



AGENDA
City Council Meeting
City Hall Council Chambers - Webster City, Iowa
January 6, 2025 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.

ROLL CALL

Motion on Approval of Agenda

Pledge of Allegiance

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. APPOINTMENTS & ANNUAL RESOLUTIONS

Current & new in italics

- a. Appointment by the City Council of the City Clerk (*John Harrenstein*)
- b. Appointment by the City Council of the Deputy City Clerks (*Elizabeth Ann Smith, Sherry Simmons*)
- c. Appointment by the City Council of the City Attorney to the term ending December 31, 2025.
(*Zachary Chizek*)
- d. Appointment of a representative and alternate representative to the North Iowa Municipal Electric Cooperative Association ([NIMECA](#)) for the year 2025.
(*Adam Dickinson, representative; John Harrenstein, Alternate*)

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- e. Appointment of Right To Know Coordinator for the year 2025. *(Brian Stroner)*
- f. Appointment to the Hamilton County Resource Enhancement Committee for the year 2025. *(John Hawkins)*
- g. Appointment of a representative and alternate representative to the MIDAS Transportation Advisory Committee for the year 2025.
(Brandon Bahrenfuss, representative; Derrick Drube, alternate)
- h. Appointment of a representative to serve on the board of the Webster City Day Care for the year 2025
(Megan McFarland)
- i. Appointment of a representative to serve on the board of the Riverview Early Childhood Center for the year 2025. *(Logan Welch)*
- j. Appointment of a representative to the Heart of Iowa Local Housing Trust *(Ariel Bertran)*
- k. Appointment of Official [NEWSPAPER](#) . *(Daily Freeman Journal)*
- l. [RESOLUTION](#) on the Appointment of a representative and alternate representative to the Hamilton County Communication Service Advisory Board (E911) for the year 2025.
(Eric McKinley, representative; Charles Stansfield, alternate)
- m. [RESOLUTION](#) on the Appointment of a representative and alternate representative to the Hamilton County Emergency Management Commission for the year 2025
(John Hawkins, representative; Charles Stansfield, alternate)
- n. [RESOLUTION](#) on the Appointment to Hamilton County Solid Waste Commission for the year 2025.
(Brandon Bahrenfuss, representative; John Harrenstein, alternate)
- o. [RESOLUTION](#) authorizing the City Finance Director to invest City funds.
- p. [RESOLUTION](#) authorizing Finance Director to issue warrants in payment of certain types of expenditures.
- q. [RESOLUTION](#) authorizing Finance Director to issue and deliver warrants for the payroll upon receiving approval by the City Manager.
- r. [RESOLUTION](#) of purpose providing for expenditures of Economic Development funds.
- s. [RESOLUTION](#) establishing Depositories for the City of Webster City and Financial Institutions, the Maximum Amount, which may be kept on Deposit in each Depository and Designating Authorized Officers.
- t. [RESOLUTION](#) setting dates and time for regular meetings of the City Council for 2025.

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3. MINUTES, CLAIMS, REPORTS, LICENSES

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

- a. [MINUTES](#) of December 16, 2024.
- b. [CLAIMS](#), including Payroll ending December 14, 2024, Payroll ending December 28, 2024 and [FUND LIST](#)
- c. Recommend approval for issuance of Beer & Liquor Licenses by the Iowa Department of Commerce for the following:
Auto renewal of Class E Retail Alcohol License for Hiway 20 Liquor & Tobacco, 1345 Second Street.
- d. Council Committee Reports
- e. Other reports and recommendations

4. GENERAL AGENDA

a. [COUNCIL MEMORANDUM](#) Second Reading of a proposed Ordinance amending the Code of Ordinances of the City of Webster City, Iowa 2019, by amending Chapter 10, Article VI, Section 10-268 through 10-290 Pertaining to Vacant and Abandoned Property. [VACANT PROGRAM POLICY](#) [ORDINANCE](#)

b. [COUNCIL MEMORANDUM](#) [RESOLUTION](#) approving the purchase of Parcels 40882602226013 and 40882602231010 located between Fair Avenue and Beach Street, North of Third Street in Webster City, Iowa. [PURCHASE AGREEMENT](#)

c. [COUNCIL MEMORANDUM](#) [RESOLUTION](#) approving the Application for a Planned Residential Development (PRD) for Kading Properties on Wall Street in accordance with Municipal Code Chapter 50, Based on the Recommendation of the Planning and Zoning Commission. [P&Z MINUTES](#) [DOCUMENTS](#)

d. [COUNCIL MEMORANDUM](#) [RESOLUTION](#) Setting Date for a Public Hearing on Designation of the 2025 Webster City Housing Urban Renewal Area and on Urban Renewal Plan and Project. (February 3 6:05 p.m.) [APPLICATION](#) [URPLAN](#)

e. Motion Setting Date for a Public Hearing on development agreement between City of Webster City and Kading Properties (*January 20 6:05 p.m.*)

5. OTHER ITEMS SENT TO COUNCIL

a. City Attorney [REPORT/UPDATE](#) for December 2024.

6. ADJOURN

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

NORTH IOWA MUNICIPAL ELECTRIC COOPERATIVE ASSOCIATION
Humboldt, Iowa

MEETING OF THE MEMBERS

DESIGNATION OF AUTHORIZED REPRESENTATIVE

KNOW ALL MEN BY THESE PRESENTS:

FIRST: That the undersigned member of NORTH IOWA MUNICIPAL ELECTRIC COOPERATIVE ASSOCIATION, an incorporated cooperative association organized under and pursuant to the laws of the State of Iowa (hereinafter called the "Association"), hereby designates and appoints **Adam Dickinson** of the undersigned the representative of the undersigned to represent the undersigned at all Meetings of the Members of the Association, and, without limiting the generality of the authority herein granted and conferred, said representative is authorized and empowered: (a) to waive notice on behalf of the undersigned of the time, place and purpose of any and all such meetings; (b) to vote upon the election of directors of the Association; and (c) generally to take such action and to vote on behalf of the members of the Association, as said representative shall in his discretion deem advisable.

SECOND: In the event **Adam Dickinson** shall fail or refuse to act or be incapable of acting as the representative of the undersigned at any Meeting of the Members of the Association, **John Harrenstein**, of the undersigned, is hereby designated and appointed the first alternative representative of the undersigned with all of the powers and privileges hereinabove granted to and conferred upon the above authorized representative, and, if both such authorized representative and the alternative representative shall either fail or refuse to act or be incapable of acting as the authorized representative of the undersigned at any Meeting of the Members of the Association, then such substitute representative as shall be designated by the Mayor-Chairman of the undersigned is hereby designated and appointed the substitute representative of the undersigned with all the powers and privileges hereinabove granted to and conferred upon said authorized representative.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its corporate name by its Mayor-Chairman and its corporate seal to be hereunto affixed and attested by its Clerk thereunto duly authorized this 6th day of January, 2025.

City of Webster City
(Municipal)

By _____
John Hawkins, Mayor

(CORPORATE SEAL)

ATTEST: _____
Sherry Simmons, Deputy City Clerk

The Daily Freeman-Journal

October 31, 2024

Ms. Karyl Bonjour, City Clerk
City of Webster City
PO Box 217
Webster City, IA 50595

RECEIVED
NOV 01 2024
CITY OF WEBSTER CITY
Via mail - KKB

Dear Ms. Bonjour:

Please accept this letter as The Daily Freeman-Journal's formal request to be designated as the Official Legal Newspaper for the City of Webster City for the 2025 calendar year.

Thank you for acting upon this request at your next City Council meeting.

Sincerely,



Terry Christensen, Publisher
THE DAILY FREEMAN-JOURNAL

TC:mw



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POSTAL SERVICE®**

**Statement of Ownership, Management, and Circulation
(All Periodicals Publications Except Requester Publications)**

1. Publication Title THE DAILY FREEMAN JOURNAL	2. Publication Number	3. Filing Date
	142-940	9-26-24
4. Issue Frequency MONDAY-FRIDAY W EXCEPTION OF POSTAL HOLIDAYS	5. Number of Issues Published Annually 249	6. Annual Subscription Price 197.60 LOCAL MAIL
7. Complete Mailing Address of Known Office of Publication (Not printer) (Street, city, county, state, and ZIP+4®) 720 2ND ST, WEBSTER CITY IA 50595	Contact Person TERRY CHRISTENSEN	
	Telephone (Include area code)	

8. Complete Mailing Address of Headquarters or General Business Office of Publisher (Not printer)
SAME AS ABOVE

9. Full Names and Complete Mailing Addresses of Publisher, Editor, and Managing Editor (Do not leave blank)
 Publisher (Name and complete mailing address)
 TERRY CHRISTENSEN, 720 2ND ST, WEBSTER CITY IA 50595

Editor (Name and complete mailing address)
 JANE CURTIS, 720 2ND ST, WEBSTER CITY IA 50595

Managing Editor (Name and complete mailing address)
 SAME AS ABOVE

10. Owner (Do not leave blank. If the publication is owned by a corporation, give the name and address of the corporation immediately followed by the names and addresses of all stockholders owning or holding 1 percent or more of the total amount of stock. If not owned by a corporation, give the names and addresses of the individual owners. If owned by a partnership or other unincorporated firm, give its name and address as well as those of each individual owner. If the publication is published by a nonprofit organization, give its name and address.)

Full Name	Complete Mailing Address
ODGEN NEWSPAPERS OF IOWA LLC	720 2ND ST WEBSTER CITY IA 50595
STOCK HOLDERS PER LIST FURNISHED TO POSTAL SERVICE	

11. Known Bondholders, Mortgagees, and Other Security Holders Owning or Holding 1 Percent or More of Total Amount of Bonds, Mortgages, or Other Securities. If none, check box None

Full Name	Complete Mailing Address

12. Tax Status (For completion by nonprofit organizations authorized to mail at nonprofit rates) (Check one)
 The purpose, function, and nonprofit status of this organization and the exempt status for federal income tax purposes:
 Has Not Changed During Preceding 12 Months
 Has Changed During Preceding 12 Months (Publisher must submit explanation of change with this statement)

13. Publication Title THE DAILY FREEMAN JOURNAL		14. Issue Date for Circulation Data Below 9-19-24	
15. Extent and Nature of Circulation		Average No. Copies Each Issue During Preceding 12 Months	No. Copies of Single Issue Published Nearest to Filing Date
a. Total Number of Copies (Net press run)		958	924
b. Paid Circulation (By Mail and Outside the Mail)	(1) Mailed Outside-County Paid Subscriptions Stated on PS Form 3541 (Include paid distribution above nominal rate, advertiser's proof copies, and exchange copies)	72	68
	(2) Mailed In-County Paid Subscriptions Stated on PS Form 3541 (Include paid distribution above nominal rate, advertiser's proof copies, and exchange copies)	771	747
	(3) Paid Distribution Outside the Mails Including Sales Through Dealers and Carriers, Street Vendors, Counter Sales, and Other Paid Distribution Outside USPS®	74	70
	(4) Paid Distribution by Other Classes of Mail Through the USPS (e.g., First-Class Mail®)	0	0
c. Total Paid Distribution [Sum of 15b (1), (2), (3), and (4)]		917	885
d. Free or Nominal Rate Distribution (By Mail and Outside the Mail)	(1) Free or Nominal Rate Outside-County Copies included on PS Form 3541	0	0
	(2) Free or Nominal Rate In-County Copies Included on PS Form 3541	0	0
	(3) Free or Nominal Rate Copies Mailed at Other Classes Through the USPS (e.g., First-Class Mail)	0	0
	(4) Free or Nominal Rate Distribution Outside the Mail (Carriers or other means)	0	0
e. Total Free or Nominal Rate Distribution (Sum of 15d (1), (2), (3) and (4))		0	0
f. Total Distribution (Sum of 15c and 15e)		917	885
g. Copies not Distributed (See Instructions to Publishers #4 (page #3))		41	39
h. Total (Sum of 15f and g)		958	924
i. Percent Paid (15c divided by 15f times 100)		100%	100%

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**Statement of Ownership, Management, and Circulation
(All Periodicals Publications Except Requester Publications)**

16. Electronic Copy Circulation

<i>Daily Freeman Journal</i>	Average No. Copies Each Issue During Preceding 12 Months	No. Copies of Single Issue Published Nearest to Filing Date
a. Paid Electronic Copies	36	31
b. Total Paid Print Copies (Line 15c) + Paid Electronic Copies (Line 16a)	994	916
c. Total Print Distribution (Line 15f) + Paid Electronic Copies (Line 16a)	994	916
d. Percent Paid (Both Print & Electronic Copies) (16b divided by 16c × 100)	100%	100%

I certify that 50% of all my distributed copies (electronic and print) are paid above a nominal price.

17. Publication of Statement of Ownership

If the publication is a general publication, publication of this statement is required. Will be printed in the _____ issue of this publication.

Publication not required.

18. Signature and Title of Editor, Publisher, Business Manager, or Owner

[Handwritten Signature]

Date

9-26-24

I certify that all information furnished on this form is true and complete. I understand that anyone who furnishes false or misleading information on this form or who omits material or information requested on the form may be subject to criminal sanctions (including fines and imprisonment) and/or civil sanctions (including civil penalties).

RESOLUTION NO. 2025 xxx

**APPOINTMENT TO HAMILTON COUNTY
E 911 SERVICE BOARD**

WHEREAS, Hamilton County has established a 911 system, and

WHEREAS, a board has been established to govern the 911 system, and

WHEREAS, every City in Hamilton County has representation on the 911 board,

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Webster City, Iowa, hereby appoints Eric McKinley as the City's representative to the Hamilton County E 911 Service Board; and

BE IT FURTHER RESOLVED, that the City Council of the City of Webster City Iowa, hereby appoints Charles Stansfield as the City's alternate representative to the Hamilton County E 911 Service Board.

Passed and Adopted this 6th day of January, 2025.

John Hawkins, Mayor

ATTEST:

Sherry Simmons, Deputy City Clerk

RESOLUTION NO. 2025 - xxx

**APPOINTMENT TO HAMILTON COUNTY
EMERGENCY MANAGEMENT COMMISSION**

WHEREAS, it is the desire of the City Council of the City of Webster City, Iowa to appoint a representative and alternate representative to represent the City of Webster City on the Hamilton County Emergency Management Commission.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Webster City, Iowa that the following be appointed as representative and alternate representative for the City of Webster City on the Hamilton County Emergency Management Commission for the year 2025:

1. John Hawkins, representative
2. Charles Stansfield, alternate representative.

Passed and adopted this 6th day of January, 2025.

John Hawkins, Mayor

ATTEST:

Sherry Simmons, Deputy City Clerk

RESOLUTION NO. 2025 - xxx

**APPOINTMENT TO HAMILTON COUNTY
SOLID WASTE COMMISSION**

WHEREAS, it is the desire of the City Council of the City of Webster City, Iowa to appoint a representative and alternate representative to represent the City of Webster City on the Hamilton County Solid Waste Commission.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Webster City, Iowa that the following be appointed as representative and alternate representative for the City of Webster City on the Hamilton County Solid Waste Commission.

1. Brandon Bahrenfuss, representative
2. John Harrenstein, alternate representative

Passed and adopted this 6th day of January, 2025.

John Hawkins, Mayor

ATTEST:

Sherry Simmons, Deputy City Clerk

RESOLUTION NO. 2025 – xxx

**RESOLUTION AUTHORIZING THE CITY FINANCE DIRECTOR
TO INVEST CITY FUNDS**

WHEREAS, the City of Webster City, Iowa has statutory authority to delegate its investment authority to the City Finance Director; and,

WHEREAS, it is necessary from time to time to invest City funds.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Webster City, Iowa that the City Finance Director be and she is hereby authorized to invest City Funds in such manner as may be authorized by law and the City of Webster City Investment Policy.

Passed and adopted this 6th day of January, 2025.

John Hawkins, Mayor

ATTEST:

Sherry Simmons, Deputy City Clerk

RESOLUTION AUTHORIZING CERTAIN TYPES OF EXPENDITURES' WARRANTS

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

That the Finance Director of said City be and she is hereby authorized to issue warrants in payment of the following expenditures prior to Council approval, to-wit:

1. All freight, express and postage bills when said bills are approved for payment by the City Manager.
2. Bonds and principal representing bonded indebtedness of the City, when said bonds and principal are due and the contracted Bond Registrar requests payment.
3. All interest on bonded indebtedness of the City, when the same is due and the contracted Bond Registrar requests payment.
4. All Sales Tax and Use Tax due the State of Iowa.
5. Refunds to customers on deposits made by them on utility accounts.
6. All refunds to customers having credit balances on their accounts.
7. All Water and Sewage testing bills.
8. All medical, dental and vision insurance payments from Wellmark or Employee Benefit Systems, Inc. (EBS).
9. Transfers of funds budgeted in Special Funds for specific purposes when the payments for the specific commodities or services or debt have been paid.
10. Expenses in connection with City meetings and functions provided for in the 2024-2025 and 2025-2026 City Budgets, and approved by the City Manager.
11. All monthly power bills due North Iowa Municipal Electric Cooperative Association.
12. Any other bill needing payment before the City Council can act on them that are approved prior to payment by the City Manager.

Passed and adopted this 6th day of January, 2025.

John Hawkins, Mayor

ATTEST:

Sherry Simmons, Deputy City Clerk

RESOLUTION NO. 2025 - xxx

RESOLUTION AUTHORIZING PAYROLL WARRANTS

WHEREAS, it is desirable that the City Payroll should be paid regularly, immediately after the 80-hour period having accrued; and,

WHEREAS, the regular bi-monthly meeting of the City Council often falls too early or too late to approve the payroll for immediate payment.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Webster City, Iowa that the Finance Director be and she is hereby authorized to have drawn, issued, and delivered warrants for the Payroll upon receiving it duly approved in writing by the City Manager.

Passed and adopted t his 6th day of January, 2025.

John Hawkins, Mayor

ATTEST:

Sherry Simmons, Deputy City Clerk

RESOLUTION NO. 2025– xxx

**RESOLUTION OF PURPOSE PROVIDING FOR
EXPENDITURES OF ECONOMIC DEVELOPMENT FUNDS**

WHEREAS, it is the desire of the City Council of the City of Webster City to help promote economic development in Webster City; and,

WHEREAS, the City of Webster City, Iowa has as one of its' primary goals the creation of new jobs and investment in the community; and,

WHEREAS, the City of Webster City, Iowa wishes to assist existing and new businesses; and has created economic development projects as well; and,

WHEREAS, industries to date have asked for financial assistance in expansion and such assistance is consistent with both City and State policies, as well as the City initiating some of the projects, all of which will be ongoing.

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

1. The Finance Director be authorized to issue warrants in payment of grants and projects, upon approval by the City Manager.
2. The Finance Director will keep a statement of income and expenses on the Economic Development Funds as documentation.

Passed and adopted this 6th day of January, 2025.

John Hawkins, Mayor

ATTEST:

Sherry Simmons, Deputy City Clerk

RESOLUTION NO. 2025 - xxx

**ESTABLISHING DEPOSITORIES FOR THE CITY OF WEBSTER CITY AND
FINANCIAL INSTITUTIONS, THE MAXIMUM AMOUNT, WHICH MAY BE KEPT ON
DEPOSIT IN EACH DEPOSITORY AND DESIGNATING AUTHORIZED OFFICERS**

WHEREAS, 12C.2 of the Iowa Code requires the approval of financial institutions as depositories for City funds by written resolution, and which shall distinctly name each depository approved and specify the maximum amount which may be kept on deposit in each depository, and

WHEREAS, the City of Webster City, Iowa depositories need to be updated.

Now Therefore Be It Resolved by the City Council of the City of Webster City, Iowa that the following financial institutions be named for the deposit of public funds belonging to the City of Webster City, Iowa as follows:

<u>NAME OF DEPOSITORY</u>	<u>MAXIMUM DEPOSIT</u>
Availa Bank, Webster City, Iowa	\$40,000,000.00
First State Bank, Webster City, Iowa	\$40,000,000.00
WCF Financial Bank, Webster City, Iowa	\$40,000,000.00
Peoples Credit Union, Webster City, Iowa	\$40,000,000.00
United Bank of Iowa, Fort Dodge, Iowa	\$40,000,000.00
Iowa Public Agency Investment Trust, W. Des Moines, Iowa	\$40,000,000.00

BE IT FURTHER RESOLVED that the following officers are hereby authorized and directed to take such action and execute such documents and agreements as may be necessary to secure the repayment of the deposit of public funds authorized hereunder, including but not limited to, security agreements, custodian bailment agreements, notices and other documents or instruments supplemental or incidental thereto, and to execute and deliver signature authorization cards to depository concurrently therewith to execute all drafts, checks or other documents and correspondence regarding any accounts of public agency at depository, and to determine with the depository in accordance with law, the rate of interest to be paid by depository on such deposits:

Dodie Wolfgram, Finance Director
John Harrenstein, City Manager/City Clerk
Sherry Simmons, Deputy City Clerk
Elizabeth Ann Smith, Deputy City Clerk

Passed and adopted this 6th day of January, 2025.

John Hawkins, Mayor

ATTEST:

Sherry Simmons, Deputy City Clerk

RESOLUTION NO. 2025 - xxx

**RESOLUTION SETTING DATES AND TIME FOR
REGULAR MEETINGS OF THE CITY COUNCIL FOR 2025**

WHEREAS, the Code of Ordinances of the City of Webster City, 2019, Chapter 2, Section 2-37(a) states the time and place of the regular meetings of the Council shall be fixed by resolution of the Council; and,

WHEREAS, Council adopted by Resolution No. 2008-61 May 5, 2008 to set the fourth Monday night of each month for a utility meeting as needed and determined by City Council also; and,

WHEREAS, it is the desire of the City Council to set the meeting dates for the year 2025.

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

That the first and third Mondays of each month at 6:00 p.m. at City Hall be set for regular meetings of the City Council for the year 2022 **except** for

Tuesday, **September 2nd due** to the Labor Day Holiday

That the fourth Monday of each month at City Hall be set for a Council Utility meeting as needed.

Passed and adopted this 6th day of January, 2025

John Hawkins, Mayor

ATTEST:

Sherry Simmons, Deputy City Clerk

CITY COUNCIL MEETING MINUTES
Webster City, Iowa December 16, 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 December 16, 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: Megan McFarland, Matt McKinney, and Logan Welch. Abbie Hansen was absent.

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 McFarland and seconded by McKinney to approve the agenda.

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

PETITIONS- COMMUNICATIONS- REQUESTS

None brought forth

PUBLIC INFORMATION

None brought forth

MINUTES, CLAIMS, REPORTS, LICENSES, REQUESTS

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

- a. Minutes of December 2, 2024 Regular City Council Meeting
- b. Claims, including Payroll ending November 30, 2024 and Fund List
- c. Reports Wastewater, Electric, Water for November 2024 be accepted and placed on file.
- d. Police Department Activity Report for November 2024 be accepted and placed on file.
- e. Fire Department Report for November 2024 be accepted and placed on file.
- f. Outdoor Swimming Pool Report 2024 be accepted and placed on file -
(Breanne Leshner, Recreation & Public Grounds Director spoke on the report)
- g. That the issuance of Beer & Liquor Licenses by the Iowa Department of Commerce be recommended for the following: Renewal of Class B Retail Alcohol License, Hy-Vee Fast and Fresh Express, 819 2nd Street.
- h. Council Committee Reports
- i. Other reports and recommendations

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

GENERAL AGENDA

PUBLIC HEARINGS 6:05 p.m.

City Council meeting minutes December 16, 2024

a. December 16, 2024 at 6:05 p.m. in Council Chambers at City Hall, 400 Second Street, Webster City, Iowa being the time and place for a Public Hearing on the Plans and Specifications, Proposed Form of Contract and Estimate of Cost for the Construction of the 2025 Fair Meadow Drive Reconstruction Project, the same was held. No written objections were filed and no oral objections were presented.

It was moved by Welch and seconded by McFarland that Resolution No. 2024-179 approving and confirming Final Plans, Specifications, and Form of Contract and Estimate of Cost for the 2025 Fair Meadow Drive Reconstruction Project and Awarding Contract to Castor Construction, Fort Dodge, Iowa in the amount of \$1,602,379.16 and committing necessary Funds to complete the project, be passed and adopted.

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

b. December 16, 2024 at 6:05 p.m. in Council Chambers at City Hall, 400 Second Street, Webster City, Iowa being the time and place for a Public Hearing on the Plans and Specifications, Proposed Form of Contract and Estimate of Cost for the Construction of the Brewer Street and Willson Avenue Improvement Project, the same was held. No written objections were filed and no oral objections were presented.

It was moved by Welch and seconded by McKinney that Resolution No. 2024-180 approving and confirming Final Plans, Specifications and Form of Contract and Estimate of Cost for the Brewer Street and Willson Avenue Improvements Project and Awarding Contract to Nels Pederson, Badger, Iowa in the amount of \$979,577.00 for the Base Bid and \$33,388.00 for the Bid Alternate and Committing Necessary Funds to complete the Project, be passed and adopted.

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

c. It was moved by McKinney and seconded by Welch that Resolution No. 2024-181 authorizing the City Manager to enter an Agreement between the City of Webster City, Iowa and the Iowa Department of Transportation, for Surface Transportation Block Grant (STBG) Program Federal-Aid Swap Funds under 761 Iowa Administrative Code (IAC) Chapter 162 be passed and adopted.

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

d. It was moved by McFarland and seconded by McKinney that Resolution No. 2024-182 authorizing the Street Department Supervisor to Sign and Execute Amendment No. 34 with Snyder and Associates to Provide Professional Services for the On-Call Priority 2025-2026 Water Main Repairs and Sewer Rehabilitation Project be passed and adopted.

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

e. It was moved by Welch and seconded by McFarland that the purchase of Taser 10 (13 tasers and training) package from Axon in the amount of \$33,022.96 for the Police Department be approved.

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

f. It was moved by McFarland and seconded by Welch that Resolution No. 2024-183 authorizing the Mayor to Execute and Sign the Subordination Agreements with WCF Financial Bank, Webster City, Iowa, related to the City's Existing Mortgages on Lots 22, 23, 28 and 29 in Brewer Creek Estates 6th Addition with Samann, L.C., be passed and adopted.

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

City Council meeting minutes December 16, 2024

g. It was moved by McKinney and seconded by McFarland that Resolution No. 2024-184 amending Resolution No. 2024-115 Pertaining to Fees Adopted July 1, 2024, and amended under Resolution No. 2024-177 on December 2, 2024 to Amend Electrical Permit Fees and Implement a Re-Inspection fee be passed and adopted.

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

h. It was moved by McFarland and seconded by Welch that Resolution No 2024-185 Accepting and Approving the Minor Subdivision Plat of Pruismann Second Addition, Hamilton County, Iowa be passed and adopted.

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

i. It was moved by Welch and seconded by McKinney that the First Reading of a proposed Ordinance amending the Code of Ordinances of the City of Webster City, Iowa 2019, by amending Chapter 10, Article VI, Section 10-268 through 10-290 Pertaining to Vacant and Abandoned Property be approved.

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

j. Recommendation from Planning and Zoning Commission for Rental Inspection Program and proposed ordinance was considered by Council.

Council requested presentation from Jason VanAusdall of Iowa Inspections be scheduled. Direction was given by Council on how to proceed with a proposed Program. It was suggested to hold meetings with landlords (those known and others) prior to considering the proposed ordinance. Media will be used to announce the meetings and notification of meetings will be provided through letters to landlords.

4. OTHER ITEMS SENT TO COUNCIL

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

5. CLOSED SESSION

It was moved by McFarland and seconded by McKinney that the Council meet in closed session to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property, or reduce the price the governmental body would receive for that property as provided by Chapter 21.5 j. of the Code of Iowa

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

Council went out of Open Session at 6:48 p.m.

Council took a 5-minute recess.

Council went into Closed Session at 6:53 p.m.

Council returned to Open Session at 7:13 p.m.

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

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

The December 16, 2024 Regular City Council meeting stood adjourned at 7:14 p.m.

City Council meeting minutes December 16, 2024

John Hawkins, Mayor

Karyl K. Bonjour, City Clerk

Sherry Simmons

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
AVAILA BANK (6318)							
1-1-25	1	Invoice	FULLER HALL PRINCIPAL PAYMENT	12/23/2024	4,422.43	06/25	300-22-98-5295-910
1-1-25	2	Invoice	FULLER HALL INTEREST PYMT	12/23/2024	4,731.87	06/25	300-22-98-5295-911
Total 1-1-25:					9,154.30		
Total AVAILA BANK (6318):					9,154.30		
NORTH IOWA MUNICIPAL ELECTRIC (705)							
12/9/24	1	Invoice	PURCHASED POWER - NOVEMBER 2024	12/09/2024	539,495.67	06/25	601-23-50-5555-233
Total 12/9/24:					539,495.67		
6877	1	Invoice	METER MAINENANCE 2024	12/16/2024	866.74	06/25	601-23-51-5566-299
Total 6877:					866.74		
Total NORTH IOWA MUNICIPAL ELECTRIC (705):					540,362.41		
Total 12/23/2024:					549,516.71		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
AUSTIN, CHRISTIAN (7592)							
122624	1	Invoice	REISSUE EE REBATE	12/26/2024	250.00	06/25	601-23-36-5930-979
Total 122624:					250.00		
Total AUSTIN, CHRISTIAN (7592):					250.00		
COBO, ABEL BERNA (6917)							
122624	1	Invoice	REISSUE CUST DEP REFUND	12/26/2024	75.11	06/25	601-21011
Total 122624:					75.11		
Total COBO, ABEL BERNA (6917):					75.11		
REAMES, DANIEL (6860)							
122624	1	Invoice	REISSUE CUST DEP REFUND	12/26/2024	80.15	06/25	601-21011
Total 122624:					80.15		
Total REAMES, DANIEL (6860):					80.15		
SANDE, KEVIN (3860)							
122624	1	Invoice	REISSUE EE REBATE	12/26/2024	75.00	06/25	601-23-36-5930-979
Total 122624:					75.00		
Total SANDE, KEVIN (3860):					75.00		
SIMPSON, BRINA (6606)							
122624	1	Invoice	REISSUE CUST DEP REFUND	12/26/2024	48.15	06/25	601-21011
Total 122624:					48.15		
Total SIMPSON, BRINA (6606):					48.15		
WAGNER, NIKITA (8105)							
122624	1	Invoice	REISSUE CUST DEP REFUND/LAURA PARRI	12/26/2024	56.57	06/25	601-21011
Total 122624:					56.57		
Total WAGNER, NIKITA (8105):					56.57		
WCF FINANCIAL BANK - GOURLEY TIF (2574)							
120124	1	Invoice	DEC 2024 TIF PYMT-GOURLEY TIF	12/01/2024	11,165.60	06/25	281-23-98-5395-910
Total 120124:					11,165.60		
Total WCF FINANCIAL BANK - GOURLEY TIF (2574):					11,165.60		
Total 12/26/2024:					11,750.58		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
CARD SERVICES (140)							
0000	12/1/24	1	Invoice	FUELCLCLOUD SUBSCRIPTION	12/01/2024	1.41	06/25 100-24-12-5430-315
0000	12/1/24	2	Invoice	FUELCLCLOUD SUBSCRIPTION	12/01/2024	.27	06/25 100-24-30-5380-315
0000	12/1/24	3	Invoice	FUELCLCLOUD SUBSCRIPTION	12/01/2024	.66	06/25 100-21-18-5190-315
0000	12/1/24	4	Invoice	FUELCLCLOUD SUBSCRIPTION	12/01/2024	.91	06/25 100-21-22-5140-315
0000	12/1/24	5	Invoice	FUELCLCLOUD SUBSCRIPTION	12/01/2024	18.17	06/25 100-24-14-5435-315
0000	12/1/24	6	Invoice	FUELCLCLOUD SUBSCRIPTION	12/01/2024	27.70	06/25 601-23-52-5935-315
0000	12/1/24	7	Invoice	FUELCLCLOUD SUBSCRIPTION	12/01/2024	1.35	06/25 601-23-80-5935-315
0000	12/1/24	8	Invoice	FUELCLCLOUD SUBSCRIPTION	12/01/2024	1.35	06/25 602-23-80-5935-315
0000	12/1/24	9	Invoice	FUELCLCLOUD SUBSCRIPTION	12/01/2024	34.90	06/25 100-21-21-5110-315
0000	12/1/24	10	Invoice	FUELCLCLOUD SUBSCRIPTION	12/01/2024	2.28	06/25 100-22-42-5210-315
0000	12/1/24	11	Invoice	FUELCLCLOUD SUBSCRIPTION	12/01/2024	2.28	06/25 100-23-42-5371-315
0000	12/1/24	12	Invoice	FUELCLCLOUD SUBSCRIPTION	12/01/2024	24.77	06/25 204-23-30-5310-315
0000	12/1/24	13	Invoice	FUELCLCLOUD SUBSCRIPTION	12/01/2024	2.00	06/25 603-23-70-5935-315
0000	12/1/24	14	Invoice	FUELCLCLOUD SUBSCRIPTION	12/01/2024	4.45	06/25 602-23-61-5935-315
0000	12/1/24	15	Invoice	LIFTING SLING - DAKOTA RIGGERS	12/01/2024	512.28	06/25 601-23-52-5588-318
0000	12/1/24	16	Invoice	WATER - STANDARD BEARINGS	12/01/2024	78.94	06/25 602-23-61-5642-318
Total 0000 12/1/24:						713.72	
0001	12/1/24	1	Invoice	POSTAGE	12/01/2024	17.47	06/25 100-21-21-5110-221
0001	12/1/24	2	Invoice	681 WATERPROOF BOOTS	12/01/2024	129.85	06/25 100-21-21-5110-312
Total 0001 12/1/24:						147.32	
0003	12/1/24	1	Invoice	GOOGLE LLC	12/01/2024	861.51	06/25 100-24-16-5420-215
Total 0003 12/1/24:						861.51	
0004	12/1/24	1	Invoice	GFOA MEMBERSHIP DUES - WOLFGRAM	12/01/2024	170.00	06/25 100-24-14-5435-215
0004	12/1/24	2	Invoice	MTG MEAL	12/01/2024	10.26	06/25 100-24-12-5430-232
0004	12/1/24	3	Invoice	MTG MEAL	12/01/2024	30.02	06/25 100-24-12-5430-232
0004	12/1/24	4	Invoice	WALL ST JOURNAL SUBSCRIPTION	12/01/2024	41.72	06/25 100-24-12-5430-215
0004	12/1/24	5	Invoice	WALMART - BLUE PROGRAM	12/01/2024	449.79	06/25 232-21-21-5110-318
Total 0004 12/1/24:						701.79	
0221	12/1/24	1	Invoice	DURAWEAR-SS BELT CLIP	12/01/2024	41.19	06/25 100-21-22-5140-227
0221	12/1/24	2	Invoice	AMAZON-HOTSTART HEATER	12/01/2024	145.85	06/25 100-21-22-5140-226
Total 0221 12/1/24:						187.04	
0312	12/1/24	1	Invoice	IAPELRA WINTER CONFERENCE	12/01/2024	30.00	06/25 100-22-12-5370-232
Total 0312 12/1/24:						30.00	
0346	12/1/24	1	Invoice	WALMART - BLUE PROGRAM	12/01/2024	148.63	06/25 232-21-21-5110-318
0346	12/1/24	2	Invoice	WALMART - BLUE PROGRAM	12/01/2024	149.04	06/25 232-21-21-5110-318
0346	12/1/24	3	Invoice	WALMART - BLUE PROGRAM	12/01/2024	148.63	06/25 232-21-21-5110-318
Total 0346 12/1/24:						446.30	
5427	12/1/24	1	Invoice	WALMART - BLUE PROGRAM	12/01/2024	121.41	06/25 232-21-21-5110-318
5427	12/1/24	2	Invoice	WALMART - BLUE PROGRAM	12/01/2024	103.68	06/25 232-21-21-5110-318
5427	12/1/24	3	Invoice	WALMART - BLUE PROGRAM	12/01/2024	129.71	06/25 232-21-21-5110-318
5427	12/1/24	4	Invoice	WALMART - BLUE PROGRAM	12/01/2024	128.35	06/25 232-21-21-5110-318
5427	12/1/24	5	Invoice	WALMART - BLUE PROGRAM	12/01/2024	19.24	06/25 232-21-21-5110-318
5427	12/1/24	6	Invoice	WALMART - BLUE PROGRAM	12/01/2024	32.08	06/25 232-21-21-5110-318

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
5427	12/1/24	7	Invoice	WALMART - BLUE PROGRAM	12/01/2024	157.88	06/25 232-21-21-5110-318
5427	12/1/24	8	Invoice	WALMART - BLUE PROGRAM	12/01/2024	146.40	06/25 232-21-21-5110-318
5427	12/1/24	9	Invoice	WALMART - BLUE PROGRAM	12/01/2024	155.32	06/25 232-21-21-5110-318
5427	12/1/24	10	Invoice	WALMART - BLUE PROGRAM	12/01/2024	160.75	06/25 232-21-21-5110-318
5427	12/1/24	11	Invoice	WALMART - BLUE PROGRAM	12/01/2024	148.37	06/25 232-21-21-5110-318
5427	12/1/24	12	Invoice	WALMART - BLUE PROGRAM	12/01/2024	158.87	06/25 232-21-21-5110-318
5427	12/1/24	13	Invoice	WALMART - BLUE PROGRAM	12/01/2024	116.13	06/25 232-21-21-5110-318
Total 5427 12/1/24:						1,578.19	
6555	12/1/24	1	Invoice	DRAKE COURSE PARIKING PASS	12/01/2024	7.50	06/25 100-21-21-5110-231
6555	12/1/24	2	Invoice	DRAKE COURSE PARIKING PASS	12/01/2024	7.50	06/25 100-21-21-5110-231
6555	12/1/24	3	Invoice	DRAKE COURSE - MEAL	12/01/2024	18.96	06/25 100-21-21-5110-231
6555	12/1/24	4	Invoice	DRAKE COURSE - MEAL	12/01/2024	18.92	06/25 100-21-21-5110-231
6555	12/1/24	5	Invoice	625 UNIFORMS	12/01/2024	104.92	06/25 100-21-21-5110-312
Total 6555 12/1/24:						157.80	
Total CARD SERVICES (140):						4,823.67	
Total 12/27/2024:						4,823.67	

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
CITY OF WEBSTER CITY (176)							
010325PETT	1	Invoice	REPLENISH PETTY CASH	01/03/2025	88.07	07/25	100-24-14-5435-299
010325PETT	2	Invoice	TOBACCO CHECK (PETTY CASH)	01/03/2025	9.07	07/25	100-21-21-5125-318
010325PETT	3	Invoice	SUPPLIES (PETTY CASH)	01/03/2025	33.61	07/25	100-24-14-5435-299
010325PETT	4	Invoice	GRAFFITI PAINT (PETTY CASH)	01/03/2025	11.53	07/25	100-24-30-5380-318
Total 010325PETTY:					142.28		
Total CITY OF WEBSTER CITY (176):					142.28		
Total 01/03/2025:					142.28		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
5 H PROPERTIES LLC (8106)							
12/19/24	1	Invoice	CUSTOMER DEPOSIT REFUND	12/20/2024	34.38	07/25	601-21011
Total 12/19/24:					34.38		
Total 5 H PROPERTIES LLC (8106):					34.38		
ABSTRACT ASSOC OF HAMILTON CO (7961)							
40-2590	1	Invoice	LIEN SEACH	12/16/2024	300.00	07/25	100-21-18-5190-212
Total 40-2590:					300.00		
Total ABSTRACT ASSOC OF HAMILTON CO (7961):					300.00		
ACCESS SYSTEMS (3917)							
INV1687671	1	Invoice	FH FRONT DESK PRINTER	12/06/2024	339.16	07/25	100-22-42-5233-299
Total INV1687671:					339.16		
Total ACCESS SYSTEMS (3917):					339.16		
AHLERS & COONEY, P.C. (22)							
879625	1	Invoice	LEGAL SVC - LABOR RELATIONS	12/27/2024	17,277.68	07/25	100-24-13-5460-212
Total 879625:					17,277.68		
880473	1	Invoice	LEGAL SVC - GAS FRANCHISE	12/27/2024	1,839.00	07/25	100-23-43-5360-212
Total 880473:					1,839.00		
880474	1	Invoice	LEGAL SVC - ELECTRIC TRANSMISSION	12/27/2024	686.00	07/25	601-23-51-5566-871
Total 880474:					686.00		
880475	1	Invoice	LEGAL SVC - LABOR RELATIONS	12/27/2024	6,621.00	07/25	100-24-13-5460-212
Total 880475:					6,621.00		
Total AHLERS & COONEY, P.C. (22):					26,423.68		
ALLENDER BUTZKE ENGINEERS INC. (6941)							
245060C1	1	Invoice	CONCRETE STRENGTH TESTING - REISNER	12/23/2024	3,693.25	07/25	611-23-51-5566-299
Total 245060C1:					3,693.25		
245060F4	1	Invoice	FIELD DENSITY TESTING - REISNER SUB	12/23/2024	6,222.38	07/25	611-23-51-5566-299
Total 245060F4:					6,222.38		
Total ALLENDER BUTZKE ENGINEERS INC. (6941):					9,915.63		
ALMETEK INDUSTRIES, INC. (1963)							
276905	1	Invoice	2" REFLECTIVE STICKERS FOR TRANSFOR	12/09/2024	83.60	07/25	601-23-52-5588-318
Total 276905:					83.60		
Total ALMETEK INDUSTRIES, INC. (1963):					83.60		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
ARENDS, RANDY (8114)							
11/7/24	1	Invoice	ENERGY EFFICIENCY REBATE	11/07/2024	64.19	07/25	601-23-36-5930-979
Total 11/7/24:					64.19		
Total ARENDS, RANDY (8114):					64.19		
ARNOLD MOTOR SUPPLY (68)							
26NV112991	1	Invoice	ELECT TAPE	12/07/2024	3.19	07/25	100-21-21-5110-318
Total 26NV112991:					3.19		
26NV113031	1	Invoice	JD LIGHT CONNECTORS	12/09/2024	6.39	07/25	100-22-42-5210-314
Total 26NV113031:					6.39		
26NV113046	1	Invoice	JD LIGHT CONNECTORS	12/10/2024	19.17	07/25	100-22-42-5210-314
Total 26NV113046:					19.17		
26NV113092	1	Invoice	WEATHERSTRIP & SHRNK BUTT	12/10/2024	40.38	07/25	100-22-42-5210-318
Total 26NV113092:					40.38		
26NV113134	1	Invoice	TUBING	12/11/2024	15.80	07/25	100-22-42-5210-314
Total 26NV113134:					15.80		
26NV113308	1	Invoice	RADIATOR REPAIR	12/13/2024	7.40	07/25	100-21-22-5140-310
Total 26NV113308:					7.40		
26NV113513	1	Invoice	OIL DRY	12/18/2024	182.10	07/25	601-23-52-5588-318
Total 26NV113513:					182.10		
26NV113553	1	Invoice	OIL FOR MOWER	12/19/2024	88.30	07/25	100-22-42-5210-315
Total 26NV113553:					88.30		
26NV113554	1	Invoice	OIL FOR MOWER	12/19/2024	17.66	07/25	100-22-42-5210-315
Total 26NV113554:					17.66		
26NV113671	1	Invoice	BAG PEEL TYPE RIVET	12/23/2024	9.25	07/25	204-23-30-5310-314
Total 26NV113671:					9.25		
26NV113724	1	Invoice	WIPER BLADE TK6	12/24/2024	23.38	07/25	601-23-52-5935-314
Total 26NV113724:					23.38		
26NV113817	1	Invoice	NITRILE GLOVES	12/27/2024	20.69	07/25	601-23-52-5588-312
Total 26NV113817:					20.69		
26NV113826	1	Invoice	WIPER BLADES TK1	12/27/2024	44.67	07/25	601-23-52-5935-314

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 26NV113826:					44.67		
26NV113880	1	Invoice	WIPERS E-32	12/28/2024	23.38	07/25	100-21-22-5140-314
Total 26NV113880:					23.38		
Total ARNOLD MOTOR SUPPLY (68):					501.76		
BECKSTROM CONSTRUCTION INC. (8017)							
8388	1	Invoice	URD CONVERSION CONSTRUCITON	12/18/2024	205,214.72	07/25	614-23-52-5588-299
Total 8388:					205,214.72		
Total BECKSTROM CONSTRUCTION INC. (8017):					205,214.72		
BIRKAYA, EDUARD (8107)							
12/20/24	1	Invoice	CUSTOMER DEPOSIT REFUND	12/23/2024	46.44	07/25	601-21011
Total 12/20/24:					46.44		
Total BIRKAYA, EDUARD (8107):					46.44		
BLACK HILLS ENERGY (3466)							
0976116930	1	Invoice	0976116930	12/10/2024	131.91	07/25	601-23-52-5586-234
0976116930	2	Invoice	0976116930	12/10/2024	131.91	07/25	601-23-51-5566-234
0976116930	3	Invoice	0976116930	12/10/2024	131.90	07/25	601-23-52-5588-234
Total 0976116930 12/10/24:					395.72		
4752063290	1	Invoice	4752063290	12/09/2024	51.12	07/25	100-22-42-5221-234
Total 4752063290 12/09/24:					51.12		
5470636360	1	Invoice	5470636360	12/16/2024	489.41	07/25	100-22-42-5233-234
Total 5470636360 12/16/24:					489.41		
5542531803	1	Invoice	5542531803	12/16/2024	516.59	07/25	100-21-22-5140-234
Total 5542531803 12/16/24:					516.59		
5978424719	1	Invoice	5978424719	12/10/2024	305.79	07/25	602-23-61-5642-234
Total 5978424719 12/10/24:					305.79		
6506969580	1	Invoice	6506969580	12/10/2024	295.27	07/25	602-23-61-5642-234
Total 6506969580 12/10/24:					295.27		
6686529163	1	Invoice	6686529163	12/23/2024	37.73	07/25	100-22-42-5242-234
Total 6686529163 12/23/24:					37.73		
7824805624	1	Invoice	7824805624	12/23/2024	2,092.42	07/25	603-23-70-5642-234
Total 7824805624 12/23/24:					2,092.42		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
8081102404	1	Invoice	8081102404	12/16/2024	365.19	07/25	100-22-42-5280-234
Total 8081102404 12/16/24:					365.19		
9634407409	1	Invoice	9634407409	12/23/2024	1,132.69	07/25	204-23-30-5310-234
Total 9634407409 12/23/24:					1,132.69		
Total BLACK HILLS ENERGY (3466):					5,681.93		
BOMGAARS (5165)							
62207901	1	Invoice	BULK BOLTS	12/04/2024	2.57	07/25	204-23-30-5310-314
Total 62207901:					2.57		
62208287	1	Invoice	GENERATOR	12/05/2024	989.99	07/25	204-23-30-5310-311
Total 62208287:					989.99		
62209936	1	Invoice	PIPE NIPPLE	12/09/2024	5.99	07/25	603-23-70-5642-318
Total 62209936:					5.99		
62210149	1	Invoice	DOG FOOD	12/10/2024	47.99	07/25	214-21-21-5110-318
Total 62210149:					47.99		
62210380	1	Invoice	CHAINSAW CHAIN & BAR	12/11/2024	88.97	07/25	601-23-52-5588-311
62210380	2	Invoice	SHOP SUPPLIES	12/11/2024	15.96	07/25	601-23-52-5588-318
Total 62210380:					104.93		
62210386	1	Invoice	RETURN	12/11/2024	5.98-	07/25	601-23-52-5588-318
Total 62210386:					5.98-		
62210391	1	Invoice	GLOVES	12/11/2024	31.98	07/25	204-23-30-5310-312
62210391	2	Invoice	BATTERIES	12/11/2024	31.98	07/25	204-23-30-5310-314
62210391	3	Invoice	CHAINSAW CHAIN	12/11/2024	61.98	07/25	204-23-30-5310-311
Total 62210391:					125.94		
62210533	1	Invoice	PIPE COUPLING & NIPPLE	12/11/2024	7.38	07/25	603-23-70-5642-318
Total 62210533:					7.38		
62210809	1	Invoice	DRILL BITS	12/12/2024	31.97	07/25	100-22-42-5210-311
62210809	2	Invoice	BULK BOLTS	12/12/2024	.57	07/25	100-22-42-5210-318
Total 62210809:					32.54		
62210888	1	Invoice	OIL & ANTIFREEZE	12/12/2024	127.84	07/25	601-23-52-5935-314
Total 62210888:					127.84		
62210934	1	Invoice	12PT SOCKET	12/12/2024	24.99	07/25	100-22-42-5210-311

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 62210934:					24.99		
62211104	1	Invoice	LUBE	12/13/2024	6.49	07/25	601-23-52-5588-318
Total 62211104:					6.49		
62211118	1	Invoice	BULB & FILTER	12/13/2024	108.92	07/25	603-23-70-5642-318
62211118	2	Invoice	SAFETY EYEWEAR	12/13/2024	9.99	07/25	603-23-70-5642-312
Total 62211118:					118.91		
62211558	1	Invoice	ICE MELT	12/14/2024	14.39	07/25	602-23-61-5642-318
Total 62211558:					14.39		
62212449	1	Invoice	FASTENERS	12/16/2024	62.65	07/25	100-22-42-5210-318
62212449	2	Invoice	DRILL BITS	12/16/2024	21.46	07/25	100-22-42-5210-311
Total 62212449:					84.11		
62213487	1	Invoice	BULK BOLTS	12/19/2024	.66	07/25	100-22-42-5210-318
Total 62213487:					.66		
62213662	1	Invoice	RETURN	12/19/2024	7.99-	07/25	100-22-42-5210-314
Total 62213662:					7.99-		
62213663	1	Invoice	BULK BOLTS	12/19/2024	1.64	07/25	100-22-42-5210-318
62213663	2	Invoice	BOW RAKES	12/19/2024	39.98	07/25	100-22-42-5210-311
Total 62213663:					41.62		
62213994	1	Invoice	TESTER	12/20/2024	14.99	07/25	204-23-30-5310-311
Total 62213994:					14.99		
Total BOMGAARS (5165):					1,737.36		
BRIESE, DAVID (6645)							
11/19/24	1	Invoice	EE REBATE/1335 3RD STREET #2	11/19/2024	112.28	07/25	601-23-36-5930-979
Total 11/19/24:					112.28		
Total BRIESE, DAVID (6645):					112.28		
CAPITAL SANITARY SUPPLY (6096)							
C397829A	1	Invoice	FH SUPPLIES	12/11/2024	28.90	07/25	100-22-42-5233-318
Total C397829A:					28.90		
C398442	1	Invoice	FH SUPPLIES	12/11/2024	134.37	07/25	100-22-42-5233-318
Total C398442:					134.37		
C398779	1	Invoice	FH SUPPLIES	12/18/2024	48.70	07/25	100-22-42-5233-318

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total C398779:					48.70		
C398779A	1	Invoice	FH SUPPLIES	12/26/2024	64.27	07/25	100-22-42-5233-318
Total C398779A:					64.27		
C398781	1	Invoice	FH SUPPLIES	12/18/2024	100.20	07/25	100-22-42-5233-318
Total C398781:					100.20		
Total CAPITAL SANITARY SUPPLY (6096):					376.44		
CENTRAL IOWA FARM STORE (7129)							
28816M	1	Invoice	BLADES FOR BATWING MOWER	12/12/2024	361.20	07/25	100-22-42-5210-314
Total 28816M:					361.20		
28868M	1	Invoice	BATWING MOWER PARTS	12/17/2024	24.41	07/25	100-22-42-5210-314
Total 28868M:					24.41		
Total CENTRAL IOWA FARM STORE (7129):					385.61		
CENTURY LINK (4614)							
334103856	1	Invoice	ALARM CIRCUIT LINE	12/01/2024	148.00	07/25	100-21-22-5140-230
Total 334103856 12.1.24:					148.00		
Total CENTURY LINK (4614):					148.00		
CHIZEK LAW OFFICE (5715)							
11/28/2024S	1	Invoice	MISC COSTS ADVANCED JULY-NOV 2024	11/28/2024	1,614.32	07/25	100-21-18-5190-211
Total 11/28/2024ST:					1,614.32		
JAN2025	1	Invoice	CHIZEK LAW OFFICE	01/01/2025	6,500.00	07/25	100-24-13-5460-212
Total JAN2025:					6,500.00		
Total CHIZEK LAW OFFICE (5715):					8,114.32		
CITY OF WEBSTER CITY (176)							
121624	1	Invoice	CITY UTILITIES	12/16/2024	282.26	07/25	100-21-18-5190-233
Total 121624:					282.26		
122624	1	Invoice	CITY UTILITIES	12/26/2024	1,775.95	07/25	100-21-22-5140-233
122624	2	Invoice	CITY UTILITIES	12/26/2024	488.53	07/25	100-22-42-5210-233
122624	3	Invoice	CITY UTILITIES	12/26/2024	545.35	07/25	100-22-42-5222-233
122624	4	Invoice	CITY UTILITIES	12/26/2024	4,214.05	07/25	100-22-42-5233-233
122624	5	Invoice	CITY UTILITIES	12/26/2024	567.42	07/25	100-22-42-5242-233
122624	6	Invoice	CITY UTILITIES	12/26/2024	758.63	07/25	100-22-42-5280-233
122624	7	Invoice	CITY UTILITIES	12/26/2024	533.99	07/25	100-23-42-5371-233
122624	8	Invoice	CITY UTILITIES	12/26/2024	416.26	07/25	100-23-43-5361-233
122624	9	Invoice	CITY UTILITIES	12/26/2024	3,190.59	07/25	100-24-36-5480-233
122624	10	Invoice	CITY UTILITIES	12/26/2024	1,440.32	07/25	204-23-30-5310-233
122624	11	Invoice	CITY UTILITIES	12/26/2024	239.42	07/25	601-23-51-5566-233

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
122624	12	Invoice	CITY UTILITIES	12/26/2024	11,524.37	07/25	601-23-52-5585-233
122624	13	Invoice	CITY UTILITIES	12/26/2024	200.43	07/25	601-23-52-5586-233
122624	14	Invoice	CITY UTILITIES	12/26/2024	200.42	07/25	601-23-52-5588-233
122624	15	Invoice	CITY UTILITIES	12/26/2024	29,807.96	07/25	602-23-60-5601-233
122624	16	Invoice	CITY UTILITIES	12/26/2024	3,021.04	07/25	602-23-61-5642-233
122624	17	Invoice	CITY UTILITIES	12/26/2024	349.84	07/25	602-23-62-5662-233
122624	18	Invoice	CITY UTILITIES	12/26/2024	12,728.01	07/25	603-23-70-5642-233
122624	19	Invoice	CITY UTILITIES	12/26/2024	725.98	07/25	603-23-71-5662-233
Total 122624:					72,728.56		
Total CITY OF WEBSTER CITY (176):					73,010.82		
CLUM, RODNEY (8108)							
12/3/24	1	Invoice	CUSTOMER DEPOSIT REFUND	12/12/2024	38.20	07/25	601-21011
Total 12/3/24:					38.20		
Total CLUM, RODNEY (8108):					38.20		
COLUMN SOFTWARE PBC (7826)							
D1EC1C38-0	1	Invoice	P&Z PUBLIC HEARING 12-18-24	12/06/2024	36.20	07/25	100-24-18-5470-210
Total D1EC1C38-0105:					36.20		
Total COLUMN SOFTWARE PBC (7826):					36.20		
COMBINED SYSTEMS TECH, INC. (4548)							
169242	1	Invoice	4 OFFICE STANDARD 2024 LICs PERPETUA	12/11/2024	2,146.72	07/25	100-24-16-5420-317
Total 169242:					2,146.72		
169259	1	Invoice	REMOTE & SECURITY REMOTE	12/13/2024	135.00	07/25	100-24-16-5420-212
Total 169259:					135.00		
169301	1	Invoice	REMOTE & SECURITY REMOTE	12/20/2024	438.75	07/25	100-24-16-5420-212
Total 169301:					438.75		
Total COMBINED SYSTEMS TECH, INC. (4548):					2,720.47		
CORN BELT POWER COOP, INC. (197)							
17214	1	Invoice	TAPE READINGS FOR NOVEMBER 2024	12/13/2024	40.00	07/25	601-23-51-5566-299
Total 17214:					40.00		
Total CORN BELT POWER COOP, INC. (197):					40.00		
CTI READY MIX, INC. (7518)							
125822	1	Invoice	1100 SUPERIOR ST - P&R	12/10/2024	758.00	07/25	100-22-42-5210-318
Total 125822:					758.00		
Total CTI READY MIX, INC. (7518):					758.00		
DESIGNER GRAPHIX PLUS, INC (1214)							
2024-3718	1	Invoice	LOGO ON CUSTOMER GARMENTS	12/16/2024	28.00	07/25	204-23-30-5310-312

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 2024-3718:					28.00		
2024-3720	1	Invoice	LOGO ON EMPLOYEE SHIRTS	12/16/2024	20.00	07/25	100-22-42-5210-312
Total 2024-3720:					20.00		
Total DESIGNER GRAPHIX PLUS, INC (1214):					48.00		
DGR ENGINEERING (5967)							
00271220	1	Invoice	ENG-ELECTRIC POWER SUPPLY COST & RA	10/14/2024	33.87	07/25	601-23-36-5923-212
00271220	2	Invoice	ENG-ELECTRIC POWER SUPPLY COST & RA	10/14/2024	60.98	07/25	601-23-51-5566-212
00271220	3	Invoice	ENG-ELECTRIC POWER SUPPLY COST & RA	10/14/2024	406.50	07/25	601-23-52-5923-212
00271220	4	Invoice	ENG-ELECTRIC POWER SUPPLY COST & RA	10/14/2024	121.95	07/25	601-23-80-5905-212
00271220	5	Invoice	ENG-ELECTRIC POWER SUPPLY COST & RA	10/14/2024	54.20	07/25	601-23-81-5923-212
Total 00271220:					677.50		
00271773	1	Invoice	ENG-ELECTRIC POWER SUPPLY COST & RA	11/11/2024	13.55	07/25	601-23-36-5923-212
00271773	2	Invoice	ENG-ELECTRIC POWER SUPPLY COST & RA	11/11/2024	24.39	07/25	601-23-51-5566-212
00271773	3	Invoice	ENG-ELECTRIC POWER SUPPLY COST & RA	11/11/2024	162.60	07/25	601-23-52-5923-212
00271773	4	Invoice	ENG-ELECTRIC POWER SUPPLY COST & RA	11/11/2024	48.78	07/25	601-23-80-5905-212
00271773	5	Invoice	ENG-ELECTRIC POWER SUPPLY COST & RA	11/11/2024	21.68	07/25	601-23-81-5923-212
Total 00271773:					271.00		
00272872	1	Invoice	ENG-MISC SVC	12/12/2024	1,058.50	07/25	601-23-52-5588-312
Total 00272872:					1,058.50		
00272873	1	Invoice	ENG-REISNER SUB	12/12/2024	10,707.00	07/25	611-23-51-5566-299
Total 00272873:					10,707.00		
00272874	1	Invoice	ENG-PHASE I 69KV TRANSMISSION IMP	12/12/2024	5,715.50	07/25	613-23-51-5566-299
Total 00272874:					5,715.50		
00272875	1	Invoice	ENG-PHASE I DIST IMP	12/12/2024	4,951.50	07/25	612-23-52-5588-299
Total 00272875:					4,951.50		
Total DGR ENGINEERING (5967):					23,381.00		
DIESCHBOURG, LUKE (8109)							
11/27/24	1	Invoice	CUSTOMER DEPOSIT REFUND	12/12/2024	132.99	07/25	601-21011
Total 11/27/24:					132.99		
Total DIESCHBOURG, LUKE (8109):					132.99		
DINGES FIRE COMPANY (7782)							
63035	1	Invoice	TURNOUT GEAR REPAIRS	12/17/2024	417.60	07/25	100-21-22-5140-312
Total 63035:					417.60		
63036	1	Invoice	TURNOUT GEAR REPAIRS	12/17/2024	208.80	07/25	100-21-22-5140-312

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 63036:					208.80		
Total DINGES FIRE COMPANY (7782):					626.40		
DINSDALE, ASHLEY (5339)							
11/3/24	1	Invoice	ENERGY EFFICIENCY REBATE	11/03/2024	198.90	07/25	601-23-36-5930-979
Total 11/3/24:					198.90		
12/1/24	1	Invoice	ENERGY EFFICIENCY REBATE	12/01/2024	51.10	07/25	601-23-36-5930-979
Total 12/1/24:					51.10		
Total DINSDALE, ASHLEY (5339):					250.00		
DOOLITTLE OIL COMPANY, INC. (243)							
89824	1	Invoice	#1 DIESEL FUEL	12/09/2024	166.64	07/25	100-21-22-5140-315
Total 89824:					166.64		
89887	1	Invoice	GAS FOR CHAINSAWS	12/13/2024	17.65	07/25	601-23-52-5935-315
Total 89887:					17.65		
Total DOOLITTLE OIL COMPANY, INC. (243):					184.29		
DOROTHY, TROY (3096)							
11/16/24	1	Invoice	ENERGY EFFICIENCY REBATE	11/16/2024	250.00	07/25	601-23-36-5930-979
Total 11/16/24:					250.00		
Total DOROTHY, TROY (3096):					250.00		
ELECTRONIC ENGINEERING (260)							
444007921-1	1	Invoice	STATION AMPLIFIER	08/07/2024	1,168.95	07/25	100-21-22-5140-226
Total 444007921-1:					1,168.95		
Total ELECTRONIC ENGINEERING (260):					1,168.95		
EMPLOYEE BENEFIT SYSTEMS (4707)							
000045643	1	Invoice	JAN INSURANCE PREM	12/17/2024	117,147.55	07/25	902-11215
000045643	2	Invoice	JAN INSURANCE PREM	12/17/2024	15,227.00	07/25	902-11100
Total 000045643:					132,374.55		
Total EMPLOYEE BENEFIT SYSTEMS (4707):					132,374.55		
ENVIRONMENTAL SYSTEMS (3908)							
94864532	1	Invoice	GIS SOFTWARE MAINTENANCE AGREEMEN	12/13/2024	460.00	07/25	100-23-31-5420-299
Total 94864532:					460.00		
Total ENVIRONMENTAL SYSTEMS (3908):					460.00		
FANNIE MAE (5613)							
12/18/24	1	Invoice	CUSTOMER DEPOSIT REFUND - 306 OAK AV	12/20/2024	59.15	07/25	601-21011

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 12/18/24:					59.15		
Total FANNIE MAE (5613):					59.15		
FLOWPOINT ENVIRONMENTAL SYSTEMS INC. (7570)							
250015	1	Invoice	BERMAD PARTS	12/20/2024	766.34	07/25	602-23-62-5662-318
Total 250015:					766.34		
Total FLOWPOINT ENVIRONMENTAL SYSTEMS INC. (7570):					766.34		
FRIZELL, MICHAEL (3945)							
11/26/24	1	Invoice	ENERGY EFFICIENCY REBATE	11/26/2024	250.00	07/25	601-23-36-5930-979
Total 11/26/24:					250.00		
Total FRIZELL, MICHAEL (3945):					250.00		
GABRIELSON CLINIC FOR WOMAN (8110)							
11/26/24	1	Invoice	CUSTOMER DEPOSIT REFUND	12/12/2024	115.17	07/25	601-21011
Total 11/26/24:					115.17		
Total GABRIELSON CLINIC FOR WOMAN (8110):					115.17		
GERBER AUTO CARE (342)							
148772	1	Invoice	RUBBING WHEN BRAKING	12/11/2024	59.24	07/25	100-21-21-5110-227
Total 148772:					59.24		
148781	1	Invoice	BATTERY	12/10/2024	77.37	07/25	204-23-30-5310-314
Total 148781:					77.37		
148853	1	Invoice	PD OIL CHANGE & BATTERY	12/12/2024	427.90	07/25	100-21-21-5110-227
Total 148853:					427.90		
Total GERBER AUTO CARE (342):					564.51		
GORDON FLESCH COMPANY (6978)							
IN14954793	1	Invoice	C5550i - PRINTER/COPIER MGRS OFFICE	12/06/2024	76.46	07/25	100-21-18-5190-225
IN14954793	2	Invoice	C5550i - PRINTER/COPIER MGRS OFFICE	12/06/2024	76.46	07/25	100-24-12-5430-225
IN14954793	3	Invoice	C5550i - PRINTER/COPIER MGRS OFFICE	12/06/2024	25.49	07/25	100-24-14-5435-225
IN14954793	4	Invoice	C5550i - PRINTER/COPIER MGRS OFFICE	12/06/2024	25.49	07/25	100-24-18-5470-225
IN14954793	5	Invoice	C5550i - PRINTER/COPIER MGRS OFFICE	12/06/2024	25.49	07/25	100-24-30-5380-225
Total IN14954793:					229.39		
IN14971423	1	Invoice	WWTP PRINTER - CANON iR ADV C350iF	12/19/2024	46.00	07/25	603-23-70-5931-225
Total IN14971423:					46.00		
Total GORDON FLESCH COMPANY (6978):					275.39		
GRAINGER (3288)							
9329534318	1	Invoice	WATER PLANT MATERIALS	11/27/2024	162.96	07/25	602-23-61-5642-318

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 9329534318:					162.96		
9333606656	1	Invoice	WATER PLANT MATERIALS	12/03/2024	21.42	07/25	602-23-61-5642-318
9333606656	2	Invoice	WASTEWATER PLANT MATERIALS	12/03/2024	185.86	07/25	603-23-70-5642-318
Total 9333606656:					207.28		
9340511188	1	Invoice	WATER PLANT MATERIALS	12/09/2024	111.76	07/25	602-23-61-5642-318
Total 9340511188:					111.76		
9344949152	1	Invoice	WATER PLANT MATERIALS	12/12/2024	15.30	07/25	602-23-61-5642-318
Total 9344949152:					15.30		
9346978738	1	Invoice	WATER PLANT MATERIALS	12/16/2024	27.24	07/25	602-23-61-5642-318
Total 9346978738:					27.24		
Total GRAINGER (3288):					524.54		
HACH COMPANY (362)							
14297088	1	Invoice	WATER TESTING SUPPLIES	12/16/2024	620.55	07/25	602-23-61-5642-319
14297088	2	Invoice	WASTEWATER TESTING SUPPLIES	12/16/2024	530.30	07/25	602-23-61-5642-319
Total 14297088:					1,150.85		
Total HACH COMPANY (362):					1,150.85		
HAMILTON COUNTY CONSERVATION (2937)							
12/16/2024	1	Invoice	1/2 PAYMENT OF INVOICE FROM INGRAHAM	12/16/2024	962.50	07/25	204-23-30-5310-299
Total 12/16/2024 12:00:00 AM:					962.50		
Total HAMILTON COUNTY CONSERVATION (2937):					962.50		
HAMILTON COUNTY FIREMEN'S ASSN (372)							
1007	1	Invoice	SUBSCRIPTION & 2025 DUES	12/16/2024	714.00	07/25	100-21-22-5140-215
Total 1007:					714.00		
Total HAMILTON COUNTY FIREMEN'S ASSN (372):					714.00		
HAMILTON COUNTY SOLID WASTE (375)							
347034	1	Invoice	ITEMS IN ROW	12/10/2024	134.16	07/25	204-23-30-5310-310
Total 347034:					134.16		
347040	1	Invoice	ITEMS IN ROW	12/10/2024	162.24	07/25	204-23-30-5310-310
Total 347040:					162.24		
Total HAMILTON COUNTY SOLID WASTE (375):					296.40		
HAWKEYE WEST PEST CONTROL (7345)							
69761	1	Invoice	PEST CONTROL ST DEPT	12/13/2024	90.00	07/25	204-23-30-5310-299

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 69761:					90.00		
Total HAWKEYE WEST PEST CONTROL (7345):					90.00		
HAWKINS, INC. (3668)							
6889367	1	Invoice	CHLORINE CYLINDER	10/15/2024	60.00	07/25	603-23-70-5641-318
Total 6889367:					60.00		
6938741	1	Invoice	CHLORINE CYLINDER	12/15/2024	170.00	07/25	603-23-70-5641-318
Total 6938741:					170.00		
6946902	1	Invoice	CREDIT MEMO	12/26/2024	990.00-	07/25	602-23-61-5641-318
Total 6946902:					990.00-		
6947101	1	Invoice	WATER CHEMICALS	12/26/2024	5,411.43	07/25	602-23-61-5641-318
Total 6947101:					5,411.43		
Total HAWKINS, INC. (3668):					4,651.43		
HEALTH EDUCATION CENTER (7644)							
8925	1	Invoice	BLS INSTRUCTOR RENEWAL CLASS FEE	12/16/2024	55.00	07/25	100-21-21-5110-231
Total 8925:					55.00		
Total HEALTH EDUCATION CENTER (7644):					55.00		
HEIMAN FIRE EQUIPMENT, INC. (392)							
0937158-IN	1	Invoice	NOZZLE	12/04/2024	760.00	07/25	100-41-22-5140-515
Total 0937158-IN:					760.00		
Total HEIMAN FIRE EQUIPMENT, INC. (392):					760.00		
HEUSS PRINTING, INC. (7004)							
154851	1	Invoice	CITY HATS	12/13/2024	113.87	07/25	204-23-30-5310-318
154851	2	Invoice	CITY HATS	12/13/2024	62.11	07/25	601-23-52-5588-318
154851	3	Invoice	CITY HATS	12/13/2024	44.86	07/25	100-23-42-5371-318
154851	4	Invoice	CITY HATS	12/13/2024	79.37	07/25	100-22-42-5210-318
154851	5	Invoice	CITY HATS	12/13/2024	20.70	07/25	100-22-42-5233-318
154851	6	Invoice	CITY HATS	12/13/2024	3.45	07/25	602-23-80-5903-318
154851	7	Invoice	CITY HATS	12/13/2024	5.18	07/25	100-24-30-5380-318
154851	8	Invoice	CITY HATS	12/13/2024	5.18	07/25	601-24-30-5380-318
154851	9	Invoice	CITY HATS	12/13/2024	5.18	07/25	602-24-30-5380-318
154851	10	Invoice	CITY HATS	12/13/2024	5.17	07/25	603-24-30-5380-318
Total 154851:					345.07		
Total HEUSS PRINTING, INC. (7004):					345.07		
HOLMES MURPHY & ASSOCIATES, LLC (5556)							
806923	1	Invoice	HOLMES MURPHY FEES - JAN2025	12/17/2024	2,485.00	07/25	902-11215

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 806923:					2,485.00		
Total HOLMES MURPHY & ASSOCIATES, LLC (5556):					2,485.00		
HUBER, JESSE (3551)							
11/5/24	1	Invoice	ENERGY EFFICIENCY REBATE	11/05/2024	50.00	07/25	601-23-36-5930-979
Total 11/5/24:					50.00		
Total HUBER, JESSE (3551):					50.00		
HY-VEE ACCOUNTS RECEIVABLE (424)							
911327	1	Invoice	OFFICE SUPPLIES	12/19/2024	12.97	07/25	100-24-12-5430-316
Total 911327:					12.97		
Total HY-VEE ACCOUNTS RECEIVABLE (424):					12.97		
IMFOA (482)							
123024	1	Invoice	DODIE WOLFGRAM - CLERK NET	12/30/2024	20.00	07/25	100-24-14-5435-215
Total 123024:					20.00		
Total IMFOA (482):					20.00		
INGERSOLL-RAND INDUSTRIAL U.S, Inc (7205)							
27168219	1	Invoice	PARTS FOR AIR COMPRESSOR	12/10/2024	374.80	07/25	204-23-30-5310-310
Total 27168219:					374.80		
Total INGERSOLL-RAND INDUSTRIAL U.S, Inc (7205):					374.80		
inTANDEM (6526)							
2524	1	Invoice	inTANDEM	11/22/2024	2,440.00	07/25	100-24-12-5430-299
Total 2524:					2,440.00		
Total inTANDEM (6526):					2,440.00		
IOWA CENTRAL COMMUNITY COLLEGE (456)							
39242	1	Invoice	CDL TESTING - BERVEN	12/09/2024	900.00	07/25	204-23-30-5310-212
Total 39242:					900.00		
Total IOWA CENTRAL COMMUNITY COLLEGE (456):					900.00		
IOWA ONE CALL (485)							
267632	1	Invoice	IOWA ONE CALL - NOV2024	12/10/2024	54.14	07/25	601-23-52-5930-299
267632	2	Invoice	IOWA ONE CALL - NOV2024	12/10/2024	29.83	07/25	602-23-62-5662-299
267632	3	Invoice	IOWA ONE CALL - NOV2024	12/10/2024	29.83	07/25	603-23-71-5662-299
Total 267632:					113.80		
Total IOWA ONE CALL (485):					113.80		
KARL CHEVROLET BUICK GMC (7306)							
4279	1	Invoice	LINE#11	12/10/2024	37.15	07/25	601-23-52-5935-314

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 4279:					37.15		
Total KARL CHEVROLET BUICK GMC (7306):					37.15		
KELLEE SHEY DDS OR DAN TREPP (4042)							
12/17/24	1	Invoice	812 SECOND ST - CUSTOMER DEPOSIT REF	12/24/2024	241.33	07/25	601-21011
Total 12/17/24:					241.33		
Total KELLEE SHEY DDS OR DAN TREPP (4042):					241.33		
LA CAMPANA INC. (6185)							
12/18/24	1	Invoice	CUSTOMER DEPOSIT REFUND	12/24/2024	777.75	07/25	601-21011
Total 12/18/24:					777.75		
Total LA CAMPANA INC. (6185):					777.75		
LEGISLATIVE SERVICES AGENCY (3650)							
10625	1	Invoice	2025 IOWA CODE, ACTS & REGISTER	01/01/2025	360.00	07/25	100-24-14-5435-316
Total 10625:					360.00		
Total LEGISLATIVE SERVICES AGENCY (3650):					360.00		
LINCOLN NATL LIFE INSURANCE CO (3031)							
4781908700	1	Invoice	LIFE INS PREM - JAN2025	12/20/2024	1,806.91	07/25	902-11215
Total 4781908700:					1,806.91		
Total LINCOLN NATL LIFE INSURANCE CO (3031):					1,806.91		
LYNCH DALLAS, P.C./ATTY AT LAW (6336)							
220510	1	Invoice	ATTY EXP - WILSON BREWER	12/12/2024	275.00	07/25	100-22-42-5221-299
Total 220510:					275.00		
220511	1	Invoice	ATTY EXP - NUISANCE	12/12/2024	371.50	07/25	100-21-18-5190-212
Total 220511:					371.50		
Total LYNCH DALLAS, P.C./ATTY AT LAW (6336):					646.50		
MAINSTAY SYSTEMS OF IOWA, LLC (7429)							
2533	1	Invoice	MONTHLY MAINENANCE 24X7	01/01/2025	237.00	07/25	100-21-21-5110-299
Total 2533:					237.00		
Total MAINSTAY SYSTEMS OF IOWA, LLC (7429):					237.00		
MAYNARD NEXSEN PC (8115)							
536140046	1	Invoice	T.GOODHUE - IOWA DOT	12/17/2024	17,543.00	07/25	120-21-21-5120-212
Total 536140046:					17,543.00		
Total MAYNARD NEXSEN PC (8115):					17,543.00		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
MC CLURE ENGINEERING CO. (7469)							
156325	1	Invoice	AIRPORT TAXIWAY LIGHTING - AIP GRAND 0	11/30/2024	2,145.00	07/25	205-23-45-5372-880
Total 156325:					2,145.00		
Total MC CLURE ENGINEERING CO. (7469):					2,145.00		
MC FARLAND, CHRISTINE (8113)							
12/3/24	1	Invoice	ENERGY EFFICIENCY REBATE	12/03/2024	125.00	07/25	601-23-36-5930-979
Total 12/3/24:					125.00		
Total MC FARLAND, CHRISTINE (8113):					125.00		
MEDIACOM (5464)							
8383900590	1	Invoice	DIGITAL BOX RENTAL	12/16/2024	7.86	07/25	100-21-21-5110-230
Total 8383900590014867 12.16.24:					7.86		
Total MEDIACOM (5464):					7.86		
MENARDS (622)							
23130	1	Invoice	AIR FILTERS	12/13/2024	90.87	07/25	204-23-30-5310-226
Total 23130:					90.87		
23397	1	Invoice	WASTEWATER SUPPLIES	12/18/2024	761.36	07/25	603-23-70-5642-318
Total 23397:					761.36		
Total MENARDS (622):					852.23		
MENDEZ, GABRIELA (8111)							
12/24/24	1	Invoice	REFUND	12/24/2024	570.88	07/25	601-23-80-5903-980
Total 12/24/24:					570.88		
Total MENDEZ, GABRIELA (8111):					570.88		
MISSISSIPPI LIME COMPANY (652)							
CD46458	1	Invoice	LIME	12/09/2024	7,623.85	07/25	602-23-61-5641-318
Total CD46458:					7,623.85		
Total MISSISSIPPI LIME COMPANY (652):					7,623.85		
MOORE CLEANING SERVICE, LLC (2902)							
JAN2025 #1	1	Invoice	JOE MOORE CLEANING SERVICE	01/01/2025	1,300.00	07/25	100-24-36-5480-299
Total JAN2025 #1:					1,300.00		
Total MOORE CLEANING SERVICE, LLC (2902):					1,300.00		
MOTOROLA SOLUTIONS, INC. (5413)							
8281999902	1	Invoice	RADIO EQUIPMENT	10/11/2024	469.40	07/25	100-41-22-5140-515
Total 8281999902:					469.40		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
8282000138	1	Invoice	RADIO EQUIPMENT	10/14/2024	232.60	07/25	100-41-22-5140-515
Total 8282000138:					232.60		
8282021660	1	Invoice	RADIOS	11/13/2024	10,136.00	07/25	100-41-22-5140-515
Total 8282021660:					10,136.00		
Total MOTOROLA SOLUTIONS, INC. (5413):					10,838.00		
MUNICIPAL EMERGENCY SERVICES (669)							
IN2156782	1	Invoice	TURNOUT GEAR	11/21/2024	14,820.00	07/25	100-41-22-5140-515
Total IN2156782:					14,820.00		
Total MUNICIPAL EMERGENCY SERVICES (669):					14,820.00		
MUNICIPAL SUPPLY, INC. (672)							
0930235-IN	1	Invoice	2-6" WATERMAIN REPAIR CLAMPS	12/18/2024	601.22	07/25	602-23-62-5662-318
Total 0930235-IN:					601.22		
0930465-IN	1	Invoice	ELECTRIC AMI	12/20/2024	21,930.00	07/25	615-23-52-5586-299
Total 0930465-IN:					21,930.00		
Total MUNICIPAL SUPPLY, INC. (672):					22,531.22		
NAPA AUTO PARTS (677)							
996520	1	Invoice	OIL FILTER TK6	12/12/2024	45.68	07/25	601-23-52-5935-314
Total 996520:					45.68		
996552	1	Invoice	BLISTER PACK CAPSULES #17	12/12/2024	14.49	07/25	204-23-30-5310-314
Total 996552:					14.49		
996799	1	Invoice	ENR ELECT BATTERY	12/18/2024	19.98	07/25	204-23-30-5310-314
Total 996799:					19.98		
996800	1	Invoice	JUMP STARTER PACK	12/18/2024	199.00	07/25	204-23-30-5310-311
Total 996800:					199.00		
996836	1	Invoice	BULB & QT OIL	12/19/2024	14.63	07/25	100-21-22-5140-314
Total 996836:					14.63		
996925	1	Invoice	STROBE LIGHT CONNECTOR	12/20/2024	15.99	07/25	204-23-30-5310-314
Total 996925:					15.99		
997013	1	Invoice	BACK UP ALARM	12/23/2024	50.99	07/25	204-23-30-5310-314
Total 997013:					50.99		
997185	1	Invoice	AIR FILTER & SYN OIL	12/27/2024	60.11	07/25	204-23-30-5310-315

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 997185:					60.11		
Total NAPA AUTO PARTS (677):					420.87		
O'REILLY AUTOMOTIVE, INC. (727)							
0357-213535	1	Invoice	WIPER TK#11	12/13/2024	7.48	07/25	601-23-52-5935-314
Total 0357-213535:					7.48		
Total O'REILLY AUTOMOTIVE, INC. (727):					7.48		
P & P ELECTRIC (2978)							
18096	1	Invoice	GENERATOR RADIATOR	12/11/2024	2,045.00	07/25	100-21-22-5140-310
Total 18096:					2,045.00		
Total P & P ELECTRIC (2978):					2,045.00		
PAGEL REPAIR (3497)							
1212-88	1	Invoice	SARGENT KEYS CUT	12/12/2024	24.00	07/25	100-22-42-5233-318
Total 1212-88:					24.00		
Total PAGEL REPAIR (3497):					24.00		
PEPSI-COLA (7435)							
72339009	1	Invoice	BEVERAGES FOR RESALE	12/18/2024	261.79	07/25	100-22-42-5233-323
Total 72339009:					261.79		
Total PEPSI-COLA (7435):					261.79		
PITNEY BOWES BANK INC RESERVE ACCT (758)							
1026514759	1	Invoice	QTRLY RENTAL PYMT POSTAGE METER	12/09/2024	156.00	07/25	100-24-14-5435-225
Total 1026514759:					156.00		
1026637938	1	Invoice	EQUIPMENT SERVICE AGMT 7/10/24-1/9/25	12/19/2024	718.61	07/25	100-24-14-5435-225
Total 1026637938:					718.61		
JAN2025	1	Invoice	PITNEY BOWES	01/01/2025	4,500.00	07/25	100-11210
Total JAN2025:					4,500.00		
Total PITNEY BOWES BANK INC RESERVE ACCT (758):					5,374.61		
QUILL LLC (7936)							
41843406	1	Invoice	WHITE PAPER PADS	12/05/2024	13.20	07/25	100-24-12-5430-316
Total 41843406:					13.20		
Total QUILL LLC (7936):					13.20		
RANGEMASTERS TRAINING CENTER (7144)							
2564	1	Invoice	VESTS	12/17/2024	1,014.00	07/25	100-21-21-5110-312

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 2564:					1,014.00		
2568	1	Invoice	SHIPPING VEST	12/17/2024	25.00	07/25	100-21-21-5110-312
Total 2568:					25.00		
Total RANGEMASTERS TRAINING CENTER (7144):					1,039.00		
RDG PLANNING & DESIGN (5320)							
58592	1	Invoice	URBAN PLANNER	11/30/2024	1,592.50	07/25	100-24-18-5470-212
Total 58592:					1,592.50		
Total RDG PLANNING & DESIGN (5320):					1,592.50		
RESCO (812)							
3056181	1	Invoice	2= 75KVA STOCK TRANSFORMERS	12/03/2024	10,706.42	07/25	601-23-52-5935-871
Total 3056181:					10,706.42		
3056678	1	Invoice	2=50KVA STOCK TRANSFORMERS	12/09/2024	8,752.60	07/25	601-23-52-5935-871
Total 3056678:					8,752.60		
3056679	1	Invoice	1=75KVA TRANSFORMER / REISNER SUB 58	12/09/2024	19,873.11	07/25	611-23-51-5566-299
Total 3056679:					19,873.11		
3057867	1	Invoice	1= 75KVC SINGLE PHASE TRANSORNER (U	12/20/2024	9,416.00	07/25	614-23-52-5588-299
Total 3057867:					9,416.00		
3057869	1	Invoice	18=25KVA SINGLE PHASE TRANSFORMERS	12/20/2024	93,411.00	07/25	614-23-52-5588-299
Total 3057869:					93,411.00		
Total RESCO (812):					142,159.13		
RICOH USA, INC. (4831)							
108821607	1	Invoice	COPY MACHINE LEASE (PD)	12/11/2024	183.61	07/25	100-21-21-5110-225
Total 108821607:					183.61		
Total RICOH USA, INC. (4831):					183.61		
RODEN, JAKE (7657)							
0937158-IN	1	Invoice	FIRE NOZZLE	12/04/2024	760.00	07/25	100-41-22-5140-515
0937158-IN	2	Adjustmen	FIRE NOZZLE	12/04/2024	760.00	07/25	100-41-22-5140-515
Total 0937158-IN:					.00		
Total RODEN, JAKE (7657):					.00		
SANCTUARY YOGA & HEALING (7774)							
9/6/2023 12:	1	Invoice	FH YOGA	09/06/2023	108.00	07/25	100-22-42-5233-299

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 9/6/2023 12:00:00 AM:					108.00		
Total SANCTUARY YOGA & HEALING (7774):					108.00		
SCHMIDT, DAVID (8116)							
12/18/2024	1	Invoice	ELECTRIC METER RELOCATION 1604 SUNS	12/18/2024	500.00	07/25	601-23-51-5930-982
Total 12/18/2024 12:00:00 AM:					500.00		
Total SCHMIDT, DAVID (8116):					500.00		
SMITTY'S GREENHOUSE (7233)							
12/9/2024	12	Invoice	SSMID WINTER CUSTOM CONTAINERS	12/09/2024	7,150.00	07/25	260-23-36-5393-299
Total 12/9/2024 12:00:00 AM:					7,150.00		
Total SMITTY'S GREENHOUSE (7233):					7,150.00		
SNYDER & ASSOCIATES (2951)							
124.0071.01	1	Invoice	WWTP ON-CALL ENG SVC	10/28/2024	5,424.50	07/25	603-23-70-5923-212
Total 124.0071.01A-5:					5,424.50		
124.0781.01-	1	Invoice	ENG - BEACH ST PCC REHAB	12/20/2024	7,041.25	07/25	543-23-30-5310-299
Total 124.0781.01-6:					7,041.25		
Total SNYDER & ASSOCIATES (2951):					12,465.75		
SOSA, HECTOR (8112)							
11/26/24	1	Invoice	CUSTOMER DEPOSIT REFUND	12/12/2024	43.36	07/25	601-21011
Total 11/26/24:					43.36		
Total SOSA, HECTOR (8112):					43.36		
STORM FLYING SERVICE, INC. (911)							
DEC2024	1	Invoice	STORM FLYING SERVICE	12/31/2024	4,583.33	07/25	205-23-45-5372-299
Total DEC2024:					4,583.33		
Total STORM FLYING SERVICE, INC. (911):					4,583.33		
STUART C. IRBY COMPANY (3585)							
S014094852.	1	Invoice	FR CLOTHING	12/10/2024	2,359.37	07/25	601-23-52-5588-312
S014094852.	2	Invoice	FR CLOTHING	12/10/2024	423.72	07/25	601-23-51-5566-312
S014094852.	3	Invoice	FR CLOTHING	12/10/2024	713.69	07/25	601-23-80-5905-312
Total S014094852.003:					3,496.78		
Total STUART C. IRBY COMPANY (3585):					3,496.78		
T & R SERVICE COMPANY (931)							
82667	1	Invoice	YEARLY TRANSFORMER DISPOSAL	12/19/2024	1,739.00	07/25	601-23-52-5588-212
Total 82667:					1,739.00		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total T & R SERVICE COMPANY (931):					1,739.00		
THE TILE PROS, INC. (2701)							
WO-1358	1	Invoice	PLUMBING WORK FOR NEW METER IN OLD	03/28/2024	556.25	07/25	602-23-62-5662-299
Total WO-1358:					556.25		
Total THE TILE PROS, INC. (2701):					556.25		
THEIA MANAGEMENT CONSULTING, LLC (8117)							
24-1218-15	1	Invoice	MANAGEMENT STUDY	12/18/2024	1,904.08	07/25	100-24-12-5430-299
24-1218-15	2	Invoice	MANAGEMENT STUDY	12/18/2024	1,904.08	07/25	100-24-14-5435-299
24-1218-15	3	Invoice	MANAGEMENT STUDY	12/18/2024	1,904.09	07/25	100-21-30-5120-299
Total 24-1218-15:					5,712.25		
Total THEIA MANAGEMENT CONSULTING, LLC (8117):					5,712.25		
TOLLE AUTOMOTIVE, INC. (3188)							
3185	1	Invoice	OIL CHANGE	12/10/2024	82.10	07/25	602-23-61-5935-227
Total 3185:					82.10		
3195	1	Invoice	TIRE REPAIR - SKID LOADER	12/10/2024	43.66	07/25	204-23-30-5310-227
Total 3195:					43.66		
Total TOLLE AUTOMOTIVE, INC. (3188):					125.76		
TOWN & COUNTRY INSURANCE (959)							
7453	1	Invoice	ADD EQUIPMENT FROM ZIEGLER & STAR	11/15/2024	627.00	07/25	204-23-30-5310-216
Total 7453:					627.00		
7454	1	Invoice	DELETE EQUIPMENT FROM ZIEGLER	11/15/2024	400.00-	07/25	204-23-30-5310-216
Total 7454:					400.00-		
7479	1	Invoice	EQUIPMENT COVERAGE UPDATE	12/10/2024	114.50	07/25	601-23-51-5924-216
7479	2	Invoice	EQUIPMENT COVERAGE UPDATE	12/10/2024	114.50	07/25	601-23-52-5924-217
Total 7479:					229.00		
Total TOWN & COUNTRY INSURANCE (959):					456.00		
ULINE (5809)							
186710595	1	Invoice	SAFETY PLATFORM	12/11/2024	1,969.16	07/25	204-23-30-5310-311
Total 186710595:					1,969.16		
Total ULINE (5809):					1,969.16		
ULTIMATE SAFETY CONCEPTS INC. (6344)							
214795	1	Invoice	FIRE BOOTS - WILLIAMS	12/13/2024	490.98	07/25	100-21-22-5140-312
Total 214795:					490.98		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total ULTIMATE SAFETY CONCEPTS INC. (6344):					490.98		
US CELLULAR (986)							
0697456762	1	Invoice	WATER FILL STATION	12/10/2024	15.72	07/25	602-23-62-5662-230
Total 0697456762:					15.72		
Total US CELLULAR (986):					15.72		
VALUTECH PEST CONTROL (6822)							
5423	1	Invoice	PEST CONTROL	12/20/2024	38.00	07/25	100-22-42-5280-299
Total 5423:					38.00		
5425	1	Invoice	SSMID - PIGEON CONTROL	12/20/2024	136.00	07/25	260-23-36-5393-299
Total 5425:					136.00		
5426	1	Invoice	PEST CONTROL	12/20/2024	32.00	07/25	100-24-36-5480-299
Total 5426:					32.00		
5427	1	Invoice	PEST CONTROL	12/20/2024	35.00	07/25	100-22-42-5233-299
Total 5427:					35.00		
Total VALUTECH PEST CONTROL (6822):					241.00		
VAN WALL EQUIPMENT (2622)							
6444123	1	Invoice	NEW CHAINSAW	12/18/2024	1,497.96	07/25	601-23-52-5588-311
Total 6444123:					1,497.96		
Total VAN WALL EQUIPMENT (2622):					1,497.96		
VAN-HOF TRUCKING, INC. (2655)							
22276	1	Invoice	FREIGHT ON LIME	12/11/2024	2,380.66	07/25	602-23-61-5921-221
Total 22276:					2,380.66		
Total VAN-HOF TRUCKING, INC. (2655):					2,380.66		
VEENSTRA & KIMM, INC. (5904)							
8	1	Invoice	BUILDING PERMIT FEEDS FOR NOV.2024	12/01/2024	5,009.00	07/25	100-21-18-5190-299
Total 8:					5,009.00		
Total VEENSTRA & KIMM, INC. (5904):					5,009.00		
VESSCO, INC. (997)							
096095	1	Invoice	PVPM SPARE PARTS KIT	12/12/2024	2,597.50	07/25	603-23-70-5652-229
Total 096095:					2,597.50		
Total VESSCO, INC. (997):					2,597.50		
VISUAL EDGE IT, INC. (3995)							
24AR228868	1	Invoice	PRINTER LEASE - ST	12/09/2024	45.50	07/25	204-23-30-5310-225

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 24AR2288683:					45.50		
24AR229678	1	Invoice	PRINTER LEASE - UTILITY	12/11/2024	42.94	07/25	100-24-14-5435-225
Total 24AR2296781:					42.94		
24AR231421	1	Invoice	PRINTER LEASE - WWTP	12/19/2024	28.45	07/25	603-23-70-5931-225
Total 24AR2314212:					28.45		
Total VISUAL EDGE IT, INC. (3995):					116.89		
WEBSTER CITY TRUE VALUE (2155)							
2408-059380	1	Invoice	BATTERIES	08/19/2024	6.79	07/25	100-21-22-5140-318
Total 2408-059380:					6.79		
2409-064812	1	Invoice	BATTERIES & PINE-SOL	09/21/2024	22.48	07/25	100-21-22-5140-318
Total 2409-064812:					22.48		
2412-076305	1	Invoice	AIR FILTER	12/05/2024	56.94	07/25	603-23-70-5642-318
Total 2412-076305:					56.94		
2412-077236	1	Invoice	GENERATOR SUPPLIES	12/11/2024	49.95	07/25	100-21-22-5140-226
Total 2412-077236:					49.95		
2412-078129	1	Invoice	SNAP LINK TK23	12/16/2024	6.99	07/25	204-23-30-5310-314
Total 2412-078129:					6.99		
Total WEBSTER CITY TRUE VALUE (2155):					143.15		
WEBSTER CITY VETERINARY CLINIC (1030)							
520943	1	Invoice	MOAB HEARTGARD	12/10/2024	27.48	07/25	214-21-21-5110-318
Total 520943:					27.48		
521069	1	Invoice	2024 - 3rd QTR DOG POUND	12/10/2024	1,652.48	07/25	100-22-21-5240-299
Total 521069:					1,652.48		
Total WEBSTER CITY VETERINARY CLINIC (1030):					1,679.96		
WESCO RECEIVABLES CORP (1038)							
304625	1	Invoice	LINE POST INSULATORS - T.LINE MATERIAL	12/10/2024	5,798.80	07/25	613-23-51-5566-299
Total 304625:					5,798.80		
Total WESCO RECEIVABLES CORP (1038):					5,798.80		
WEST, DEVIN (5049)							
11/17/24	1	Invoice	ENERGY EFFICIENCY REBATE-2104 LISA DR	11/17/2024	250.00	07/25	601-23-36-5930-979

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 11/17/24:					250.00		
Total WEST, DEVIN (5049):					250.00		
WILLIAMS & COMPANY P.C. (3390)							
198188	1	Invoice	FY24 AFR	12/12/2024	3,750.00	07/25	100-24-14-5435-212
198188	2	Invoice	FED AUDIT PRPA	12/12/2024	2,500.00	07/25	100-24-14-5435-212
198188	3	Invoice	ADDL ACCT WORK	12/12/2024	5,681.00	07/25	100-24-14-5435-212
198188	4	Invoice	FY24 AUDIT	12/12/2024	20,836.00	07/25	100-24-14-5435-212
Total 198188:					32,767.00		
Total WILLIAMS & COMPANY P.C. (3390):					32,767.00		
WILLSON, MINDY (4690)							
9/1/24	1	Invoice	ENERGY EFFICIENCY REBATE	09/01/2024	150.00	07/25	601-23-36-5930-979
Total 9/1/24:					150.00		
Total WILLSON, MINDY (4690):					150.00		
WOOLSTOCK MUTUAL TELEPHONE ASN (1054)							
0087000023	1	Invoice	INTERNET SERVICE	01/01/2025	34.59	07/25	100-24-14-5435-230
0087000023	2	Invoice	INTERNET SERVICE	01/01/2025	24.73	07/25	100-24-12-5430-230
0087000023	3	Invoice	INTERNET SERVICE	01/01/2025	24.73	07/25	100-24-30-5380-230
0087000023	4	Invoice	INTERNET SERVICE	01/01/2025	14.84	07/25	100-21-22-5140-230
0087000023	5	Invoice	INTERNET SERVICE	01/01/2025	39.57	07/25	100-21-21-5110-230
0087000023	6	Invoice	INTERNET SERVICE	01/01/2025	7.42	07/25	601-23-52-5588-230
0087000023	7	Invoice	INTERNET SERVICE	01/01/2025	7.42	07/25	601-23-51-5566-230
0087000023	8	Invoice	INTERNET SERVICE	01/01/2025	14.84	07/25	602-23-61-5642-230
0087000023	9	Invoice	INTERNET SERVICE	01/01/2025	4.95	07/25	100-23-43-5361-230
0087000023	10	Invoice	INTERNET SERVICE	01/01/2025	129.43	07/25	601-24-16-5921-230
0087000023	11	Invoice	INTERNET SERVICE	01/01/2025	22.74	07/25	602-24-16-5921-230
0087000023	12	Invoice	INTERNET SERVICE	01/01/2025	22.74	07/25	603-24-16-5921-230
0087000023	13	Invoice	INTERNET SERVICE	01/01/2025	55.00	07/25	602-23-61-5642-230
Total 0087000023 1/1/25:					403.00		
0087000684	1	Invoice	INTERNET / RSVP CENTER	01/01/2025	45.00	07/25	100-22-42-5280-230
Total 0087000684 1/1/25:					45.00		
Total WOOLSTOCK MUTUAL TELEPHONE ASN (1054):					448.00		
WUNSCHHEL, RANDY (5635)							
11/24/24	1	Invoice	ENERGY EFFICIENCY REBATE	11/24/2024	75.00	07/25	601-23-36-5930-979
Total 11/24/24:					75.00		
Total WUNSCHHEL, RANDY (5635):					75.00		
Total 01/06/2025:					841,088.42		
Grand Totals:					1,407,321.66		

GL Period	Amount
07/25	841,230.70
06/25	566,090.96
Grand Totals:	1,407,321.66

Vendor number hash: 891539
 Vendor number hash - split: 1152949
 Total number of invoices: 243
 Total number of transactions: 360

Terms Description	Invoice Amount	Net Invoice Amount
Open Terms	1,407,321.66	1,407,321.66
Totals:	1,407,321.66	1,407,321.66

Payroll ending 12/14/24 = \$204,839.99
 Payroll ending 12/28/24 = \$226,774.67
 =====
GRAND TOTAL: \$1,838,936.32

FUND LIST TOTALS FOR BILLS **January 6, 2025**

<u>Account</u>	<u>Fund</u>	<u>Total Amount</u>
100	General	\$ 147,608.96
120	Speed Camera	\$ 17,543.00
204	Road Use Tax Fund	\$ 9,327.20
205	Airport	\$ 6,728.33
214	K9 Trust SP Rev Trust Fund	\$ 75.47
232	BLUE Program	\$ 2,474.28
260	SSMID	\$ 7,286.00
281	TIF - Gourley	\$ 11,165.60
300	Debt Service	\$ 9,154.30
543	Beach Street Improvements	\$ 7,041.25
601	Electric Utility	\$ 588,301.34
602	Water Utility	\$ 51,947.17
603	Sewer Fund	\$ 25,069.04
611	Reisner Substation Project	\$ 40,495.74
612	69kV Distribution Project	\$ 4,951.50
613	69kV Transmission Project	\$ 11,514.30
614	URD Conversion	\$ 308,041.72
615	AMI Meter Project - Electric	\$ 21,930.00
902	Medical/Flex	\$ 136,666.46
	Claims Total	\$ 1,407,321.66
<u>PAYROLL</u>		
	Payroll Ending December 14, 2024	\$ 204,839.99
	Payroll Ending December 28, 2024	\$ 226,774.67
	Grand Total	\$ 1,838,936.32



MEMORANDUM

TO: Mayor and City Council

FROM: Ariel Bertran, Community Development Director

DATE: January 6, 2025

RE: Amending the Code of Ordinances of the City of Webster City, Iowa, 2019 pertaining to Chapter 10, Article VI, Sections 10-268 through 10-290 entitled Vacant and Abandoned Property

SUMMARY: The Planning and Zoning Commission recommends adopting a new Vacant Building Ordinance and Program to address the growing issue of vacant properties in Webster City. This program involves repealing and replacing the current vacant building ordinance and establishing a registry for vacant buildings across all districts, including a tiered registration fee structure. The proposed ordinance and program aim to enhance community well-being by addressing public health and safety concerns, preventing blight, and fostering economic development.

PREVIOUS COUNCIL ACTION: Council approved the first reading of the ordinance on December 16, 2024.

Council adopted a vacant and abandoned property ordinance. This ordinance was designed to address concerns related to neglected properties and currently applies to properties within C-2, C-3, M-1, or M-2 zoning districts.

BACKGROUND/DISCUSSION: City staff has been working to identify vacant buildings throughout the community. These include commercial, industrial, and residential properties. The current ordinance was designed to address concerns related to neglected properties and currently applies to properties within C-2, C-3, M-1 or M-2 zoning districts. However, its implementation has still left room for building owners, even within the addressed districts, to continue leaving properties vacant. This highlights the need for a more robust approach to ensure consistent property management and encourage the revitalization of all areas within the city. The persistence of vacant structures has raised concerns about their impact on public health, safety and the local economy. To combat these issues, the Planning and Zoning Commission proposes a comprehensive approach to manage and mitigate the effects of vacancy.

The proposed ordinance would repeal and replace the current ordinance. The program would require a vacant building registry requiring the property owner to register their vacant building with the City including a registration fee that will increase progressively with the duration of vacancy. The property owner must maintain their properties to prevent deterioration or creating public nuisances. The owner must submit a plan to reoccupy their buildings, outlining steps and timelines for reactivation.

Both the ordinance and program plan have been reviewed by the City Attorney to ensure legal compliance and enforceability.

FINANCIAL IMPLICATIONS: There are no immediate financial implications associated with implementing this program. However, over time, the registration fees may generate revenue.

RECOMMENDATION: Approve the second reading of the ordinance.



City of Webster City Vacant Building Program Administration Policy

1) Purpose and Intent

The Webster City, City Council passed Ordinance Number 2025-XXX on _____ thus establishing a Vacant Building Program to be in effect. The purpose and intent of the Vacant Building Ordinance is to establish a registration and abatement program to identify and regulate vacant buildings thus protecting the public's health, safety, and welfare; to enhance communications between the City and private property owners; to prevent public and private nuisances and potential fire hazards; and to provide for the administration and procedures required to carry out the provisions of the Vacant Building Ordinance contained within Chapter 10 of the Webster City Code of Ordinances.

By establishing a Vacant Building Program, the City of Webster City aims to discourage prolonged vacancy within the community and achieve the following key objectives:

- Protect the health, safety, and welfare of the general public;
- Maintain the built environment to prevent structures from falling into a state of dilapidation;
- Prevent vermin, crime, and blight in both residential and non-residential neighborhoods;
- Promote growth and preserve property values and neighborhoods;
- Stimulate economic development and entrepreneurship.

While the impact of vacancy and lower tax revenues is easily identified, the full economic impacts of vacancy extend much deeper. The visual cues of vacancies in commercial areas or residential neighborhoods signal to current and prospective businesses and residents or visitors that the community is not thriving and investment is risky. This is a scenario the City of Webster City strives to avoid through the implementation of this Vacant Building Program along with economic development incentives to fill spaces.

Through the administration of the Vacant Building Program, the City seeks to actively engage property owners by planning for the future and best use of their vacant buildings. Through this collaborative approach, the City and property owners will be able to realize significant benefits. Alternatively, the administration of the Vacant Building Program will discourage unengaged property owners from prolonging their building's vacant status.

This Policy outlines the administrative guidelines to implement, organize, and carry out the program; to determine enforcement and penalties for non-compliance; and to clearly define the responsibilities of vacant building owners. The Vacant Building Program is administered by both the Community Development Department (residential buildings) and the Fire Department (commercial and industrial buildings) with direction from the Community Development Director and Fire Chief.

2) Definitions

For the purpose of this Administration Policy, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

Vacant Building. A building or structure is vacant if

- No person or persons actively and currently conduct a lawful business in accordance with the City of Webster City Code of Ordinances.
- No person or persons lawfully reside or live in any part of the building in accordance with the City of Webster City Code of Ordinances.

This includes residential, commercial, or industrial purposes, defined as a single structure or portion thereof which is individually owned on a property, including a single horizontal property regime (condominium) as provided for in Iowa Code Chapter 499B.

Neglected Vacant Building. Any building or portion of a building which meets any one or more of the following conditions for more than 90 calendar days in any given twelve (12) month period:

- Unoccupied and unsecured
- Unoccupied and secured by boarding or by means other than those used in the design of the building
- Unoccupied and has housing and/or building code violations
- Unoccupied and declared dangerous or unsafe under this code.

Abandoned Vacant Building. Any building that meets the criteria of abandoned building under Iowa Code Section 657A.

3) Vacant, Neglected and Abandoned Vacant Building Registration

Vacant Buildings. The owner or responsible party must register a vacant building with the City no later than thirty (30) calendar days after the building has become vacant.

Neglected Vacant Buildings. The owner or responsible party must register a neglected or abandoned vacant building with the City no later than thirty (30) calendar days after the City has notified the owner that the building has been declared a neglected building as defined by the policy (regardless of whether the City has officially declared the building neglected or vacant), whichever is earlier.

Abandoned Buildings. Buildings that have been abandoned will be registered by the City and the City will move forward accordingly.

Registration shall be submitted in a form provided by the City of Webster City and available on the City’s website or at the City of Webster City Community Development Department Office(See Appendix A: Registration Form). Registration shall include the following information supplied by the owner or responsible party:

- a.) The name, address, telephone number, and email of
 - 1. Each owner and/or owner's representative, if applicable
 - 2. Any known lien holders and all other parties with any legal interest in the building
 - 3. Any local agent or person responsible for managing or maintaining the property
- b.) Street Address of the premises on which the building is situated
- c.) A description of the premises, including additional street addresses and building type
- d.) The date the building became vacant, the period of time that the building is expected to remain vacant, and a property plan and timetable for reoccupying the building with an allowed use, and/or correcting code violations/nuisances, and or for demolition of the building
- e.) The status of water, sewer, natural gas, and electric utilities. Status of building winterization, if applicable.
- f.) Proof of insurance coverage for the property including the following minimum amounts:
 - 1. \$100,000 in general Liability coverage, and
 - 2. Fire and casualty coverage for all structures equal to no less than their assessed value as determined by the Hamilton County Assessor and the applicant's insurance provider or if insurance is not available to be obtained a bond in the amount of \$50,000 can be secured in the City's favor to ensure all structures on the property can be properly demolished and removed in the event of said building becoming a danger to the general welfare of the public without taxing public resources.
- g.) The owner must notify the City of any changes in the information supplied as part of the vacant building registration within thirty (30) days of the change by contacting the Community Development Department (515-832-9151).

3.1 Exemptions. The following are exempt from the requirements of registration:

- a) **Natural Disaster and Fire Damage.** A building that has suffered damage from natural disaster or fire is exempt from the registration requirement for a period of ninety (90) days after the date of the incident if the owner submits a request for exemption to the City for approval. The request for exemption should include the following information supplied by the owner:
 - 1. A description of the premises.
 - 2. The name and address of the owner(s)
 - 3. A statement of intent to repair and reoccupy the building in an expeditious manner including the timeframe for completion.
 - 4. Actions the owner will take to ensure the property does not become a nuisance for the neighborhood.
 - 5. Within ninety (90) days after the exemption period a property plan as identified in Section 4 of this policy must be submitted and the building properly registered.
- b) **Non-Owner Occupied (Rental) Residential Dwelling**
 - 1. The property is offered for sale at a price not to exceed twenty-five percent over the assessed value as documented by the Hamilton County Assessor's

Office, unless the owner submits a recent comparable market data justifying the higher value.

2. The property meets all other requirements set forth in this policy.

- c) Temporarily Vacant Owner Occupied Residential Dwelling. Any owner-occupied residential dwelling in which the owner resides elsewhere for no more than six months per calendar year. This also includes short term medical care or military deployment. Such owners may still register their dwelling voluntarily, though in doing so does not guarantee monitoring of the property by the City of Webster City.

4) Property Plan

The purpose of the property plan is to pursue a working relationship with the owner to establish a future plan for re-occupancy of the vacant building and to begin conversations with the appropriate (re)development contact (see Appendix D: Resource Guide). By creating a property plan with the owner, an opportunity to discuss local, state, and federal incentives will arise and a public-private partnership can be established.

The property plan as identified in this section must meet the following requirements:

- a. General Provisions. The plan must comply with all applicable regulations and meet the approval of the City. It must contain a timetable regarding use or demolition of the property. The plan must be submitted within 30 days after the building is registered. A commercial building cannot, in the entirety of the building, be used as storage unless as allowed by the City's adopted Zoning, Building, Fire, and Site Plan Codes or as a continuation of the buildings original intended purpose (such as storage units).
- b. Maintenance of building. The plan must identify the means and timetable for addressing all maintenance and nuisance-related items identified in the application. Any repairs, improvements or alterations to the property must comply with the applicable building codes and city regulations.
- c. Plan for Re-occupancy. The plan must identify the means and timetable for addressing re-occupancy. Actions intended either through the owner's action or through the actions of a licensed agent or resources referenced in the resource guide found in Appendix D: Resource Guide of this policy to identify a renter, lessor, or new owner. This is independent of and plans in subsections a or b of this section.
- d. Plan Changes. If the property plan or timetable for the vacant building is revised in any way, the revisions must be submitted online and must meet the approval of the City. Changes for structures should be communicated to the Community Development Department (515-832-9151) within 30 days of the change.
- e. If at any time during this process and/or after building permits are obtained, there is more than a 180 Day period of inactivity or forward progress, the property will then be subject to the fees brought forth in this policy.

4.1 Non-compliance and Notification. If the owner does not comply with the property plan or maintain or correct nuisance violations, the City may commence abatement and recover its costs for correction of those items in accordance with local ordinances and/or State of Iowa Code. A single notice from the City notifying them of the violations and abatement schedule shall serve as sufficient notice of corrective action.

5) Fees

The owner must pay an annual registration fee. The registration fee will be in an amount adopted by resolution of the City Council (see Appendix A: Registration Form). The amount of the registration fee shall be reasonably related to the administrative costs for the process of registering property and for the costs realized by the city directly related to the prolonged vacancy (including, but not limited to, loss in tax revenue (sales tax or property tax including those related to loss of market value to current or surrounding properties), public safety costs, costs of inspections, and all administrative costs. The registration fee shall be paid prior to the issuance of any city permits or licenses, except demolition permits.

5.1 Waiver of Fees. The registration fee may be waived if the owner or responsible party has paid all past due registration fees and all other financial obligations, bills, or assessments owed to the city associated with the vacant property and demonstrates, to the satisfaction of the city:

- a) That the property is re-occupied, with the exception of demolition, within a period of time deemed reasonable to the city.
- b) That the owner is in the process of demolition, rehabilitation, or other substantial repair of the vacant building with applicable permits.
- c) The owner has an approved property plan for the demolition, rehabilitation, or other substantial repair of the vacant building in a period of time that is deemed reasonable to the city.
- d) The building is being voluntarily registered as vacant under section 3.1 of this policy.
- e) The property is actively listed for sale or lease, and has an approved Property Plan with a completed section for re-occupancy plan outlined.
 - i. If a property is listed for sale or lease and has not been vacant for two or more continuous years prior to the adoption of this policy, then the following applies: Fees for any non-owner-occupied residential property will be waived for one (1) year. If the property remains unoccupied or unsold after one (1) year, fees are no longer eligible to be waived.
 - ii. Fees for any unoccupied commercial or industrial property will be waived for two (2) years. If a property remains unoccupied for more than two (2) years, fees are no longer eligible to be waived.

The purpose of Waiver of Fees is to incentivize owners to proactively plan, identify actions to reoccupy vacant buildings, and to identify actions to repair, remodel, or demolish vacant buildings.

5.2 Assessment. If the registration fee or any portion is not paid within 60 days after billing or within 60 days after any appeal decision becomes final, the City may assess the unpaid costs against the property in the same manner as property taxes.

6) Vacant Building Certificate

After completion of the registration process and payment of fees, the City will issue a vacant building certificate to the owner or responsible party with a clear expiration date, in addition with an approved property plan.

If the property is abandoned or the owner or responsible party fails to complete the registration process, the building will be administratively listed as abandoned and the City shall pursue any legal remedy available under the codes as adopted by the City of Webster City and the State of Iowa.

The issuance of a Vacant Building Certificate shall not in any way signify or imply that the building or premises upon which it is located conforms with any other applicable State of Iowa or City of Webster City codes and ordinances, nor shall it relieve the owner and/or responsible party of their obligations to ensure compliance with all applicable codes and ordinances.

7) Renewal of Registration

The City is hereby authorized to issue and renew vacant or abandoned building registrations for specific buildings, in the names of the applicant, owners, operators or managers, provided the following criteria are met:

a) Building In Compliance with Regulations: The building for which the permit sought is warranted by the owner or operator to substantially comply with applicable provisions of this Policy.

b) Application By Owner: The owner or operator legally authorized and responsible for maintenance of the building for which a vacant or neglected vacant building registration is sought shall first make application therefore on an application provided by the City.

c) Payment of Fees: All fees required by this policy pursuant to the issuance of a vacant or abandoned building certificate are paid in full to the city.

d) Agent of Owner/Operator: The applicant shall designate a responsible agent to represent the owner/operator whenever the said applicant is not available for maintenance of the building for which a permit is sought. Said agent shall have full authority and responsibility, the same as the owner/operator, for maintaining the building.

e) An Application for Renewal: Renewal of a vacant or abandoned building registration may be made within sixty (60) days prior to the expiration of an existing operating registration. Application for renewal of vacant or abandoned building registration shall be due on the 1-year anniversary of the issuance date, along with an updated property plan. Application may be made, and registration fees (see Appendix A: Registration Form) paid until the anniversary date without penalty.

f) Failure to Renew: If an application for renewal is not received by the City by the 1-year registration anniversary date, City staff shall send a past due notice to the owner and/or responsible party establishing a 30-calendar day deadline for compliance from the date of the notice. Failure to respond by the established deadline may result in a penalty against the owner(s) and responsible party. Such violations may result in a fine established by

resolution of the City Council and/or a municipal infraction citation may be issued to the owner(s). Each day that the owner fails to renew such license as required by this policy shall constitute a separate violation for which a Municipal infraction citation may be issued in accordance with the Webster City Code of Ordinances.

8) Change of Ownership

A new owner(s) must register or re-register a vacant or neglected vacant building under section 2 within fifteen (15) days of any transfer of an ownership interest in a vacant building. The new owner(s) must comply with the approved property plan and timetable submitted by the previous owner. Any proposed changes in the property plan must be submitted and approved by the City. Failure to register as a new owner within 15 days may be subject to a fee in an amount adopted by resolution by the City Council (see Appendix A: Registration Form).

- a) Registrations shall not be transferrable from one building to another.

9) Inspection

Upon registration or annual renewal registration as a vacant building and review of the submitted property plan, the property will undergo an initial inspection, as deemed applicable by the City, for the purpose of enforcing and assuring compliance with all sections in this policy and other applicable regulations. The inspection will be scheduled and completed within 60 days. Upon the request of the City, the owner or responsible party must provide access to all interior portions of the building and the exterior of the property to complete an inspection. If the owner or responsible party is not available to provide access to the interior of the building, the City may use any legal means to gain entrance to the building for inspection purposes. Prior to any re-occupancy, a vacant building must be inspected by the city and found to be in compliance with any applicable City Codes.

All application and re-inspection fees must also be paid prior to any re-occupancy of the building. All such fees are set by Resolution of the City Council.

10) Maintenance

The owner must comply with and address the following items in the property plan:

- a) Appearance. All vacant buildings must be maintained and kept that they appear to be occupied.

1. All Commercial or Industrial Properties with a “storefront” or public facing business front must maintain the storefront as if the building is occupied, unless the owner is actively working on the plan approved by the city. For example, if renovations or painting are happening inside the building, then the windows need covered for this purpose. If you wish to keep the interior a “secret” awaiting a grand opening, then the storefront windows still need to be maintained accordingly and the rest of the building can be blocked with an approved option specified in your property plan.

2. All non-owner-occupied residential vacant buildings must be so maintained and kept as to appear occupied.

b) Securing. All vacant buildings must be secured from outside entry by unauthorized persons or pests. Security must be by the normal building amenities such as windows and doors having adequate strength to resist intrusion. All doors and windows must remain locked. There shall be at least one operable door into every building and into each housing unit. No doors shall be chained, barred, or barricaded from the inside. Exterior walls and roofs must remain intact without holes.

c) Fire Safety.

1. Fire protection systems. Owners of vacant buildings must maintain all fire protection systems, appliances and assemblies in operating condition and maintain underwriter laboratories (UL) monitoring of all smoke control and fire sprinkler systems.

2. Removal of hazardous and combustible materials. The owner of any vacant building, or vacant portion thereof, must remove all hazardous material and hazardous refuse that could constitute a fire hazard or contribute to the spread of fire.

d) Plumbing fixtures. Plumbing fixtures connected to an approved water system, an approved sewage system, or an approved natural gas utility system must be installed in accordance with applicable codes and be maintained in sound condition and good repair or removed and the service terminated in the manner prescribed by applicable codes. The building's water systems must be protected from freezing.

e) Electrical. Electrical service lines, wiring, outlets, or fixtures not installed or maintained in accordance with applicable codes must be repaired, removed or the electrical services terminated to the building in accordance with applicable codes.

f) Lighting. All exterior lighting fixtures must be maintained in good repair, and illumination must be provided to the building and all walkways in the same manner as provided at the time the building was last occupied or as otherwise provided in the approved vacant building plan.

g) Heating. Heating facilities or heating equipment in vacant buildings must be removed, rendered inoperable, or maintained in accordance with applicable codes.

h) Termination of utilities. The City may require that water, sewer, electricity, or gas service to the vacant building be terminated or disconnected. Prior to the termination of any utility service, written notice must be given to the owner. No utility may be restored until consent is given by the City. Utilities may be discontinued at the request of the owner or responsible party as part of the approved vacant building property plan. The City may authorize immediate termination of utilities at his or her discretion in emergency circumstances.

i) Exterior maintenance. The owner must comply with all applicable property maintenance regulations and city codes including, but not limited to, the following:

1. Public nuisances. The owner must eliminate any activity on the property that constitutes a public nuisance.

2. Grass & weeds. Any weeds or grass must be no greater than six (8) inches in height.

3. Snow removal. Snow from sidewalks shall be cleared in accordance with Webster City Code of Ordinances.

4. Exterior structure maintenance. The owner must maintain the vacant building in compliance with sections 1 through 11 as determined to be necessary by the City.
5. Abandoned or junk vehicles. The owner must remove abandoned and junk vehicles from the property.
6. Storage and disposal of refuse. The storage and disposal of refuse must comply with the requirements of City Code.
7. Animals. The owner must ensure that all animals are removed from the property and handled in a humane manner.
9. Graffiti. The owner must remove all graffiti from the property in accordance with city ordinance.
10. Abandoned pools. Swimming pools must be maintained in good operating condition; treated to prevent pest harborage; or properly drained and emptied.

j) Removal of garbage and refuse. The owner of any vacant building, or vacant portion thereof, must remove all garbage, refuse, rubbish, swill, filth, or other materials from the vacant building and the property upon which the building is located.

k) Emergency Abatement. The City may authorize immediate abatement of any public nuisance or maintenance item if, at the discretion of the City, emergency circumstances exist that present an imminent threat to the public health and safety.

l) Other Codes. All other city codes and applicable regulations must be complied with.

11) Appeals

Any person or responsible party aggrieved by a decision under this policy may appeal to the Building Board of Appeals. The appeal must be in writing, must specify the grounds for the appeal, and must be received by the Community Development Department within ten business days of the issued decision.

14) Penalties

Any person or responsible party who violates this policy is subject to penalty as provided under Ch. 10 of the City of Webster City Code of Ordinances. Nothing in this policy, however, is deemed to impair other remedies or civil penalties available to the city under this code or state law.

CONTACT INFORMATION:

Webster City Community Development
400 Second Street - PO Box 217
Webster City, IA 50595
(515) 832-9151



City of Webster City Vacant Building Program Appendix A: Registration Form

Application Date: _____

Date building became vacant: _____

Address of Vacant Building: _____

Name of Owner Mailing Address Telephone Email

Name of Manager Mailing Address Telephone Email
(if applicable)

ATTACH CONTACT INFORMATION FOR ALL ADDITIONAL OWNERS AND LEIN HOLDERS

VACANT BUILDING INFORMATION:

Residential: Commercial: Industrial:

Expected timeframe of vacancy: _____

Utilities Status:

Utility	Connected?	Notes
Water		
Sanitary Sewer		
Natural Gas		
Electric		
Fire Sprinkler (if applicable)		

PROPERTY PLAN:

A Vacant Building Property Plan (See Appendix C) shall be submitted as an attachment to this registration form. The property plan shall include information on building maintenance and plan for reoccupancy. If there are any changes to the property plan, the City of Webster City must be submitted electronically to the City for approval. See Appendix D for resources.

Schedule of Fees (per Resolution 2024-XXX)

	Residential	Commercial	Industrial
Year 1*	\$250.00	\$1000.00	\$1000.00
Renewal Registration Year 2-4 ***property will be charged for year 1 - 4***	\$250 x Number of Years Vacant	\$1,000 x Number of Years Vacant	\$1,000 x Number of Years Vacant
Renewal Registration Year 5+ ***property will be charged for years 1 through 5 + additional years property is vacant***	\$500 x Number of Years Vacant	\$2,000 x Number of Years Vacant	\$2,000 x Number of Years Vacant
Late Registration Fee	\$125.00	\$500.00	\$500.00
Inspection Fee*	\$75.00	\$200.00	\$300.00
No-Show Inspection Fee- Tripled	\$225.00	\$600.00	\$900.00

**Does not meet the provisions of Waiver of Fees per the Administrative Policy*

VACANT BUILDING FEE TOTAL: \$ _____

INSURANCE:

Proof of insurance coverage for the property including the following minimum amounts:

1. \$100,000 in general Liability Coverage, and
2. Fire and Casualty Coverage for all structures equal to no less than their assessed value, as determined by the Hamilton County Assessor, and the applicant's insurance provider, or a minimum of \$50,000, or
3. If insurance is not able to be obtained, a Bond in the amount of \$50,000 can be secured in the City's favor to ensure all structures on the property can be properly demolished and removed in the event of destruction without taxing public resources.

Print Applicant Name: _____ **Phone:** _____

Applicant Signature: _____ **Date:** _____

Applicant must notify the City of any changes in information supplied as part of this registration.

DOCUMENTS CHECKLIST:

- Additional Owners and Lien Holder List (if applicable)
- Property Plan
- Proof of Insurance
- Inspection Report (if applicable)

You may return this registration by mail or in person to the Webster City Community Development Department (400 Second Street PO Box 217).

FOR OFFICE USE ONLY
Date Submitted: _____
Date Paid: _____
Fee Received: _____
Receipt #: _____
File #: _____



City of Webster City Vacant Building Program Appendix B: Maintenance Checklist

All vacant buildings within the City of Webster City must be regularly inspected according to the schedule defined in the Administration Policy. The checklist herein is a **simplified summary** of items the owner must comply with and it will be reviewed during the inspection process. This document should be understood as general guidance for the Vacant Building Program and should not be construed as a legally binding code. More information and references can be reviewed within the Webster City Municipal Code Chapter 10: *Building and Construction*; and/or additional information can be requested from the City of Webster City.

Appearance

All vacant buildings must be so maintained and kept that they appear to be occupied. Examples may include any effort to prevent unwanted attention or entry such as:

- Block views into windows from the inside;
- Fix or replace a broken window, door, etc.

Securing

All vacant buildings must be secured from outside entry by unauthorized persons or pests:

- Security must be ensured by using normal building amenities such as windows and doors having adequate strength to resist intrusion.
- All doors and windows must remain locked.
- There shall be at least one operable door into every building and into each housing unit.
- No doors shall be chained, barred, or barricaded from the inside, unless marked from the exterior as "THIS DOOR IS BLOCKED." The sign shall consist of letters having a principal stroke of not less than ¼ inch (19.1 mm) wide and not less than 6 inches (152 mm) high.
- Exterior walls and roofs must remain intact without holes.
- Boarding the building up for future repair shall not extend beyond one year, unless approved by the City. Such boarding shall comply with the standards established by the 2021 ICC International Property Maintenance Code.
- Emergency Securing. The City may take steps to immediately secure a vacant building at its discretion in emergency circumstances.

Fire Safety

- Fire Protection Systems.* Owners of vacant buildings must maintain all fire protection systems, appliances and assemblies in operating condition and maintain regular monitoring of all fire safety systems including

smoke detection and fire sprinkler/suppression systems.

- Removal of Hazardous and Combustible Materials.* The owner of any vacant building, or vacation portion thereof, must remove all hazardous material and hazardous refuse that could constitute a fire hazard or contribute to the spread of fire.

Utilities

- Termination of Utilities.* The City may require that water, sewer, electricity, or gas service to the vacant building be terminated or disconnected.
 - Prior to the termination of any utility service, written notice must be given to the owner. No utility may be restored until consent is given by the City.
 - Utilities may be discontinued at the request of the owner or responsible party as part of the approved vacant building Property Plan.
 - The City may authorize immediate termination of utilities at its discretion in emergency circumstances.
- Electrical.* Electrical service lines, wiring, outlets, or fixtures not installed or maintained in accordance with applicable codes must be repaired, removed, or the electrical services terminated to the building in accordance with applicable codes.
- Fixtures.* Utility fixtures connected to an approved water system, an approved sewage system, or an approved natural gas utility system must be installed in accordance with all applicable codes and must be maintained in sound condition and good repair or removed and the service terminated in the manner prescribed by the applicable codes. The building's water systems must be protected from freezing.
- Heating.* Heating facilities or heating equipment in vacant buildings must be removed, rendered inoperable, or maintained in accordance with all applicable codes.

- *Lighting.* All exterior lighting fixtures must be maintained in good repair, and illumination must be provided to the building and all walkways in the same manner as provided at the time the building was last occupied or as otherwise provided in the approved vacant building plan.

Exterior Maintenance.

- The owner must comply with all applicable property maintenance regulations and City Codes including, but not limited to, the following:
 - *Public Nuisances.* The owner must eliminate any activity on the property that constitutes a public nuisance, as defined by Chapter 32 of the City Code.
 - *Grass and Weeds.* Any weeds or grass must not exceed the maximum allowed height established by Chapter 32 of the City Code.
 - *Snow Removal.* Snow from sidewalks shall be cleared within a reasonable amount of time in accordance with Chapter 42 of the City Code.
 - *Exterior Structure Maintenance.* Owners must maintain vacant buildings, accessory structures, and the premises upon which they are located in compliance with this Vacant Building Program and as deemed necessary by the City.
 - *Abandoned or Junk Vehicles.* The owner must remove abandoned and junk vehicles from the property. The City may impound such vehicles in accordance with the requirements of Chapter 32 of the City Code.
 - *Storage and Disposal of Refuse.* The owner or responsible party of any vacant building, or vacant portion thereof, must remove all garbage, trash, rubbish, bottles, cans, or other refuse from the vacant building and the premises upon which the vacant building is located. Any storage and disposal of refuse must comply with the requirements of Chapter 32 of the City Code.
 - *Animals.* The owner must ensure that all animals are removed from the property and handled in a humane manner.
 - *Diseased, Dead, or Hazardous Trees.* No owner or responsible party shall permit any tree or material as defined in Chapter 42 of the City Code to remain on the premises.
 - *Abandoned Pools.* Swimming pools must be maintained in good operating condition; treated to prevent pest harborage; or properly drained and emptied.
 - *Signage.* Abandoned, obsolete, or unused exterior signs and associated installation hardware must be removed. Holes and penetrations must be properly patched and painted to match the building. Surfaces beneath

the signs that do not match the building must be repaired, resurfaced, painted, or otherwise altered to be compatible with the building surfaces. Permitted signage must be maintained in good condition and in compliance with Chapter 38 of the Webster City Code of Ordinances. Signage may be placed on the property in accordance with the adopted Sign Code.

Loitering, Criminal Activities. Loitering or engaging in criminal activities is not allowed in the vacant building or on the premises upon which the vacant building is located. The owner or responsible party must not allow these activities and must take immediate actions to eliminate these conditions once notified by the City.

Vandalism or Removal of Items Prohibited. No person may vandalize or remove items from a vacant building or the premises upon which it is located, including, but not limited to, appliances, fixtures, electrical wiring, copper, or other similar items without the owner's consent.

No Occupancy or Trespass. No person may trespass, occupy or reside, on a temporary or permanent basis, within any vacant building that is deemed unfit for occupancy and without the owner's consent.

Emergency Abatement. The City may authorize immediate abatement of any public nuisance or maintenance item if, at the discretion of the City, emergency circumstances exist that present an imminent threat to the public health and safety.

Other Codes. The Owner is responsible for ensuring the vacant building and premises complies with all other City Codes and applicable regulations. This is including, but not limited to, the Nuisance Code – Chapter 32, the Building and Construction Code – Chapter 10, and the Zoning Code – Chapter 50.



City of Webster City Vacant Building Program Appendix C: Property Plan Form

Address of Vacant Building: _____

Date building became vacant: _____ Expected timeframe of vacancy: _____

Residential: Commercial: Industrial:

Name of Owner Mailing Address Telephone Email

Name of Manager (if applicable) Mailing Address Telephone Email

Timeframe for Restoration and Use (based on inspection):

Violation:	Repair (include Permit No. if applicable):	Expected Completion Date:

Timeframe for Demolition, if applicable:

Demolition Permit No.:
Demolition & Site Restoration Expected Completion Date:

Building and Property Maintenance*:

Description:	Schedule & Responsible Party:
Site Clean Up	
Lawn Care	
Snow Removal	
Security System (if applicable)	
Fire Suppression System (if applicable)	
<p>*A single notice from the City to the Owner notifying them about abatement being completed until they correct any violations will be sufficient.</p>	

Re-Occupancy Plan (steps to be achieved before re-occupancy or intended future use):

The plan must identify the means and timetable for addressing re-occupancy. Actions intended either through the owner’s action or through the actions of a licensed agent or resources referenced in Appendix D Resource Guide.

Plan Actions – Lease, Sell, Find Business, etc.	Initiation Date	Projected Re-occupancy Date

Applicant being duly sworn, deposes and states that he/she is authorized and empowered to make affidavit for the owner, who makes the accompanying application; that the application is true and contains a correct description of the proposed Property Plan. Subject to all applicable rules and regulations. Application for registration is herewith made.

Print Applicant Name: _____ **Phone:** _____

Applicant Signature: _____ **Date:** _____

DOCUMENTS CHECKLIST:

- Vacant Building Registration Form
- Inspection Report
- Permit Applications, as required

You may return this Property Plan by mail or in person to the Community Development Department (400 Second Street PO Box 217). Changes to your property plan shall be emailed to the City of Webster City at online_permits@webstercity.com within 30 days of the change.

FOR OFFICE USE ONLY
Date Submitted: _____
Date Paid: _____
Fee Received: _____
Receipt #: _____
File #: _____



WEBSTER
CITY

Opportunity Awaits

City of Webster City Vacant Building Program *Appendix D: Resource Guide*

This list of local resources is provided to assist owners of vacant buildings in making the most appropriate decision for their property. Whether that is rehabilitating the building for re-occupancy or pursuing demolition and redevelopment, the City aims to help owners in their efforts to achieve compliance with the applicable codes and regulations.

City of Webster City Community Development

Ariel Bertran, Community Development Director
400 Second Street PO Box 217, Webster City, IA 50595
515-832-9151

Webster City Area Chamber of Commerce

ISU Extension

Community and Economic Development
2321 North Loop Drive, Suite 121 Ames,
Iowa 50010-8664
extced@iastate.edu
515-294-8397

State of Iowa Historic Preservation Office

600 E Locust Street
Des Moines, IA 50319
515-281-5111

Iowa Economic Development Authority

1963 Bell Avenue, Suite 200
Des Moines, Iowa 50315 USA
515.348.6200
info@iowaeda.com



WEBSTER
CITY

Opportunity Awaits

City of Webster City Vacant Building Program Appendix E: Appeal Form

Fee: \$0

Name of Applicant	Mailing Address	Telephone	Email
Name of Owner	Mailing Address	Telephone	Email
Name of Agent	Mailing Address	Telephone	Email

Location of Premises Affected by this Appeal: _____

Date of Last Inspection: _____

Violation Appealed – Please describe the violation noted by the inspector and/or City Staff and your reasons for appealing the interpretation of the Webster City Code of Ordinances or Administration Policy. Please attach any additional documents, such as pictures or independent reviews.

The Board is requested to grant appeal from City Staff’s application of Sec. _____ of the Webster City Code of Ordinances and/or Vacant Building Administration Policy for the following reasons:

I understand that this appeal will be sent to the City of Webster City Building Board of Appeals for a ruling. I understand that I am expected to comply with this ruling. If I am unsatisfied with this ruling, I can file an appeal of decision to a court of competent jurisdiction within thirty (30) days of the date of the Board’s decision. These hearings and rulings are not intended to debate changes to the Webster City Code of Ordinances, but rather to provide a ruling or interpretation of existing code or policy.

Name (Printed): _____

Signature: _____

Date: _____

FOR OFFICE USE ONLY
Appeal Received By: _____
Building Board of Appeals Hearing Date: _____
Building Trades Board Ruling (Circle): (Overturned / Upheld)

ORDINANCE NO. 2025- xxx

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WEBSTER CITY, IOWA 2019, BY AMENDING CHAPTER 10, ARTICLE VI, SECTION 10-268 THROUGH 10-290, PERTAINING TO VACANT AND ABANDONED PROPERTY.

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

SECTION 1. SECTIONS MODIFIED. Section 10-268 through 10-290, of the Code of Ordinances of the City of Webster City, Iowa 2019, is repealed and the following adopted in lieu thereof:

Sec. 10-268 Purpose and Intent.

Purpose and intent. The purpose and intent of this section is to establish a vacant building registration and abatement program to serve as a mechanism for protecting the public's health, safety, and welfare; to enhance communications between the city and private property owners; to prevent public and private nuisances and potential fire hazards; and to provide for the administration and procedures required to carry out the provisions of this section.

Sec. 10-269 Applicability.

This article shall apply to all of the following: any parcel, lot or property located in all Zoning Districts.

Sec. 10-270 Definitions.

For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

Building. A building or structure designed for business use or human use or occupancy.

City. The designated agents authorized to administer and enforce this chapter and section.

Responsible party. An owner, occupant, entity, or person acting as an agent for the owner who has direct or indirect control or authority over the building or real property upon which the building is located; and any party having a legal or equitable interest in the property. Responsible party may include, but is not limited to, a realtor, service provider, mortgagor, leasing agent, management company or similar person or entity.

Vacant building. A building or structure is vacant if no person or persons actively and currently conduct a lawful business, including applicable zoning requirements and uses, or lawfully reside or live in any part of the building in accordance with the city's zoning regulations.

Neglected Vacant Building. Any building or portion of a building which meets any one or more of the following conditions for more than 90 calendar days in any given twelve (12) month period:

- Unoccupied and unsecured
- Unoccupied and secured by boarding or by means other than those used in the design of the building
- Unoccupied and has housing and/or building code violations
- Unoccupied and declared dangerous or unsafe under this code.

Abandoned Vacant Building. Any building that meets the criteria of abandoned building under Iowa Code Section 657A.

10-271 Vacant Building Policy.

The city shall develop a vacant building policy outlining the process for registration, inspection, and disposition of vacant properties subject to the provisions of this section. Said policy may provide for any fee or fees related to the implementation of the vacant building policy or the provisions of this section, including but not limited to registration and inspection of fees. Said policy shall be approved by resolution of the City Council.

10-272 Vacant Building Registration.

The owner of or responsible party for any vacant building must register said vacant building with the city pursuant to the vacant building policy.

10-273 Penalties.

Any owner or responsible party who violates any section of this section or an adopted vacant building policy is subject to the penalty as adopted by Council. Said remedies are not exclusive and nothing in this section is intended to limit, prevent, or impair other remedies or civil penalties available to the city under this code or state law.

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

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

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

Passed and adopted this _____ day of _____, 2025.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Sherry Simmons, Deputy City Clerk

MEMORANDUM

TO: Mayor and City Council

FROM: Ariel Bertran, Community Development Director

DATE: January 6, 2025

RE: Purchase of Property Parcels 40882602226013 and 40882602231010 located between Fair Avenue and Beach Street, north of Third Street.

SUMMARY: The City of Webster City has an opportunity to acquire two parcels of land, identified by Parcel ID numbers 40882602226013 and 40882602231010. These parcels are located between Fair Ave and Beach Street, north of Third Street. These parcels have long been a source of community concern due to their nuisance status, and acquiring them will allow the City to address these issues directly. This action aligns with the City's commitment to maintaining and improving community standards.



PREVIOUS COUNCIL ACTION: None

BACKGROUND/DISCUSSION: These parcels, currently zoned for agricultural use, hold potential for future possibilities. While immediate redevelopment may not be planned, ownership by the City ensures the land is well-maintained and removes the risk of continued nuisance.

FINANCIAL IMPLICATIONS: The total purchase price for the two parcels is \$25,000. A purchase agreement has been drafted by the City Attorney to finalize the acquisition. This expenditure reflects the City's proactive approach to resolving longstanding nuisance issues and enhancing community standards. The funds to purchase these parcels will be taken from the general fund or split four ways from the general, water, sewer and electric funds.

RECOMMENDATION: Staff recommends approval of the resolution authorizing the purchase of Parcel IDs 40882602226013 and 40882602231010 for \$25,000.

RESOLUTION NO. 2025–xxx

**RESOLUTION APPROVING THE PURCHASE OF PARCELS 40882602226013 AND 40882602231010
LOCATED BETWEEN FAIR AVENUE AND BEACH STREET, NORTH OF THIRD STREET
IN WEBSTER CITY, IOWA**

WHEREAS, the City Council of Webster City, Iowa, recognizes the importance of addressing nuisance properties within the city limits; and

WHEREAS, Parcel IDs 40882602226013 and 40882602231010 have been recognized as properties with ongoing challenges, prompting the City to take action to improve the surrounding area; and

WHEREAS, the City of Webster City desires to purchase these properties to abate the nuisances and provide for potential future public benefit; and

WHEREAS, the legal descriptions for the properties are as follows:

A strip of land 100 feet in width in the North½ of the NE¼, Section 2, Township 88 North, Range 26 West of the 5th P.M., being within the Corporate Limits of Webster City, Hamilton County, Iowa, said strip of land being 50 feet in width on each side of the centerline of the main track of the Crooked Creek Railroad Company (now abandoned), as said main track centerline was originally located and established over and across said Section 2, and lying between the East line of Fair Avenue and the center line extended of Woolsey Avenue, Webster City, Iowa, EXCEPT a portion of Woolsey Avenue deeded to the City of Webster City by Quit Claim Deed filed on September 25, 1975 of record in Book 93, page 271 Described as: A strip of land 100 feet in width in the North ½ of the NE¼ of Section 2, Township 88 North, Range 26 West of the 5th P.M., said strip of land being 50 feet in width on each side of the center line of the main track of the Crooked Creek Railroad Company (now the Fort Dodge, Des Moines and Southern Railway Company), as said main track center line was originally located and established over and across said Section 2, and lying between the West line (extended) of Woolsey Avenue and the centerline (extended) of Woolsey Avenue.

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

SECTION1: The City Council hereby authorizes the purchase of Parcel IDs 40882602226013 and 40882602231010 for the total amount of \$25,000.

SECTION2: The City Manager is directed to execute all necessary agreements and documents related to this purchase, subject to review by the City Attorney.

Passed and adopted this 6th of January, 2025.

John Hawkins, Mayor

ATTEST:

Sherry Simmons, Deputy City Clerk

PURCHASE AGREEMENT

TO: Christopher E. Teel (SELLER)

The undersigned BUYER hereby offer to buy and the undersigned SELLER by their acceptance agree to sell the real property situated in Hamilton County, Iowa, legally described as:

A strip of land 100 feet in width in the North½ of the NE¼, Section 2, Township 88 North, Range 26 West of the 5th P.M., being within the Corporate Limits of Webster City, Hamilton County, Iowa, said strip of land being 50 feet in width on each side of the centerline of the main track of the Crooked Creek Railroad Company (now abandoned), as said main track centerline was originally located and established over and across said Section 2, and lying between the East line of Fair Avenue and the center line extended of Woolsey Avenue, Webster City, Iowa,

EXCEPT a portion of Woolsey Avenue deeded to the City of Webster City by Quit Claim Deed filed on September 25, 1975 of record in Book 93, page 271 Described as: A strip of land 100 feet in width in the North ½ of the NE¼ of Section 2, Township 88 North, Range 26 West of the 5'' P.M., said strip of land being 50 feet in width on each side of the center line of the main track of the Crooked Creek Railroad Company (now the Fort Dodge, Des Moines and Southern Railway Company), as said main track center line was originally located and established over and across said Section 2, and lying between the West line (extended) of Woolsey Avenue and the centerline (extended) of Woolsey Avenue.

together with any easements and appurtenant servient estates, but subject to any reasonable easements of record for public utilities or roads, any zoning restrictions, customary restrictive covenants and mineral reservations of record, if any, herein referred to as the "Property," upon the following terms and conditions provided BUYER, on possession, are permitted to use the Property for all allowable purposes:

1. **PURCHASE PRICE.** The Purchase Price shall be **\$25,000.00** and the method of payment shall be as follows:

\$0.00 with this offer to be upon acceptance of this offer and the balance of the Purchase Price: in cash, in accordance with the terms of this Agreement herein or any subsequent agreement entered into between the parties. This Agreement is not contingent upon BUYER obtaining such funds.

2. REAL ESTATE TAXES.

A. SELLERS shall pay all real estate taxes that are due and payable as of the date of possession and constitute a lien against the Property, including any unpaid real estate taxes for any prior years.

B. SELLERS shall pay their prorated share, based upon the date of possession, of the real estate taxes for the fiscal year in which possession is given.

BUYERS shall be given a credit for such proration at closing (unless this agreement is for an installment contract) based upon the last known actual net real estate taxes payable according to public record. However, if such taxes are based upon a partial assessment of the present property improvements or a changed tax classification as of the date of possession, such proration shall be based on the current millage rate, the assessed value, legislative tax rollbacks and real estate tax exemptions that will

actually be applicable as shown by the Assessor's Records on the date of possession.

C. BUYERS shall pay all subsequent real estate taxes.

3. SPECIAL ASSESSMENTS.

A. SELLERS shall pay in full at time of closing all special assessments which are a lien on the Property as of the date of acceptance, _____, 2024.

B. All charges for solid waste removal, sewage and maintenance that are attributable to SELLERS' possession, including those for which assessments arise after closing, shall be paid by SELLERS.

C. Any preliminary or deficiency assessment which cannot be discharged by payment shall be paid by SELLERS through an escrow account with sufficient funds to pay such liens when payable, with any unused funds returned to SELLERS.

D. BUYERS shall pay all other special assessments.

4. RISK OF LOSS AND INSURANCE. SELLER shall bear the risk of loss or damage to the Property prior to closing or possession, whichever first occurs. SELLER agree to maintain existing insurance and BUYER may purchase additional insurance. In the event of substantial damage or destruction prior to closing, this Agreement shall be null and void; provided, however, BUYER shall have the option to complete the closing and receive insurance proceeds regardless of the extent of damages. The property shall be deemed substantially damaged or destroyed if it cannot be restored to its present condition on or before the closing date.

5. POSSESSION AND CLOSING. If BUYER timely perform all obligations, possession of the Property shall be delivered to BUYER on or before **January 31, 2025**, and any adjustments of rent, insurance, taxes, interest and all charges attributable to the SELLER'S possession shall be made as of the date of possession. Closing shall occur after approval of title by BUYER'S attorney and vacation of the Property by SELLER, but prior to possession by BUYER. SELLER agree to permit BUYER to inspect the Property within 48 hours prior to closing to assure that the premises are in the condition required by this Agreement. If possession is given on a day other than closing, the parties shall make a separate agreement with adjustments as of the date of possession. This transaction shall be considered closed upon the filing of title transfer documents and receipt of all funds then due at closing from BUYER under the Agreement.

6. CONDITION OF PROPERTY. The property as of the date of this Agreement including buildings, grounds, and all improvements will be preserved by the SELLER in its present condition until possession, ordinary wear and tear excepted.

7. ABSTRACT AND TITLE. SELLER, at their expense, shall promptly obtain an abstract of title to the Property continued through the date of acceptance of this Agreement and deliver it to BUYER'S attorney for examination. It shall show merchantable title in SELLER in conformity with this Agreement, Iowa law, and Title Standards of the Iowa State Bar Association. The SELLER shall make every reasonable effort to promptly perfect title. If closing is delayed due to SELLER'S inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving ten days written notice to the other party. The abstract shall become the property of BUYER when the purchase price is paid in full. SELLER shall pay the costs of any additional abstracting and title work due to any act or omission of SELLER, including transfers by or the death of SELLER or their assignees.

8. SURVEY. BUYER may, at BUYER'S expense prior to closing, have the property surveyed and certified by a Registered Land Surveyor. If the survey shows any encroachment on the Property or if any improvements located on the Property encroach on lands of others, the encroachments shall be treated as a title defect. If the survey is required under Chapter 354, SELLER shall pay the cost thereof.

9. ENVIRONMENTAL MATTERS. (a) SELLER warrant to the best of their knowledge and belief that there are no abandoned wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks located on the Property, the Property does not contain levels of radon gas, asbestos or urea-formaldehyde foam insulation which require remediation under current governmental standards, and SELLER have done nothing to contaminate the Property with hazardous wastes or substances. SELLER warrant that the Property is not subject to any local, state, or federal judicial or administrative action, investigation or order, as the case may be, regarding wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks. SELLER shall also provide BUYER with a properly executed GROUNDWATER HAZARD STATEMENT showing no wells, private burial sites, solid waste disposal sites, private sewage disposal system, hazardous waste and underground storage tanks on the Property unless disclosed here:

(b) BUYER may at their expense, within 14 days after the date of acceptance, obtain a report from a qualified engineer or other person qualified to analyze the existence or nature of any hazardous materials, substances, conditions or wastes located on the Property. In the event any hazardous materials, substances, conditions or wastes are discovered on the Property, BUYER'S obligation hereunder shall be contingent upon the removal of such materials, substances, conditions or wastes or other resolution of the matter reasonably satisfactory to BUYER. However, in the event SELLER are required to expend any sum in excess of \$ 0.00 to remove any hazardous materials, substances, conditions or wastes, SELLER shall have the option to cancel this transaction and refund to BUYER all Earnest Money paid and declare this Agreement null and void. The expense of any inspection shall be paid by BUYER. The expense of any action necessary to remove or otherwise make safe any hazardous material, substance, conditions or waste shall be paid by SELLER, subject to SELLER'S right to cancel this transaction as provided above.

10. DEED. Upon execution of this Agreement and payment of deposit noted in Paragraph 1 above, SELLER shall convey the Property to BUYER by Warranty Deed, free and clear of all liens, restrictions, and encumbrances except as provided in this Agreement. General warranties of title shall extend to the time of delivery of the deed excepting liens or encumbrances suffered or permitted by BUYER.

11. STATEMENT AS TO LIENS. If BUYER intend to assume or take subject to a lien on the Property, SELLER shall furnish BUYER with a written statement prior to closing from the holder of such lien, showing the correct balance due.

12. USE OF PURCHASE PRICE. At time of settlement, funds of the purchase price may be used to pay taxes and other liens and to acquire outstanding interests, if any, of others.

13. REMEDIES OF THE PARTIES. A. If BUYER fail to timely perform this Agreement, SELLER may forfeit it as provided in the Iowa Code (Chapter 656), and all payments made shall be forfeited; or, at SELLER'S option, upon thirty days written notice of intention to accelerate the payment of the entire balance because of BUYER'S default (during which thirty days the default is not corrected), SELLER may declare the entire balance

immediately due and payable. Thereafter this agreement may be foreclosed in equity and the Court may appoint a receiver.

B. If SELLER fail to timely perform this Agreement, BUYER have the right to have all payments made returned to them.

C. BUYER and SELLER are also entitled to utilize any and all other remedies or actions at law or in equity available to them and shall be entitled to obtain judgment for costs and attorney fees as permitted by law.

14. NOTICE. Any notice under this Agreement shall be in writing and be deemed served when it is delivered by personal delivery or by certified mail return receipt requested, addressed to the parties at the address given below.

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

16. GENERAL PROVISIONS. In the performance of each part of this Agreement, time shall be of the essence. Failure to promptly assert rights herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default. This Agreement shall apply to and bind the successors in interest of the parties. This Agreement shall survive the closing. Paragraph headings are for convenience of reference and shall not limit or affect the meaning of this Agreement. Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender according to the context.

17. INSPECTION OF PRIVATE SEWAGE DISPOSAL SYSTEM. Seller represents and warrants to Buyer that the Property is not served by a private sewage disposal system, and there are no known private sewage disposal systems on the property.

18. ADDITIONAL PROVISIONS: (check if applicable)


A. NO REAL ESTATE AGENT OR BROKER. Neither party has used the services of a real estate agent or broker in connection with this transaction. Each party agrees to indemnify and save harmless the other party from and against all claims, costs, liabilities and expense (including court costs and reasonable attorney's fees) incurred by the other party as a result of a breach of this representation, which shall survive closing.

B. LIENS, JUDGMENTS OR ENCUMBRANCES. SELLER shall be responsible for payment of all liens, judgments or encumbrances affecting or encumbering the property or the SELLER prior to closing. If SELLER shall fail to pay all liens, judgments or encumbrances prior to closing, BUYER may terminate this Agreement and it shall be considered null and void.

[X] C. CITY COUNCIL APPROVAL. This Agreement shall be subject to approval by the City Council for the City of Webster City, Iowa. Said Agreement shall be presented to the City Council at the January 6, 2025 regularly scheduled Council meeting.

[X] D. REMOVAL OF PERSONAL PROPERTY. SELLER agrees to remove all personal property from the real estate prior to closing, except for two (2) trailers currently frozen to the ground, which shall be removed by March 28, 2025. Any personal property, excluding the two (2) trailers, not removed at time of closing shall become the property of BUYER. Additionally, if the two (2) trailers are not removed by March 28, 2025, those also shall become the property of BUYER after said date. SELLER shall be responsible for any and all losses, damages or otherwise to said two (2) trailers and hold the BUYER harmless for any damage or theft related to said items while remaining on the real estate after closing.

ACCEPTANCE. When accepted, this Agreement shall become a binding contract. If not accepted and delivered to BUYER on or before **December 31, 2024** this Agreement shall be null and void and all payments made shall be returned immediately to BUYER.



Christopher E. Teel (SELLER)
Address: _____

12-26-2024
Date Accepted

Telephone: 573-410-5926



City of Webster City, Iowa, (BUYER)
a Municipal Corporation
By: John Harrenstein, City Manager
Address: 400 Second Street
Webster City, Iowa 50595
Telephone: (515) 832-9141

12-30-24
Date

ATTEST:

City of Webster City, Iowa,
A Municipal Corporation
By: Sherry Simmons, Deputy Clerk

MEMORANDUM

TO: Mayor and City Council

FROM: Ariel Bertran, Community Development Director

DATE: January 6, 2025

RE: Approve a Resolution Approving the Application for a Planned Residential Development (PRD) for Kading Properties on Wall Street in Accordance with Municipal Code Chapter 50, Based on the Recommendation of the Planning and Zoning Commission.

SUMMARY: Kading Properties, Urbandale, Iowa, has requested that the City approve their proposed Planned Residential Development (PRD) on Wall Street. This development will consist of 212 rental-only units, including single family homes, duplexes, 3-plexes, 4-plexes and 6-plexes. This development addresses a significant portion of the City's housing needs, particularly workforce housing, as outlined in the Comprehensive Plan and Housing Study.

PREVIOUS COUNCIL ACTION: On October 19, 2020, the City Council referred this request to the Planning and Zoning Commission for study and recommendation. The Planning and Zoning Commission recommended the approval of the PRD to City Council with conditions. Additionally, on November 16, 2020, the City Council passed a resolution accepting and approving the Preliminary Plat for Wilson Estates, submitted by Kading Properties.

BACKGROUND/DISCUSSION: The PRD is a specialized type of development that incorporates a unified plan for land use, transportation, building densities, and arrangements, providing flexibility for multi-faceted developments. The zoning of this track is R-3 which accommodates this type of development.

This development consists of 218 rental-only units including single-family, duplexes, 3-plexes, 4-plexes and 6-plexes. All infrastructure will be built to City standards and remain private except for the water main, valves, fire hydrants, electric servicing and the completed portion of Lynx Avenue. The developer will maintain all private roads. The Lynx Avenue extension and Wall Street improvements will be dedicated to the City.

All previous concerns raised and outlined in previous years by City staff, included in the attachments, have been resolved and reviewed by RDG and Snyder and Associates. A memo detailing RDG's findings is included in the attachments. Infrastructure improvements, including the Lynx Avenue extension and Wall Street improvements, have been planned and addressed as part of the development.

After providing the required notice, the Planning and Zoning Commission held a public hearing and reviewed the application on December 18, 2024, and has recommended that the City Council approve the application for the PRD as proposed.

FINANCIAL IMPLICATIONS: The developer has indicated that they will request Tax Increment Financing (TIF). The 212-unit development's long-term benefits include increased utility revenues and sales tax generation.

RECOMMENDATION: Staff recommends that the City Council approve the PRD application submitted by Kading Properties, consistent with the Planning and Zoning Commission's recommendations and all applicable provisions of the Webster City Municipal Code.

RESOLUTION NO. 2025–xxx

RESOLUTION APPROVING THE APPLICATION FOR A PLANNED RESIDENTIAL DEVELOPMENT (PRD) FOR KADING PROPERTIES ON WALL STREET IN ACCORDANCE WITH MUNICIPAL CODE CHAPTER 50, BASED ON THE RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION

WHEREAS, Kading Properties has submitted an application for a Planned Residential Development (PRD) on Wall Street in the City of Webster City, Iowa, in accordance with the requirements set forth in the Webster City Municipal Code Chapter 50 for the use and development of residential purposes on a track of land as herein described:

Parcel Letter "K" as recorded in Document 2017 389, Slide 57A, Page 12 of the Hamilton County, Iowa, Recorder's Office, located in the SW 1/4 of the SE 1/4 of Section Two, Township 88 North, Range 26, West of the 5th P.M., Webster City, Hamilton County, Iowa, except Parcel "A" of Parcel Letter "K", as recorded in Document 2018 66, Slide 57A, Page 16 of the Hamilton County, Iowa, Recorder's Office, Webster City, Hamilton County, Iowa;

WHEREAS, after required notice, the Planning and Zoning Commission held a public hearing and reviewed the application on December 18, 2024, and has recommended that the City Council approve the application for the PRD as proposed; and

WHEREAS, the City Council has reviewed the application for the PRD, including all supporting documents and public input, and finds that the application complies with the requirements outlined in the Webster City Municipal Code; and

WHEREAS, the City Council determines that the proposed PRD on Wall Street is consistent with the City's Comprehensive Plan and is in the best interest of the public; and

WHEREAS, the City Council acknowledges the recommendation from the Planning and Zoning Commission and finds that approval of the application will allow for the appropriate development of the site.

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

SECTION1: The application for a Planned Residential Development (PRD) submitted by Kading Properties on Wall Street is hereby approved, based on the recommendation of the Planning and Zoning Commission and in accordance with all applicable provisions of the Webster City Municipal Code.

SECTION2: The City Manager is authorized to take all necessary actions to implement the approval of the application, including preparing any necessary agreements or contracts as required.

Passed and adopted this 6th of January, 2025.

John Hawkins, Mayor

ATTEST:

Sherry Simmons, Deputy City Clerk



**WEBSTER CITY PLANNING AND ZONING COMMISSION MINUTES
December 9, 2024**

The special meeting of the Webster City Planning and Zoning Commission was held on December 18, 2024 at City Hall. The meeting was called to order by Chairperson Steve Struchen at 6:00 P.M.

ROLL CALL: Present: Jerry Kloberdanz, Carolyn Cross, Lynn Jaycox, Maggie Breitenkamp, Jim Kumm, Shelby Kroona, Steve Struchen
Absent: Kyle Heffernan, Anna Woodward

Also in attendance: John Harrenstein, City Manager
Ariel Bertran, Community Development Director
Charlie Cowell, RDG Planning & Design
John Haldeman, Snyder & Associates
Chace Hauschilt, Kading Properties
Mark Lee, Lee Chamberlin Consultant Engineers

It was moved by Cross and seconded by Kloberdanz to approve the agenda.

ROLL CALL: Aye: Kloberdanz, Cross, Jaycox, Breitenkamp, Kumm, Kroona, Struchen
Nay: None
MOTION CARRIED.

It was moved by Cross and seconded by Kloberdanz that the minutes of the December 9, 2024 be approved with corrections.

ROLL CALL: Aye: Kloberdanz, Jaycox Cross, Breitenkamp, Kumm, Kroona, Struchen
Nay: None
MOTION CARRIED.

Petitions – Communications – Requests: None

A Public Hearing was called to order at 6:05pm to consider the proposed Planned Residential Units Development on Wall Street.

It was moved by Kroona and seconded by Cross to approve the proposed planned residential units development at Wall Street and recommend the approval to the Webster City, City Council.

ROLL CALL: Aye: Kloberdanz, Jaycox, Cross, Breitenkamp, Kumm, Kroona, Struchen
Nay: None
MOTION CARRIED.

Meeting was adjourned at 6:57 p.m.

James Kumm
Secretary

DRAFT

memorandum

From: Charlie Cowell

.....
Project No.: R3006.994.00 **File No.(s):** 2.01

.....
Date

Prepared: December 4, 2024

.....
Meeting Date: -

.....
Project Name: Webster City Planning Services

.....
Subject: Application Review –Planned Unit Residential Development Plan Request

.....
Copies to:

RECOMMENDATION:

Staff:

- Recommend Council approval, subject to consideration of conditions.

Findings of Fact:

- 1) The proposed land use complies with the Comprehensive Plan and intent of the R-3 zoning district.
- 2) Continuous public sidewalk and street access is not reserved east/west or north/south through the development.
- 3) The Planned Residential Unit process allows tracts of land with two or more acres to be approved as one development and deviate from underlying zoning requirements other than density requirements.



- 4) The proposal adds 218 housing units through 2028 to help meet the housing needs identified in the 2021 Housing Study.
- 5) All infrastructure is proposed to be private other than water main, valves, and fire hydrants, and electric service. The Fire Department would like to see additional fire hydrants located throughout the site.

Recommended Conditions of Approval:

- 1) Public street and sidewalk access as recommended in the Comprehensive Plan.
- 2) Consider including a larger public park area to align with recommendations in the Comprehensive Plan for a neighborhood level park in the western growth area.

DISCUSSION:

See Analysis

FINANCIAL IMPACT:

Not applicable at this time. To be determined with a future development agreement, separate from the Planned Residential Unit approval process.

ATTACHMENTS:

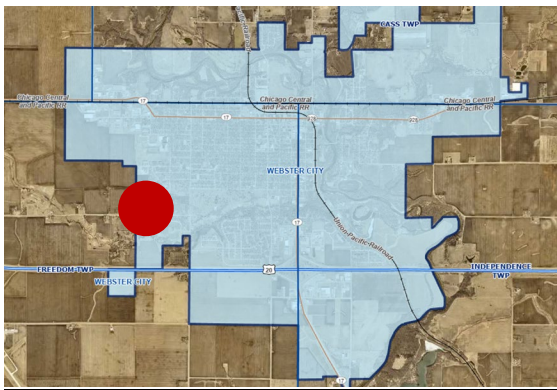
Attachment A: Comprehensive Plan Maps

BACKGROUND REPORT:

The applicant, Kading Properties, Urbandale, Iowa, requests approval of a Planned Residential Unit development plan in the area west of Lynx Avenue, north of Wall Street. The Planned Residential Unit process allows deviations from base zoning district regulations to allow flexibility in design that meets the objectives of the Comprehensive Plan and does not adversely affect adjacent property owners.

Site Map

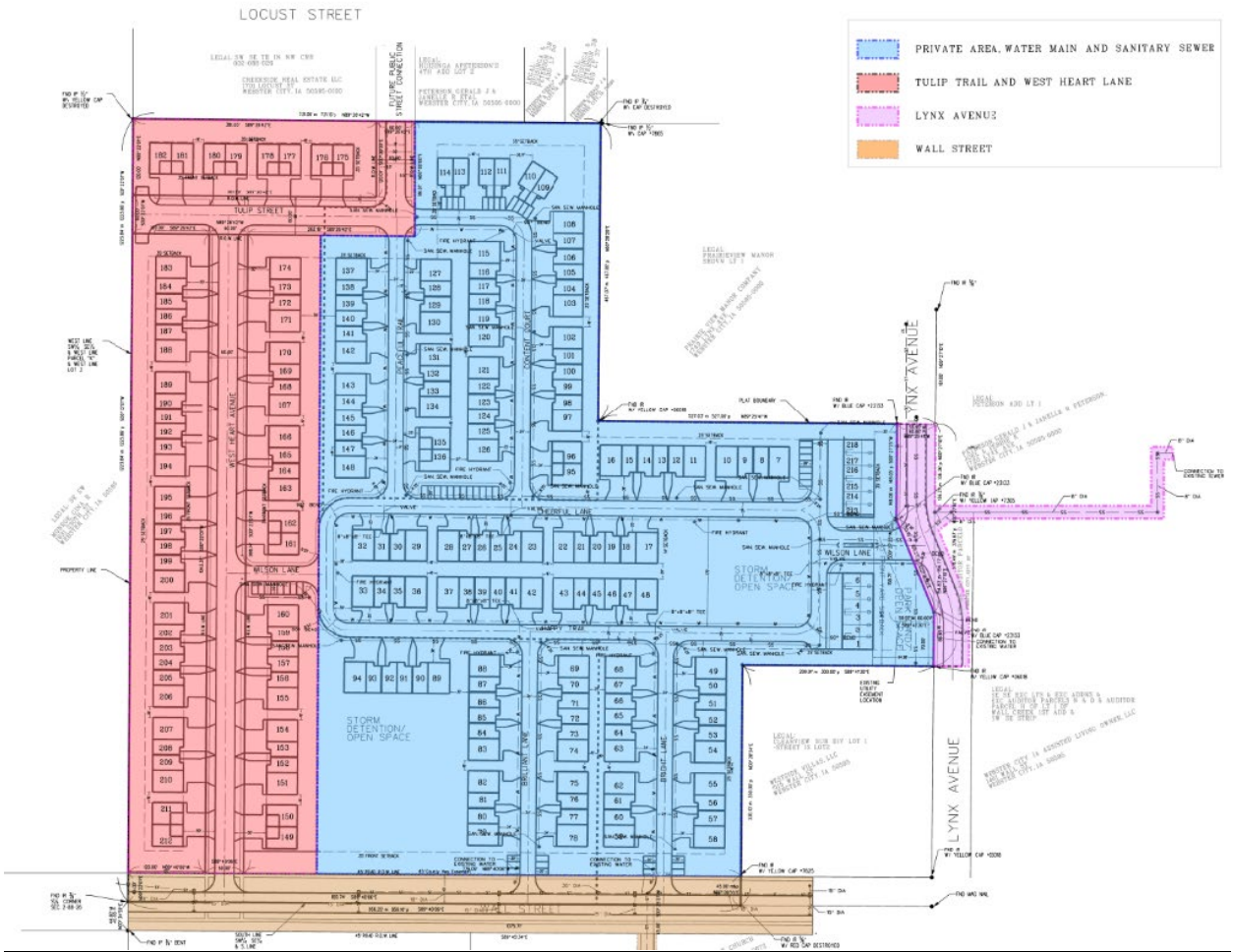




Proposed Residential Unit Plan

- Development phasing schedule. Phase 1: 2025-2026, Phase 2: 2026-2027, Phase 3: 2027-2028
- Two-story 6-plex Townhomes: 2 Buildings (12 units)
- Single-story 6-plex: 21 Buildings (126 units)
- Single-story 4-plex: 14 Buildings (56 units)
- Single-story Bi-attached: 12 Buildings (24 units)





ANALYSIS:

The subject site is currently vacant and identified in the Comprehensive Plan as an area for medium-density residential development. The applicant proposes a 218-unit residential development including single-family detached, attached, and townhome structures. The subject property is zoned R-3: Over Four Unit Multiple Family Dwelling.

The project can request a Planned Residential Unit plan. A Planned Residential Unit plan allows deviations from ordinance requirements given five conditions in Section 50-215 of the Municipal Code are met. The Planning and Zoning Commission must hold a public hearing and make a recommendation to the City Council. The City Council must hold a public hearing and approve, approve with conditions, or deny the request.

Planned Residential Unit Plan conditions of approval:

1. *That the property adjacent to the area included in the plan will not be adversely affected, and to this end the commission may provide, in the absence of an appropriate physical barrier, that uses of least intensity or a buffer of open space or screening be arranged along the borders of the project.*

Analysis: No adverse effects on adjacent property are anticipated. Other multi-family developments to the north and east surround the subject property. Wall Street separates the development from lower-density residential to the south. The area to the west is farmland but identified as low-density residential on the future land use map.

The development plan shows the backyards of attached units facing the west property line with a 25-foot setback. All structures are setback from property lines along public streets by at least 35 feet and 25 feet along private streets. Individual structures are setback from each other by no less than 16 feet. The medium density of the plan will provide a transition from higher density on the north and east to future lower densities on the west.

Until future development occurs to the west, traffic will flow via private streets from three access points onto Wall Street and one access point onto Lynx Avenue.

2. *That the plan is consistent with the interest and purposes of this division to promote public health, safety, morals and general welfare.*



Analysis: The plan is generally consistent with the zoning ordinance and Comprehensive Plan future land uses. The plan is inconsistent with the mobility recommendations in the Comprehensive Plan.

Connectivity. Public cross-access through the development needs to be confirmed. Public street dedication is recommended to preserve continuous north/south and east/west connections. Sidewalks are recommended along all streets.

- The Comprehensive Plan calls for a local street connection west from Lynx Avenue and north from Wall Street into the subject property. The connections in the proposed plan are private streets. If not dedication of public street, permanent agreements should be in place that require Brilliant Lane, Bright Lane, Wilson Lane, Happy Trail, Cheerful Lane, Peaceful Trail, and Content Court to be open for public use in perpetuity. Additionally, these street pavement widths are 24 feet and below public street standards. The 24 feet width works for the fire department; however, design should ensure that turns be at least 28 feet for apparatus movement around corners.
 - The initial east phase includes all private streets with 24-foot pavement widths. These private streets take access from Lynx Avenue from the east (1), Wall Street to the south (2), and future public streets to the west in the next phase. In the first development phase, there would be no access from the north or west.
 - The second phase of development includes a north/south street (West Heart Avenue) from Wall Street. Streets on the north side will have stub-outs to extend with future development (Tulip Street and Peaceful Trail extension). All streets have 60-foot right-of-way and 30-foot pavement widths, which comply with subdivision design standards for public streets. As shown, there are no street improvements past the property line on the north to connect with Locust Street.
- A 120-foot gap between the subject property and north to Locust Street is under different property ownership. A stub out on the plan provides for an extension in the future, as recommended by the Comprehensive Plan.
- Public Streets. The plan proposes improving and dedicating Lynx Avenue to complete a north/south connection between Wall Street and Locust Street.

Sidewalks. Sidewalks are recommended along all streets.

- The plan shows five-foot sidewalks along all public streets. Not all private streets have sidewalks, and there are no continuous sidewalk connections to Lynx Avenue or other public streets. The Comprehensive Plan specifically calls to fill gaps in the sidewalk system by providing sidewalks on at least one side of the street in all residential and commercial areas. The proposed plan is not consistent with that action item.



Parking. Recommend moving the surface parking spaces along Wall Street.

- Parking under the R-3 district calls for two parking spaces for each dwelling unit. There is ample parking in garages and surface stalls. Many separated surface parking spaces are spread throughout the development plan. There are 12 abutting Wall Street, which could cause intersection conflicts and interference with adjacent sidewalks.
- There are spaces that abut the street right-of-way and sidewalk and could create unnecessary conflict points. Standards in the R-3 district would call for parking to be in the interior or rear yard.

Land use.

- The Comprehensive Plan identifies this area as appropriate for medium-density residential uses at 5-12 dwelling units per acre. The proposed development is 218 units at 8.16 dwelling units per acre.
- The 2021 Housing Study update indicates a demand for 235 units through 2030, split between owner and renter units.

3. *That the building shall be used for only one-family dwellings, two-family dwellings, multi-family dwellings and the usual accessory buildings and uses such as garages, storage space or community activities, including churches and including limited commercial activities such as laundry facilities that primarily serve the residents of the complex.*

Analysis: The proposed development primarily serves residents in the proposed

development. The proposed development includes only residential and accessory uses and a roughly 15,000 square foot park space. All residences are attached single-family units ranging from two-unit to six-unit attached structures.

4. *That the average lot area per family, exclusive of the area occupied by public streets, shall not be less than the lot area per family required in the district in which the property is located.*

Analysis: The proposed development is less dense than permitted in the R-3 zoning district.

The R-3 district permits structures with up to eight units and 35 dwelling units per acre (1,250 square feet per dwelling unit). Two-family structures in the R-3 district require a maximum density of 6.7 dwelling units per acre (6,500 square feet per dwelling unit). It intends for



medium-density family developments to serve as a transition from high density developments to single-family residential areas.

The proposed development is 218 units at 8.16 dwelling units per acre. Under the standard R-3 district regulations, the development would allow up to 9.15 dwelling units per acre.

5. *That sufficient area is reserved for recreational facilities.*

Analysis: There are limited opportunities for recreational facilities in the proposed development. The proposed plan includes three areas reserved for open space. Two are for storm detention, and one as public parkland (15,000 square feet).

- **Detention.** The detention areas will be privately maintained. Storm sewer discharge is to the south to Brewer Creek so as not to add to the amount of water being taken in the waterway between the Chizek and the Jaycox properties on Wall Street, which then flows through the two ponds belonging to the property owners at 1300 Wall Street and 2109 Beach Street.
- **Parkland.** The Comprehensive Plan does not identify an exact location for new parks in this area. However, it does indicate that a neighborhood-scale park should be incorporated into the western growth area. The Comprehensive Plan presents the concept of a neighborhood-scale park on this site. The dedicated park space in the proposed plan is relatively small and does not reach the standard of a neighborhood-scale park. However, it could accommodate some recreational opportunities if there are sidewalks throughout the development. If not on the subject property, a larger park should be planned for future growth to the west.

EXISTING ZONING AND LAND USE:

- Existing Zoning: R-3 Over Four Units Multiple Family Dwelling
- Existing Land Use: Vacant, Agricultural

EXISTING ZONING REQUIREMENTS:



- R-3 Over Four Units Multiple Family Dwelling: Permit medium-density family developments in the suburban areas, and to serve as a transition from high density developments to single-family residential areas.

PROPOSED ZONING REQUIREMENTS:

- Planned Residential Unit plan (not a zoning district): The owner of any tract of land containing two or more acres may submit to the council a plan for the use and development of all of the tract of land for residential and accessory purposes.

SURROUNDING ZONING AND LAND USE:

- North: R-3 Over Four Units Multiple Family Dwelling; Senior apartments, Single-family attached dwellings
- South: A-1 Agricultural; Agriculture, Single-family residence
- East: R-3 Over Four Units Multiple Family Dwelling; Senior living, Apartments
- West: County; Agriculture

DEPARTMENT COMMENTS

- TBD

COMPREHENSIVE PLAN:

- Medium Density Residential (MDR): Neighborhoods incorporate a mix of housing types, including single-family detached, single-family attached, townhouse, duplexes, and small-lot single-family.
- Potential zoning for the MDR district is R-2 or R-3 at 5-12 dwelling units per acre.

SUBAREA / CORRIDOR PLAN:

- None

FLOOD PLAIN:

- None





Future Land Use Map



Medium Density Residential (MDR)

Description

Neighborhoods incorporate a mix of housing types, including single-family detached, single-family attached, townhouse, duplexes, and small-lot single-family.

Potential Zoning

R-2 (Multiple-Family Dwelling) District

R-3 (Over Four-Unit Multiple-Family Dwelling) District

Intensity (DU/A)

5-12 dwelling units per acre

Uses

Emphasize a mix of housing styles, including single-family detached, single-family attached, duplexes, and townhouses. Limited multi-family development may be allowed with a special review. Generally, compatibility happens through increased attention to traffic circulation and parking, site and building design, and on-site operations. Civic uses are generally allowed, with special reviews for higher intensity civic uses like schools.

Form

Create a high level of connectivity between and within developments. Connections to neighborhood commercial services and civic destinations should provide a sense of neighborhood. Developments should have articulated scale and maintain the identity of individual units—duplexes, townhomes, small-scale multifamily appropriate more at transition points with other more intensive districts.

Compatibility

Applies to developing areas that incorporate a mix of development types. Local street systems within the neighborhoods. Uses can be adjacent to collector streets and transition to commercial or high-density residential areas. Transitions to higher intensity uses occur at street lines.



Comprehensive Plan Neighborhood Concept

FIGURE 3.4.1: New Neighborhood Development Opportunity

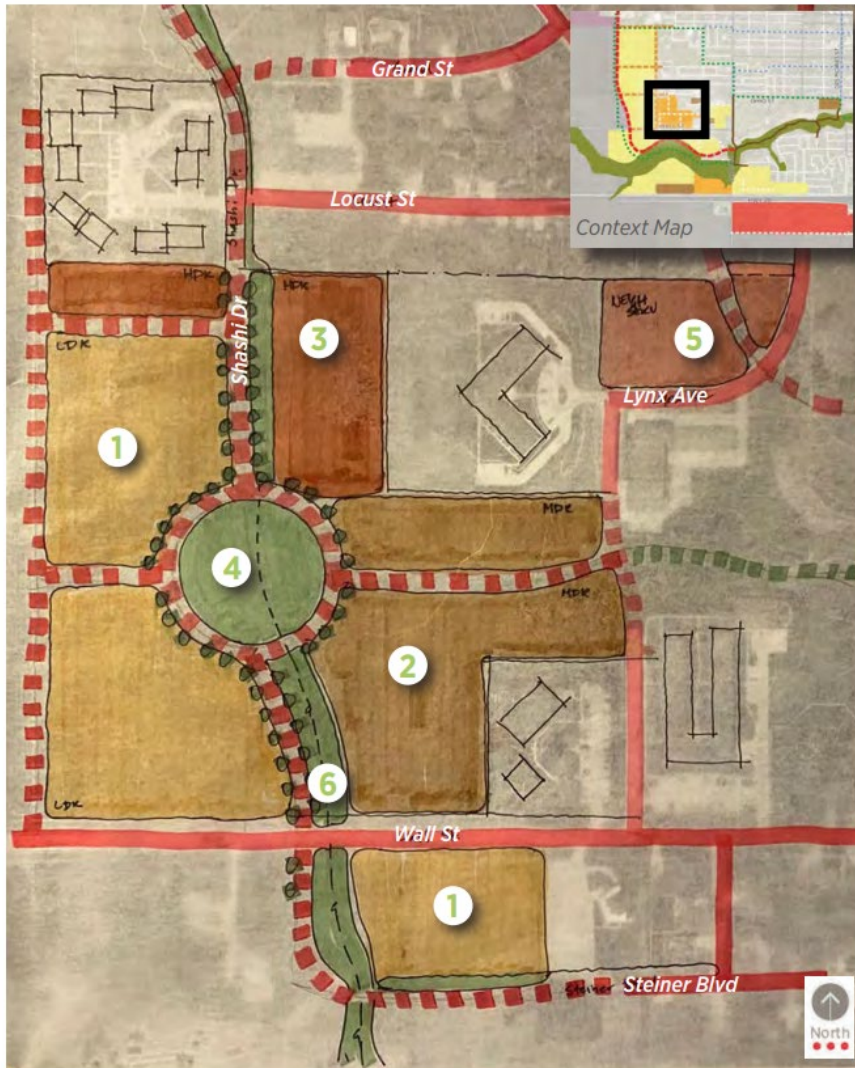


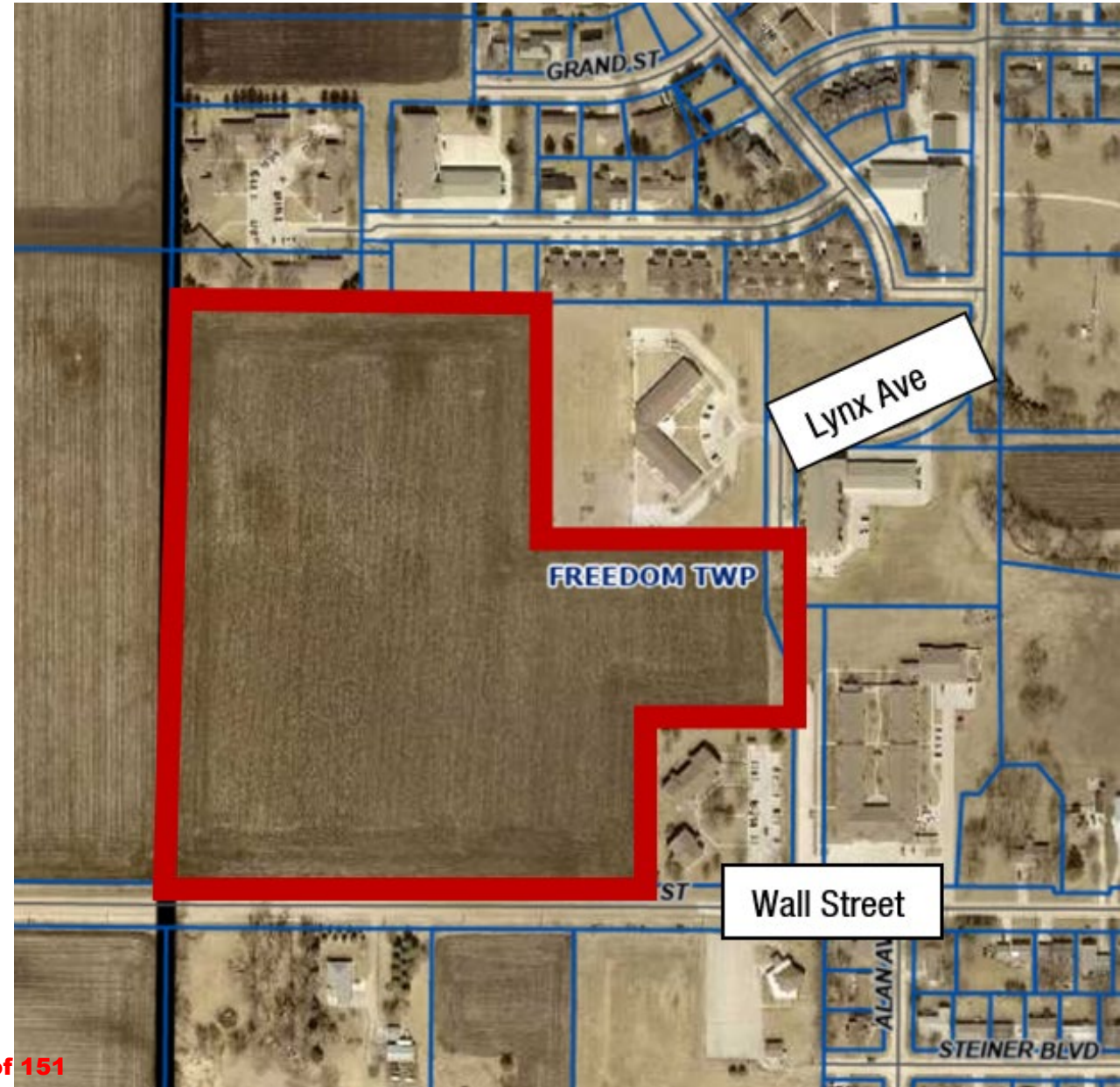
Figure 3.4.1 shows a neighborhood subdivision concept for the area north on Wall Street along the western edge of city limits. The concept includes:

1. Primarily low-density residential areas.
2. Medium-density residential areas to transition from existing apartment complexes.
3. New areas for high-density residential.
4. A potential neighborhood park.
5. A potential area for neighborhood service uses along Lynx Ave and west of Iowa Central Community College.
6. A greenway trail connection north and south.



Request

- Approval of a Planned Residential Unit development plan in the area west of Lynx Avenue, north of Wall Street.
- The Planned Residential Unit process allows deviations from base zoning district regulations (R-3) to allow flexibility in design that meets the objectives of the Comprehensive Plan and does not adversely affect adjacent property owners.



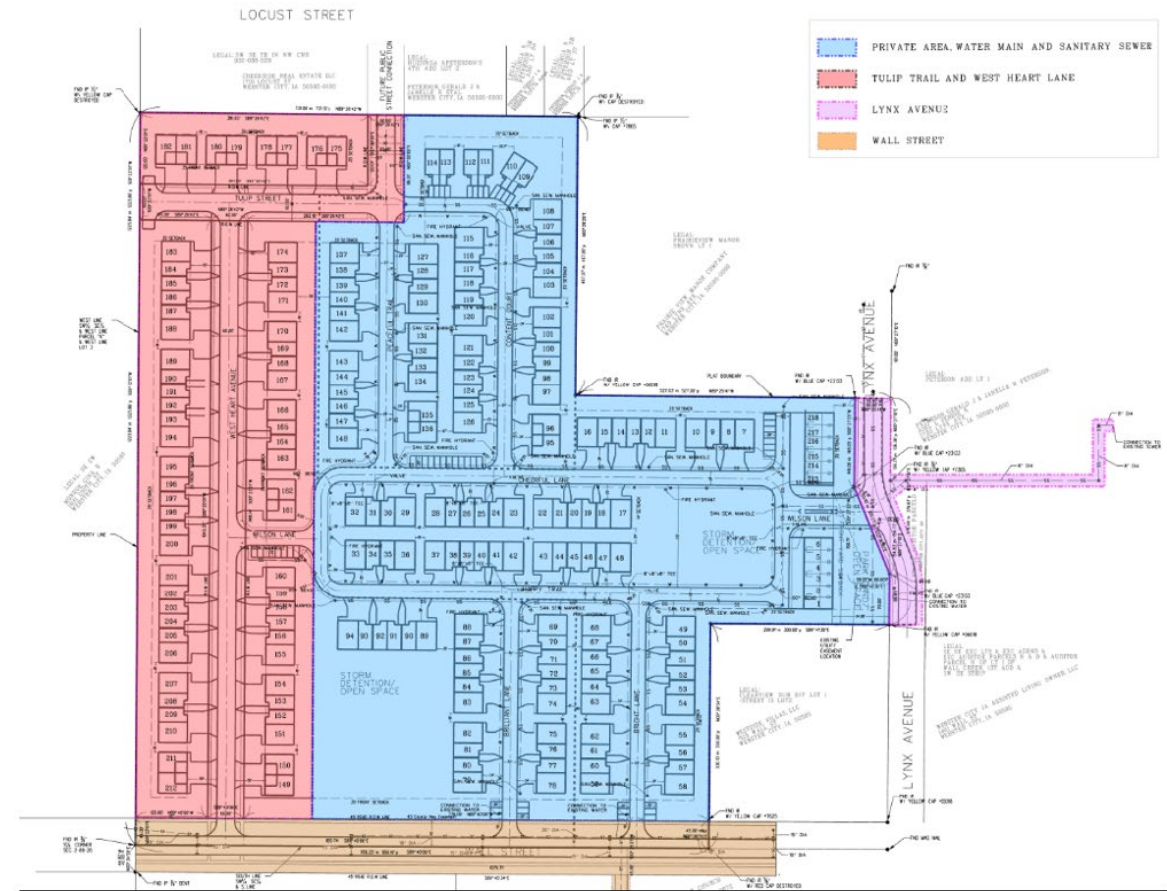
Development Summary

Phase 1: 2025-2026

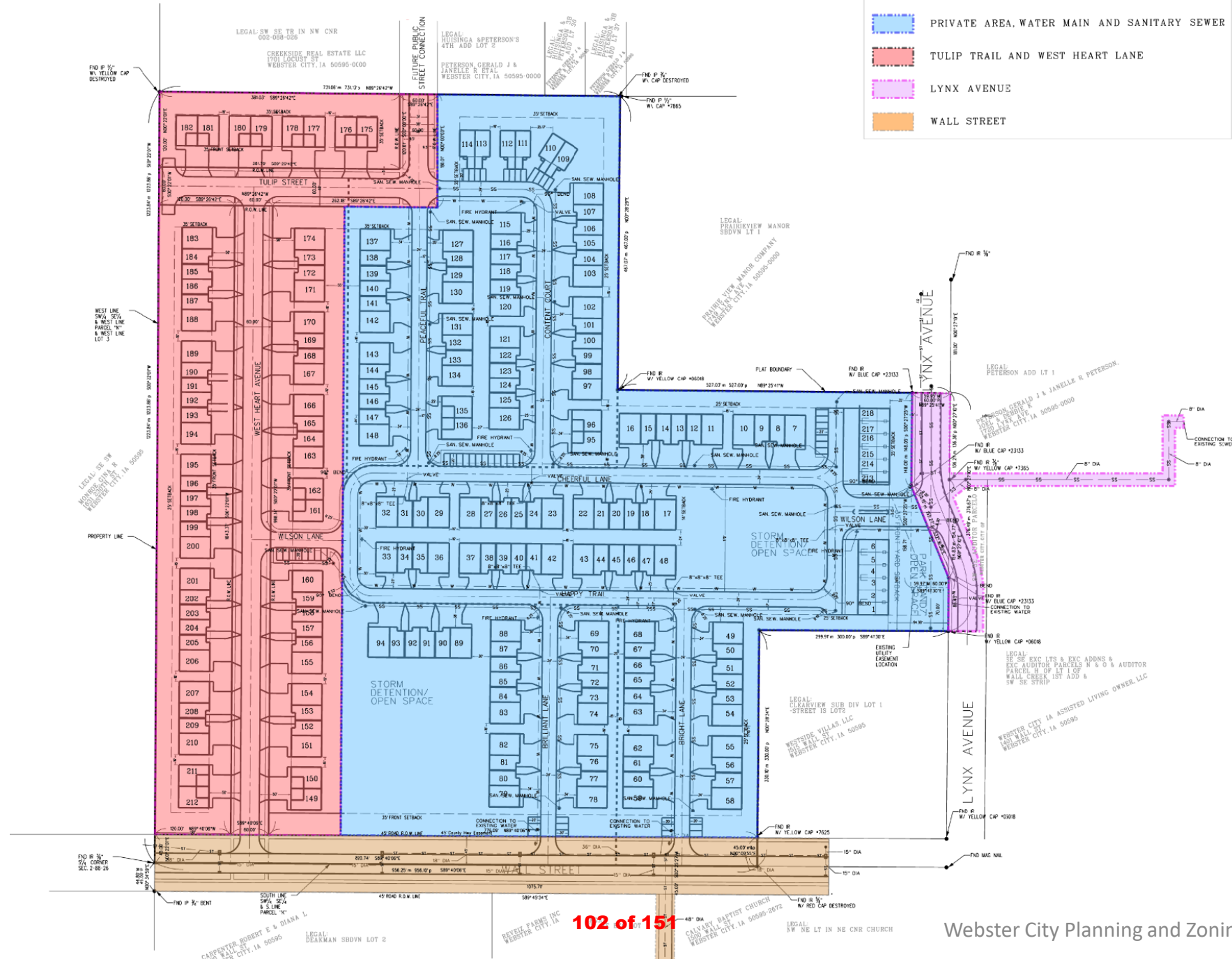
Phase 2: 2026-2027

Phase 3: 2027-2028

- Two-story 6-plex Townhomes: 2 Buildings (12 units)
- Single-story 6-plex: 21 Buildings (126 units)
- Single-story 4-plex: 14 Buildings (56 units)
- Single-story Bi-attached: 12 Buildings (24 units)



LOCUST STREET

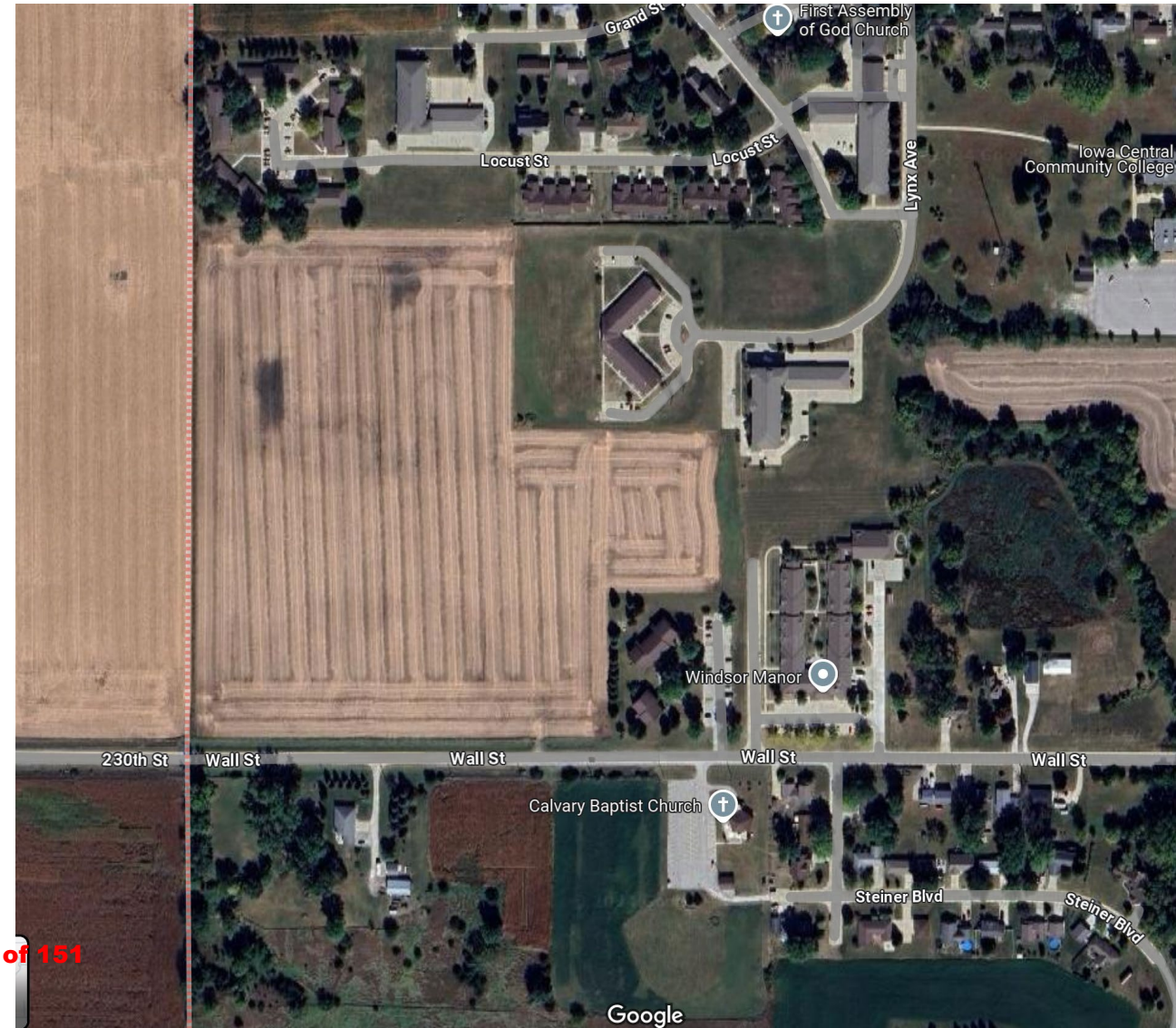


- PRIVATE AREA, WATER MAIN AND SANITARY SEWER
- TULIP TRAIL AND WEST HEART LANE
- LYNX AVENUE
- WALL STREET

Planned Residential Unit Criteria

1. That the property adjacent to the area included in the plan will not be adversely affected, and to this end the commission may provide, in the absence of an appropriate physical barrier, that uses of least intensity or a buffer of open space or screening be arranged along the borders of the project.

Analysis: No adverse effects on adjacent property are anticipated.



Planned Residential Unit Criteria

2. That the plan is consistent with the interest and purposes of this division to promote public health, safety, morals and general welfare.

Analysis: The plan is generally consistent with the zoning ordinance and Comprehensive Plan future land uses.

The plan is inconsistent with the mobility recommendations in the Comprehensive Plan.

- Arterial
- Collector
- Local
- Existing Trail
- - - Major Collector Proposed
- - - Minor Collector Proposed
- - - Local Proposed
- Off-Street Trail/Side Path Proposed
- - - On-Street Bike Route Proposed

- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- General Commercial
- City Park
- County Park
- Greenway / Natural / Buffer
- Civic
- Industry
- Mobile Home Park
- Reinvestment Area
- Urban Reserve
- Agricultural

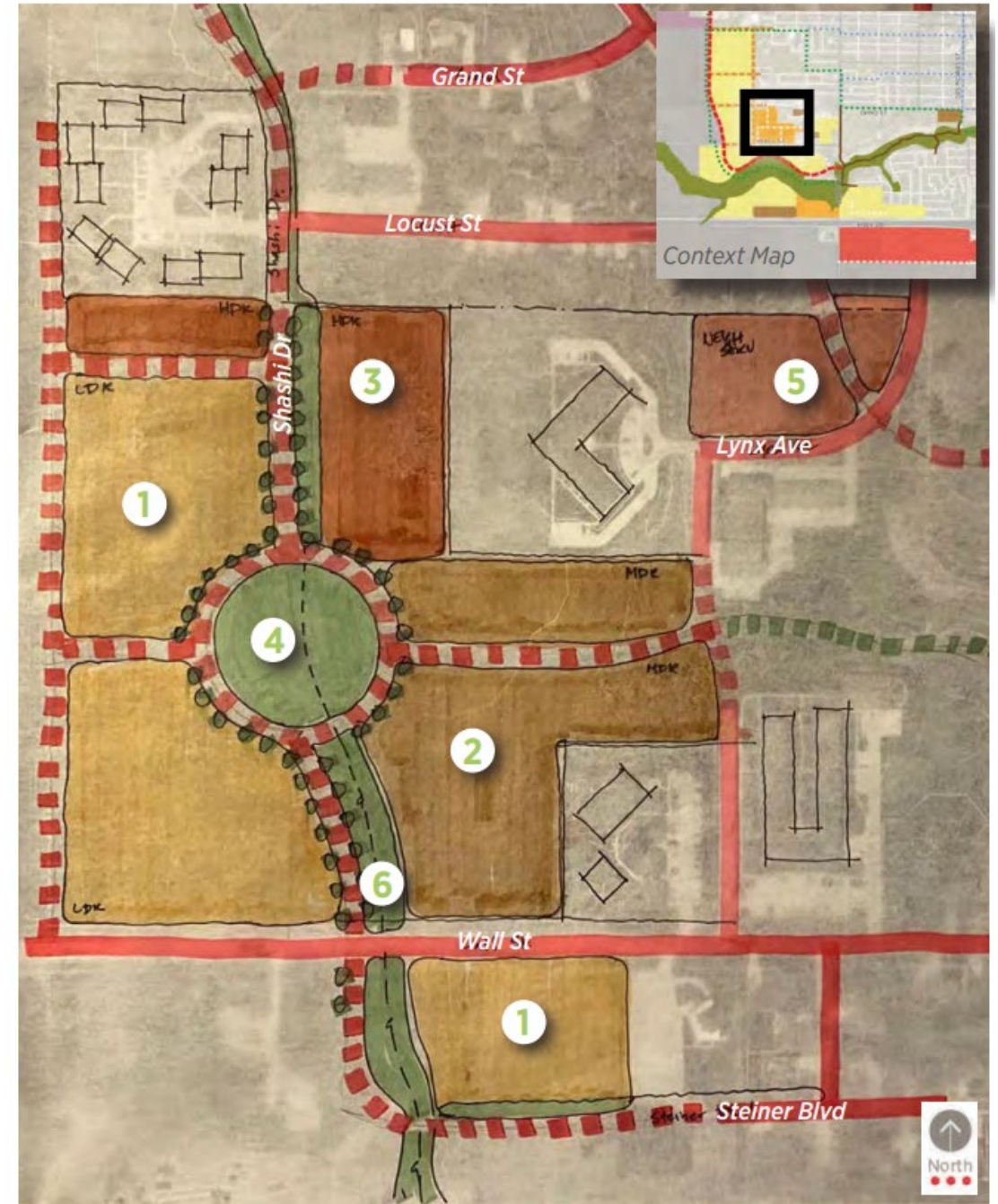


Planned Residential Unit Criteria

2. That the plan is consistent with the interest and purposes of this division to promote public health, safety, morals and general welfare.

Analysis: The plan is generally consistent with the zoning ordinance and Comprehensive Plan future land uses.

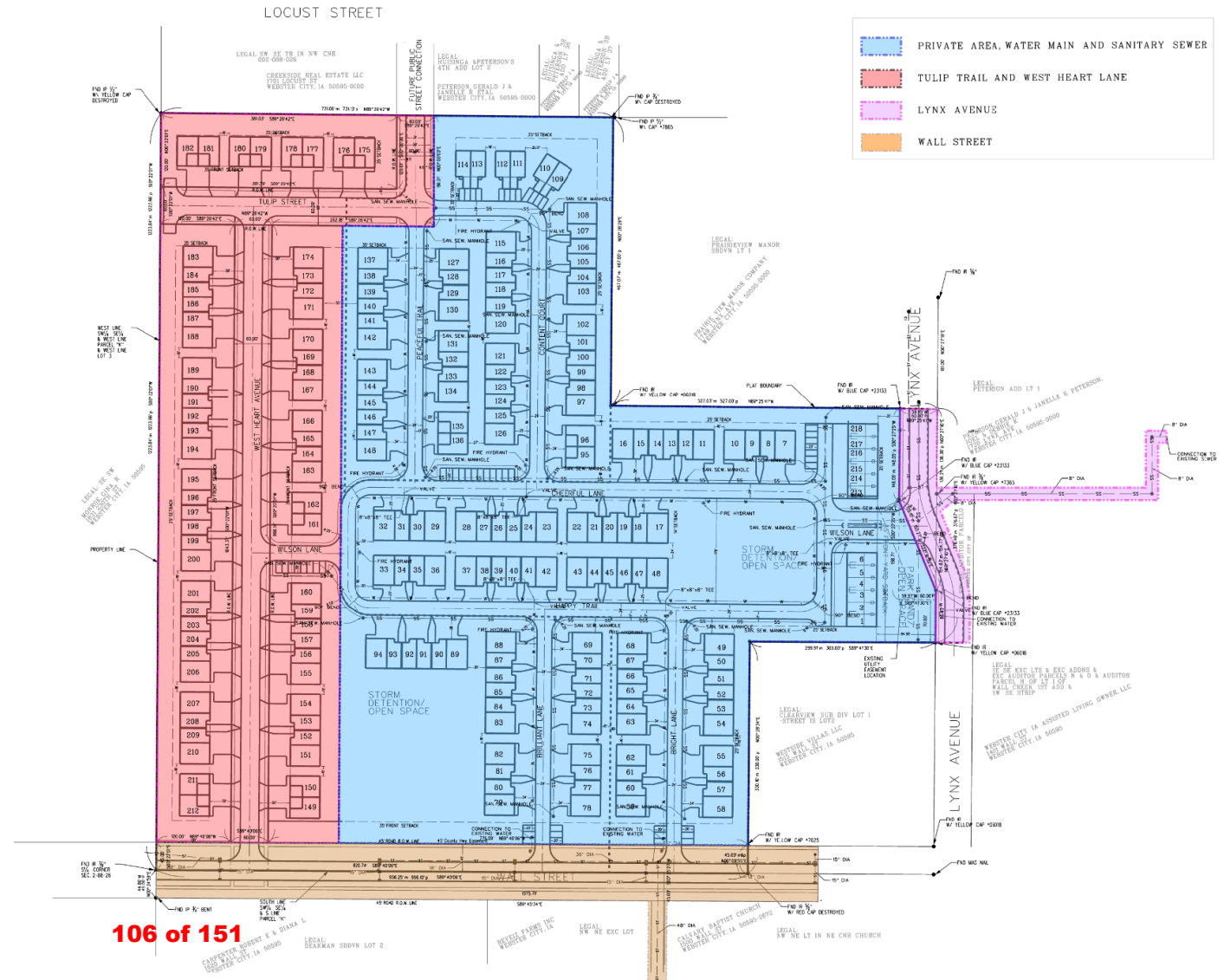
The plan is inconsistent with the mobility recommendations in the Comprehensive Plan.



Planned Residential Unit Criteria

3. That the building shall be used for only one-family dwellings, two-family dwellings, multi-family dwellings and the usual accessory buildings and uses such as garages, storage space or community activities, including churches and including limited commercial activities such as laundry facilities that primarily serve the residents of the complex.

Analysis: The proposed development primarily serves residents in the proposed development.

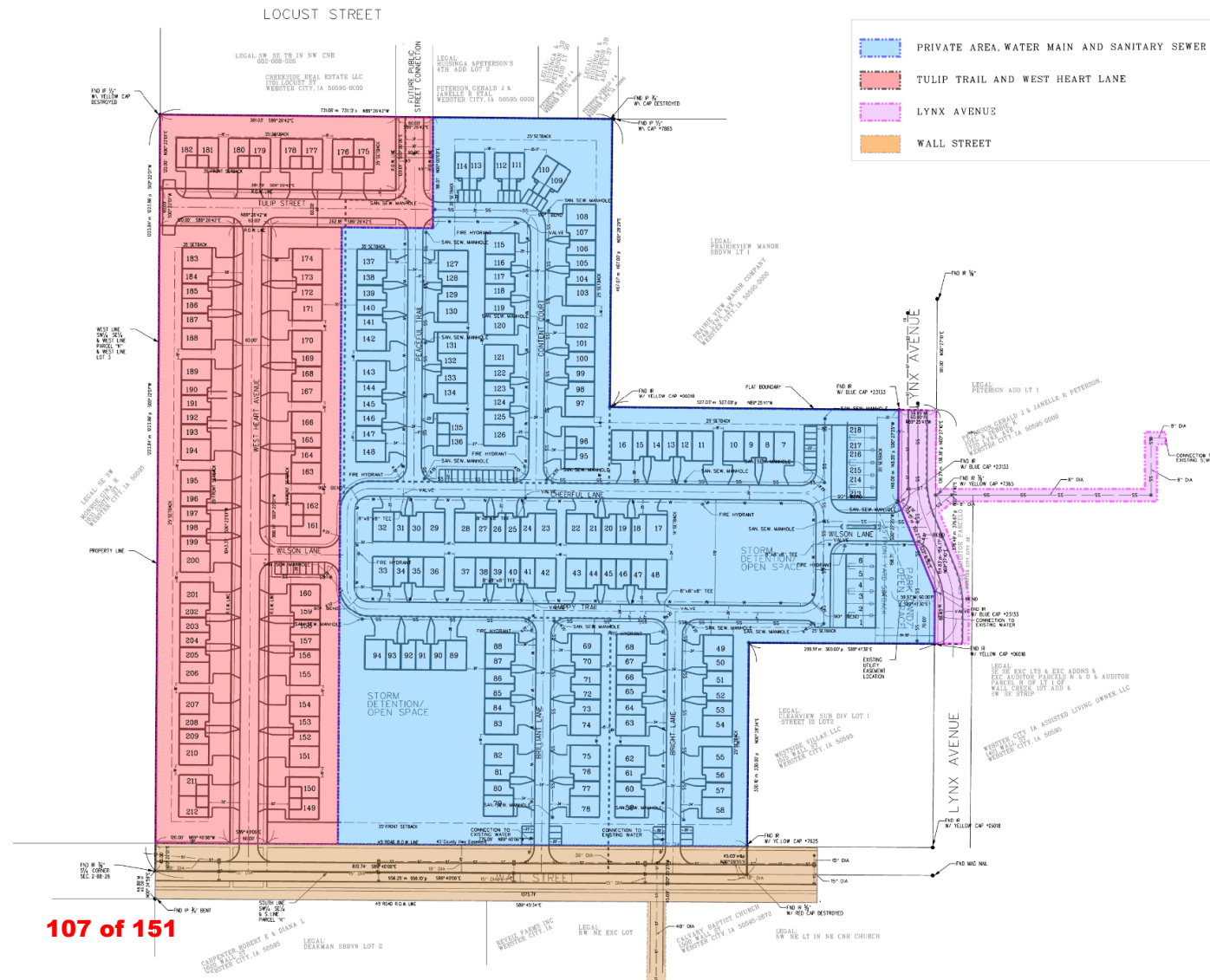


Planned Residential Unit Criteria

4. That the average lot area per family, exclusive of the area occupied by public streets, shall not be less than the lot area per family required in the district in which the property is located.

Analysis: The proposed development is less dense than permitted in the R-3 zoning district.

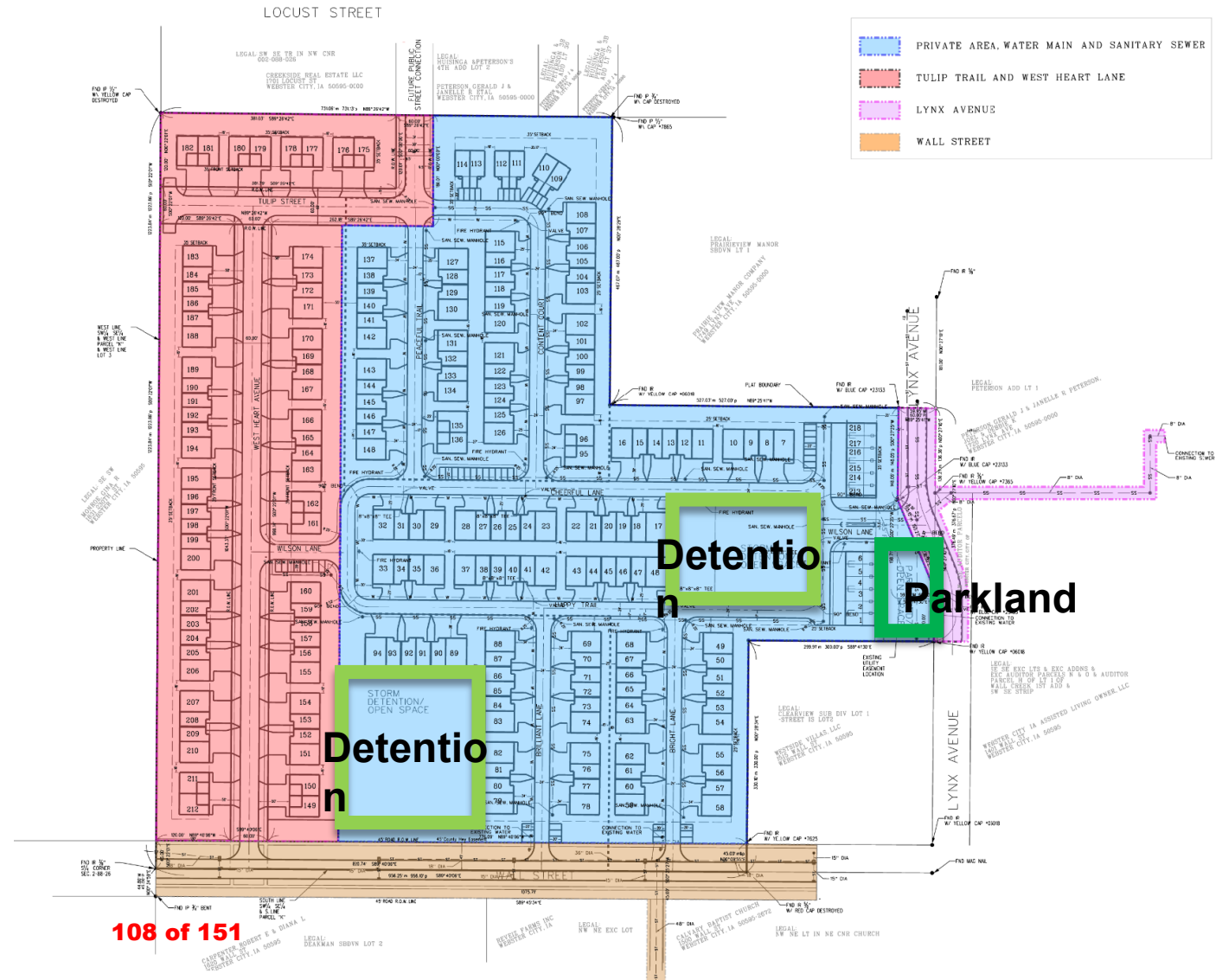
- Proposed development is 8.16 dwelling units per acre.
- Under the standard R-3 district regulations, the development would allow up to 9.15 dwelling units per acre.



Planned Residential Unit Criteria

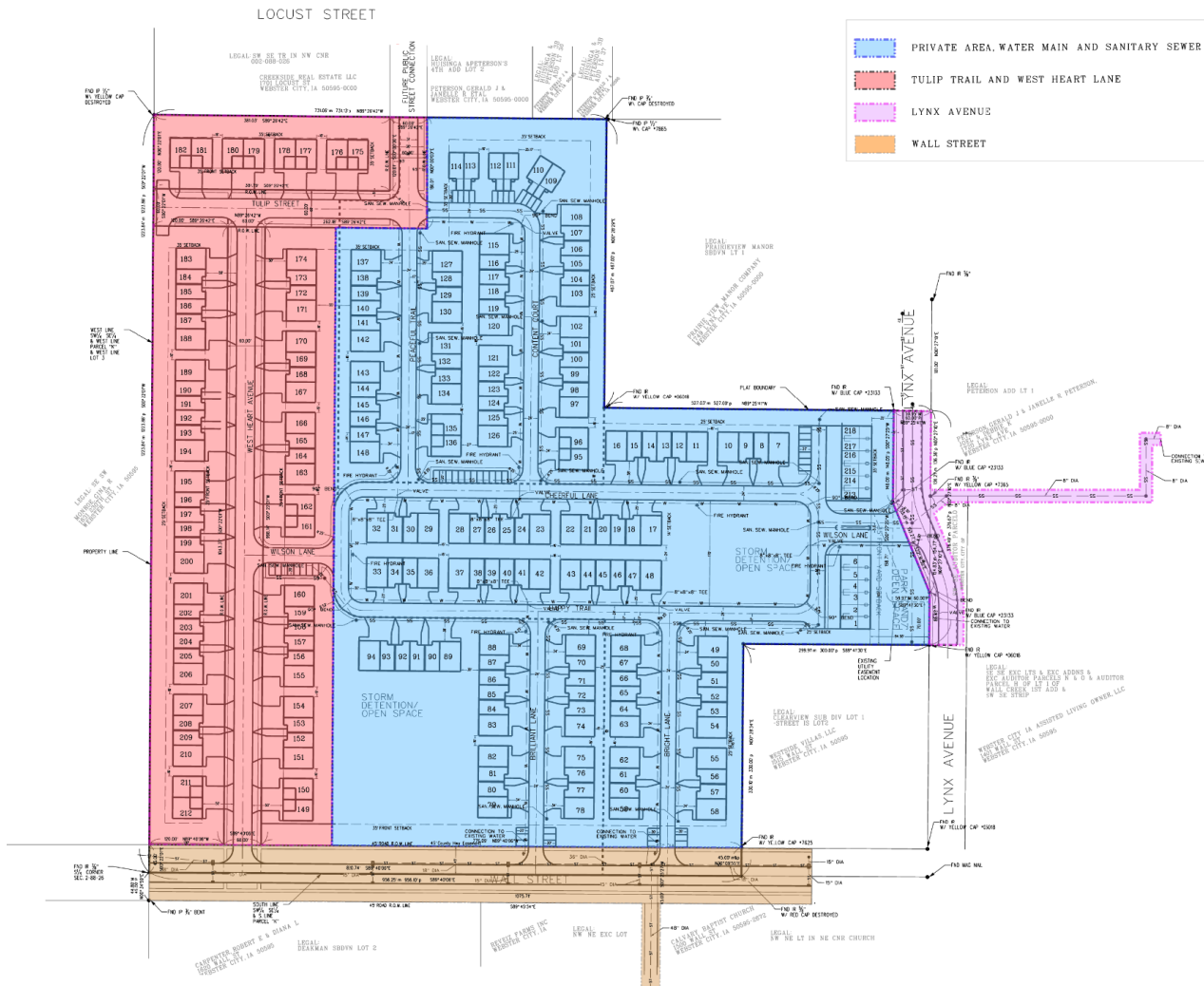
5. That sufficient area is reserved for recreational facilities.

Analysis: There are limited opportunities for recreational facilities in the proposed development.



Findings of Fact

- 1) **Land Use.** The proposed land use complies with the Comprehensive Plan and intent of the R-3 zoning district.
- 2) **Mobility.** Continuous public sidewalk and street access is not reserved east/west or north/south through the development.
- 3) **Process.** The Planned Residential Unit process allows tracts of land with two or more acres to be approved as one development and deviate from underlying zoning requirements other than density requirements.
- 4) **Other Plans.** The proposal adds 218 housing units through 2028 to help meet the housing needs identified in the 2021 Housing Study.
- 5) **Infrastructure.** All infrastructure is proposed to be private other than water main, valves, and fire hydrants, and electric service. The Fire Department would like to see additional fire hydrants located throughout the site.



Recommendation

- Staff recommends Council approval, subject to consideration of conditions:
 - 1) Public street and sidewalk access as recommended in the Comprehensive Plan.
 - 2) Consider including a larger public park area to align with recommendations in the Comprehensive Plan for a neighborhood level park in the western growth area.

MEMORANDUM

TO: City Manager
Mayor and City Council

FROM: Karla Wetzler

DATE: November 10, 2020

RE: Wilson Estates Planned Residential Unit Development

SUMMARY: Kading Properties, Urbandale, Iowa, has requested that the City approve their proposed Planned Residential Unit Development on Wall Street.

PREVIOUS COUNCIL ACTION: On October 19, 2020, the City Council referred this request to the Planning and Zoning Commission for their study and recommendation.

BACKGROUND/DISCUSSION: A Planned Residential Unit Development is a special type of development in which the proposed land uses, transportation elements, building densities, arrangements and types are set out in a unified plan. This provides the developer flexibility for planned multi-faceted developments that conform with the intent of the City's Comprehensive Plan.

Kading Properties is doing their due diligence before purchasing approximately 27 acres on Wall Street. They have gone through the rezoning process with the City to originally accommodate two 6-plexes they had in their proposal which have now been reduced to two 3-plexes. The other dwelling units will include single family and duplexes. There will be a total of 188 units... rental only. With regards to infrastructure, all will remain private except for the water main, valves, and fire hydrants, the electric servicing this addition, and the portion of Lynx Avenue they will be completing. They will be requesting TIF for this infrastructure as it will become public and dedicated to the City. They cannot request TIF for any private infrastructure.

The Planning and Zoning Commission held their public hearing on this proposal November 9, 2020. Their recommendations, comments and/or concerns included the following:

1. They recommended, along with City staff, that the storm sewer discharge location be to the south of the development, under Wall Street, south to Brewer Creek so as not to add to the amount of water being taken in the waterway between the City lot and the Jaycox property on Wall Street, which then flows through the 2 ponds belonging to the property owners at 1300 Wall Street (Weldon's) and 2109 Beach Street (Tasler's). Property owners have also expressed concern. This could become a huge financial issue to the City in the future if it is allowed to go the way the developer suggests. Monies could have to be spent on pond repairs, Beach Street repairs, etc., if the volume of water coming to them is significant.
2. Ownership of developer's half of Wall Street shall be given in fee simple to the City of Webster City.
3. The completion of Lynx Avenue shall be dedicated to the City of Webster City.

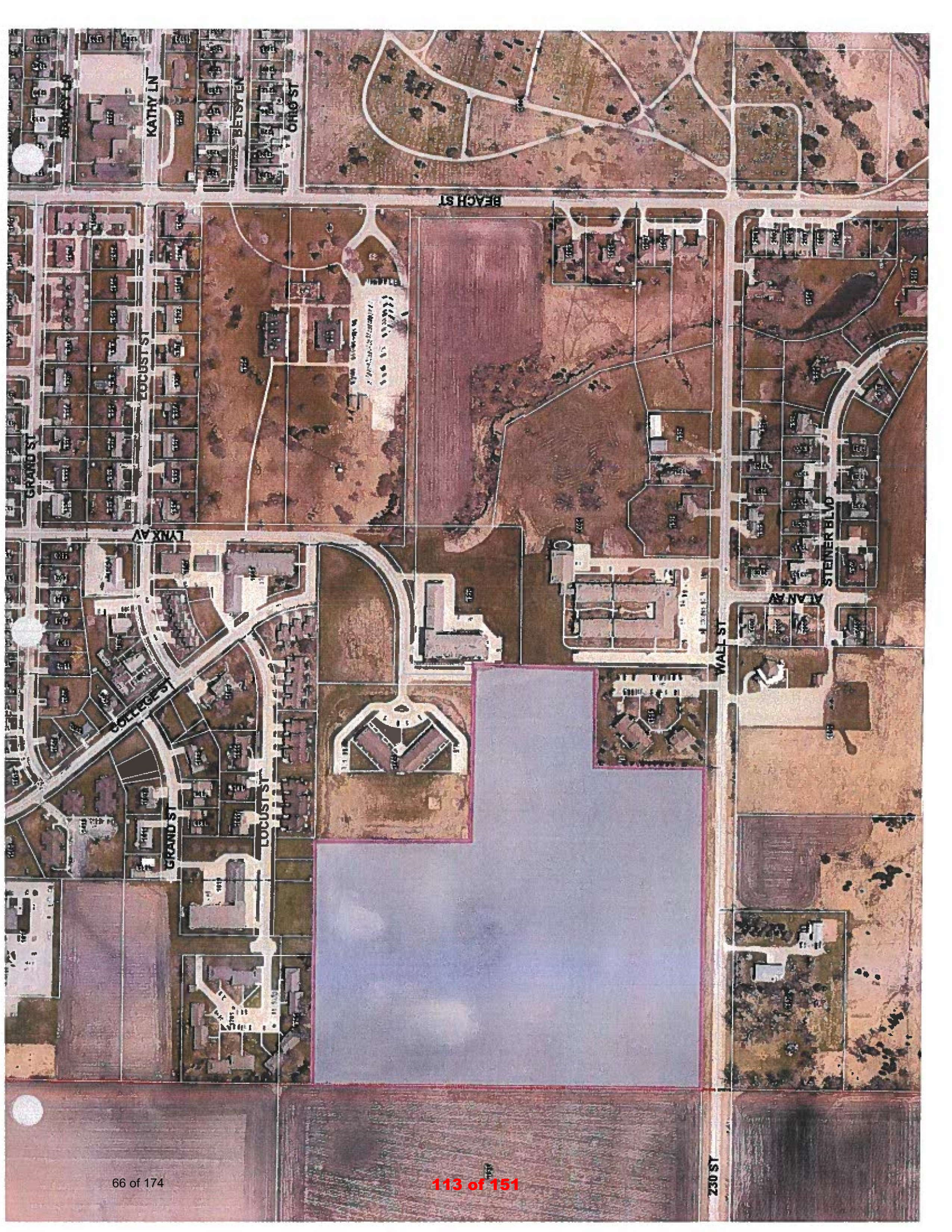
4. Land shall be reserved on the north of developer's property for the extension of a possible street (put in by the City in the future) connecting Locust Street to the subdivision. Land shall be at no cost to the City.

FINANCIAL IMPLICATIONS: None at this time; however, a future development agreement would indicate all financial implications.

RECOMMENDATION: Recommend that the City Council approve the planned residential unit development per the Planning and Zoning Commission's 4 recommendations.

ALTERNATIVES: Deny the planned residential unit development or add stipulations which the developer may have to address and, in doing so, may decide to withdraw their plans for Webster City.

CITY MANAGER COMMENTS: I concur with the recommendation of the Planning Director regarding this step in the process. Before the approval process for this proposed project is complete, I suggest significant attention is given to the potential impacts of the sanitary sewer connection and storm sewer connection details.



RESOLUTION NO. 2020 - 181

**APPROVING PLANNED RESIDENTIAL UNITS IN
ACCORDANCE WITH MUNICIPAL CODE CHAPTER 50**

WHEREAS, Kading Properties, Urbandale, Iowa, has submitted a plan for planned residential units in accordance with Municipal Code Chapter 50 for the use and development of residential purposes on a track of land as herein described:

Parcel Letter "K" as recorded in Document 2017 389, Slide 57A, Page 12 of the Hamilton County, Iowa, Recorder's Office, located in the SW ¼ of the SE ¼ of Section Two, Township 88 North, Range 26, West of the 5th P.M., Webster City, Hamilton County, Iowa, except Parcel "A" of Parcel Letter "K", as recorded in Document 2018 66, Slide 57A, Page 16 of the Hamilton County, Iowa, Recorder's Office, Webster City, Hamilton County, Iowa;

and,

WHEREAS, at the October 19, 2020, City Council meeting, the City Council referred the submitted planned residential unit project to the Planning and Zoning Commission for Public Hearing and recommendation; and,

WHEREAS, after required notice, said Public Hearing was held on November 9, 2020, at 6:05 p.m. The Planning and Zoning Commission voted to recommend approval of the planned residential unit development subject to recommendations, comments and concerns set out in their report and minutes of their meeting on November 9, 2020; and,

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Webster City, Iowa, that the City Council herein approves the planned residential unit development on Wall Street as submitted by Kading Properties, Urbandale, Iowa, **subject to the following recommendations of the Planning and Zoning Commission:**

1. Storm sewer discharge location shall be to the south to Brewer Creek so as not to add to the amount of water being taken in the waterway between the City lot and the Jaycox property on Wall Street, which then flows through the 2 ponds belonging to the property owners at 1300 Wall Street (Weldon's) and 2109 Beach Street (Tasler's).

2. Ownership of developer's half of Wall Street shall be given in fee simple to the City of Webster City.
3. The completion of Lynx Avenue shall be dedicated to the City of Webster City.
4. Land shall be reserved on the north for the extension of a possible street (put in by the City in the future) connecting Locust Street to the subdivision. Land shall be at no cost to the City.

Passed and adopted by the City Council of the City of Webster City this 16th day of November, 2020.

CITY OF WEBSTER CITY, IOWA



Brian Miller, Mayor Pro Tem

ATTEST:



Karyl K. Bonjour, City Clerk

Sec. 50-188. Off-street loading required.

There shall be provided at the time any building is erected or structurally altered in any C or M district (except as otherwise provided in this division) one off-street loading space for the first 10,000 square feet of gross floor area plus one additional space for each 20,000 feet or any part thereof of additional square feet of gross floor area. (Code 1996, § 123.19)

Secs. 50-189—50-214. Reserved.

DIVISION 3. PLANNED RESIDENTIAL UNITS**Sec. 50-215. Planned residential units authorized; conditions.**

The owner of any tract of land containing two or more acres may submit to the council a plan for the use and development of all of the tract of land for residential and accessory purposes. Such plan shall be referred to the city planning commission for study, report and public hearing. After public hearing, the same shall be submitted to the council for consideration and action. The approval and recommendations of the commission shall be accompanied by a report stating the reasons for approval of the plans and specific evidence and facts showing that the proposed planned residential unit meets the following conditions:

- (1) That the property adjacent to the area included in the plan will not be adversely affected, and to this end the commission may provide, in the absence of an appropriate physical barrier, that uses of least intensity or a buffer of open space or screening be arranged along the borders of the project.
 - (2) That the plan is consistent with the interest and purposes of this division to promote public health, safety, morals and general welfare.
 - (3) That the building shall be used for only one-family dwellings, two-family dwellings, multifamily dwellings and the usual accessory buildings and uses such as garages, storage space or community activities, including churches and including limited commercial activities such as laundry facilities that primarily serve the residents of the complex.
 - (4) That the average lot area per family, exclusive of the area occupied by public streets, shall not be less than the lot area per family required in the district in which the property is located.
 - (5) That sufficient area is reserved for recreational facilities.
- (Code 1996, § 123.20)

Sec. 50-216. Approval of planned residential units.

If the council approves the plan, building permits and certificates of occupancy may be issued, although the use of the land and the location of the buildings to be erected on the land, the yards and open spaces contemplated by the plan do not conform in all respects to the regulations of the district in which it is located. In event of any variation in the plan, as approved by the council, the zoning administrative officer shall deny the permit and the applicant for such permit may revise or amend his plan and resubmit the same to the council for approval as an original plan.

(Code 1996, § 123.21)

Secs. 50-217—50-240. Reserved.

DIVISION 4. FLOODPLAIN AREAS**Sec. 50-241. Purpose.**

It is the purpose of this division to protect and preserve the rights, privileges and property of the city and its residents and to preserve and improve the peace, safety, health, welfare, and comfort and convenience of its residents by minimizing those flood losses described in section 50-242(b)(1) of this division with provisions designed to:

- (1) Reserve sufficient floodplain area for the conveyance of flood flows so that flood heights and velocities will not be increased substantially.
- (2) Restrict or prohibit uses which are dangerous to health, safety or property in times of flood or which cause excessive increases in flood heights or velocities.
- (3) Require that uses vulnerable to floods, including public facilities which serve such uses, be protected against flood damage at the time of initial construction or substantial improvement.
- (4) Protect individuals from buying lands which may not be suited for intended purposes because of flood hazard.
- (5) Assure that eligibility is maintained for property owners in the community to purchase flood insurance through the National Flood Insurance Program.

(Ord. No. 2019-1830, § 1, 9-16-2019)

Sec. 50-242. Statutory authority, findings of fact.

(a) The Legislature of the State of Iowa has in Chapter 414, Code of Iowa, as amended, delegated the power to cities to enact zoning regulations to secure safety from flood and to promote health and the general welfare.

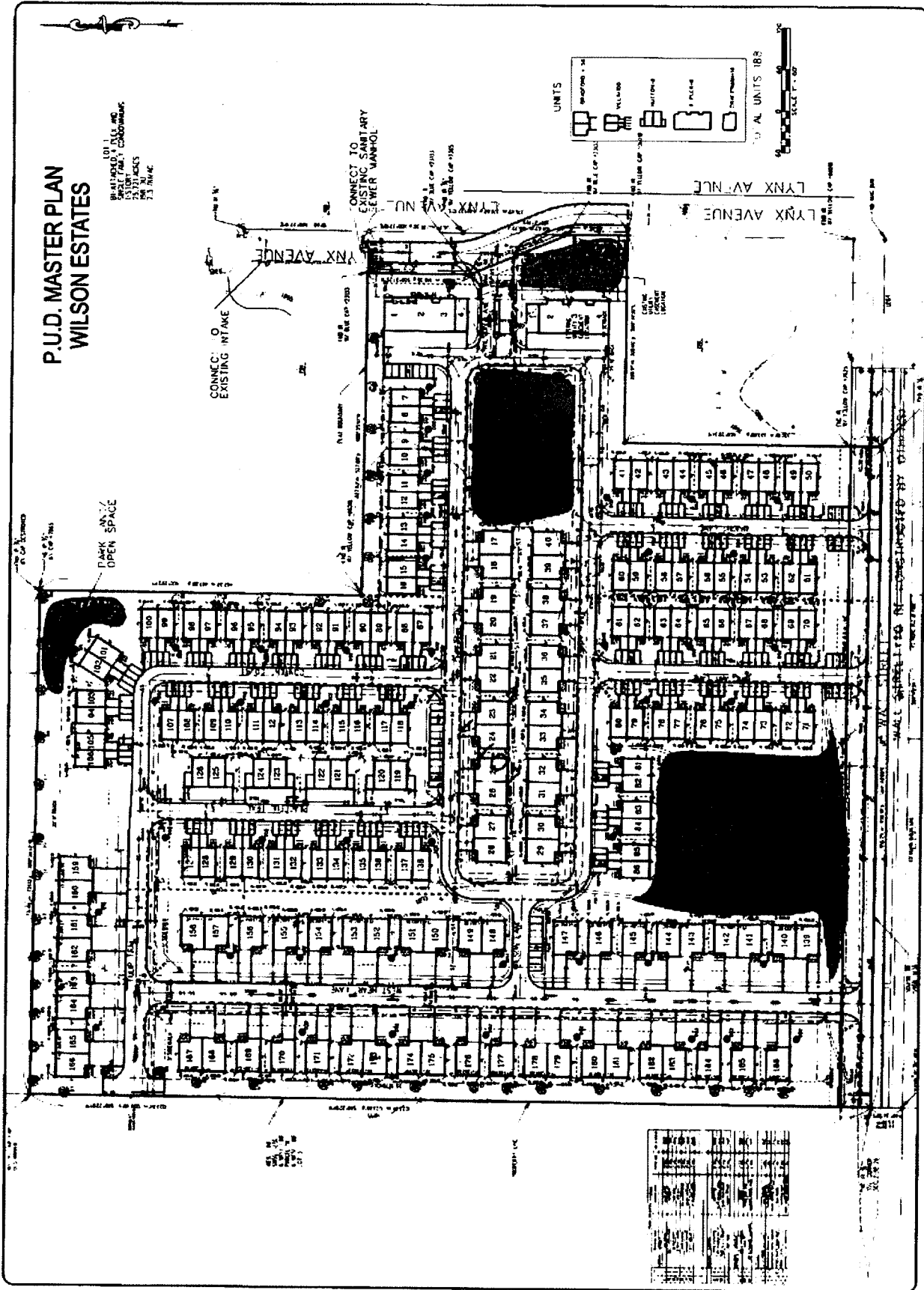
PREPARED BY
 CHAMBERLIN CONSULTING ENGINEERS
 1001 S. W. 11th St.
 Fort Lauderdale, Florida 33304
 2020 01

WILSON ESTATES
PLANNED RESIDENTIAL UNITS
 WEBSTER CITY, HAMILTON COUNTY, IOWA

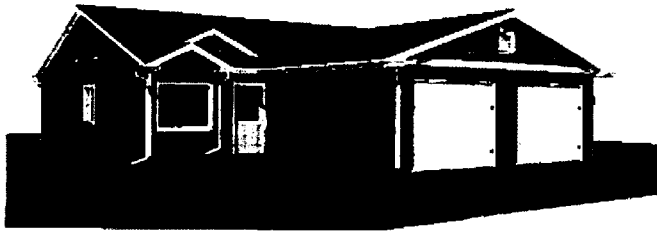
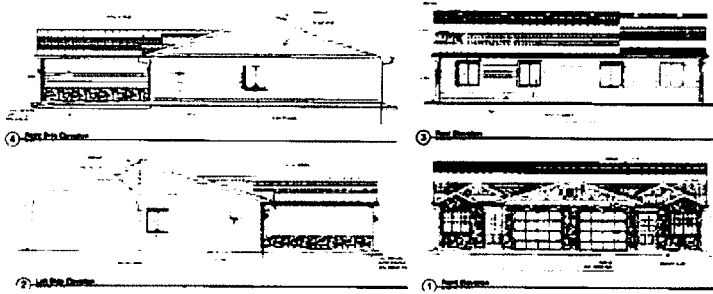


MASTER PLAN

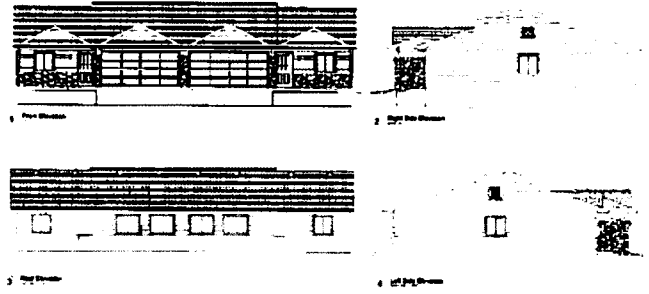
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 PUD-1



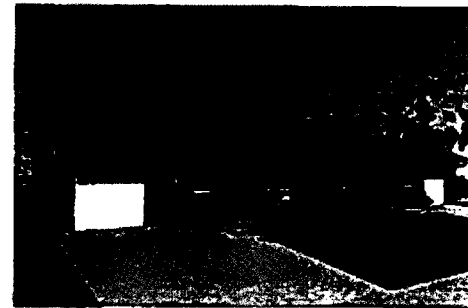
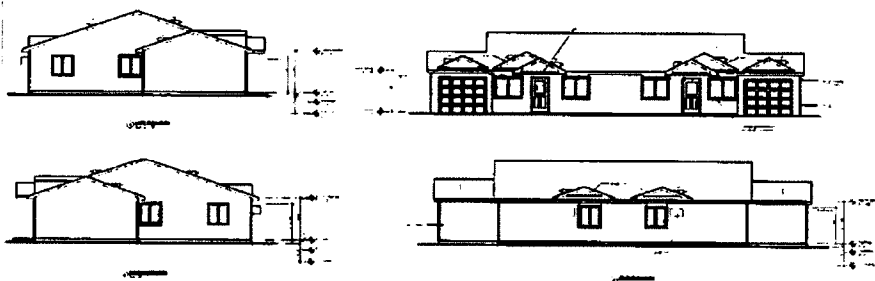
VILLA
ELEVATIONS



BRADFORD
ELEVATIONS



HUTTON
ELEVATIONS



PROJECT START DATE
12-11-2008
DATE PLOTTED
05-01-2009
PLOTTER/PRINT FOLDER
DATE COMPLETED
05-01-09
PLOT DATE NO
2008 01

WILSON ESTATES
PLANNED RESIDENTIAL UNITS
WEBSTER CITY, HAMILTON COUNTY, IOWA

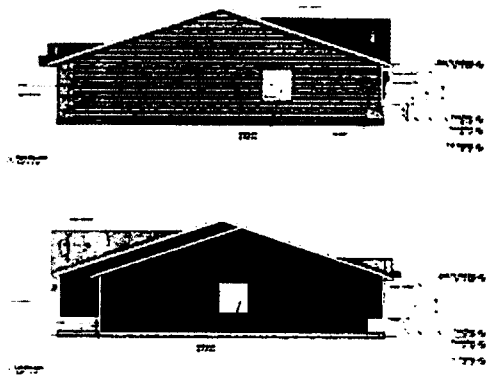
CHAMBERLAIN
CONSULTING ENGINEERS
1620 5th Ave, S.W.
Cedar Rapids, IA 52402-3775
TEL: 319-244-7407
FAX: 319-244-7408

VIEWING VIEWS
CONCEPTUAL
BUILDING
EXTERIOR
BRADFORD,
VILLAS
& HUTTON

SCALE BY:
TOP
DRAWN BY:
JLB
DATE:
11/20/2008
SHEET NO:
20008
SHEET
B-1

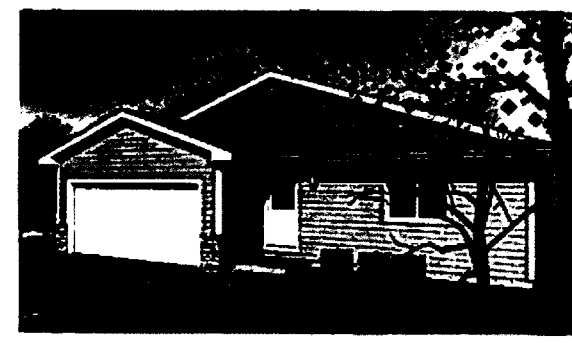
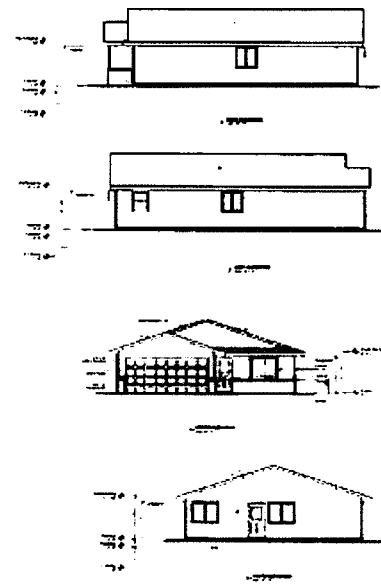
BRADFORD 3 PLEX

ELEVATIONS



CRAFTSMAN

ELEVATIONS



ISSUED SHEET DATE
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DATE PLOTTED
05-02-2009
PROJECT/PLAN FILE
4000 00000000
NO. IN SET
FIELD BOOK NO.
2020-01

WILSON ESTATES
PLANNED RESIDENTIAL UNITS
WEBSTER CITY, HAMILTON COUNTY, IOWA

CHAMBERLIN
CONSULTING ENGINEERS
1000 1st Ave. S.W.
P.O. Box 1000
Webster City, IA 50570
TEL: 562-220-7400
FAX: 562-220-7401
WWW.CHAMBERLIN-ENGINEERS.COM

DRAWING TITLE
CONCEPTUAL
BUILDING
EXTERIOR
BRADFORD
3-PLEX &
CRAFTSMAN

DRAWN BY
010
CHECKED BY
010
DATE
11-02-2008
ISS. NO.
20008
SHEET
B-2

RESOLUTION NO. 2020 – 182

**ACCEPTING AND APPROVING THE PRELIMINARY PLAT
OF WILSON ESTATES, WEBSTER CITY, IOWA.**

WHEREAS, Kading Properties, Urbandale, Iowa, has filed a Preliminary Plat of Wilson Estates, Webster City, Iowa, on November 5, 2020, said plat being of the following described real estate, to-wit:

Parcel Letter "K" as recorded in Document 2017 389, Slide 57A, Page 12 of the Hamilton County, Iowa, Recorder's Office, located in the SW ¼ of the SE ¼ of Section Two, Township 88 North, Range 26, West of the 5th P.M., Webster City, Hamilton County, Iowa, except Parcel "A" of Parcel Letter "K", as recorded in Document 2018 66, Slide 57A, Page 16 of the Hamilton County, Iowa, Recorder's Office, Webster City, Hamilton County, Iowa;

WHEREAS, said preliminary plat has heretofore been presented to the City Planning & Zoning Commission on November 9, 2020, and recommended for tentative approval by the City Planning & Zoning Commission contingent upon recommendations by the City Engineer being made.

WHEREAS, said plat appears to be in proper form and said plat should be tentatively approved contingent upon the City Council approving the Planned Residential Units Development.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Webster City, Iowa, that the Preliminary Plat of Wilson Estates, Webster City, Iowa, is hereby tentatively approved.

Passed and adopted this 16th day of November, 2020.

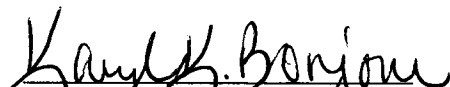
CITY OF WEBSTER CITY, IOWA

(seal)



Brian Miller, Mayor Pro Tem

ATTEST:



Kayl Bonjour, City Clerk

Memorandum

To: Karla Wetzler

Date: November 9, 2020

From: John Haldeman, P.E.

CC:

RE: Preliminary Plat Review #3

Please note that this submittal only reviewed required elements of the Preliminary Plat for general conformance to the Webster City Subdivision Ordinance. Construction details were not reviewed with this submittal, and will be during review of the construction drawings. Construction details shall not be considered approved until the construction drawings are approved by the City Council.

Plat Review Comments:

1. (Previously #6) All Sheets: If cluster mailboxes are being used, then show location of cluster mailboxes and provide documentation of location approval by USPS and the City. *No cluster mailboxes shown. It is our understanding the post office will require these.*
2. (Previously #7) Sheet C-3: Provide Minimum Opening Elevations (MOE) on buildings adjacent to detention facilities. *Not Provided. We recommend including MOE's so builders and homeowners are aware of this.*
3. (Previously #11) Sheet C-1: Indicate where parkland areas are proposed on the development site. *It is our understanding parkland is required in a PUD. P&Z and City Council may request for approval.*
4. (Previously #12) Extend the sanitary sewer along Lynx Avenue north to the connection to existing Lynx Avenue pavement. *Alignment should be provided per the Development Agreement with the City of Webster City in the Site Plan. No further action is required for the Preliminary Plat.*
5. (New Comment that replaces previous Comments #13-15) Sheet C-2: *Revise water main easements (and associated pipe), electrical easements, and Public Utility Easements to avoid overlap.*
6. *Development agreement and/or final plat approval needs to convey access rights to the City for installation and future maintenance of water main and electrical systems. The 15' wide water main easement isn't wide enough without utilizing the private streets for access.*

7. (Previously #17) All Sheets: Label street names for all streets, public and private, on all sheets. *Not Provided.*
8. (Previously #21) Sheet C-3: Revise sidewalk layout along public streets. Section 44-234 requires that sidewalks be constructed along both sides of the public street, parallel to the Right of Way, and located 10' from the back of the proposed curb. This includes extending the sidewalk in Lot B to Wall Street. *Sidewalk not provided along Lynx Avenue.*
9. *Sheet C-2: Revise preliminary plat to show ingress/egress easement from existing Locust Street to the west property line along the northern east-west street. This will allow for future public streets to be connected.*
10. *Following finalization of the storm sewer outlet location, storm sewer layout may need revised on the site plan. No further action is required at this time.*
11. *Sheet C-2: There appears to be a PUE missing for electrical service and streetlights around the Lot 1 label.*
12. *Sheet C-2: Label Lot A to correspond with notes provided on cover sheet.*
13. *Sheet C-3: It appears that the public storm sewer along Lynx Avenue connects to the private storm sewer along the entrance. Provide clarification if this is the intent.*

NOTE:

Review of the preliminary plat by Snyder & Associates, Inc. as the City Engineer is for general conformance with Webster City's Subdivision Ordinance and SUDAS only. The developer's engineer is solely responsible for their design and ensuring its full compliance with all applicable code requirements and permits.

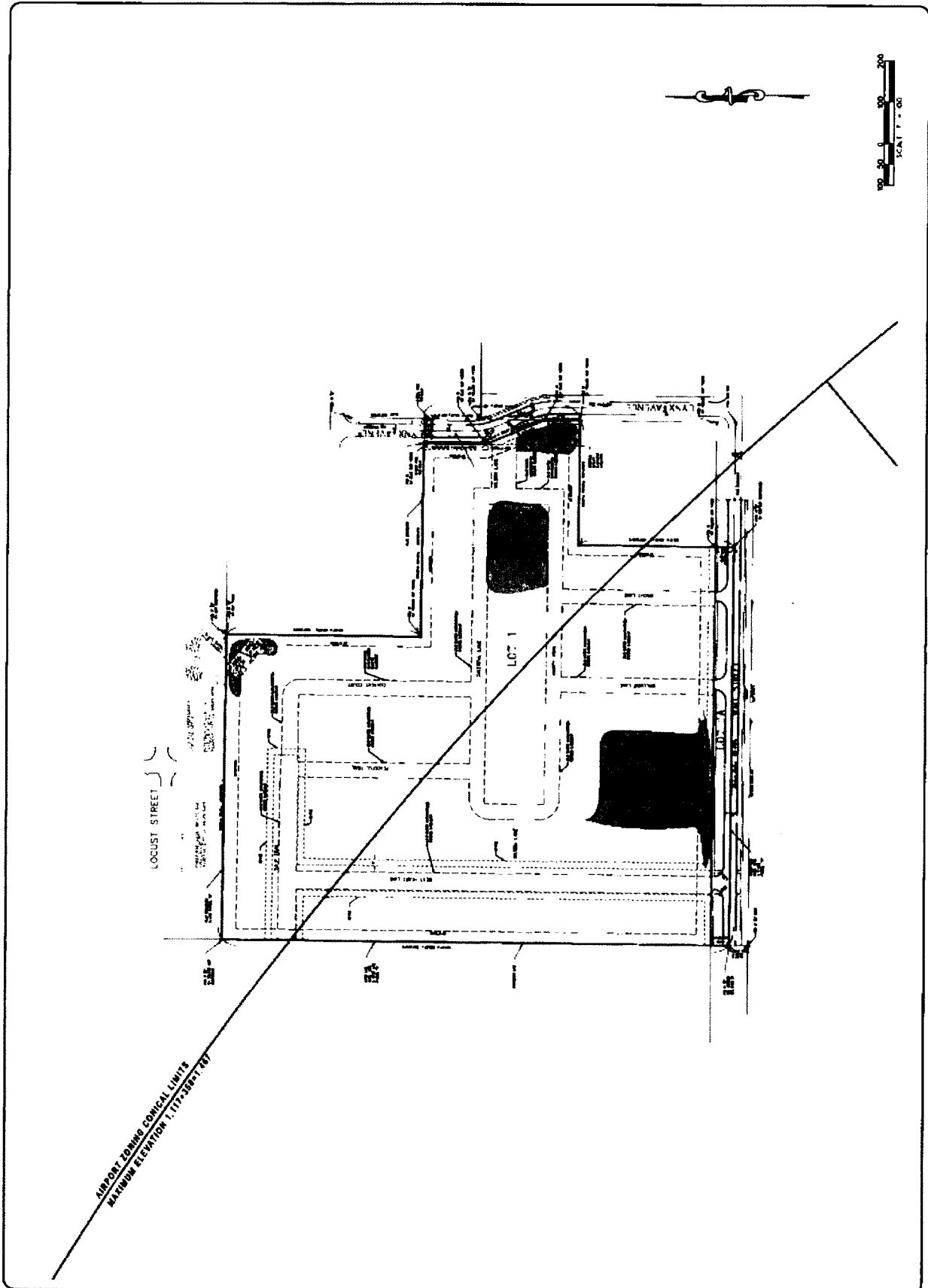
PREPARED BY: [REDACTED]
 DATE: [REDACTED]
 PROJECT: [REDACTED]
 SHEET NO.: 2020-01

WILSON ESTATES
 PRELIMINARY PLAT
 WEBSTER CITY, HAMILTON COUNTY, IOWA



PRELIMINARY
 PLAT
 OVERLIES
 SURVEY

SHEET NO.: 20008
 OF 20
 C 2



AIRPORT ZONING CONICAL LIMITS
 MAXIMUM ELEVATION 1,117-32821-107

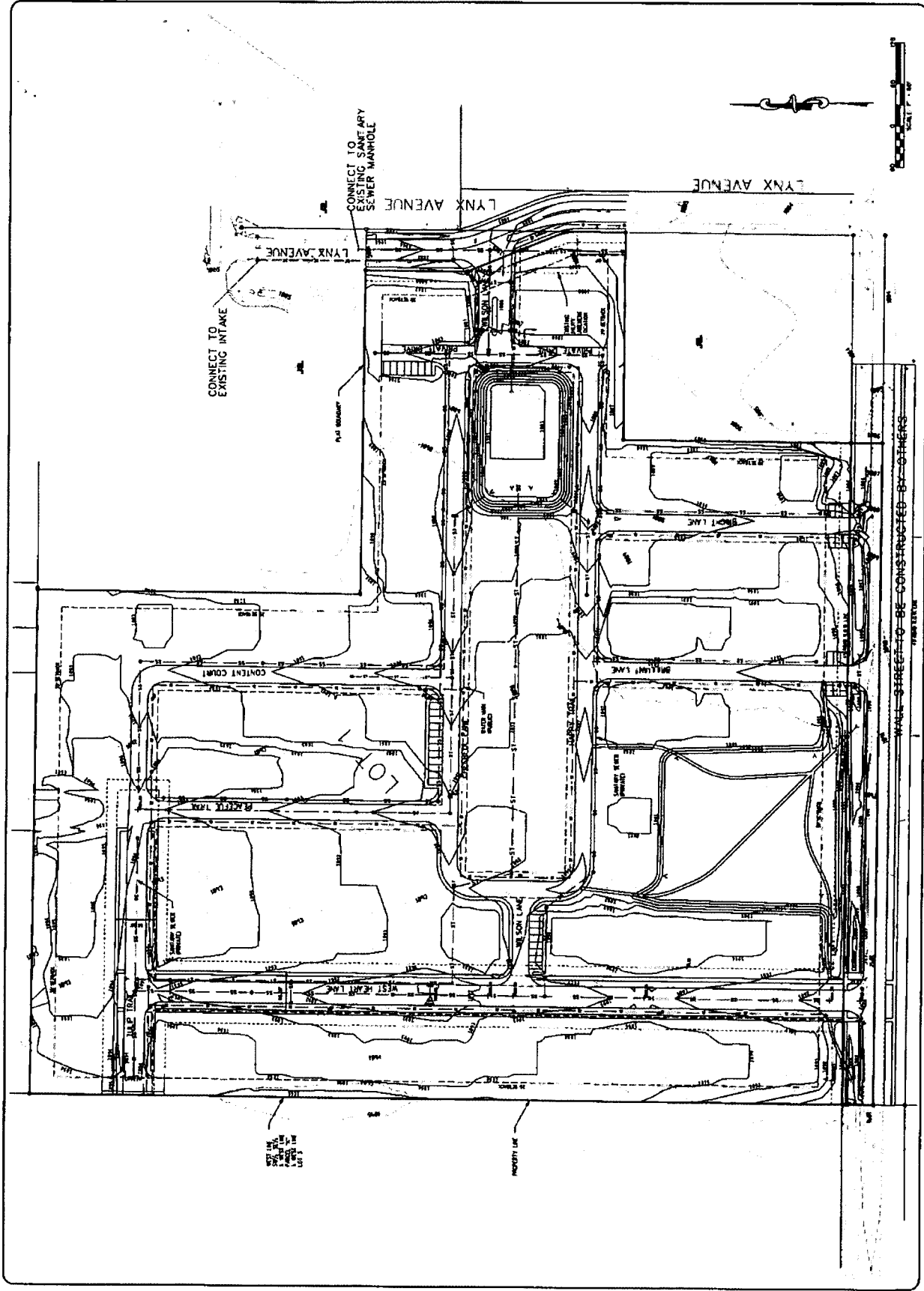
2020-01
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WILSON ESTATES
 PRELIMINARY PLAT
 WEBSTER CITY, HAMILTON COUNTY, IOWA



PRELIMINARY
 PLAT
 LAYOUT
 GRADING
 UTILITIES

20008
 C-3



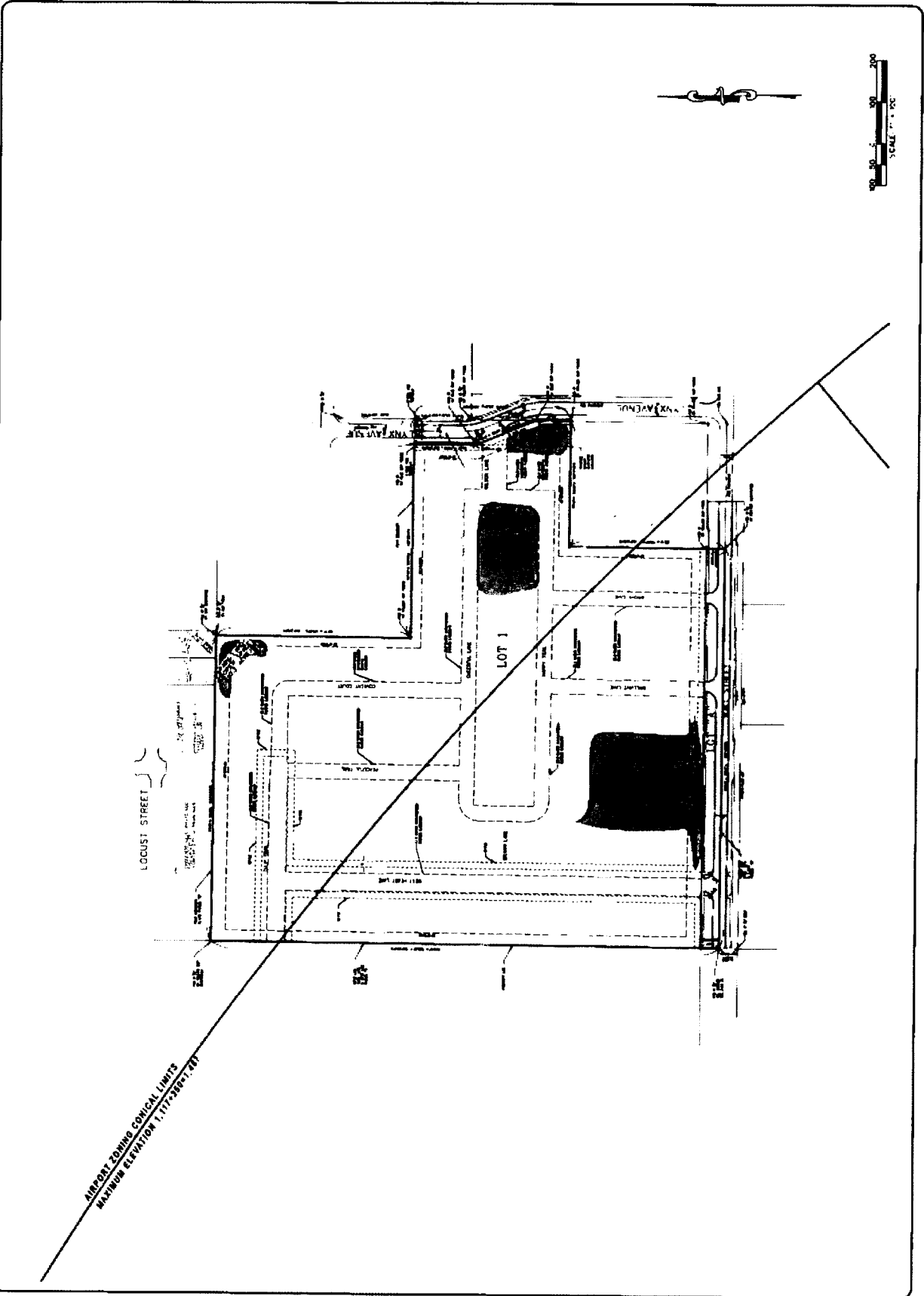
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WILSON ESTATES
 PRELIMINARY PLAT
 WEBSTER CITY, HAMILTON COUNTY, IOWA



DATE OF TITLE
 PRELIMINARY
 SURVEY
 LAYOUT

DRAWN BY
 CHECKED BY
 20008
 22



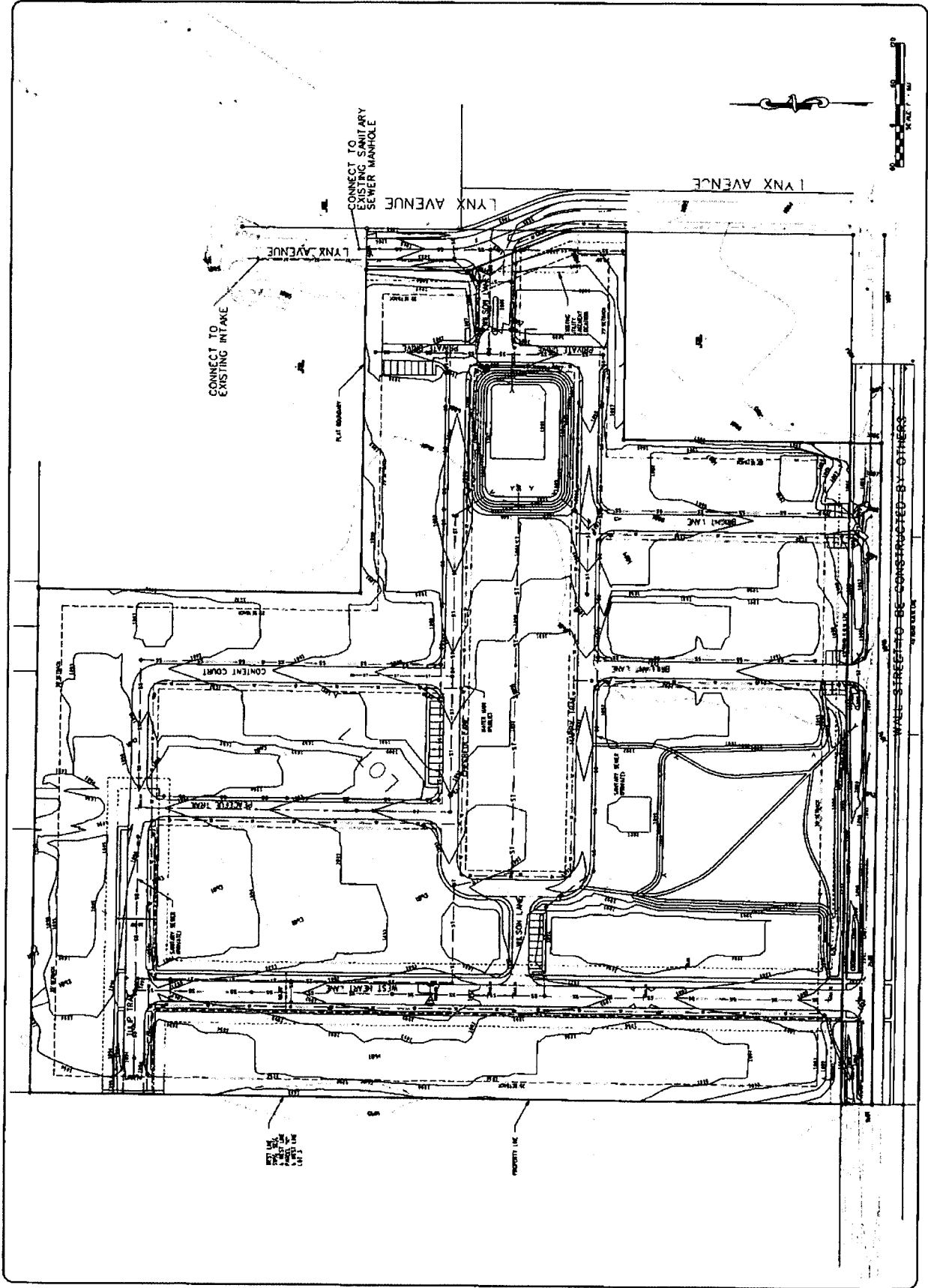
TERMS OF SALE
 DATE OF SALE
 2020-01

WILSON ESTATES
 PRELIMINARY PLAT
 WEBSTER CITY, HAMILTON COUNTY, IOWA



EXISTING TIME
 PRELIMINARY
 PLAT
 LAYOUT
 GRADING
 UTILITIES

DRAWN BY
 CHECKED BY
 DATE
 I.C. #12345
 20008
 C-3



P&Z APPROVAL FOR A PLANNED RESIDENTIAL UNITS DEVELOPMENT IN WEBSTER CITY, IOWA

The approval and recommendations of the Commission shall be accompanied by a report stating the reasons for approval of the plans and specific evidence and facts showing that the proposed planned residential unit meets the following conditions:

1. That the property adjacent to the area included in the plan will not be adversely affected, and to this end the Commission may provide, in the absence of an appropriate barrier, that uses of least intensity or a buffer of open space or screening be arranged along the borders of the project.

The adjacent property to the east and the north are of similar multi-family uses and are compatible. The property to the west is agricultural and lies outside of the corporate limits. The area to the south is buffered by Wall Street.

2. That the plan is consistent with the interest and purposes of the Zoning Ordinance to promote public health, safety, morals and general welfare.

The plan includes a condominium regime operated by the developer who is on call 24/7 with an onsite manager who will help coordinate any issues, The project is self-sufficient and will help to set the standards for health, safety, morals, and general welfare.

3. That the building shall be used for only one (1) family dwellings, two (2) family dwellings, multi-family dwellings and the usual accessory buildings and uses such as garages, storage space or community activities, including churches and including limited commercial activities such as laundry facilities that primarily serve the residents of the complex.

The project includes a variety of building types ...single family, duplexes, and three-plexes allowing for the consumer a selection of type and price point. No accessory buildings are proposed. Single and double attached garages are provided. No commercial activities are proposed.

4. That the average lot area per family, exclusive of the area occupied by public streets, shall not be less than the lot area per family required in the district in which the property is located.

The number and type of units proposed require 26.7 acres which is the area of property proposed for this development.

5. That sufficient area is reserved for recreational facilities.

2.8 acres of open space are proposed for the residents enjoyment, 0.03 acres in the east, 0.8 acres in the central, 1.5 acres in the southwest and 0.2 acres in the northeast. All proposed open/park space is planned to be owned and maintained by the developer.

Comments:

1. Storm sewer discharge location shall be to the south to Brewer Creek so as not to add to the amount of water being taken in the waterway between the Chizek and the Jaycox properties on Wall Street, which then flows through the 2 ponds belonging to the property owners at 1300 Wall Street and 2109 Beach Street (Tasler's).
2. Ownership of developer's half of Wall Street shall be given in fee simple to the City of Webster City.

P&Z APPROVAL FOR A PLANNED RESIDENTIAL UNITS DEVELOPMENT IN WEBSTER CITY, IOWA

3. The completion of Lynx Avenue shall be dedicated to the City of Webster City.
4. Land shall be reserved on the north for the extension of a possible street (put in by the City in the future) connecting Locust Street to the subdivision. Land shall be at no cost to the City.

MEMORANDUM

TO: Mayor and City Council

FROM: John Harrenstein, City Manager

DATE: January 6, 2025

RE: Setting Date for a Public Hearing on Designation of the 2025 Webster City Housing Urban Renewal Area and on Urban Renewal Plan and Project (February 3rd, 6:05 p.m.)

SUMMARY: Kading Properties, Urbandale, Iowa, has proposed to construct a new Planned Residential Development (PRD) on Wall Street. This development will consist of 212 rental-only units, including single family homes, duplexes, 3-plexes, 4-plexes and 6-plexes. This development addresses a significant portion of the City's housing needs, particularly workforce housing, as outlined in the Comprehensive Plan and Housing Study.

As part of Kading's application for the Planned Residential Development, the developer has also requested the use of Tax Increment Financing for reimbursement of costs related to public infrastructure that will be installed and deeded to the city. The Request for Business Incentives application is attached to this memo. To utilize Tax Increment Financing for the project an Urban Renewal Area must be created. The purpose of this agenda item is to set the date for a public hearing regarding the proposed new Urban Renewal Area.

Total investment by the company into Webster City to construct the development is estimated to be approximately \$28 million dollars. Of this amount, Kading estimates \$4,541,303 million will be eligible for reimbursement through Tax Increment Financing. The company requests these reimbursements be made bi-annually as all other TIF reimbursements are made in the city over a 15-year time frame.

In addition to the Tax Increment Financing, the company has requested the city make a capital improvement contribution toward the extension of Wall Street in the amount of \$1,200,000. These funds would be made available through a General Obligation Bond Issue in the 2025/2026 or 2026/2027 fiscal year similar to the funding for Fair Meadow I and Fair Meadow II projects. Funding for the debt service associated with the Wall Street extension will come from either the debt service levy or the sales tax fund.

PREVIOUS COUNCIL ACTION: On October 19, 2020, the City Council referred this request to the Planning and Zoning Commission for study and recommendation. The Planning and Zoning Commission recommended the approval of the PRD to City Council with conditions. Additionally, on November 16, 2020, the City Council passed a resolution accepting and approving the Preliminary Plat for Wilson Estates, submitted by Kading Properties. More recently, the Planning Commission held a public hearing in December of 2024 to approve the amended PRD proposal and recommended it for City Council approval.

FINANCIAL IMPLICATIONS: Approximately \$4.5 million in TIF funds and \$1.2 million in Capital Improvement dollars.

RECOMMENDATION: Staff recommends that the City Council set the date for a public hearing on Designation of the 2025 Webster City Housing Urban Renewal Area and on Urban Renewal Plan and Project for February 3rd at 6:05 p.m.

RESOLUTION NO. 2025- _____

Resolution Setting Date for a Public Hearing on Designation of the 2025 Webster City Housing Urban Renewal Area and on Urban Renewal Plan and Project

WHEREAS, a proposal has been made which shows the desirability of designating certain real property situated in the City of Webster City, Iowa (the “City”) as the 2025 Webster City Housing Urban Renewal Area (the “Urban Renewal Area”) in order to facilitate projects for the promotion of economic development, pursuant to the provisions of Chapter 403, Code of Iowa; and

WHEREAS, under the proposal, the real property (the “Property”) described on Exhibit A hereto would be designated as the Urban Renewal Area; and

WHEREAS, this City Council is desirous of obtaining as much information as possible from the residents of the City before making this designation; and

WHEREAS, a proposed urban renewal plan (the “Plan”) has been prepared for the governance of projects and initiatives to be undertaken in the Urban Renewal Area and which authorizes an initial urban renewal project to be undertaken therein consisting of providing tax increment financing support to a private developer in connection with the construction of public infrastructure necessary for the development of a housing subdivision; and

WHEREAS, the Property meets the definition of “agricultural land” under Section 403.17 of the Code of Iowa and, pursuant to said law, a consent agreement (the “Ag Land Consent”) has been prepared for execution by the owner (the “Ag Land Owner”) of such Property; and

WHEREAS, it is now necessary that a date be set for a public hearing on the designation of the Urban Renewal Area and on the Plan;

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

Section 1. This City Council will meet at the Council Chambers in City Hall, Webster City, Iowa, on February 3, 2025, at 6:05 p.m., at which time and place it will hold a public hearing on the designation of the proposed Urban Renewal Area described in the preamble hereof and on the proposed Plan for said Area.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached to this resolution, which publication shall be made in a legal newspaper of general circulation in Webster City, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for the hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Clerk, or his designee, is hereby designated as the City’s representative in connection with the consultation process which is required under that section of the urban renewal law.

Section 4. In satisfaction of the consent requirements set forth in Section 403.17(10) of the Code of Iowa with respect to the inclusion of “agricultural land” in an urban renewal area, it is hereby directed that the Ag Land Consent be presented to the Ag Land Owner for execution and delivery to the City prior to the public hearing on February 3, 2025.

Section 5. The Plan is hereby submitted to the City’s Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Passed and approved January 6, 2025.

Mayor

Attest:

City Clerk

NOTICE OF A PUBLIC HEARING ON DESIGNATION OF THE 2025
WEBSTER CITY HOUSING URBAN RENEWAL AREA, AND ON
PROPOSED URBAN RENEWAL PLAN AND PROJECT

Notice Is Hereby Given: That at 6:05 p.m., at the Council Chambers in City Hall, Webster City, Iowa, on February 3, 2025, the City Council of the City of Webster City, Iowa (the “City”) will hold a public hearing on the question of designating as the 2025 Webster City Housing Urban Renewal Area (the “Urban Renewal Area”), pursuant to Chapter 403 of the Code of Iowa, certain real property described as follows:

Parcel Letter “K” as recorded in Document 2017 389, Slide 57A, Page 12 of the Hamilton County, Iowa, Recorder’s Office, located in the SW ¼ of the SE ¼ of Section Two, Township 88 North, Range 26, West of the 5th P.M., Webster City, Hamilton County, Iowa, except Parcel “A” of Parcel Letter “K” as recorded in Document 2018 66, Slide 57A, Page 16 of the Hamilton County, Iowa, Recorder’s Office, Webster City, Hamilton County, Iowa.

The subject matter of the public hearing will also include a proposed urban renewal plan and project for the Urban Renewal Area identified above, pursuant to Chapter 403, Code of Iowa, a copy of which plan is on file for public inspection in the office of the City Clerk.

The general scope of the proposed urban renewal plan (the “Plan”), as more specifically described therein, includes the following:

Increasing the tax base and promoting economic growth in the City by encouraging economic development, constructing necessary public improvements and assisting private enterprise through tax increment financing incentives in the Urban Renewal Area. The initial project to be undertaken under the Plan will consist of providing tax increment financing support to a private developer in connection with the construction of public infrastructure necessary for the development of a housing subdivision in the Urban Renewal Area.

At the hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matter of the hearing.

John Harrenstein
City Clerk

EXHIBIT A
LEGAL DESCRIPTION
2025 WEBSTER CITY HOUSING URBAN RENEWAL AREA

Parcel Letter "K" as recorded in Document 2017 389, Slide 57A, Page 12 of the Hamilton County, Iowa, Recorder's Office, located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section Two, Township 88 North, Range 26, West of the 5th P.M., Webster City, Hamilton County, Iowa, except Parcel "A" of Parcel Letter "K" as recorded in Document 2018 66, Slide 57A, Page 16 of the Hamilton County, Iowa, Recorder's Office, Webster City, Hamilton County, Iowa.

REQUEST FOR BUSINESS INCENTIVE - PROJECT APPLICATION FORM

PROJECT:

1. Contact Information

Business Name: Kading

Address: 7008 Madison Avenue, Urbandale, Iowa, 50322

Telephone: 515-229-9321

Contact: Chace Hauschilt, Development

2. Brief Description of Business:

Kading is a development, construction, and property management company that collaborates with Midwest communities and residents to fill a gap in workforce housing. We believe in supporting the working family by providing a private entrance, front door lifestyle they can afford, and we believe in supporting communities by offering an approach that provides prosperity and growth for the local economy.

3. Present ownership of the site:

Williams, Marilyn L Living Trust & Etal, Gumm Jack E Etal, Richardson, Brian E & Moore, Shirley K. The company has executed an option to purchase the site once all entitlements and a development agreement is approved. The option extends to the end of 2024 unless additional due diligence time is needed to obtain public approvals.

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

Kading properties proposed to build a new subdivision within the City of Webster City containing 212 rental units in duplex, fourplex, six-plex, and two-story townhome style units. Approximately 216,468 total square feet of living area is contained within the development. The proposed development sits on 26.71 acres and will include two storm drainage areas and a green space recreational area for residents. The project also proposes to connect Lynx Avenue from the two end points and extend Wall Street to the western edge of the property.

5. Total Estimated Project Costs:

Land Acquisition:	\$480,000
Site Development (public improvements):	\$4,541,303
Building Costs:	\$21,205,724
Soft Costs:	\$379,705
Financing Costs	\$1,208,422
Contingencies:	\$253,137
Total:	\$28,068,291

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

The developer requests assistance with public improvements costs associated with the development as allowed by state statute and local policy. These projects include:

Wall Street Extension: \$229,831

Tulip Trail and West Heart Lane: \$2,214,475

Private Area – Water Main & Sanitary Sewer*: \$1,525,439

Lynx Avenue Connection: \$571,558

Total: \$4,541,303

**To be dedicated to the city as public improvements*

The project will be constructed in three phases over three to four years. The amount of TIF generated over a 15-year timeframe is estimated to be approximately \$4,962,695 million dollars.

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

Received.

8. Total Estimated Market Value at completion: \$32,395,000

9. Estimated real estate taxes upon completion: \$452,071

Real estate tax estimate based on year three of the buildout. Please note 36.77% of annual TIF revenue is deposited into the LMI Fund and as proposed by the developer the remainder would be reimbursed over a 15 year period not to exceed \$4,539,062.)

10. Source of Financing

A. Equity	\$5,613,658
B. Bank Loan	\$22,454,632
Total:	\$28,068,291

11. Amount of Assistance Requested: \$4,539,062

12. Type of Assistance Requested (Upfront or PayGo): PayGo

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

Architect: Plum Building Systems, 1100 SE Alice’s Rd, Waukee, IA 50263

Engineer: Lee Chamberlin , 10430 New York Ave C, Urbandale, IA 50322

General Contractor: Kading Construction, 7008 Madison Ave, Urbandale, IA 50322

14. Project construction schedule:

- A. Construction Start Date: Fall 2025
- B. Construction Completion Date: Fall 2028
- C. If phased project: First year 33% complete, Second year 66% complete, Third year, 100% complete

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

The developer requests assistance with public improvements costs associated with the development as allowed by state statute and local policy.

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

- ✓ **To retain and/or expand existing businesses located in the city** (additional support for local businesses)
- ✓ **To increase the tax base**
- ✓ To diversify the local economy, encourage economic and commercial activity, including the range of goods and services available
- ✓ **To retain local jobs and/or increase the number and diversity of jobs that offer stable employment and/or attractive wages and benefits.** (Local employers seeking additional employees)
- ✓ **To encourage additional unsubsidized private development in the area, either directly or indirectly through “spin off” development or attracting other businesses, jobs, and investments in the area. (Presence of additional population may spur additional investment locally)**
- ✓ **To facilitate the development process and to achieve development on sites which would not otherwise be developed or that would be underdeveloped without assistance.**
- ✓ To remove blight and/or encourage redevelopment of commercial and industrial areas in the city that result in quality redevelopment and private reinvestment.
- ✓ To offset increased costs of development or redevelopment (i.e. contaminated site clean-up) over and above the costs normally incurred in development.
- ✓ **To fully utilize existing or planned infrastructure improvements.**
- ✓ To encourage fast-growing businesses
- ✓ To encourage businesses that provide basic goods and services
- ✓ **To create opportunities for affordable housing (This is essentially what the TIF allows our project to do)**
- ✓ **To create opportunities for additional housing in the community**

- ✓ **To contribute to the implementation of other identifiable goals of the City.**

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

The company has done extensive development throughout the state of Iowa including work in the following communities: Madrid, Osceola, Des Moines, Adel, Boone, Marshalltown, Perry, Newton, Grinnell, Stuart, Winterset, Indianola, Knoxville, Corydon, Pella, Storm Lake, Altoona, Bondurant, Huxley, Pleasant Hill

18. Additional Comments. None.

ADDITIONAL DOCUMENTATION AND CHECKLIST

Applicants are required to provide the following documentation.

All personal financial information will be kept private and confidential.

1. Written business plan or a description of the business, ownership/management, date established, products and services, and future plans. *Received.*
2. Two year financial projections, or if a housing project, or leased space include a 10-year operating pro-forma. *Received.*
3. Letter of commitment from other sources of financing, stating terms and conditions of their participation in the project. *Received.*
4. Attach the following documentation:
 - a. Corporation/partnership description: Kading is comprised of Kading Development, Kading Construction, and Kading Properties. Kading Development works with community leaders and employers to learn about their housing needs and work towards a development solution. Kading construction is the general contractor during construction of the developments. Kading Properties manages the properties upon completion of construction, handling maintenance, leasing, and resident communication.
 - b. List of Shareholders/Partners: Kading is a family-owned business.

Organization

Owner: Rick Kading

CEO: Karie Kading Ramsey

Vice President of Operations: Heather Kading Burns

Portfolio Manager: Lindsey Kading Opp

Director of Construction: Tony Dressen

Operations Manager: Tyler Dillenburg

Development Specialist: Chace Hauschilt

- c. Description of Project: *Received.*
- d. List of Prospective Lessees: N/A
- e. Legal Description, Property Identification Numbers, maps of the project area, and project renderings: *Received.*
- f. Public Purpose Narrative: *Received.*
- g. Sources & Uses of Funds: *Received.*

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

Applicant Name: Date:

By:

Its:

CITY OF WEBSTER CITY, IOWA
URBAN RENEWAL PLAN
2025 WEBSTER CITY HOUSING URBAN RENEWAL AREA

FEBRUARY, 2025

I. INTRODUCTION

Chapter 403 of the Code of Iowa authorizes cities to establish areas within their boundaries known as “urban renewal areas,” and to exercise special powers within these areas. Urban renewal powers were initially provided to cities in order that conditions of blight and of deterioration within cities might be brought under control. Gradually, urban renewal has been found to be a useful tool, as well, for economic development in previously undeveloped areas and for retention of enterprises and jobs in other areas.

In order to facilitate the use of urban renewal for economic development, in 1985, the Iowa General Assembly amended Chapter 403 to authorize City Councils to create “economic development” areas. An economic development urban renewal area may be any area of a city which has been designated by the City Council as an area which is appropriate for commercial, industrial and/or residential housing enterprises and in which the city seeks to encourage further development.

As an additional expression of the role for local governments in private economic development, the General Assembly also enacted Chapter 15A of the Code of Iowa, which declares that economic development is a “public purpose” and authorizes local governments to make grants, loans, guarantees, tax incentives and other financial assistance to private enterprise. The statute defines “economic development” as including public investment involving the creation of new jobs and income or the retention of existing jobs and income that would otherwise be lost.

The process by which an economic development urban renewal area may be created begins with a finding by the City Council that such an area needs to be established within the City. An urban renewal plan is then prepared for the area, which must be consistent with the City’s existing comprehensive or general plan. All other affected taxing entities must be notified and given an opportunity to comment on the plan. The City Council must hold a public hearing on the urban renewal plan, following which, the Council may approve the plan.

In 1996, the Iowa General Assembly again expanded the scope of urban renewal legislation relative to housing development in “economic development areas.” This legislation allows the use of tax increment financing (TIF) for housing projects beyond those that benefit only low and moderate income (LMI) families. Under the 1996 legislation, TIF can be used to support the construction of public infrastructure for any type of housing development as long as a percentage of the TIF revenues or funds from other sources, equal to or greater than the percentage of LMI families in the county, is set aside to help meet the housing needs on this group.

This document is intended to serve as the Urban Renewal Plan for the 2025 Webster City Urban Renewal Area (the “Urban Renewal Area”) of the City of Webster City, Iowa (the “City”) and will guide the City in promoting economic growth through the encouragement of residential development in such area as detailed herein. This document is an Urban Renewal Plan within the meaning of Chapter 403 of the Code of Iowa and sets out proposed projects and activities within the Urban Renewal Area.

II. DESCRIPTION OF URBAN RENEWAL AREA

A description of all property (the “Property”) that has been included within the Urban Renewal Area is attached hereto as Exhibit A.

III. URBAN RENEWAL OBJECTIVES

The primary objectives for the development of the Urban Renewal Area are:

1. To contribute to a diversified, well-balanced local economy by creating job opportunities and strengthening the property tax base.
2. To assist in providing land and resources for new and expanded residential development in a manner that is efficient from the standpoint of providing municipal services.
3. To stimulate through public action and commitment, private investment in residential development through the use of various federal, state and local incentives, including tax increment financing.
4. To provide municipal infrastructure, services and facilities that enhance possibilities for economic development and community attractiveness to private enterprise.
5. To help finance the cost of streets, water, sanitary sewer, storm sewer, or other public improvements in support of new residential development.
6. To provide a more marketable and attractive investment climate.
7. To increase the number of housing units in the City that are safe, attractive and comfortable.
8. To provide public facilities to enhance City services and enhance the economic attractiveness of the community.
9. To provide assistance for housing on a City-wide basis to families whose incomes are no greater than 80% of the median family income in Hamilton mariCounty.

IV. URBAN RENEWAL PROJECTS AND ACTIVITIES

The following types of activities are examples of the specific actions which may be undertaken by the City within the Urban Renewal Area:

1. Preparation of plans related to the development and implementation of the Urban Renewal Area and specific urban renewal projects.
2. Construction of public improvements and facilities, including streets, public utilities or other facilities in connection with an urban renewal project.
3. Construction of buildings or specific site improvements such as grading and site preparation activities, access roads and parking, railroad spurs, fencing, utility connections, and related activities.
4. Acquisition, preparation and disposition of property for development and/or redevelopment.
5. Making available, as appropriate, financing for development projects, including conventional municipal borrowing and tax increment financing resulting from increased property values in the Urban Renewal Area.
6. Pursuant to state law, provision of direct financial assistance, including grants, loans and tax increment rebate agreements, to private persons engaged in economic development, in such form and subject to such conditions as may be determined by the City Council.

V. SPECIFIC URBAN RENEWAL PROJECTS

Name of Project: Residential Subdivision Development Project

Date of Council Approval of Project: February 3, 2025

Description of Project: A private developer (the “Developer”) is undertaking the development of a residential subdivision (the “Housing Project”) and the corresponding construction of public infrastructure (the “Infrastructure Project”) on the Property (as defined in Section II above) in the Urban Renewal Area. The addition of new residential housing in the City will enhance the quality of life in the City thereby resulting in commercial and residential growth in the City.

It has been requested that the City provide tax increment financing assistance to the Developer in support of the efforts to complete the Infrastructure Project.

The costs incurred by the City in providing tax increment financing assistance to the Developer will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$15,000.

Description of Use of TIF: The City intends to enter into a development agreement (the “Agreement”) with the Developer with respect to the construction of the Housing Project and the Infrastructure Project and to provide annual appropriation economic development payments (the “Payments”) to the Developer thereunder. The Payments, in an amount not to exceed \$4,600,000 will be funded with incremental property tax revenues to be derived from the Property.

The City also intends to provide the Developer with an economic development grant (the “Grant”) in an amount not to exceed \$1,200,000. The Grant will be funded with either borrowed funds and/or an internal advance of City’s funds on hand which will be repaid with incremental property tax revenues to be derived from the Property.

It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Infrastructure Project, including the Payments (\$4,600,000), the Grant (\$1,200,000), the Admin Fees (\$15,000), and the LMI Set Aside (\$2,426,018) (as described below) will not exceed \$8,241,018.

LMI Set Aside: Pursuant to the provisions of Section 403.22 of the Code of Iowa, the City will provide low and moderate income family housing assistance in its area of operation in an amount not less than 41.72% of the incremental property tax revenues to be paid to the Developer under the Development Agreement.

VI. LAND USE PLAN AND PROPOSED DEVELOPMENT

The City has adopted a Comprehensive Land Use Plan which guides the establishment of commercial, residential and industrial land uses throughout the incorporated area. Land use in the Urban Renewal Area will be carried out in a manner that will maintain consistency with the Comprehensive Land Use Plan.

VII. TAX INCREMENT FINANCING

In order to assist in the development or retention of private enterprises, the City may be requested to acquire land, construct public improvements or provide economic development loans, grants or other tax incentives for the benefit of private enterprises in order to enhance the value of property in the Urban Renewal Area. As part of the Urban Renewal Area, the City has adopted an ordinance to create a tax increment district (the “TIF District”), within which the property taxes eventually paid by new private development may be used to pay costs of urban renewal projects for these types of activities, including reimbursing the City or paying debt service on obligations issued by the City. The use of these tax revenues is known as tax increment financing (“TIF”).

Depending upon the date upon which the TIF District is legally established and the date on which debt is initially certified within the TIF District, an original taxable valuation is established for the property within the TIF District, which is known as the “base valuation.” The “base valuation” is the assessed value of the taxable property in the TIF District as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt payable from TIF revenues to be generated within that TIF District. When the value of

the property inside the TIF District increases by virtue of new construction or any other reason, the difference between the base valuation and the new property value is the “tax increment” or “incremental value.”

Procedurally, after tax increment debt has been incurred for the financing of improvements within the TIF District or for the payment of economic development incentives to private entities, property taxes levied by all local jurisdictions (city, county, school, area college) against the incremental value, with the exception of taxes levied to repay current or future debt incurred by local jurisdictions and the school district instructional support and physical plant and equipment levies, are allocated by state law to the City’s tax increment fund rather than to each local jurisdiction. These new tax dollars are then used to pay principal and interest on any tax increment debt incurred or to pay the costs of projects in the Urban Renewal Area.

VIII. ASSISTANCE TO FAMILIES OF LOW AND MODERATE INCOME

The City’s primary objective in the Urban Renewal Area is to promote new residential development and the corresponding construction of public infrastructure.

When a City utilizes TIF to support the provision of public infrastructure related to residential development, a percentage of the TIF revenues generated by the project (or other funds of the City) must be used to provide assistance (“LMI assistance”) to families of low and moderate income (“LMI families”).

As approved by the Iowa Department of Economic Development, the percent of incremental revenues used to provide LMI assistance must be at least equal to 41.72% of the TIF revenues generated by this project. LMI families are those whose incomes do not exceed 80% of the median county income in Hamilton County.

The requirement to provide assistance for LMI housing may be met either by ensuring that at least 41.72% of the units constructed in the area are occupied by families whose incomes are at or below 80% of the median county income, or by setting aside an amount equal to 41.72% of the project costs for LMI housing activities elsewhere in the City.

If funds are set aside, as opposed to constructing affordable housing in the Urban Renewal Area, the type of assistance provided anywhere within the City may include but is not necessarily limited to:

1. Owner/renter-occupied housing rehabilitation.
2. Grants, credits or other direct assistance to LMI families.
3. Homeownership assistance.
4. Tenant -based rental assistance.
5. Down-payment assistance.
6. Mortgage interest buy-down assistance.

7. Infrastructure development for LMI housing.

IX. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect until it is repealed by the City Council. The collection of incremental property taxes in the Urban Renewal Area will continue for the maximum number of years authorized by Chapter 403 of the Code of Iowa unless otherwise determined by action of the City Council.

X. PLAN AMENDMENTS

This Urban Renewal Plan may be amended in accordance with the procedures set forth in Chapter 403 of the Code of Iowa to, for example, change the project boundaries, modify urban renewal objectives or activities, or to carry out any other purposes consistent with Chapter 403 of the Code of Iowa.

XI. FINANCIAL INFORMATION

CITY DEBT INFORMATION

1. Current constitutional debt limit:	<u>\$13,939,127</u>	
2. Outstanding general obligation debt:	<u>\$10,565,000</u>	
3. Proposed amount of TIF debt to be incurred*:		
	<u>\$4,600,000</u>	(Payments)
	<u>\$1,200,000</u>	(Grant)
	<u>\$ 15,000</u>	(Admin Fees)
	<u>\$2,426,018</u>	(LMI Amount)
	<u>\$8,241,018</u>	(Total)

*Some or all of the debt incurred hereunder may be subject to annual appropriation by the City Council.

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2025 WEBSTER CITY HOUSING URBAN RENEWAL AREA**

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1620 Superior Street Unit 1
Webster City, IA 50595
(515) 832-2885
(515) 832-2515 fax



GROVES & CHIZEK LAW OFFICE

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December 31, 2024

TO: Members of the City Council
RE: Summary of Professional Services for December 2024.

Dear Council Members:

Outlined below is a summary of professional services I have provided for the City of Webster City as City Attorney for the month of December 2024. The main issues I addressed this past month were (a) preparation of purchase agreement with Chris Teel to purchase his vacant property on the northwest portion the city; and (b) attended the City's speed camera hearing in Des Moines.

In regards to the Chris Teel property, I prepared the necessary paperwork for the City to acquire said real estate. Once we have the abstract from Teel's attorney, we'll complete the title work with hopes this transaction will close in January.

In regards to the speed camera hearing, I attended the oral arguments in Polk County on December 13th, along with the City's outside Council, Tom Goodhue. This was in regards to the City's motion for temporary injunction to allow for the speed cameras to be turned back on prior to the court ruling on the City's petition regarding the merits of the case. The hearing lasted roughly an hour and the judge indicated that we should have a ruling here soon. I will keep you updated when that comes in.

Respectfully submitted,

Zachary S. Chizek
Attorney at Law