



CITY OF ANAMOSA
CITY COUNCIL AGENDA – REGULAR SESSION

MONDAY, APRIL 27, 2026 – 6:00 P.M.
ANAMOSA LIBRARY & LEARNING CENTER
600 E. 1ST STREET, ANAMOSA, IA 52205

Zoom Meeting Link (Viewing Only)
<https://us02web.zoom.us/j/86089851793>
Meeting ID: 860 8985 1793
Passcode: Anamosa

Join by Telephone
+1 312 626 6799 US
Meeting ID: 860 8985 1793
Passcode: 7681616

*To address the City Council, please wait for the Mayor to open the floor for public comment on an agenda item.
Before speaking, approach the podium, provide your name and address, and limit comments to five (5) minutes per agenda item.
Profane, obscene, or slanderous language will not be permitted.*

- 1.0) **Roll Call**
- 2.0) **Pledge Of Allegiance**
- 3.0) **Consent Agenda (Review & Approve):**
 - a) Minutes from the April 13, 2026 – Regular Session
 - b) Minutes from the April 13, 2026 – Special/Closed Session
 - c) Current bills
 - d) Cigarette/tobacco/nicotine/vapor permits
 - e) Noise/street closure permit applications
- 4.0) **Postponed Items/Unfinished Business:**
 - 4.1) **Resolution 2026-20** – Resolution Setting Date for a Public Hearing on Designation of the 2026 Kouba Second Addition Housing Urban Renewal Area and on Urban Renewal Plan and Project. **Roll Call.**
 - 4.2) **Resolution 2026-21** – Resolution Setting Date for a Public Hearing on Designation of the 2026 Northland Second Addition Housing Urban Renewal Area and on Urban Renewal Plan and Project. **Roll Call.**
- 5.0) **Council Action Items:**
 - 5.1) **Resolution 2026-22** – To set the wage for the position of Part-Time Library Clerk for fiscal year ending June 30, 2026. **Roll Call.**
 - 5.2) **Review & Approve** – Purchase request, not to exceed \$25,00.00 (\$91,877 less \$66,908 insurance settlement), to replace the roof at the Wastewater Treatment Plant, due to damages resulting from the fire incident.
 - 5.3) **Review & Approve** – Purchase request, in the amount of \$143,761.00, to replace faulty Well #6.
 - 5.4) **Review & Approve (Consent Agenda):** Pay requests totaling \$8,468.60.
 - a) From ECICOG, in the amount of \$1,575.00, for the Downtown Façade Revitalization Project.
 - b) From HR Green, in the amount of \$858.60, for the Ford & Huber Sanitary Sewer Project.
 - c) From HR Green, in the amount of \$2,780.00, for the Elm & Hickory Sanitary Sewer Project.
 - d) From HR Green, in the amount of \$3,255.00, for the WWTP Re-Rate Project.
- 6.0) **City Administrator's Report**
- 7.0) **Mayor & Council Reports**
 - 7.1) Mayor's report
 - 7.2) Council reports
- 8.0) **Public Comment For Items Not On The Agenda**
- 9.0) **Adjournment**

STATEMENT OF COUNCIL PROCEEDINGS
April 13, 2026

The City Council of the City of Anamosa met in Regular Session on April 13, 2026, at the Anamosa Library and Learning Center at 6:00 p.m. with Mayor Rod Smith presiding. The following Council Members were present: Rich Crump, Tim Shada, Todd Weimer, Dan Smith, and Brian Hurt. Absent: Kay Smith. Also present were Jeremiah Hoyt, City Administrator and Kaylee Palmer, City Clerk.

Mayor Rod Smith called the meeting to order at 6:00 p.m. Roll call was taken with a quorum present.

Motion by Crump, seconded by Hurt approving the consent agenda items: Minutes of the Regular Session 03/23/26, minutes of the Special Session 03/30/2026, current bills, liquor licenses, tobacco permits, and noise/street closure applications. Roll vote: Ayes- Shada, Weimer, D. Smith, Hurt, Crump. Nays- none. Motion carried.

Mayor Smith opened the public hearing at 6:02 p.m. for the FY27 Budget Adoption.

Mayor Smith opened the floor to public comment. No comment was made.

Mayor Smith closed the public hearing at 6:03 p.m.

Motion by Crump, seconded by Weimer approving Resolution 2026-17, a resolution adopting the annual budget for Fiscal Year beginning July 1, 2026 and ending June 30, 2027. Roll vote: Ayes- Weimer, D. Smith, Hurt, Crump, Shada. Nays- none. Motion carried.

Mayor Smith opened the public hearing at 6:03 p.m. regarding the proposed annexation of real estate, including two parcels, owned by the City of Anamosa and, separate, by Dave and Erin Jenkins.

Mayor Smith opened the floor to public comment. No comment was made.

Mayor Smith closed the public hearing at 6:04 p.m.

Motion by Weimer, seconded by Crump approving Resolution 2026-18, a resolution annexing real estate, including two parcels, owned by the City of Anamosa, and separately by Dave and Erin Jenkins. Roll vote: Ayes- D. Smith, Hurt, Crump, Shada, Weimer. Nays- none. Motion carried.

Mayor Smith turned the floor over to Melissa Clow of HR Green for a project status update. Clow reported that the City is in the process of finalizing easement agreements for the 3rd Street sidewalk project. The team is currently reviewing sidewalk data collected by Tiger Eye and updating the GIS dashboard accordingly.

She also noted that the sewer work in the alley between Ford and North Huber Streets is nearly complete. Ongoing maintenance of the GIS database continues. Additionally, HR Green is still coordinating with Kwik Star and Sundstop regarding their final site plans.

Motion by Hurt, seconded by Crump approving Resolution 2026-19, a resolution to set the wage for the position of Part-time/Seasonal Pool Manager for fiscal year ending June 30, 2026. Roll vote: Ayes- Hurt, Crump, Shada, Weimer, D. Smith. Nays- none. Motion carried.

Motion by Crump, seconded by D. Smith approving the renaming of the Anamosa Arboretum, to Serenity Park, at the recommendation of the Parks & Recreation Board. Roll vote: Ayes- D. Smith, Weimer, Shada, Crump. Nays- none. Motion carried.

Motion by Hurt, seconded by Weimer approving the School Resource Officer 28E Agreement, between the City of Anamosa and St. Patrick School. Roll vote: Ayes- Weimer, Shada, Crump, Hurt, D. Smith. Nays- none. Motion carried.

Motion by Crump, seconded by D. Smith approving the Consent Agenda pay requests totaling \$11,763.37. Roll vote: Ayes- Shada, Crump, Hurt, D. Smith, Weimer. Nays- none. Motion carried.

City Administrator's report: Hoyt wanted to remind everyone that the City of Anamosa is holding its annual Spring Cleanup Day this Saturday, April 18, 2026.

Council's report: Council member Weimer stated that their first EMS meeting will be held at the new EMS training/storage facility. He encouraged everyone to drive past there and check out the new facility. Council member Hurt noted the success of the Easter Egg event, the IPRA conference, and the new Parks & Recreation activities.

Mayor Smith opened the floor to public comment for items not on the agenda. No public comment was made.

Meeting adjourned at 6:31 p.m.

Rod Smith, Mayor

ATTEST:

Kaylee Palmer, City Clerk

STATEMENT OF COUNCIL PROCEEDINGS

April 13, 2026

The City Council of the City of Anamosa met in Closed Session April 13, 2026, at the Anamosa Library & Learning Center at 7:00 p.m. with Mayor Rod Smith presiding. The following Council Members were present: Rich Crump, Tim Shada, Todd Weimer, Dan Smith, and Brian Hurt. Absent: Kay Smith. Also present were Jeremiah Hoyt, City Administrator; Kaylee Palmer, City Clerk; and Patrick O'Connell, City Attorney.

Mayor Rod Smith called the meeting to order at 7:00 p.m. Roll was taken with a quorum present.

Motion by Crump, seconded by Weimer to enter into Closed Session per Iowa State Code Section 21.5(1)(c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation. Roll vote: Ayes- Shada, Crump, Weimer, D. Smith, Hurt. Motion carried.

Council entered into Closed Session at 7:02 p.m.

Council returned to Open Session at 8:40 p.m.

Motion by Crump, seconded by Weimer directing the City Attorney to proceed as advised by the City Council in Closed Session. Roll vote: Ayes- Weimer, D. Smith, Hurt, Crump, Shada. Motion carried.

Meeting adjourned at 8:41 p.m.

Rod Smith, Mayor

ATTEST:

Kaylee Palmer, City Clerk



City of Anamosa, IA

Expense Approval Report

By Fund

Post Dates 4/14/2026 - 4/27/2026

Vendor Name	Post Date	Description (Item)	Account Number	Amount
Fund: 001 - GENERAL FUND				
Department: 000 - 000				
COLLECTION SERVICES CENTER	04/24/2026	COLLECTION SERVICES	001-000-2204	534.47
CITY OF ANAMOSA	04/24/2026	FLEXIBLE - CHILDCARE	001-000-2204	76.92
CITY OF ANAMOSA	04/24/2026	FLEX - MEDICAL	001-000-2204	266.46
IPERS COLLECTIONS	04/24/2026	IPERS	001-000-2203	8,045.51
IPERS COLLECTIONS	04/24/2026	IPERS	001-000-2203	3,507.69
941 TAX EFT PAYMENT	04/24/2026	MEDICARE TAX	001-000-2206	2,247.32
941 TAX EFT PAYMENT	04/24/2026	SOCIAL SECURITY TAX	001-000-2202	9,609.36
941 TAX EFT PAYMENT	04/24/2026	FEDERAL TAX	001-000-2200	5,102.47
TREASURER STATE OF IOWA	04/24/2026	STATE TAX	001-000-2201	2,222.36
Department 000 - 000 Total:				31,612.56
Department: 110 - POLICE				
KIECK'S	04/27/2026	ALTERATIONS	001-110-6181	15.00
KIECK'S	04/27/2026	UNIFORM - SHIRT/PANTS/ALT...	001-110-6181	462.94
LYNCH DALLAS, P.C.	04/27/2026	LEGAL NUISANCE ENFORCEM...	001-110-6411	240.00
U.S. CELLULAR	04/27/2026	PD CAR ROUTERS	001-110-6480	261.18
IA WORKFORCE DEVELOPME...	04/27/2026	UNEMPLOYMENT - WERLING	001-110-6170	1,916.93
MAQUOKETA VALLEY ELECTRI...	04/27/2026	PHONE/INTERNET	001-110-6373	164.80
DRJ GROUP LLC	04/27/2026	ANNUAL EXT. MAINTENANCE	001-110-6504	50.00
VISA	04/17/2026	FLEX PRO PANTS	001-110-6181	127.68
VISA	04/17/2026	REPLACEMENT EAR PIECES	001-110-6504	16.48
VISA	04/17/2026	CASE FOR CHAIN/HINGED CUF...	001-110-6504	39.52
VISA	04/17/2026	EVIDENCE BAGS	001-110-6504	71.97
VISA	04/17/2026	POSTAGE	001-110-6508	6.52
VISA	04/17/2026	CERTIFIED MAILING	001-110-6508	28.41
VISA	04/17/2026	BATTERIES	001-110-6535	21.87
LYNCH DALLAS, P.C.	04/27/2026	COLLECTIVE BARGAINING/MIL...	001-110-6411	99.88
Department 110 - POLICE Total:				3,523.18
Department: 210 - ROADS, BRIDGES, SIDEWALKS				
JONES REGIONAL MEDICAL CTR	04/27/2026	WORK COMP DRUG SCREEN &...	001-210-6160	122.31
ANAMOSA STATE PENITENTIA...	04/27/2026	INMATES	001-210-6490	315.00
Department 210 - ROADS, BRIDGES, SIDEWALKS Total:				437.31
Department: 290 - SOLID WASTE				
JONES COUNTY SOLID WASTE...	04/27/2026	TIRES	001-290-6460	405.00
JONES COUNTY SOLID WASTE...	04/27/2026	TIRES	001-290-6460	330.00
JONES COUNTY SOLID WASTE...	04/27/2026	TIRES	001-290-6460	325.00
A&L ROLLOFF, INC	04/27/2026	MATERIALS FROM CITYWIDE ...	001-290-6460	3,677.50
Department 290 - SOLID WASTE Total:				4,737.50
Department: 450 - CEMETERY FUND				
MENARDS	04/27/2026	OVERHEAD GARAGE DOOR	001-450-6796	489.00
IOWA INSURANCE DIVISION	04/27/2026	ANNUAL CEMETERY REPORT	001-450-6489	127.50
Department 450 - CEMETERY FUND Total:				616.50
Department: 612 - CITY ADMINISTRATOR				
REDS TOWING/PETRO STOP, I...	04/27/2026	VEHICLE MAINTENANCE - BL...	001-612-6182	414.37
VISA	04/17/2026	IMFOA MEMBERSHIP	001-612-6430	50.00
VISA	04/17/2026	2026 IMMI CONFERENCE	001-612-6445	400.00
VISA	04/17/2026	PARKING IaCMA CONFERENCE	001-612-6446	14.00
VISA	04/17/2026	PARKING IaCMA CONFERENCE	001-612-6446	4.00
Department 612 - CITY ADMINISTRATOR Total:				882.37
Department: 622 - SUPPORT ADMINISTRATION				
ENCOMPASS	04/27/2026	IT SERVICES	001-622-6480	5,081.00

Expense Approval Report

Post Dates: 4/14/2026 - 4/27/2026

Vendor Name	Post Date	Description (Item)	Account Number	Amount
ANAMOSA JOURNAL-EUREKA	04/27/2026	LEGALS	001-622-6414	400.17
MAQUOKETA VALLEY ELECTRI...	04/27/2026	PHONE/INTERNET	001-622-6373	224.60
ANAMOSA JOURNAL-EUREKA	04/27/2026	LEGALS	001-622-6414	206.44
VISA	04/17/2026	ADOBE SUBSCRIPTION KAYLEE	001-622-6430	218.18
VISA	04/17/2026	IMFOA MEMBERSHIP RENEW...	001-622-6430	50.00
VISA	04/17/2026	USPS CERTIFIED MAIL	001-622-6508	6.08
VISA	04/17/2026	POSTAGE STAMPS CH	001-622-6508	1,170.00
VISA	04/17/2026	CREDIT - FEE REVERSAL	001-622-6508	-20.00
JONES COUNTY RECORDER	04/27/2026	RECORDING FEES #2026-1124...	001-622-6482	39.00
ANAMOSA JOURNAL-EUREKA	04/27/2026	LEGALS	001-622-6414	17.25
AMAZON CAPITAL SERVICES	04/27/2026	LASERJET TONER	001-622-6535	169.98
AMAZON CAPITAL SERVICES	04/27/2026	OFFICE SUPPLIES	001-622-6535	51.41

Department 622 - SUPPORT ADMINISTRATION Total: 7,614.11

Department: 640 - CITY ATTORNEY

LYNCH DALLAS, P.C.	04/27/2026	GENERAL LEGAL SERVICES CH	001-640-6455	2,740.00
LYNCH DALLAS, P.C.	04/27/2026	WESTLAW - COMPUTER - AID...	001-640-6455	40.00
LYNCH DALLAS, P.C.	04/27/2026	GENERAL SERVICES (PARALEG...	001-640-6455	1,225.00
LYNCH DALLAS, P.C.	04/27/2026	MILEAGE	001-640-6455	39.88
LYNCH DALLAS, P.C.	04/27/2026	GENERAL SERVICES (ASSOCIA...	001-640-6455	1,572.50
LYNCH DALLAS, P.C.	04/27/2026	REAL ESTATE LEGAL SERVICES -..	001-640-6455	220.00

Department 640 - CITY ATTORNEY Total: 5,837.38

Department: 650 - CITY HALL

DRJ GROUP LLC	04/27/2026	FIRE EXT. MAINTENANCE	001-650-6475	92.00
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Department 650 - CITY HALL Total: 92.00

Fund 001 - GENERAL FUND Total: 55,352.91

Fund: 015 - FIRE SERVICE**Department: 150 - FIRE DEPARTMENT**

MAQUOKETA VALLEY ELECTRI...	04/27/2026	PHONE/INTERNET	015-150-6373	139.85
JONES COUNTY ENGINEER	04/27/2026	DIESEL/GAS	015-150-6551	367.39

Department 150 - FIRE DEPARTMENT Total: 507.24

Fund 015 - FIRE SERVICE Total: 507.24

Fund: 041 - LIBRARY FUND**Department: 410 - LIBRARY**

AMAZON CAPITAL SERVICES	04/20/2026	ADULT BOOKS	041-410-6501	23.47
AMAZON CAPITAL SERVICES	04/20/2026	TAPE/MOP/TOLIET PAPER SPI...	041-410-6535	44.26
OFFICE EXPRESS	04/20/2026	PAPER TOWELS	041-410-6535	68.35
AMAZON CAPITAL SERVICES	04/20/2026	ADULT BOOK	041-410-6501	12.60
AMAZON CAPITAL SERVICES	04/20/2026	ADULT BOOKS	041-410-6501	20.48
AMAZON CAPITAL SERVICES	04/20/2026	TEEN BOOKS	041-410-6501	90.24
AMAZON CAPITAL SERVICES	04/20/2026	LARGE PRINT BOOK	041-410-6501	18.60
AMAZON CAPITAL SERVICES	04/20/2026	ADULT BOOKS	041-410-6501	161.39
AMAZON CAPITAL SERVICES	04/20/2026	ADULT BOOKS	041-410-6501	53.15
AMAZON CAPITAL SERVICES	04/20/2026	BLANK PUZZLES	041-410-6502	20.48
AMAZON CAPITAL SERVICES	04/20/2026	YOUTH BOOKS	041-410-6501	247.30
AMAZON CAPITAL SERVICES	04/20/2026	ADULT BOOKS	041-410-6501	178.71
PETTY CASH	04/20/2026	IOWA AWARD BOOK LABELS	041-410-6537	4.00
AMAZON CAPITAL SERVICES	04/20/2026	TEEN BOOKS	041-410-6501	92.77
AMAZON CAPITAL SERVICES	04/20/2026	YOUTH BOOKS	041-410-6501	256.90
AMAZON CAPITAL SERVICES	04/20/2026	NETGEAR 8 PORT SWITCH	041-410-6536	23.99
AMAZON CAPITAL SERVICES	04/20/2026	TRASHBAGS	041-410-6535	28.46
AMAZON CAPITAL SERVICES	04/20/2026	ADULT BOOKS	041-410-6501	11.40
DEMCO	04/20/2026	BOOK TAPE/JACKET COVERS/...	041-410-6531	159.50
AMAZON CAPITAL SERVICES	04/20/2026	BLANK SPINE LABELS	041-410-6531	6.74
AMAZON CAPITAL SERVICES	04/20/2026	DVDS	041-410-6501	132.85
MAQUOKETA VALLEY ELECTRI...	04/27/2026	PHONE/INTERNET	041-410-6373	79.85
VISA	04/20/2026	JONES COUNTY TOURISM M...	041-410-6402	65.00
VISA	04/20/2026	DEEP FREEZE ACCOUNT	041-410-6480	67.00
VISA	04/20/2026	DOMAIN RENEWAL	041-410-6480	23.19

Expense Approval Report

Post Dates: 4/14/2026 - 4/27/2026

Vendor Name	Post Date	Description (Item)	Account Number	Amount
VISA	04/20/2026	EASTER EGG HUNT CANDY	041-410-6537	32.99
VISA	04/20/2026	ST PATRICKS DAY CFRAT SUPP...	041-410-6537	17.74
Department 410 - LIBRARY Total:				1,941.41
Fund 041 - LIBRARY FUND Total:				1,941.41

Fund: 043 - PARKS & RECREATION

Department: 430 - RECREATION

GRACEY, ALLI	04/27/2026	LITTLE LENS EXPLORER CAMP	043-430-6531	84.00
VISA	04/17/2026	SAMS CLUB MEMBERSHIP	043-430-6210	15.00
VISA	04/17/2026	IPRA HOTEL	043-430-6230	587.44
VISA	04/17/2026	CANDY - EASTER EGG HUNT	043-430-6490	61.42
VISA	04/17/2026	CANDY - EASTER EGG HUNT	043-430-6490	221.60
VISA	04/17/2026	WHISTLES FOR REFS	043-430-6531	17.91
VISA	04/17/2026	OFFICE SUPPLIES	043-430-6535	24.52
VISA	04/17/2026	MEASURING WHEEL	043-430-6542	46.98
VISA	04/17/2026	FUEL - IPRA TRIP	043-430-6551	46.13
VISA	04/17/2026	FUEL - IPRA TRIP	043-430-6551	38.19
Department 430 - RECREATION Total:				1,143.19
Fund 043 - PARKS & RECREATION Total:				1,143.19

Fund: 044 - AQUA COURT

Department: 440 - AQUA COURT

JOHN DEERE FINANCIAL	04/14/2026	CONCRETE MIX FENCE POST	044-440-6545	63.96
Department 440 - AQUA COURT Total:				63.96
Fund 044 - AQUA COURT Total:				63.96

Fund: 046 - LAWRENCE COMMUNITY CENTER FUND

Department: 460 - LAWRENCE COMMUNITY CENTER

MAQUOKETA VALLEY ELECTRI...	04/27/2026	PHONE/INTERNET	046-460-6373	184.90
JOHN DEERE FINANCIAL	04/15/2026	QUICK HITCH CAT 1	046-460-6452	114.34
VISA	04/17/2026	CUSTODIAN SUPPLIES	046-460-6541	59.11
ATLANTIC COCA-COLA	04/20/2026	RESTOCK VENDING MACHINE	046-460-6546	275.74
Department 460 - LAWRENCE COMMUNITY CENTER Total:				634.09
Fund 046 - LAWRENCE COMMUNITY CENTER FUND Total:				634.09

Fund: 110 - ROAD USE TAX

Department: 211 - Public Services - community betterment

IOWA PRISON INDUSTRIES	04/27/2026	LOGO STICKERS & NUMBERS	110-211-6474	197.60
ARNOLD MOTOR SUPPLY, LLP	04/27/2026	FUEL FILTER/AIR FILTERS	110-211-6470	70.65
ARNOLD MOTOR SUPPLY, LLP	04/27/2026	FUEL FILTER	110-211-6470	8.24
WEBER STONE COMPANY	04/27/2026	1 INCH ROAD ROCK	110-211-6543	292.37
WEBER STONE COMPANY	04/27/2026	1 INCH ROAD ROCK	110-211-6543	101.27
CROWLEY REPAIR	04/27/2026	STREET SWEEPER TIRE REPAIR	110-211-6474	65.00
IOWA ASSOC. OF MUNICIPAL ...	04/27/2026	QTR 4 SAFETY TRAINING	110-211-6450	1,555.03
JOHN DEERE FINANCIAL	04/27/2026	ROLLER CHAIN LINKS	110-211-6470	8.99
ARNOLD MOTOR SUPPLY, LLP	04/27/2026	ENGINE OIL FILTER	110-211-6474	9.54
ACME TOOLS	04/27/2026	DRILL KIT/CONCRETE DRILL BI...	110-211-6530	264.05
ARNOLD MOTOR SUPPLY, LLP	04/27/2026	GASKETS	110-211-6474	61.62
ARNOLD MOTOR SUPPLY, LLP	04/27/2026	BRAKE FLUID/NORPLEX GREAS...	110-211-6474	149.80
ARNOLD MOTOR SUPPLY, LLP	04/27/2026	ENGINE OIL/GREASE	110-211-6470	293.56
REXCO EQUIPMENT	04/27/2026	BEARINGS/ROLLERS/SEALS	110-211-6470	350.35
MAQUOKETA VALLEY ELECTRI...	04/27/2026	PHONE/INTERNET	110-211-6373	104.90
JOHN DEERE FINANCIAL	04/15/2026	QUICK HITCH CAT 1	110-211-6470	109.99
VISA	04/17/2026	PHONE CASE	110-211-6373	30.30
VISA	04/17/2026	MAGNET CAN/SCREWDRIVER...	110-211-6530	14.99
VISA	04/17/2026	SHOP VAC FILTERS	110-211-6530	25.98
VISA	04/17/2026	PRINTER PAPER	110-211-6535	132.54
VISA	04/17/2026	TV FOR DAFETY TRAINING/W...	110-211-6553	262.02
JOHN DEERE FINANCIAL	04/27/2026	NUTS/SPONGES/HANGER	110-211-6553	23.26
JOHN DEERE FINANCIAL	04/27/2026	CHAIN SAW PARTS FOR STIHL	110-211-6530	154.96
VISA	04/17/2026	FLOOR JACK/SHOP LIGHT	110-211-6530	194.98
L.L. PELLING COMPANY	04/27/2026	PREMIX ASPHALT	110-211-6543	818.55

Expense Approval Report

Post Dates: 4/14/2026 - 4/27/2026

Vendor Name	Post Date	Description (Item)	Account Number	Amount
ARNOLD MOTOR SUPPLY, LLP	04/27/2026	MOTOR OIL	110-211-6530	760.99
Department 211 - Public Services - community betterment Total:				6,061.53
Fund 110 - ROAD USE TAX Total:				6,061.53

Fund: 121 - LOCAL OPTION TAX 35%

Department: 210 - ROADS, BRIDGES, SIDEWALKS

ELECTRIC TIME	04/27/2026	REPLACEMENT MOTOR MAIN ...	121-210-6371	2,196.00
Department 210 - ROADS, BRIDGES, SIDEWALKS Total:				2,196.00
Fund 121 - LOCAL OPTION TAX 35% Total:				2,196.00

Fund: 122 - LOCAL OPTION TAX 65%

Department: 210 - ROADS, BRIDGES, SIDEWALKS

MAQUOKETA VALLEY ELECTRI...	04/27/2026	ROUNDAABOUT STREET LIGHTS	122-210-6372	60.03
MAQUOKETA VALLEY ELECTRI...	04/27/2026	INDUSTRIAL PARK LIGHTS	122-210-6372	70.00
Department 210 - ROADS, BRIDGES, SIDEWALKS Total:				130.03

Department: 410 - LIBRARY

MIDWEST TAPE LLC	04/20/2026	HOOPLA	122-410-6725	204.14
MAGAZINE SUBSCRIPTION SE...	04/20/2026	ANNUAL MAGAZINE SUBSCRI...	122-410-6725	391.11
DRJ GROUP LLC	04/20/2026	FIRE EXTINGUISHER TEST	122-410-6727	40.00
KONICA PREMIER FINANCE	04/20/2026	COPIER LEASE	122-410-6727	239.73
Department 410 - LIBRARY Total:				874.98
Fund 122 - LOCAL OPTION TAX 65% Total:				1,005.01

Fund: 600 - WATER FUND

Department: 810 - 810

CHEM RIGHT LABORATORIES ...	04/27/2026	MARCH BAC TEST	600-810-6470	140.00
IOWA ASSOC. OF MUNICIPAL ...	04/27/2026	QTR 4 SAFETY TRAINING	600-810-6450	1,555.03
JOHN DEERE FINANCIAL	04/27/2026	BRASS FITTING	600-810-6530	9.98
CORE & MAIN LP	04/27/2026	WATER METER FOR SCHOOL	600-810-6504	2,585.53
SIMMEN, JACOB	04/14/2026	PAYROLL CHECK	600-810-6010	1,514.02
CHEM RIGHT LABORATORIES ...	04/27/2026	APRIL BAC TEST	600-810-6470	140.00
CORE & MAIN LP	04/27/2026	WATER METERS	600-810-6504	978.00
CORE & MAIN LP	04/27/2026	WATER METER GASKETS	600-810-6504	168.57
LAWSON PRODUCTS, INC.	04/27/2026	HYDRANT PLUGS	600-810-6782	89.80
JOHN DEERE FINANCIAL	04/27/2026	SURGE STRIP	600-810-6530	14.99
JOHN DEERE FINANCIAL	04/27/2026	HOSE CLAMPS	600-810-6530	35.96
MAQUOKETA VALLEY ELECTRI...	04/27/2026	PHONE/INTERNET	600-810-6373	134.90
US POSTMASTER	04/27/2026	APRIL 2026 BILLS	600-810-6508	432.33
DRJ GROUP LLC	04/27/2026	FIRE EXT. INSPECTION	600-810-6553	138.00
WATER SOLUTIONS UNLIMITED	04/27/2026	CHEMICALS	600-810-6501	5,672.79
VISA	04/17/2026	STEVE WATER CONFERENCE	600-810-6445	140.00
VISA	04/17/2026	PRINTER CARTRIDGE	600-810-6536	54.21
VISA	04/17/2026	PRINTER	600-810-6536	347.18
VISA	04/17/2026	FOOD GRADE ANTI SEIZE	600-810-6553	148.08
Department 810 - 810 Total:				14,299.37
Fund 600 - WATER FUND Total:				14,299.37

Fund: 610 - WASTEWATER FUND

Department: 815 - 815

ACME TOOLS	04/27/2026	TOOLS FOR PICKUP - FIRE	610-815-6418	1,295.78
JC CROSS CO.	04/27/2026	BLOWER REPAIRS - FIRE	610-815-6418	5,519.71
IOWA ASSOC. OF MUNICIPAL ...	04/27/2026	QTR 4 SAFETY TRAINING	610-815-6450	1,555.04
JOHN DEERE FINANCIAL	04/27/2026	ELECTRICAL TAPE	610-815-6540	1.99
TEST INC / QC ANALYTICAL SE...	04/27/2026	MARCH TESTING	610-815-6479	1,238.00
JOHN DEERE FINANCIAL	04/27/2026	TOOL MAT/BRUSH	610-815-6540	22.97
JOHN DEERE FINANCIAL	04/27/2026	TOOL BOX MOUNTING PLATE	610-815-6540	31.99
CORE & MAIN LP	04/27/2026	SMART POINT/METERS/WAS...	610-815-6418	2,039.73
CHEM RIGHT LABORATORIES ...	04/27/2026	ECOLI TEST	610-815-6479	32.00
JOHN DEERE FINANCIAL	04/27/2026	BOOTS/SWEATSHIRT	610-815-6181	374.22
ARNOLD MOTOR SUPPLY, LLP	04/27/2026	BRAKE FLUID	610-815-6474	42.60
JC CROSS CO.	04/27/2026	BLOWER 1 INSTALL - FIRE	610-815-6418	2,105.00

Expense Approval Report

Post Dates: 4/14/2026 - 4/27/2026

Vendor Name	Post Date	Description (Item)	Account Number	Amount
SADLER POWER TRAIN	04/27/2026	BRAKE HOSE	610-815-6470	91.17
MAQUOKETA VALLEY ELECTRI...	04/27/2026	PHONE/INTERNET	610-815-6373	149.85
US POSTMASTER	04/27/2026	APRIL 2026 BILLS	610-815-6508	432.32
J&R SUPPLY	04/27/2026	POWER WASHER - FIRE	610-815-6418	4,536.00
DRJ GROUP LLC	04/27/2026	FIRE EXT. INSPECTION	610-815-6554	433.00
J&R SUPPLY	04/27/2026	METAL DETECTOR - FIRE	610-815-6418	1,275.00
ANAMOSA STATE PENITENTIA...	04/27/2026	INMATE WAGES	610-815-6489	100.00
GRAINGER	04/27/2026	HOSE - FIRE REPLACEMENT	610-815-6418	1,511.44
VISA	04/17/2026	FIRE REPLACEMENT - BREAK ...	610-815-6418	240.08
VISA	04/17/2026	FIRE REPLACEMENT - PIZZA O...	610-815-6418	68.15
VISA	04/17/2026	SPLICE CONNECTORS	610-815-6418	19.98
VISA	04/17/2026	ENTRY RUGS	610-815-6418	206.39
VISA	04/17/2026	EATON	610-815-6418	2,119.98
VISA	04/17/2026	STEVE WASTEWATER CONFER...	610-815-6445	140.00
VISA	04/17/2026	FLOOR JACK	610-815-6504	169.99
VISA	04/17/2026	CORK BOARD	610-815-6505	62.98
VISA	04/17/2026	PHONE CORD/DISHWASHER S...	610-815-6530	18.91
VISA	04/17/2026	COMPRESSOR TUBING	610-815-6554	17.00
MACQUEEN EQUIPMENT	04/27/2026	JETTER REPAIRS	610-815-6470	2,972.60
ACME TOOLS	04/27/2026	TOOLS FOR PICKUP - FIRE	610-815-6418	440.96
LINN CO-OP OIL CO.	04/27/2026	GAS	610-815-6551	1,733.18
Department 815 - 815 Total:				<u>30,998.01</u>
Fund 610 - WASTEWATER FUND Total:				<u>30,998.01</u>
Grand Total:				<u><u>114,202.72</u></u>

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
001 - GENERAL FUND	55,352.91	35,734.20
015 - FIRE SERVICE	507.24	0.00
041 - LIBRARY FUND	1,941.41	1,861.56
043 - PARKS & RECREATION	1,143.19	1,059.19
044 - AQUA COURT	63.96	0.00
046 - LAWRENCE COMMUNITY CENTER FUND	634.09	59.11
110 - ROAD USE TAX	6,061.53	660.81
121 - LOCAL OPTION TAX 35%	2,196.00	0.00
122 - LOCAL OPTION TAX 65%	1,005.01	874.98
600 - WATER FUND	14,299.37	2,635.82
610 - WASTEWATER FUND	30,998.01	3,495.78
Grand Total:	114,202.72	46,381.45

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
001-000-2200	FIT HOLDING	5,102.47	5,102.47
001-000-2201	SIT HOLDING	2,222.36	2,222.36
001-000-2202	FICA HOLDING	9,609.36	9,609.36
001-000-2203	IPERS HOLDING	11,553.20	11,553.20
001-000-2204	PEDC HOLDING	877.85	877.85
001-000-2206	MEDICARE HOLDING	2,247.32	2,247.32
001-110-6170	UNEMPLOYMENT	1,916.93	1,916.93
001-110-6181	ALLOWANCE, UNIFORM	605.62	127.68
001-110-6373	UTILITIES, TELEPHONE	164.80	0.00
001-110-6411	PROFESSIONAL SERVICES...	339.88	0.00
001-110-6480	COMPUTER INTERNET S...	261.18	0.00
001-110-6504	EQUIPMENT, SMALL	177.97	127.97
001-110-6508	SUPPLIES, POSTAGE	34.93	34.93
001-110-6535	SUPPLIES, OFFICE	21.87	21.87
001-210-6160	WORKER'S COMP INSUR...	122.31	0.00
001-210-6490	PROFESSIONAL SERVICES	315.00	0.00
001-290-6460	LANDFILL ASSESSMENT	4,737.50	0.00
001-450-6489	CEMETERY FILING FEE	127.50	0.00
001-450-6796	CEMETERY CAPITAL IMP...	489.00	0.00
001-612-6182	ALLOWANCE, AUTO	414.37	0.00
001-612-6430	MEMBERSHIP DUES & S...	50.00	50.00
001-612-6445	TRAINING, REGISTRATION	400.00	400.00
001-612-6446	TRAVEL EXPENSES	18.00	18.00
001-622-6373	UTILITIES, TELEPHONE	224.60	0.00
001-622-6414	PUBLIC NOTICES	623.86	0.00
001-622-6430	MEMBERSHIP DUES & S...	268.18	268.18
001-622-6480	IT Services/Computer Ma..	5,081.00	0.00
001-622-6482	RECORDING FEES	39.00	0.00
001-622-6508	SUPPLIES, POSTAGE	1,156.08	1,156.08
001-622-6535	SUPPLIES/NONCAP EQUI...	221.39	0.00
001-640-6455	CONTRACTS, GEN. CITY ...	5,837.38	0.00
001-650-6475	BUIDLING & GROUNDS ...	92.00	0.00
015-150-6373	UTILITIES, TELEPHONE	139.85	0.00
015-150-6551	VEHICLE FUEL EXPENSES	367.39	0.00
041-410-6373	UTILITIES, TELEPHONE	79.85	0.00
041-410-6402	ADVERTISING, GENERAL	65.00	65.00
041-410-6480	MAINT. CONTRACT CO...	90.19	90.19
041-410-6501	BOOKS AND PERIODOCA...	1,299.86	1,299.86
041-410-6502	ADULT PROGRAM SUPPL...	20.48	20.48
041-410-6531	SUPPLIES, LIBRARY	166.24	166.24
041-410-6535	SUPPLIES, OFFICE	141.07	141.07
041-410-6536	SUPPLIES, COMPUTER	23.99	23.99

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
041-410-6537	SUPPLIES,CHILDRENS PR...	54.73	54.73
043-430-6210	MEMBERSHIP DUES & S...	15.00	15.00
043-430-6230	TRAINING AND REGISTR...	587.44	587.44
043-430-6490	EVENT EXPENSES	283.02	283.02
043-430-6531	SUPPLIES, REC. PROGR...	101.91	17.91
043-430-6535	SUPPLIES, OFFICE	24.52	24.52
043-430-6542	SUPPLIES, MISCELLANE...	46.98	46.98
043-430-6551	FUEL EXPENSE	84.32	84.32
044-440-6545	SUPPLIES, MISCELLANE...	63.96	0.00
046-460-6373	UTILITIES, TELEPHONE	184.90	0.00
046-460-6452	CONTRACT SERVICES	114.34	0.00
046-460-6541	SUPPLIES, JANITORIAL ...	59.11	59.11
046-460-6546	MERCHANDISE FOR RES...	275.74	0.00
110-211-6373	UTILITIES, TELEPHONE	135.20	30.30
110-211-6450	SAFETY COUNCIL	1,555.03	0.00
110-211-6470	MAINTENANCE, EQUIP...	841.78	0.00
110-211-6474	MAINTENANCE, VEHICLE	483.56	0.00
110-211-6530	SUPPLIES, OPERATIONS	1,415.95	235.95
110-211-6535	SUPPLIES, OFFICE	132.54	132.54
110-211-6543	SUPPLIES, STREET MAIN...	1,212.19	0.00
110-211-6553	MISCELLANEOUS SUPPLI...	285.28	262.02
121-210-6371	STREET/TRAFFIC LIGHTS	2,196.00	0.00
122-210-6372	ELECTRIC UTILITIES, ST L...	130.03	0.00
122-410-6725	EQUIPMENT	595.25	595.25
122-410-6727	MAINTENANCE EQUIPM...	279.73	279.73
600-810-6010	SALARIES, REGULAR FULL..	1,514.02	1,514.02
600-810-6373	UTILITIES, TELEPHONE	134.90	0.00
600-810-6445	TRAINING, REGISTRATION	140.00	140.00
600-810-6450	SAFETY COUNCIL EXPEN...	1,555.03	0.00
600-810-6470	PROF. SERVICES - TESTI...	280.00	0.00
600-810-6501	CHEMICALS	5,672.79	0.00
600-810-6504	EQUIPMENT, SMALL	3,732.10	0.00
600-810-6508	SUPPLIES, POSTAGE	432.33	432.33
600-810-6530	SUPPLIES, OPERATIONS	60.93	0.00
600-810-6536	SUPPLIES, COMPUTER	401.39	401.39
600-810-6553	MISCELLANEOUS EXPEN...	286.08	148.08
600-810-6782	WATER SYSTEM IMPRO...	89.80	0.00
610-815-6181	ALLOWANCE, UNIFORM	374.22	0.00
610-815-6373	UTILITIES, TELEPHONE	149.85	0.00
610-815-6418	WASTEWATER TREATM...	21,378.20	2,654.58
610-815-6445	TRAINING, REGISTRATION	140.00	140.00
610-815-6450	SAFETY COUNCIL EXPEN...	1,555.04	0.00
610-815-6470	MAINTENANCE, EQUIP...	3,063.77	0.00
610-815-6474	MAINTENANCE, VEHICLE	42.60	0.00
610-815-6479	PROF. SERVICES - TESTI...	1,270.00	0.00
610-815-6489	PROFESSIONAL SERVICES	100.00	0.00
610-815-6504	EQUIPMENT, SMALL	169.99	169.99
610-815-6505	EQUIPMENT, OFFICE	62.98	62.98
610-815-6508	SUPPLIES, POSTAGE	432.32	432.32
610-815-6530	OPERATIONS SUPPLIES	18.91	18.91
610-815-6540	SUPPLIES, BLDGS. & GR...	56.95	0.00
610-815-6551	FUEL EXPENSE	1,733.18	0.00
610-815-6554	MAINTENANCE, GENERAL	450.00	17.00
Grand Total:		114,202.72	46,381.45

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
None	114,202.72	46,381.45

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
None		
Grand Total:	114,202.72	46,381.45

License
Administration

< CITY OF ANAMOSA

Retail Tobacco License Review

CITY OF ANAMOSA

1507375808

>

Application Information

Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP	: WALMART INC
Type of ownership	: Corporation
Primary office address	: 1 CUSTOMER DRIVE MS# 0500 BENTONVILLE AR 72716-0500
Legal Ownership Phone	: 479-552-0148
Legal Ownership Email	: Complic@wal-mart.com

Application Information

City/County Permit Number	: 2026-02
Sales and Use Permit Number	: 153005037
Location Name	: WALMART STORE #646
Location Phone Number	: 319-462-3411
Location Address	: 101 115TH ST ANAMOSA IA 52205-7976
Location Mailing Address	: 702 SW 8TH ST BENTONVILLE AR 72712-6209
Renewal	: Yes

Start Date : 01-Jul-2026

End Date : 30-Jun-2027

License Fee : 75.00

Types of Sales : Over the Counter

Type of Establishment : Other

If Other, Explain : DISCOUNT RETAIL MERCHANDISER WITH FULL LINE GROCERY

Types of Products Sold : Cigarettes, Tobacco, Alternative Nicotine Products

Do you intend to make retail sales to ultimate consumers? : Yes

Do you have other permits issued under Iowa Code chapter 453A at this retail location? If yes, provide permit number(s) in the next step: : No

Ownership Details

Owner	Position	Single Line Address
ALLEN, MATTHEW	Owner	3 S BEAU CHENE LN ROGERS ,
LITTLE, SARAH	Owner	605 MAPLE DR SPRINGDALE A
VICK, BRANDON	Officer	16330 GRACKLE DR ROGERS A
FENTON, CAREY	Officer	4302 NE BLUE SPRUCE AVE BE
FURNER, JOHN	Officer	9 S NEWHAVEN CT ROGERS A

Suppliers List

A list of suppliers for cigarettes, tobacco, alternative nicotine, and vapor products must be included with all retail tobacco permit applications. Applicants may submit this information

in text form or as a PDF upload. Local authorities may review this information during the application review process.

MCLANE COMPANY, INC

Decision

Select the decision of whether you approve or deny this permit application.

Iowa Department of Revenue will be issuing a permit number if this application is approved. However, the local authority has the option to also issue a permit number. If the local authority decides to issue a local permit number, it can be entered in the "Local Permit Number" field. Otherwise, only the state-issued permit number will appear on the permit.

Select a Decision *

Approve

Deny

Cancel



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Next >

Your online session will timeout after 30 minutes of inactivity. All unsaved information will be lost.

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April 15, 2026

To Mayor of Anamosa, City Council and City Administrator

On behalf of the Veterans organizations of Anamosa, I would like to request the following community gatherings on Monday, May 25, 2026, for the traditional observation of Memorial Day. The schedule is as follows:

9:00 am **Remembrance of the Fallen** held at the war memorial on the east side of the Jones County courthouse (North High Street)

9:30 am **Parade** commences at the conclusion of the Remembrance Ceremony from North High Street proceeding on Main Street to Elm Street and concluding at the Riverside Cemetery.

10:00 am **Memorial Day Ceremony** to be held at the Riverside Cemetery in front of the flagpole on the concrete pad at the east end of the cemetery. While every intention is to begin the ceremony at 10 am, there may be some delays based on the arrival of parade participants. The ceremony traditionally lasts approximately 45 minutes.

The ceremony may be held at the American Legion hall in case of rain.

Mayor, I would like to invite you to say a few words at the Memorial Day Ceremony, should you be inclined to do so.

Respectfully Submitted,
Becky Haugsted
305 N Huber St
Anamosa, IA 52205
319-361-2728
bkyhaugsted@gmail.com



American Legion Post 13



AmVets Post 110



VFW Post 4077

Working Together to support our Veterans, their families, and our community.

CITY OF ANAMOSA
NOISE / STREET CLOSURE PERMIT APPLICATION

Date: 04/15/26

☒ NOISE PERMIT
☒ STREET CLOSURE PERMIT

Applicants Name: Becky Haugsted

Applicant's Address: 305 N. Huber Street

Applicant's Phone: 319-361-2728

Event Location/Address: Jones County Courthouse/Riverside Cemetery

Detailed Description of Event:

Remembrance of the Fallen (at the Jones County Courthouse). Parade (from N. High Street, along

W. Main Street and Elm Street, to Riverside Cemetery. Memorial Day Ceremy (at Riverside Cemetery)

Date of Event: 05/25/26 Time Period of Event: 9am - 11am

TYPE OF NOISE VARIANCE REQUESTED:

☒ MUSICAL INSTRUMENT

☐ SOUND EQUIPMENT

STREET CLOSURE INFORMATION (If Applicable)

Street(s) to be affected: N. High Street, W. Main Street, Elm Street

Starting at intersection(s) of: N. High Street/W. Main Street

End at intersection(s) of: Elm Street/Riverside Cemetery

Please attach a detailed map/drawing of area.

Barricades Needed?: Y /N How many: _____ Type: _____

*****Barricades are to be picked up at the City Shop area by 12:00 p.m. Noon on Friday prior to weekend event. Barricades are to be returned to the City Shop area by 12:00 p.m. Noon on the Monday following a weekend event.*****

COPY OF ORDINANCE GIVEN TO APPLICANT? ____

COUNCIL APPROVED ON: _____ AMOUNT OF FEE PAID: _____

DISTRIBUTE COPIES TO: _____ * APPLICANT	_____ * POLICE DEPT.
_____ * PUBLIC SERVICES	_____ * FIRE DEPT.

CITY OF ANAMOSA, IOWA
URBAN RENEWAL PLAN
2026 KOUBA SECOND ADDITION HOUSING URBAN RENEWAL AREA

MAY, 2026

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 City of Anamosa's (the "City") 2026 Kouba Second Addition Housing Urban Renewal Area (the "Urban Renewal Area") 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 Jones County.

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

The City has determined to undertake the following initiative in the Urban Renewal Area as economic development urban renewal project:

Name of Project: Forge, Inc. Housing Development Project

Date of Council Approval of Project: May 26, 2026

Description of the Project: Forge, Inc. (the “Developer”) is undertaking the development of a residential housing subdivision and the corresponding construction of public infrastructure (the “Infrastructure Project”) on the Property (as defined in Section II hereof). The addition of new 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 the estimated amount of \$15,000.

Description of Use of TIF: The City intends to enter into an economic development agreement (the “Agreement”) with the Developer with respect to the Infrastructure Project and to provide annual appropriation economic development payments (the “Payments”) thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Property in an amount not to exceed \$550,000. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Infrastructure Project including the Payments, the Admin Fees and the LMI Set Aside (as described below) will not exceed \$761,020.

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 35.64% 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").

Unless a reduction is approved by the Iowa Department of Economic Development, the percentage of incremental revenues used to provide LMI assistance must be at least equal to the percentage of LMI families living in Jones County. That percentage is currently 35.64%. LMI families are those whose incomes do not exceed 80% of the median county income.

The requirement to provide assistance for LMI housing may be met either by ensuring that at least 35.64% 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 35.64% 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:	\$17,607,046	
2. Outstanding general obligation debt:	\$	
3. Proposed amount of TIF debt to be incurred*:	\$ 550,000	(Projects Costs)
	\$ 15,000	(Admin Fees)
	\$ 196,020	(LMI Amount)
	\$ 761,020	(Total)

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

EXHIBIT A
LEGAL DESCRIPTION
2026 KOUBA SECOND ADDITION HOUSING URBAN RENEWAL AREA

A PORTION OF LOT TWELVE (12), BLOCK THREE (3) OF WILSON'S GREEN MEADOWS IN THE CITY OF ANAMOSA AND PORTIONS OF OUT LOTS EIGHT (8) AND NINE (9) OF STRAWBERRY HILL, NOW ANAMOSA, JONES COUNTY, IOWA ALL THE PRECEEDING DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12;

THENCE SOUTH 0°38'14" WEST ON THE EAST LINE OF SAID LOT 12, A DISTANCE OF 305.28 FEET;

THENCE SOUTH 31°47'08" WEST ON SAID EAST LINE, 63.59 FEET TO THE NORTHEAST CORNER OF KOUBA FIRST ADDITION IN THE CITY OF ANAMOSA, JONES COUNTY, IOWA;

THENCE NORTH 89°00'04" WEST ON THE NORTH LINE OF SAID KOUBA FIRST ADDITION, 177.03 FEET TO THE NORTHWEST CORNER OF SAID KOUBA FIRST ADDITION;

THENCE NORTH 0°59'56" EAST ON THE EAST LINE OF LOT ONE (1), BLOCK ONE (1) OF SAID WILSON'S GREEN MEADOWS, 100.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 89°37'04" WEST ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 583.32 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF OLD DUBUQUE ROAD;

THENCE NORTH 35°34'04" EAST ON SAID SOUTHEASTERLY RIGHT OF WAY LINE, 315.29 FEET TO THE SOUTHWEST CORNER OF AUDITOR'S PARCEL G, AS RECORDED IN BOOK 311 AT PAGE 260 IN THE OFFICE OF THE JONES COUNTY, IOWA RECORDER;

THENCE NORTH 89°39'26" EAST ON THE SOUTH LINE OF SAID AUDITOR'S PARCEL G, 612.07 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 4.59 ACRES.

RESOLUTION NO. 2026-20

Resolution Setting Date for a Public Hearing on Designation of the 2026 Kouba Second Addition 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 Anamosa, Iowa (the “City”) as the 2026 Kouba Second Addition 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 Forge, Inc. in connection with the construction of public infrastructure necessary to support the development of new housing; 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 Anamosa, Iowa, as follows:

Section 1. This City Council will meet at the Anamosa Library & Learning Center, Anamosa, Iowa, on May 26, 2026, at 6:00 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 Anamosa, 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 Administrator 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. It is hereby directed that representatives of Jones County and the Anamosa Community School District be invited to participate in the consultation.

Section 4. 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 April 27, 2026.

Mayor

Attest:

City Clerk

• • • • •

On motion and vote the meeting adjourned.

Mayor

Attest:

City Clerk

NOTICE OF A PUBLIC HEARING ON DESIGNATION OF THE 2026 KOUBA SECOND ADDITION HOUSING URBAN RENEWAL AREA, AND ON PROPOSED URBAN RENEWAL PLAN AND PROJECT

Notice Is Hereby Given: That at 6 o'clock p.m., at the Anamosa Library & Learning Center, Anamosa, Iowa, on May 26, 2026 the City Council of the City of Anamosa, Iowa (the "City") will hold a public hearing on the question of designating as the 2026 Kouba Second Addition Housing Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403, Code of Iowa, the real property situated in the City of Anamosa, Jones County, State of Iowa, described as follows:

A PORTION OF LOT TWELVE (12), BLOCK THREE (3) OF WILSON'S GREEN MEADOWS IN THE CITY OF ANAMOSA AND PORTIONS OF OUT LOTS EIGHT (8) AND NINE (9) OF STRAWBERRY HILL, NOW ANAMOSA, JONES COUNTY, IOWA ALL THE PRECEEDING DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12;

THENCE SOUTH 0°38'14" WEST ON THE EAST LINE OF SAID LOT 12, A DISTANCE OF 305.28 FEET;

THENCE SOUTH 31°47'08" WEST ON SAID EAST LINE, 63.59 FEET TO THE NORTHEAST CORNER OF KOUBA FIRST ADDITION IN THE CITY OF ANAMOSA, JONES COUNTY, IOWA;

THENCE NORTH 89°00'04" WEST ON THE NORTH LINE OF SAID KOUBA FIRST ADDITION, 177.03 FEET TO THE NORTHWEST CORNER OF SAID KOUBA FIRST ADDITION;

THENCE NORTH 0°59'56" EAST ON THE EAST LINE OF LOT ONE (1), BLOCK ONE (1) OF SAID WILSON'S GREEN MEADOWS, 100.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 89°37'04" WEST ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 583.32 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF OLD DUBUQUE ROAD;

THENCE NORTH 35°34'04" EAST ON SAID SOUTHEASTERLY RIGHT OF WAY LINE, 315.29 FEET TO THE SOUTHWEST CORNER OF AUDITOR'S PARCEL G, AS RECORDED IN BOOK 311 AT PAGE 260 IN THE OFFICE OF THE JONES COUNTY, IOWA RECORDER;

THENCE NORTH 89°39'26" EAST ON THE SOUTH LINE OF SAID AUDITOR'S PARCEL G, 612.07 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 4.59 ACRES.

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 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 Forge, Inc. in connection with the construction of public infrastructure necessary to support the development of new housing.

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.

Kaylee Palmer
City Clerk

EXHIBIT A
LEGAL DESCRIPTION
2026 KOUBA SECOND ADDITION HOUSING URBAN RENEWAL AREA

A PORTION OF LOT TWELVE (12), BLOCK THREE (3) OF WILSON'S GREEN MEADOWS IN THE CITY OF ANAMOSA AND PORTIONS OF OUT LOTS EIGHT (8) AND NINE (9) OF STRAWBERRY HILL, NOW ANAMOSA, JONES COUNTY, IOWA ALL THE PRECEEDING DESCRIBED AS A WHOLE AS FOLLOWS:

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THENCE NORTH 35°34'04" EAST ON SAID SOUTHEASTERLY RIGHT OF WAY LINE, 315.29 FEET TO THE SOUTHWEST CORNER OF AUDITOR'S PARCEL G, AS RECORDED IN BOOK 311 AT PAGE 260 IN THE OFFICE OF THE JONES COUNTY, IOWA RECORDER;

THENCE NORTH 89°39'26" EAST ON THE SOUTH LINE OF SAID AUDITOR'S PARCEL G, 612.07 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 4.59 ACRES.

CITY OF ANAMOSA, IOWA
URBAN RENEWAL PLAN
2026 NORTHLAND SECOND ADDITION HOUSING URBAN RENEWAL AREA
MAY, 2026

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 (the “City”) 2026 Northland Second Addition Housing Urban Renewal Area (the “Urban Renewal Area”) for the

City of Anamosa, 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 Jones County.

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

The City has determined to undertake the following initiative in the Urban Renewal Area as economic development urban renewal project:

Name of Project: Forge, Inc. Housing Development Project

Date of Council Approval of Project: May 26, 2026

Description of the Project: Forge, Inc. (the “Developer”) is undertaking the development of a residential housing subdivision and the corresponding construction of public infrastructure (the “Infrastructure Project”) on the Property (as defined in Section II hereof). The addition of new 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 the estimated amount of \$15,000.

Description of Use of TIF: The City intends to enter into an economic development agreement (the “Agreement”) with the Developer with respect to the Infrastructure Project and to provide annual appropriation economic development payments (the “Payments”) thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Property in an amount not to exceed \$1,200,000. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Infrastructure Project including the Payments, the Admin Fees and the LMI Set Aside (as described below) will not exceed \$1,642,680.

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 35.64% 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").

Unless a reduction is approved by the Iowa Department of Economic Development, the percentage of incremental revenues used to provide LMI assistance must be at least equal to the percentage of LMI families living in Jones County. That percentage is currently 35.64%. LMI families are those whose incomes do not exceed 80% of the median county income.

The requirement to provide assistance for LMI housing may be met either by ensuring that at least 35.64% 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 35.64% 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:	\$17,607,046
2. Outstanding general obligation debt:	\$
3. Proposed amount of TIF debt to be incurred*:	
	\$ 1,200,000 (Projects Costs)
	\$ 15,000 (Admin Fees)
	\$ 427,680 (LMI Amount)
	\$ 1,642,680 (Total)

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

**EXHIBIT A
LEGAL DESCRIPTION
2026 NORTHLAND SECOND ADDITION HOUSING URBAN RENEWAL AREA**

THAT PORTION OF PLAT OF SURVEY PARCEL 2010-100, AS FILED IN PLAT BOOK T AT PAGE 196 IN THE OFFICE OF THE JONES COUNTY, IOWA RECORDER AND LYING IN THE NORTHEAST QUARTER OF THE NORTHEAST FRACTIONAL QUARTER (NE $\frac{1}{4}$ NE FRL $\frac{1}{4}$) AND THE NORTHWEST QUARTER OF THE NORTHEAST FRACTIONAL QUARTER (NW $\frac{1}{4}$ NE FRL $\frac{1}{4}$) OF SECTION TWO (2), TOWNSHIP EIGHTY-FOUR (84) NORTH, RANGE FOUR (4) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ANAMOSA, JONES COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 2;

THENCE SOUTH 89°55'49" EAST ON THE NORTH LINE OF SAID NW $\frac{1}{4}$ NE FRL $\frac{1}{4}$ AND THE NORTH LINE OF SAID NE $\frac{1}{4}$ NE FRL $\frac{1}{4}$, A DISTANCE OF 1435.14 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°55'49" EAST ON THE NORTH LINE OF SAID NE $\frac{1}{4}$ NE FRL $\frac{1}{4}$, A DISTANCE OF 730.12 FEET TO THE MOST NORTHERLY CORNER OF THE NORTHLANDS FIRST ADDITION;

THENCE SOUTH 0°00'00" EAST ON THE WEST LINE OF SAID FIRST ADDITION, 525.39 FEET TO THE SOUTHWEST CORNER OF SAID FIRST ADDITION AND THE WESTERLY RIGHT OF WAY LINE OF OLD DUBUQUE ROAD;

(THE FOLLOWING FIVE COURSES ARE ON SAID WESTERLY RIGHT OF WAY LINE)

THEN SOUTH 87°25'50" WEST, 58.48 FEET;

THEN SOUTH 3°12'11" WEST, 74.47 FEET;

THENCE SOUTH 82°45'53" EAST, 52.59 FEET;

THENCE SOUTH 43°41'56" EAST, 53.43 FEET;

THENCE SOUTH 1°16'23" WEST, 194.44 FEET;

THENCE NORTH 88°43'24" WEST, 151.99 FEET TO THE NORTHEAST CORNER OF PARCEL 2010-94 AS FILED IN PLAT BOOK T AT PAGE 185 IN SAID RECORDER'S OFFICE;

THENCE NORTH 81°58'33" WEST ON THE NORTH LINE OF SAID PARCEL 2010-94, A DISTANCE OF 815.37 FEET;

THENCE NORTH 1°44'10" EAST, 203.12 FEET;

THENCE SOUTH 88°15'50" EAST, 18.16 FEET TO THE BEGINNING OF A 1030.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY AND HAVING A LONG CHORD OF 102.31 FEET BEARING SOUTH 85°25'02" EAST;

THENCE EASTERLY ON THE ARC OF SAID CURVE, 102.36 FEET;

THENCE NORTH 7°59'55" EAST, 195.62 FEET;

THENCE NORTH 9°00'20" EAST, 341.89 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 14.99 ACRES.

RESOLUTION NO. 2026-21

Resolution Setting Date for a Public Hearing on Designation of the 2026 Northland Second Addition 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 Anamosa, Iowa (the “City”) as the 2026 Northland Second Addition Housing Urban Renewal Area (the “Urban Renewal Area”) in order to facilitate projects for the promotion of economic development and the alleviation of blighted conditions, 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 a certain initial urban renewal project to be undertaken therein consisting of providing tax increment financing support to Forge, Inc. in connection with the construction of public infrastructure necessary to support the development of new housing; 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 Anamosa, Iowa, as follows:

Section 1. This City Council will meet at the Anamosa Library & Learning Center, Anamosa, Iowa, on May 26, 2026, at 6:00 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 Urban Renewal 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 the 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 Administrator, 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. It is hereby directed that representatives of Jones County and the Anamosa Community School District be invited to participate in the consultation.

Section 4. 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 April 27, 2026.

Mayor

Attest:

City Clerk

• • • • •

On motion and vote the meeting adjourned.

Mayor

Attest:

City Clerk

NOTICE OF A PUBLIC HEARING ON DESIGNATION OF THE 2026
NORTHLAND SECOND ADDITION HOUSING URBAN RENEWAL AREA,
AND ON PROPOSED URBAN RENEWAL PLAN AND PROJECT

Notice Is Hereby Given: That at 6:00 p.m., at the Anamosa Library & Learning Center, Anamosa, Iowa, on May 26, 2026, the City Council of the City of Anamosa, Iowa (the “City”) will hold a public hearing on the question of designating as the 2026 Northland Second Addition Housing Urban Renewal Area (the “Urban Renewal Area”), pursuant to Chapter 403, Code of Iowa, certain real property situated in the City of Anamosa, Jones County, State of Iowa generally described as follows:

THAT PORTION OF PLAT OF SURVEY PARCEL 2010-100, AS FILED IN PLAT BOOK T AT PAGE 196 IN THE OFFICE OF THE JONES COUNTY, IOWA RECORDER AND LYING IN THE NORTHEAST QUARTER OF THE NORTHEAST FRACTIONAL QUARTER (NE $\frac{1}{4}$ NE FRL $\frac{1}{4}$) AND THE NORTHWEST QUARTER OF THE NORTHEAST FRACTIONAL QUARTER (NW $\frac{1}{4}$ NE FRL $\frac{1}{4}$) OF SECTION TWO (2), TOWNSHIP EIGHTY-FOUR (84) NORTH, RANGE FOUR (4) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ANAMOSA, JONES COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 2;

THENCE SOUTH 89°55'49" EAST ON THE NORTH LINE OF SAID NW $\frac{1}{4}$ NE FRL $\frac{1}{4}$ AND THE NORTH LINE OF SAID NE $\frac{1}{4}$ NE FRL $\frac{1}{4}$, A DISTANCE OF 1435.14 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°55'49" EAST ON THE NORTH LINE OF SAID NE $\frac{1}{4}$ NE FRL $\frac{1}{4}$, A DISTANCE OF 730.12 FEET TO THE MOST NORTHERLY CORNER OF THE NORTHLANDS FIRST ADDITION;

THENCE SOUTH 0°00'00" EAST ON THE WEST LINE OF SAID FIRST ADDITION, 525.39 FEET TO THE SOUTHWEST CORNER OF SAID FIRST ADDITION AND THE WESTERLY RIGHT OF WAY LINE OF OLD DUBUQUE ROAD;

(THE FOLLOWING FIVE COURSES ARE ON SAID WESTERLY RIGHT OF WAY LINE)

THEN SOUTH 87°25'50" WEST, 58.48 FEET;

THEN SOUTH 3°12'11" WEST, 74.47 FEET;

THENCE SOUTH 82°45'53" EAST, 52.59 FEET;

THENCE SOUTH 43°41'56" EAST, 53.43 FEET;

THENCE SOUTH 1°16'23" WEST, 194.44 FEET;

THENCE NORTH 88°43'24" WEST, 151.99 FEET TO THE NORTHEAST CORNER OF PARCEL 2010-94 AS FILED IN PLAT BOOK T AT PAGE 185 IN SAID RECORDER'S OFFICE;

THENCE NORTH 81°58'33" WEST ON THE NORTH LINE OF SAID PARCEL 2010-94, A DISTANCE OF 815.37 FEET;

THENCE NORTH 1°44'10" EAST, 203.12 FEET;

THENCE SOUTH 88°15'50" EAST, 18.16 FEET TO THE BEGINNING OF A 1030.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY AND HAVING A LONG CHORD OF 102.31 FEET BEARING SOUTH 85°25'02" EAST;

THENCE EASTERLY ON THE ARC OF SAID CURVE, 102.36 FEET;

THENCE NORTH 7°59'55" EAST, 195.62 FEET;

THENCE NORTH 9°00'20" EAST, 341.89 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 14.99 ACRES.

The general scope of the proposed urban renewal plan (the "Plan"), as more specifically described therein, includes 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 Forge, Inc. in connection with the construction of public infrastructure necessary to support the development of new housing.

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.

Kaylee Palmer
City Clerk

EXHIBIT A
LEGAL DESCRIPTION
2026 NORTHLAND SECOND ADDITION HOUSING URBAN RENEWAL AREA

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DESCRIBED PARCEL CONTAINS 14.99 ACRES.

RESOLUTION NO. 2026-22

RESOLUTION TO SET THE WAGE FOR THE POSITION OF PART-TIME LIBRARY CLERK FOR FISCAL YEAR ENDING JUNE 30, 2026.

WHEREAS, the Parks & Recreation Department needs to fill a Part-Time Library Clerk position, which was recently vacated; and,

WHEREAS, the following candidate has been reviewed and is recommended to fill this position, by the Library Director, Library Board of Trustees, and City Administrator; and,

WHEREAS, the City Council regularly approves the wages of City personnel; and,

WHEREAS, such a recommendation is now forwarded to the City Council for final approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ANAMOSA, IOWA, that the following wage be approved, effective April 27, 2026.

Position	Employee Name	Hourly Wage
Part-Time Library Clerk	(Available after 04/24/26)	\$13.80/hour

Councilmember _____ introduced this Resolution and moved for its adoption.

Councilmember _____ seconded the motion to adopt.

The roll was called and the following indicates the result of the vote.

COUNCIL MEMBER	AYES	NAYS	ABSENT	ABSTAIN
CRUMP				
K. SMITH				
HURT				
D. SMITH				
WEIMER				
SHADA				

PASSED AND APPROVED this 27th day of April, 2026.

ROD SMITH, MAYOR

ATTEST:

KAYLEE PALMER, CITY CLERK

CENTIMARK SALES AGREEMENT

12 Grandview Circle - Canonsburg, PA 15317-8533 1-724-743-7777

Job Number:
Reference Number:

PURCHASER	JOB LOCATION
Name: Anamosa Water and Sewer	Name: Anamosa Water and Sewer
Address: 1210 Walworth Ave	Address: 1210 Walworth Ave
City: Anamosa	City: Anamosa
State: IA Zip: 52205-7867	State: IA Zip: 52205-7867
Contact: Steve Agnitsch	Phone:
Phone:	Section(s): Entire

SCOPE OF WORK

Per Proposal Dated: As per scope of work referenced in AP# 435490 Version: 435490.1.4

And/or as follows:

SALES INFORMATION, PAYMENT TERMS and WARRANTY

Purchase Price: \$91,877

Purchase PO #:

Sales Rep: BRUCE EHRISMAN

Office Location: Grimes, IA

Phone: 515 393-4363

Warranty to be issued in the name of:

1. Anamosa Waste Water

2.

Warranty Length/Yrs: 20

Payment Terms: Net 30

Purchaser to initial acknowledgement of Payment Terms: _____

PURCHASING CREDIT INFORMATION - REQUIRED

Bank Name:

Address:

Phone:

Account #:

Contact:

City :

Trade References:

1. Trade Reference:

Address:

City:

Phone:

State:

Zip:

2. Trade Reference:

Address:

City:

Phone:

State:

Zip:

3. Trade Reference:

Address:

City:

Phone:

State:

Zip:

PURCHASER AUTHORIZATION AND ACCEPTANCE

By my signature below, I certify that I have authority to bind the Purchaser and have had the opportunity to review the terms of this Agreement, including those set forth on the second page attached hereto and incorporated herein. On behalf of the Purchaser, I understand and accept said terms and agree to be bound thereby; and acknowledge that a sample copy of the Warranty (if applicable) has been provided for my review. I also authorize the release of credit information to CentiMark Corporation.

Approved and accepted by Purchaser

Printed Name and Title

Date



Cahoy Pump Service

The Premier Provider of Municipal, Industrial, & Environmental Water Well Services
A Division of The Cahoy Group

March 22, 2026

City of Anamosa
1205 Walworth Ave
Anamosa, Iowa 52205

Attn: Mr. Steve Agnitsch
Re: Anamosa Well #6 – **UPDATED**

Greetings Steve;

We have completed the pull & inspect on the Well #6 pump gear, as you know the pipes did not come apart with normal effort & the pipe & couplings are galled / have damaged threads. The proposal below includes the original base work, the additions / additional work content needed on site to pull / loading of all the pipe & the detailed shop inspection on everything. Below is a summary, & we have included the written shop report as well for your reference with photos of our findings on the equipment. To that end, we are pleased to provide the following proposal;

FINDINGS

MOTOR:

The 175HP 6-lead motor is bad & needs to be replaced. It is grounded out & has bearing drop out of tolerance.

PUMP:

The pump is severely worn & is not rebuildable, this pump end will need to be replaced, we recommend a like in kind Goulds with the following additions, all SS internals & bolting, double bolting on the bowl construction due to the shut off pressures that could be experienced.

SUB-CABLE:

Both runs of sub-cable are in good condition & check out good for reinstallation.

PIPE & COUPLINGS:

All 30 pieces of the 21' SS x 8" pipe ends will need to be rethreaded for reinstallation, the coupling threads are in poor condition & all the 27 couplings need to be replaced, we suggest installing epoxy coated steel couplings to avoid any future damage to the SS pipe end threads.

CHECK VALVES & PITLESS SPOOL:

All three 80DI check valves are bad & need to be replaced. The pitless spool is in good condition & only needs new O-rings prior to reinstallation.

24568 150th Street - Suite 200 Sumner, Iowa 50674
Serving 10 States with Locations in Iowa-2 : Illinois-2 : Nebraska : Wyoming

1-833-728-1288

WWW.CAHOYPUMP.COM

BASE WORK:

#	DESCRIPTION	U	Q	UNIT PRICE	TOTAL PRICE
1	Job Prep & mobilization, Pull Well #6 Pump Equip. & Reinstall	HR	34	\$ 315.00	\$ 10,710.00
2	Perform onsite inspection of equipment	EA	1	\$ 250.00	\$ 250.00
3	Granular Chlorination prior to reinstall	EA	1	\$ 550.00	\$ 550.00
4	Prepare & submit detailed report to owner	LS	1	xxxxxxx	\$ 0.00
	Total Estimated Cost				\$ 11,510.00

ADDITIONS to ORIGINAL BASE WORK SCOPEBASE WORK:

#	DESCRIPTION	U	Q	UNIT PRICE	TOTAL PRICE
1	Additional pulling hours due to pipe couplings & threads being galled	HR	7	\$ 315.00	\$ 2,205.00
2	Loading & Handling of the pipe to transport to the CPS shop for full inspection	HR	6	\$ 315.00	\$ 1,890.00
3	Detailed Shop inspection	EA	1	\$ 950.00	\$ 950.00
	Sub-Total Estimated Cost				\$ 5,045.00

REPLACEMENT MATERIALS & LABOR:

#	DESCRIPTION	U	Q	UNIT PRICE	TOTAL PRICE
1	Material replacement costs based on the details above, to include a new SS 175HP motor, new pump end with SS internals & double bolting, three new 80DI 8" check valves, 27 new steel epoxy coated 8" pipe coupling, new airline & SS air gauge, and all consumables	LS	1	xxxxxxx	\$ 110,352.00
2	Rethreading of 30 pcs of 8" x 21' SS drop pipe	EA	30	\$ 449.00	\$ 13,470.00
3	Shop time to install & tighten couplings & load pipe for transport to site	HR	18	\$ 188.00	\$ 3,384.00
	Sub-Total Estimated Cost				\$ 127,206.00
	TOTAL PROJECT COST ESTIAMTE				\$ 143,761.00
	OPTIONS:				
1	SS replacerhent couplings in leu of epoxy coated steel – add to line item #1 in table 3	LS	1	\$ 38,767.00	
2	Galvanized replacement couplings in leu of epoxy coated steel – add to line item #1 in table 3	LS	1	\$ 6,291.00	

Notes;

- Proposal is valid for 30days,after 30 days we reserve the right to re-visit our material and fuel costs and adjust our pricing structure accordingly.
- Any hours in excess or less than estimated will be credited or added to the final invoice
- If required, based on inspection & direction of owner, the equipment requires a more in-depth inspection & needs to be transported to CPS shop, those hours, of both field crew & shop will be detailed & invoiced in addition to the base estimate
- Proposal assumes owner will take all Bac-T tests
- Proposal does not include sales tax. We are assuming a tax-exempt certificate will be provided.
- Proposal assumes pipe comes apart with normal tooling & effort (manual chain wrenches), if additional efforts are required those man hours will be detailed & invoiced in addition to the base estimate.
- Proposal does not include any repairs, replacements, or well rehabilitation, those recommendations & costs will be provided as part of phase 2 proposal

Steve; Thank you so much for the opportunity & feel free to contact myself or Darin Cahoy at our corporate office if you have any questions or wish to have us proceed with scheduling the work.

Sincerely,

Mike Whittenbaugh

Mike Whittenbaugh
President

Unless specified otherwise in the proposal, the following terms and conditions apply:

1. Proposal is valid for 30 days. (See specific material notes for SS)
2. Prices specified herein do not include federal, state, municipal, use, excise, or other taxes. Therefore, any applicable tax to materials or equipment shall be paid by the Purchaser/Owner at the time of invoice(s) as an extra, or in lieu thereof, Purchaser shall provide to Cahoy Pump Service (CPS) tax exemption certificates acceptable to said taxing authorities prior to the ordering of materials and equipment.
3. The Proposal is an estimate only. The final invoice will be determined by the actual quantities used – be it more or less.
4. Unforeseen replacement parts will be invoiced at the rate of cost x 1.35. Any and all placement parts must be approved by owner prior to ordering.
5. All materials are priced F.O.B. origin.
6. Monthly Progress Pay Requests will be submitted to owner. All invoices and due and payable within 30 days of invoice date. All accounts past thirty days accrue interest at the rate of 1.5% per month (18% APR) unless prior arrangements are made and approved by Cahoy Pump Service (CPS).
7. Standby time will be invoiced at the rate per man-hour plus any applicable Per Diems involved for the specific work process at that time with additional costs incurred by CPS subcontractor, as invoiced to CPS, are also the responsibility of the owner.
8. Additional labor cost per crew hour when not specified will be invoiced at the applicable rate per man / crew hour for the specified or unspecified labor activity / work content of the project. Any subcontractor invoices to CPS will be billed to the owner by CPS at the rate/time the subcontractor imposes upon CPS.
9. For Drilling projects - In the event a lost circulation zone or a cobble zone is encountered the owner will be invoiced for any additional costs for materials and labor required to remedy the lost circulation zone / cobble zone. CPS reserves the sole right to determine if these conditions exist without input or agreement from owner or owners' representative(s).
10. CPS will furnish owner a copy of all Daily Log sheets and Expense Reports upon request from owner. The documents will be furnished in that normal ordinary course of CPS's business operations and requests to submit in alternative formats demanded by the owner will result in an administration charge to move data from CPS format to owner's format and may incur a substantial delay in receiving log sheet and expense reports.
11. Jobsite must be accessible with heavy, rubber-tired vehicles and equipment. Any additional costs incurred by CPS to make jobsite accessible with heavy rubber tired vehicles and equipment will be passed on to the owner. The owner consents to the ordering of materials in the nature and quantity required by CPS . CPS reserves the sole right to determine if these conditions exist without input or agreement from owner or owners' representative(s).
12. While CPS will take reasonable steps to minimize damage to ground and surrounding areas, CPS is not responsible for final grading, seeding, or other restoration activities.
13. CPS will furnish owner a copy of Insurance Certificate to owner upon request.
14. All materials furnished and installed by CPS holds a one (1) year warranty from date of installation. CPS warrants that its services will be performed in conformity with the standard of care in effect in its industry at the time of performance of such services. CPS agrees to the extent it is permitted to pass on any warranties provided by the manufacturer of materials and/or equipment furnished under this contract. CPS itself provides no warranty, express, implied, or otherwise, on any such materials or equipment. CPS will not be responsible for work done materials or equipment furnish or repairs or alterations made by others.

- a) When SME submersible motors are installed with a VFD the motor warranty is extended to 2 years for that component only.
 - b) All warranty approvals / denials will be at the sole discretion of CPS, & based on the manufacturers standard warranty.
 - c) Warranty is only valid if account is paid in full.
15. CPS does not, in any way, guarantee the water quality or quantity produced in any well. Well rehabilitation & construction is not an exact science and, in some instances, may render the well useless, due to quantity &/or quality of the well once developed or subjected to rehabilitation procedures. Positive BacT results or requirement of additional well development (including but not limited to Acidizing), will result in the Owner paying CPS to return to the jobsite to disinfect the well, pumping equipment, and possibly the discharge line(s).
16. CPS shall not be liable for any bodily injury, death, or injury to or destruction of tangible property except as the same may have been caused by the negligence of CPS. In no event shall CPS be liable for any delays or special, indirect, incidental or consequential damages. Purchaser/Owner agrees that the total limit of CPSs' &/or its sub-contractor's liability (whether based on negligence, warranty, strict liability or otherwise) hereunder, shall not exceed the aggregate amount due CPS &/or its sub-contractors for services rendered under this contract. All claims, including claims for negligence or any other cause whatsoever, shall be deemed waived unless made in writing and received by CPS within one (1) year after CPSs' completion of work hereunder.

APPROVED BY: _____ DATE: _____
Cahoy Pump Service

I/we accept these conditions and direct CPS to proceed with the work as described in the above proposal.

I/we understand that payment in full is due within 30 days of invoice date unless prior arrangement have been made. I/we also understand that all past due account accrue interest at an annual rate of 18%.

ACCEPTED
BY: _____ DATE: _____
Owner / Representative

SIGNATURE: _____ TITLE: _____



EAST CENTRAL IOWA
COUNCIL OF GOVERNMENTS
YOUR REGIONAL PLANNING AGENCY

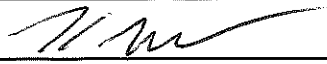
700 16th Street NE, Suite 301
Cedar Rapids, IA 52402

Invoice

Date	Invoice #
3/31/2026	11649

Phone #	Fax #
319-289-0057	319-365-9981

Bill To
CITY OF ANAMOSA 107 S FORD STREET ANAMOSA IA 52205

Approved by:


Quantity	Description	Rate	Amount
21	DOWNTOWN REVITALIZATION CDBG 25-DTR-002 ADMINISTRATION	75.00	1,575.00
Please remit payment within 30 days.		Total	\$1,575.00



Please Remit To:
HR Green, Inc.
PO Box 8213
Des Moines, IA 50301-8213
319-841-4000

Jeremiah Hoyt
City of Anamosa, IA
107 S Ford Street
Anamosa, IA 52205-1841

April 17, 2026
Project No: 220479
Invoice No: 201112

Invoice Total: \$858.60

Project 220479 Anamosa, IA - Alley Between Ford & N Huber E Websert to N Huber - Sewer Replacement

Sanitary Sewer Replacement
Alley between Ford Street and N. Huber Street
Includes Amendment No. 1, 2, 3, 4

Original Contract \$35,000.00
Amend 1 \$18,200.00
Amend 2 \$31,600.00
Less \$5,711.60 (billed against HRG PN 2202680)
Amend 3 \$10,900.00
Amend 4 \$73,200.00
Revised Contract Amount \$163,188.40

Send Invoice to Jeremiah Hoyt at jeremiah.hoyt@anamosa-ia.org and copy Kaylee Palmer at kaylee.palmer@anamosa-ia.org

Professional Services Through April 10, 2026

Phase 3 Construction Phase Services

Sanitary Sewer Replacement - CPS
Alley between Ford Street and N. Huber Street
Amendment No. 2

Contract Amount \$31,600
Less \$5,711.60 (billed against HRG PN 2202680)
Added Amendment No. 4

Task 1 Project Management

Professional Personnel

	Hours	Amount
Professional	.75	162.00
Totals	.75	162.00
Total Labor		162.00
Total this Task		\$162.00

Task 3 Construction Observation

Professional Personnel

	Hours	Amount
Field Personnel	4.00	688.00
Totals	4.00	688.00
Total Labor		688.00

Payment is due within 30 days unless prior arrangements are made. Interest of 1.5% per month will be levied on overdue balances.

Project	220479	Anamosa, IA - Alley Between Ford & N Hub	Invoice	201112
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Unit Charges

2026 IRS Mileage Rate 0.725	23.20	
Total Unit Charges	23.20	23.20
Total this Task		\$711.20

Billing Limits

	Current	Prior	To-Date	
Total Billings	873.20	40,283.80	41,157.00	
Limit			41,142.40	
Adjustment				-14.60
Total this Phase				\$858.60
Total this Invoice				<u>\$858.60</u>



Please Remit To:
HR Green, Inc.
PO Box 8213
Des Moines, IA 50301-8213
319-841-4000

Steve Agnitsch
City of Anamosa, IA
107 S Ford Street
Anamosa, IA 52205-1841

April 17, 2026
Project No: 2403955.01
Invoice No: 201114
Invoice Total: \$2,780.00

Project 2403955.01 Anamosa, IA - Elm St & Hickory St Sewer CPS
Sanitary Sewer Rehabilitation Near Elm St and Hickory St
Construction Phase Services

Send Invoice to Jeremiah Hoyt at jeremiah.hoyt@anamosa-ia.org and copy Kaylee Palmer at kaylee.palmer@anamosa-ia.org

Professional Services Through April 10, 2026

Phase 1000 Construction Phase Services

Professional Personnel

	Hours	Amount
Professional	11.25	2,430.00
Junior Professional	2.50	350.00
Totals	13.75	2,780.00
Total Labor		2,780.00

Total this Phase \$2,780.00

Billing Limits

	Current	Prior	To-Date
Total Billings	2,780.00	0.00	2,780.00
Limit			3,200.00
Remaining			420.00
Total this Invoice			<u>\$2,780.00</u>



Please Remit To:
HR Green, Inc.
PO Box 8213
Des Moines, IA 50301-8213
319-841-4000

Steve Agnitsch
City of Anamosa, IA
107 S Ford Street
Anamosa, IA 52205-1841

April 17, 2026
Project No: 2602205-0000
Invoice No: 201116
Invoice Total: \$3,255.00

Project 2602205-0000 Anamosa, IA - WWTP Re-Rate
Wastewater Treatment Plant NPDES Capacity Re-Rate
Antidegradation Alternatives Analysis

Send Invoice to Jeremiah Hoyt at jeremiah.hoyt@anamosa-ia.org and copy Kaylee Palmer at kaylee.palmer@anamosa-ia.org

Professional Services Through April 10, 2026

Fee

Total Fee	21,700.00		
Percent Complete	30.00	Total Earned	6,510.00
		Previous Fee Billing	3,255.00
		Current Fee Billing	3,255.00
		Total Fee	3,255.00

Billing Limits

	Current	Prior	To-Date
Total Billings	3,255.00	3,255.00	6,510.00
Limit			21,700.00
Remaining			15,190.00

Total this Invoice **\$3,255.00**