall not constitute default of this Agreement.
- III. Failure by the Company to fully and timely remit payment of property taxes when due and owing.
- IV. Failure the City to transfer title of the Property to the Company.
- V. Failure by the Company and/or the City to observe or perform any other material covenant on its part, to be observed or performed hereunder.

B. Notice and Remedies. Whenever any event of default described in this Agreement occurs, the non-defaulting shall provide written notice of default to the defaulting party describing the cause of the default and the steps that must reasonably be taken by the defaulting party in order to cure the default. The defaulting party shall have thirty (30) days after receipt of the notice to cure the default or, if the default is not reasonably susceptible to cure within such 30-day period, to provide assurances reasonably satisfactory to non-defaulting party that the default

will be cured as soon as reasonably possible. If the defaulting party fails to cure the default or provide assurances, the defaulting party shall have the right to either (a) terminate this Agreement and seek damages from the defaulting party or (b) enforce this Agreement by the remedy of damages or specific performance or both.

D. Administrative Provisions:

1. **Amendment and Assignment.** The parties hereto may not cause this Agreement to be amended, assigned, assumed, sold or otherwise transferred without the prior written consent of the other parties.

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

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

4. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute but one and the same instrument.

5. **Notices.** Whenever under this Agreement provision is made for notice, such notice shall be in writing, and it shall be deemed sufficient notice if such notice is delivered personally or by a nationally-recognized overnight courier service providing proof of delivery or by U.S. registered mail or certified mail, postage prepaid, return receipt requested, to the applicable addresses set forth below. Any notice so sent shall be effective for all purposes of the time of personal delivery or deposit thereof in the U.S. Mail or with the nationally recognized overnight courier service. Any party may hereafter change the address for notice by notifying the other party in writing of the new address.

If to the City:

City of Webster City, Iowa
400 Second Street
PO Box 217
Webster City, Iowa 50595
Attn: City Manager

If to the Company:

Jeff Habhab Construction, Inc.
1221 Third Street
Webster City, Iowa 50595
Attn: Jeff Habhab

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

CITY OF WEBSTER CITY, IOWA

By: _____
John Hawkins, Mayor

Attest:

Karyl Bonjour, City Clerk

JEFF HABHAB CONSTRUCTION, INC.

By: 
Jeff Habhab, President