



CITY OF ANAMOSA

CITY COUNCIL AGENDA – REGULAR SESSION

TUESDAY, MAY 26, 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 May 11, 2026 – Regular Session
 - b) Minutes from the May 18, 2026 – Closed Session
 - c) Current bills
 - d) Cigarette/tobacco/nicotine/vapor permits
- 4.0) **Presentations:**
 - 4.1) **Project Status Update** – HR Green
 - 4.2) **School Resource Officer Report** – Annual presentation and discussion of SRO Program. (SRO Kunkel).
- 5.0) **Public Hearings:**
 - 5.1) **Public Hearing** – Public hearing on the proposed establishment of the 2026 Kouba Second Addition Housing Urban Renewal Area.
 - a) *Mayor opens the public hearing – Proceedings for discussion.*
 - b) *Mayor closes the public hearing.*
 - 5.2) **Resolution 2026-25** – A resolution to declare necessity and establish an urban renewal area, pursuant to Section 403.4 of the Code of Iowa and to approve urban renewal plan and projects for the 2026 Kouba Second Addition Housing Urban Renewal Area. **Roll Call.**
 - 5.3) **Ordinance 971 (1st Reading)** – An ordinance providing for the division of taxes levied on taxable property in the 2026 Kouba Second Addition Housing Urban Renewal Area, pursuant to Section 403.19 of the Code of Iowa. **Roll Call.**
 - 5.4) **Resolution 2026-26** – Resolution setting a date of meeting at which it is proposed to approve a development agreement with Forge, Inc., including annual appropriation tax increment payments. **Roll Call.**
 - 5.5) **Public Hearing** – Public hearing on the proposed establishment of the 2026 Northland Second Addition Housing Urban Renewal Area.
 - a) *Mayor opens the public hearing – Proceedings for discussion.*
 - b) *Mayor closes the public hearing.*
 - 5.6) **Resolution 2026-27** – A resolution to declare necessity and establish an urban renewal area, pursuant to Section 403.4 of the Code of Iowa and to approve urban renewal plan and projects for the 2026 Northland Second Addition Housing Urban Renewal Area. **Roll Call.**
 - 5.7) **Ordinance 972 (1st Reading)** – An ordinance providing for the division of taxes levied on taxable property in the 2026 Northland Second Addition Housing Urban Renewal Area, pursuant to Section 403.19 of the Code of Iowa. **Roll Call.**
 - 5.8) **Resolution 2026-28** – Resolution setting a date of meeting at which it is proposed to approve a development agreement with Forge, Inc., including annual appropriation tax increment payments. **Roll Call.**
 - 5.9) **Public Hearing** – FY26 Budget Amendment.
 - a) *Mayor opens the public hearing – Proceedings for discussion.*
 - b) *Mayor closes the public hearing.*
 - 5.10) **Resolution 2026-29** – Amending the annual budget amendment for fiscal year ending June 30, 2026. **Roll Call.**
- 6.0) **Postponed Items/Unfinished Business:**
 - 6.1) **Review & Approve** – Site Plan for Sundstop Development, located at 100 Chamber Drive.
- 7.0) **Council Action Items:**
 - 7.1) **Ordinance 973 (1st Reading)** – Amending Chapter 92.07 of the Anamosa Code of Ordinances, by amending Section 92.07, Subsection 3, pertaining to late payment penalties. **Roll Call.**

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- 7.2) **Ordinance 974 (1st Reading)** – Amending Chapter 99.10 of the Anamosa Code of Ordinances, by amending Section 99.10, pertaining to sewer user fee adjustments. **Roll Call.**
- 7.3) **Resolution 2026-30** – Setting the wage of Part-Time LCC Personnel for Fiscal Year Ending June 30, 2026. **Roll Call.**
- 7.4) **Review & Approve** – Professional Services Agreement-Amendment No.1, with HR Green, for the Elm & Hickory Street Sanitary Sewer Project.
- 7.5) **Review & Approve** – Change Order #03, from HR Green, in the amount of -\$432.50 (deduct), for the Ford & Huber Sanitary Sewer Project.
- 7.6) **Review & Approve** – Purchase request, from MVP, in the amount of \$18,525.00 (plus labor and mileage), to replace a faulty Flygt Pump at the 2nd Street Lift Station (Public Utilities).
- 7.7) **Review & Approve (Consent Agenda):** Pay requests totaling \$180,273.78.
 - a) From Boomerang, in the amount of \$78,196.79 for the Elm & Hickory Sanitary Sewer Project.
 - b) From Boomerang, in the amount of \$3,647.44 for the Elm & Hickory Sanitary Sewer Project.
 - c) From ECICOG, in the amount of \$975.00, for the Downtown Façade Revitalization Project.
 - d) From ECICOG, in the amount of \$8,000.00, for the Anamosa Comprehensive Plan.
 - e) From HR Green, in the amount of \$2,800.00, for the WTP Aerator Replacement Project.
 - f) From Martin Gardner, in the amount of \$2,602.25, for the Downtown Façade Revitalization Project.
 - g) From Tschiggfrie Excavating, in the amount of \$84,052.30, for the Ford & Huber Sanitary Sewer Project.

8.0) City Administrator's Report

9.0) Mayor & Council Reports

9.1) Mayor's report

9.2) Council reports

10.0) Public Comment For Items Not On The Agenda

11.0) Adjournment

STATEMENT OF COUNCIL PROCEEDINGS
May 11, 2026

The City Council of the City of Anamosa met in Regular Session on May 11, 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, Kay Smith, Tim Shada, Todd Weimer, Dan Smith, and Brian Hurt. Absent: None. 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 K. Smith, seconded by Weimer approving the consent agenda items: Minutes of the Regular Session 04/27/26, current bills, liquor licenses, tobacco permits, and noise/street closure applications. Roll vote: Ayes- K. Smith, Shada, Weimer, D. Smith, Hurt, Crump. Nays- none. Motion carried.

Motion by Crump, seconded by D. Smith approving Resolution 2026-23, a resolution setting May 26, 2026 as the date for a public hearing to amend the current City budget for fiscal year ending June 30, 2026. Roll vote: Ayes- Shada, Weimer, D. Smith, Hurt, Crump, K. Smith. Nays- none. Motion carried.

Motion by K. Smith, seconded by Crump approving Resolution 2026-24, a resolution setting the wages of the seasonal Part-Time Parks & Recreation Employees for the 2026 summer season. Roll vote: Ayes- Weimer, D. Smith, Hurt, Crump, K. Smith, Shada. Nays- none. Motion carried.

Motion by Crump, seconded by K. Smith approving the application of Blakelee Gienapp to join the Anamosa Volunteer Fire Department. Roll vote: Ayes- D. Smith, Hurt, Crump, K. Smith, Shada, Weimer. Nays- none. Motion carried.

Motion by D. Smith, seconded by Weimer approving the application of Joshua Gaffey to join the Anamosa Volunteer Fire Department. Roll vote: Ayes- Hurt, Crump, K. Smith, Shada, Weimer, D. Smith. Nays- none. Motion carried.

Motion by Crump, seconded by D. Smith approving the job descriptions for all City positions contingent upon incorporating the agreed upon revisions. Roll vote: Ayes- D. Smith, Weimer, Shada, K. Smith, Crump, Hurt. Nays- none. Motion carried.

Motion by Crump, seconded by D. Smith, to approve the purchase request for SCADA upgrades and a service contract from Jetco for the Public Utilities Department, in an amount not to exceed \$19,993.00. Roll vote: Ayes – Weimer, Shada, K. Smith, Crump, Hurt, D. Smith. Nays– none. Motion carried.

Motion by Crump, seconded by Weimer approving the consent agenda pay requests totaling \$10,372.50. Roll call: Ayes- Shada, K. Smith, Crump, Hurt, D. Smith, Weimer. Nays- none. Motion carried.

City Administrator's report: Hoyt expressed his appreciation to Laura Drummy for her dedicated service to the City. He noted that she has recently accepted a new position and commended her efforts in helping keep the local newspaper operating. He wished her success in her new opportunity and stated that she will be greatly missed. Hoyt also reminded everyone of the 3rd Street Sidewalk Information Meeting scheduled for Thursday, May 14, 2026, at the Lawrence Community Center.

Mayor's report: Mayor Smith encouraged everyone to attend the 3rd Street Sidewalk Information Meeting on Thursday, May 14, 2026, at the Lawrence Community Center.

Council's report: Council Member Weimer reported that there will be no EMS meeting this month. He also noted that construction of the new EMS Training Facility has been completed. In addition, Weimer commented on the excellent turnout for the Anamosa Fire Department Pancake Breakfast.

Council Member Hurt provided an update on the Lawrence Center and the new activities currently being planned there. He also stated that the sign for Serenity Park is almost complete and will be installed soon. Hurt further explained that the department will begin using a driver sign-up sheet for City trucks. Employees using a truck will be required to log their trip, clean the vehicle after use, and complete other related responsibilities. He noted that this process should help keep the trucks properly maintained.

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

Meeting adjourned at 6:38 p.m.

Rod Smith, Mayor

ATTEST:

Kaylee Palmer, City Clerk

STATEMENT OF COUNCIL PROCEEDINGS

May 18, 2026

The City Council of the City of Anamosa met in Closed Session May 18, 2026, at the Anamosa City Council Chambers at 5:30 p.m. with Mayor Rod Smith presiding. The following Council Members were present: Rich Crump, Kay Smith, Tim Shada, Todd Weimer, Dan Smith, and Brian Hurt. Absent: None. 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 5:55 p.m. Roll was taken with a quorum present.

Motion by Weimer, seconded by Crump 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 5:57 p.m.

Council returned to Open Session at 6:40 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 6:41 p.m.

Rod Smith, Mayor

ATTEST:

Kaylee Palmer, City Clerk

Post Dates 5/12/2026 - 5/26/2026

Vendor Name	Post Date	Description (Item)	Account Number	Amount
Fund: 001 - GENERAL FUND				
Department: 000 - 000				
WELLMARK BLUE CROSS BLUE...	05/22/2026	BLUE ADVANTAGE HEALTH IN...	001-000-2205	-648.22
COLLECTION SERVICES CENTER	05/22/2026	COLLECTION SERVICES	001-000-2204	534.47
CITY OF ANAMOSA	05/22/2026	FLEXIBLE - CHILDCARE	001-000-2204	76.92
CITY OF ANAMOSA	05/22/2026	FLEX - MEDICAL	001-000-2204	266.46
IPERS COLLECTIONS	05/22/2026	IPERS	001-000-2203	8,000.05
IPERS COLLECTIONS	05/22/2026	IPERS	001-000-2203	4,603.49
941 TAX EFT PAYMENT	05/22/2026	MEDICARE TAX	001-000-2206	2,377.86
941 TAX EFT PAYMENT	05/22/2026	SOCIAL SECURITY TAX	001-000-2202	10,167.52
941 TAX EFT PAYMENT	05/22/2026	FEDERAL TAX	001-000-2200	5,783.08
TREASURER STATE OF IOWA	05/22/2026	STATE TAX	001-000-2201	2,343.16
Department 000 - 000 Total:				33,504.79
Department: 110 - POLICE				
BANOWETZ LUMBER COMPA...	05/26/2026	SEALANT	001-110-6540	26.97
ALLIANT ENERGY	05/26/2026	ELECTRICITY	001-110-6371	549.14
SCHNEITER INSURANCE & FIN...	05/26/2026	WORK COMP INS	001-110-6160	19,724.90
SCHNEITER INSURANCE & FIN...	05/26/2026	LIABILITY INS	001-110-6408	4,032.81
SCHNEITER INSURANCE & FIN...	05/26/2026	PROPERTY INS	001-110-6409	6,631.75
SCHNEITER INSURANCE & FIN...	05/26/2026	UMB LIABILITY	001-110-6415	1,071.14
SCHNEITER INSURANCE & FIN...	05/26/2026	E&O INS	001-110-6417	4,522.21
SCHNEITER INSURANCE & FIN...	05/26/2026	VEHICLE INS	001-110-6419	9,303.00
BLACK HILLS ENERGY	05/26/2026	GAS UTILITY	001-110-6370	114.75
AUXIANT	05/26/2026	SELF FUNDED INS ADMIN FEES	001-110-6155	66.50
MAQUOKETA VALLEY ELECTRI...	05/26/2026	PHONE/INTERNET	001-110-6373	164.80
VISA	05/26/2026	KLEX NITRILE EXAM GLOVES	001-110-6504	28.98
VISA	05/26/2026	MAILING	001-110-6508	24.30
VISA	05/26/2026	MAILING	001-110-6508	10.65
Department 110 - POLICE Total:				46,271.90
Department: 210 - ROADS, BRIDGES, SIDEWALKS				
SCHNEITER INSURANCE & FIN...	05/26/2026	WORK COMP INS	001-210-6160	13,618.44
SCHNEITER INSURANCE & FIN...	05/26/2026	UMB LIABILITY	001-210-6407	1,898.66
SCHNEITER INSURANCE & FIN...	05/26/2026	PROPERTY INS	001-210-6408	14,921.42
SCHNEITER INSURANCE & FIN...	05/26/2026	EQUIPMENT INS	001-210-6415	5,430.67
SCHNEITER INSURANCE & FIN...	05/26/2026	VEHICLE INS	001-210-6419	25,234.56
AUXIANT	05/26/2026	SELF FUNDED HEALTH INS	001-210-6155	164.09
AUXIANT	05/26/2026	SELF FUNDED INS ADMIN FEES	001-210-6155	47.50
Department 210 - ROADS, BRIDGES, SIDEWALKS Total:				61,315.34
Department: 290 - SOLID WASTE				
JONES COUNTY SOLID WASTE...	05/26/2026	LANDFILL ASSESSMENT	001-290-6460	5,312.50
Department 290 - SOLID WASTE Total:				5,312.50
Department: 450 - CEMETERY FUND				
SCHNEITER INSURANCE & FIN...	05/26/2026	WORK COMP INS	001-450-6160	1,687.15
Department 450 - CEMETERY FUND Total:				1,687.15
Department: 612 - CITY ADMINISTRATOR				
SCHNEITER INSURANCE & FIN...	05/26/2026	WORK COMP INS	001-612-6160	1,113.54
AUXIANT	05/26/2026	SELF FUNDED INS ADMIN FEES	001-612-6155	9.50
Department 612 - CITY ADMINISTRATOR Total:				1,123.04
Department: 622 - SUPPORT ADMINISTRATION				
SCHNEITER INSURANCE & FIN...	05/26/2026	WORK COMP INS	001-622-6160	1,973.63
AMAZON CAPITAL SERVICES	05/26/2026	SUPPLIES	001-622-6530	9.49
AMAZON CAPITAL SERVICES	05/26/2026	SUPPLIES	001-622-6530	7.58

Expense Approval Report

Post Dates: 5/12/2026 - 5/26/2026

Vendor Name	Post Date	Description (Item)	Account Number	Amount
AMAZON CAPITAL SERVICES	05/26/2026	SUPPLIES	001-622-6530	32.20
ANAMOSA JOURNAL-EUREKA	05/26/2026	LEGALS	001-622-6414	245.79
AUXIANT	05/26/2026	SELF FUNDED INS ADMIN FEES	001-622-6155	28.50
MAQUOKETA VALLEY ELECTRI...	05/26/2026	PHONE/INTERNET	001-622-6373	224.60
VISA	05/26/2026	GFOA MEMBERSHIP RENEWAL	001-622-6430	250.00
VISA	05/26/2026	MUNICIPAL LEADERSHIP ACA...	001-622-6445	80.00
VISA	05/26/2026	USPS-CERTIFIED MAIL JENKINS...	001-622-6508	10.48
Department 622 - SUPPORT ADMINISTRATION Total:				2,862.27
Department: 650 - CITY HALL				
ALLIANT ENERGY	05/26/2026	ELECTRICITY	001-650-6371	318.85
AMAZON CAPITAL SERVICES	05/26/2026	PEST SPRAY	001-650-6475	5.28
BLACK HILLS ENERGY	05/26/2026	GAS UTILITY	001-650-6370	318.85
Department 650 - CITY HALL Total:				642.98
Department: 651 - SENIOR CENTER				
SCHNEITER INSURANCE & FIN...	05/26/2026	PROPERTY INS	001-651-6408	3,315.87
Department 651 - SENIOR CENTER Total:				3,315.87
Department: 699 - INSURANCE ADMINISTRATION				
SCHNEITER INSURANCE & FIN...	05/26/2026	UMB LIABILITY	001-699-6407	954.00
SCHNEITER INSURANCE & FIN...	05/26/2026	LIABILITY INS	001-699-6408	2,069.98
SCHNEITER INSURANCE & FIN...	05/26/2026	CRIME & FIDELITY INS	001-699-6409	963.00
SCHNEITER INSURANCE & FIN...	05/26/2026	E&O INS	001-699-6410	2,759.63
SCHNEITER INSURANCE & FIN...	05/26/2026	PROPERTY INS	001-699-6416	1,587.81
SCHNEITER INSURANCE & FIN...	05/26/2026	EQUIPMENT INS	001-699-6417	4,862.66
Department 699 - INSURANCE ADMINISTRATION Total:				13,197.08
Fund 001 - GENERAL FUND Total:				169,232.92
Fund: 015 - FIRE SERVICE				
Department: 150 - FIRE DEPARTMENT				
REDS TOWING/PETRO STOP, I...	05/26/2026	BATTERIES FOR TRUCK 1	015-150-6474	631.33
ALLIANT ENERGY	05/26/2026	ELECTRICITY	015-150-6371	485.58
SCHNEITER INSURANCE & FIN...	05/26/2026	WORK COMP INS	015-150-6160	25,120.82
SCHNEITER INSURANCE & FIN...	05/26/2026	UMB LIABILITY	015-150-6407	2,775.54
SCHNEITER INSURANCE & FIN...	05/26/2026	PROPERTY INS	015-150-6408	4,973.81
SCHNEITER INSURANCE & FIN...	05/26/2026	E&O INS	015-150-6410	2,872.44
SCHNEITER INSURANCE & FIN...	05/26/2026	LIABILITY INS	015-150-6413	10,867.36
SCHNEITER INSURANCE & FIN...	05/26/2026	EQUIPMENT INS	015-150-6415	5,130.67
SCHNEITER INSURANCE & FIN...	05/26/2026	VEHICLE INS	015-150-6419	11,475.83
BLACK HILLS ENERGY	05/26/2026	GAS UTILITY	015-150-6370	470.53
DINGES FIRE COMPANY	05/26/2026	BUNKER PART REPAIR	015-150-6470	66.97
JONES COUNTY ENGINEER	05/26/2026	GAS	015-150-6551	44.81
JONES COUNTY ENGINEER	05/26/2026	DIESEL	015-150-6551	310.65
MAQUOKETA VALLEY ELECTRI...	05/26/2026	PHONE/INTERNET	015-150-6373	139.85
UNTOUCHABLE PROPERTY & D...	05/26/2026	TRUCK 6 TURBO	015-150-6474	6,381.42
Department 150 - FIRE DEPARTMENT Total:				71,747.61
Fund 015 - FIRE SERVICE Total:				71,747.61
Fund: 041 - LIBRARY FUND				
Department: 410 - LIBRARY				
CENTER POINT LARGE PRINT	05/18/2026	LARGE PRINT BOOKS	041-410-6501	104.21
AMAZON CAPITAL SERVICES	05/18/2026	YOUTH BOOK	041-410-6501	13.74
AMAZON CAPITAL SERVICES	05/18/2026	ADULT BOOKS	041-410-6501	58.60
BLADE PEST MANAGEMENT L...	05/18/2026	PEST CONTROL	041-410-6475	70.00
ORIENTAL TRADING CO, INC	05/18/2026	PRIZES FOR MONEY CARNAVAL	041-410-6537	168.41
AMAZON CAPITAL SERVICES	05/18/2026	ADULT BOOKS	041-410-6501	106.67
AMAZON CAPITAL SERVICES	05/18/2026	STRAWS	041-410-6537	23.71
AMAZON CAPITAL SERVICES	05/18/2026	MEMO PADS	041-410-6535	13.99
AMAZON CAPITAL SERVICES	05/18/2026	DVDS	041-410-6501	17.99
MACKIN BOOK COMPANY	05/18/2026	AWARD YOUTH & TEEN BOOKS	041-410-6501	406.45
AMAZON CAPITAL SERVICES	05/18/2026	ADULT BOOKS	041-410-6501	149.26
EASTERN IOWA CARPET CARE	05/18/2026	CARPET CLEANING	041-410-6540	630.00

Expense Approval Report

Post Dates: 5/12/2026 - 5/26/2026

Vendor Name	Post Date	Description (Item)	Account Number	Amount
ALLIANT ENERGY	05/26/2026	ELECTRICITY	041-410-6371	1,691.19
AMAZON CAPITAL SERVICES	05/18/2026	ADULT BOOKS	041-410-6501	63.79
SCHNEITER INSURANCE & FIN...	05/26/2026	WORK COMP INS	041-410-6160	1,542.91
SCHNEITER INSURANCE & FIN...	05/26/2026	LIABILITY INS	041-410-6408	2,587.47
SCHNEITER INSURANCE & FIN...	05/26/2026	PROPERTY INS	041-410-6416	31,500.80
SWANK MOVIE LICENSING USA	05/18/2026	MOVIE LICENSING	041-410-6537	137.00
AMAZON CAPITAL SERVICES	05/18/2026	TEEN BOOKS	041-410-6501	96.99
AMAZON CAPITAL SERVICES	05/18/2026	DVDS	041-410-6501	73.82
AMAZON CAPITAL SERVICES	05/18/2026	STEM MAGNET KIT	041-410-6501	16.79
MINGER MOWING & LANDSC...	05/18/2026	LAWN CARE - PRE EMERGENT ...	041-410-6475	93.00
AMAZON CAPITAL SERVICES	05/18/2026	LARGE PRINT BOOK	041-410-6501	31.00
DEMCO	05/18/2026	LIBRARY CARDS	041-410-6531	716.50
AMAZON CAPITAL SERVICES	05/18/2026	YOUTH BOOKS	041-410-6501	253.16
OFFICE EXPRESS	05/18/2026	COPY PAPER	041-410-6535	41.95
AUXIANT	05/26/2026	SELF FUNDED INS ADMIN FEES	041-410-6155	38.00
MAQUOKETA VALLEY ELECTRI...	05/26/2026	PHONE/INTERNET	041-410-6373	79.85
VISA	05/26/2026	CRIMINAL HISTORY CHECK-LI...	041-410-6531	15.00
EDWARDS SANITATION	05/18/2026	JUNE/JULY SANITATION SERVI...	041-410-6475	57.50
KOCHANNY, AMANDA	05/18/2026	DEMON HUNTRESS PERFORM...	041-410-6537	125.00
Department 410 - LIBRARY Total:				40,924.75
Fund 041 - LIBRARY FUND Total:				40,924.75

Fund: 043 - PARKS & RECREATION

Department: 430 - RECREATION

ALLIANT ENERGY	05/26/2026	ELECTRICITY	043-430-6371	543.55
BRANDED APPAREL	05/26/2026	TSHIRTS BASEBALL/PEEWEE/T...	043-430-6531	1,008.00
BRANDED APPAREL	05/26/2026	TSHIRTS BASEBALL/PEEWEE/T...	043-430-6531	192.00
BRANDED APPAREL	05/26/2026	TSHIRTS BASEBALL/PEEWEE/T...	043-430-6531	120.00
BRANDED APPAREL	05/26/2026	TSHIRTS BASEBALL/PEEWEE/T...	043-430-6531	288.00
BRANDED APPAREL	05/26/2026	TSHIRTS FOR BASEBALL/PEEW...	043-430-6531	120.00
BRANDED APPAREL	05/26/2026	TSHIRTS BASEBALL/PEEWEE/T...	043-430-6531	168.00
BRANDED APPAREL	05/26/2026	TSHIRTS BASEBALL/PEEWEE/T...	043-430-6531	84.00
SCHNEITER INSURANCE & FIN...	05/26/2026	WORK COMP INS	043-430-6160	2,749.00
SCHNEITER INSURANCE & FIN...	05/26/2026	PROPERTY INS	043-430-6408	1,634.61
SCHNEITER INSURANCE & FIN...	05/26/2026	LIABILITY INS	043-430-6413	2,587.47
SCHNEITER INSURANCE & FIN...	05/26/2026	VEHICLE INS	043-430-6419	2,786.39
GEHL LAWN SERVICE/MICHAEL	05/26/2026	LCC GROUNDS WEED CONTRO...	043-430-6475	85.00
GEHL LAWN SERVICE/MICHAEL	05/26/2026	WEED CONTROL/FERTILIZER-L...	043-430-6475	85.00
GEHL LAWN SERVICE/MICHAEL	05/26/2026	WEED CONTROL/FERTILIZER-...	043-430-6475	100.00
COTTON GALLERY	05/26/2026	SHIRTS SOFTBALL/BASEBALL	043-430-6531	128.00
COTTON GALLERY	05/26/2026	SHIRTS SOFTBALL/BASEBALL	043-430-6531	96.00
COTTON GALLERY	05/26/2026	SHIRTS SOFTBALL/BASEBALL	043-430-6531	104.00
COTTON GALLERY	05/26/2026	SHIRTS SOFTBALL/BASEBALL	043-430-6531	8.00
WHITE FRONT FEED & SEED	05/26/2026	CHALK FOR BASEBALL FIELDS	043-430-6475	480.00
COTTON GALLERY	05/26/2026	SHIRTS SOFTBALL/BASEBALL	043-430-6531	425.00
LINN CO-OP OIL CO.	05/26/2026	FUEL FOR MOWING	043-430-6551	526.14
AUXIANT	05/26/2026	SELF FUNDED INS ADMIN FEES	043-430-6155	28.50
JOHN DEERE FINANCIAL	05/26/2026	HARDWARE FOR TRAIN PLAY...	043-430-6475	10.27
JOHN DEERE FINANCIAL	05/26/2026	HARDWARE FOR TRAIN PLAY...	043-430-6475	7.90
JOHN DEERE FINANCIAL	05/26/2026	HARDWARE FOR TRAIN PLAY...	043-430-6475	6.32
VISA	05/26/2026	SOCCER BALLS	043-430-6531	104.79
VISA	05/26/2026	LEGAL PAPER	043-430-6535	8.77
VISA	05/26/2026	6 INCH PINS	043-430-6542	12.97
ANAMOSA HOME DECORATI...	05/26/2026	PAINT FOR FOUNTIAN PARK G...	043-430-6475	107.93
ANAMOSA HOME DECORATI...	05/26/2026	PAINT FOR FOUNTAIN PARK	043-430-6475	145.98
ANAMOSA HOME DECORATI...	05/26/2026	PAINT FOR FOUNTAIN PARK G...	043-430-6475	43.01
ANAMOSA HOME DECORATI...	05/26/2026	PAINT FOR FOUNTAIN PARK G...	043-430-6475	45.89
ANAMOSA HOME DECORATI...	05/26/2026	PAINT FOR STRAWBERRY HILL...	043-430-6475	137.67
Department 430 - RECREATION Total:				14,978.16
Fund 043 - PARKS & RECREATION Total:				14,978.16

Expense Approval Report

Post Dates: 5/12/2026 - 5/26/2026

Vendor Name	Post Date	Description (Item)	Account Number	Amount
Fund: 044 - AQUA COURT				
Department: 440 - AQUA COURT				
BANOWETZ LUMBER COMPA...	05/26/2026	LUMBER FOR DUMPSTER ENC...	044-440-6540	127.54
ALLIANT ENERGY	05/26/2026	ELECTRICITY	044-440-6371	113.93
SCHNEITER INSURANCE & FIN...	05/26/2026	WORK COMP INS	044-440-6160	4,518.00
SCHNEITER INSURANCE & FIN...	05/26/2026	UMB LIABILITY	044-440-6407	4,227.92
SCHNEITER INSURANCE & FIN...	05/26/2026	PROPERTY INS	044-440-6408	3,329.54
SCHNEITER INSURANCE & FIN...	05/26/2026	E&O INS	044-440-6410	2,061.12
SCHNEITER INSURANCE & FIN...	05/26/2026	LIABILITY INS	044-440-6413	12,937.33
CARRICO AQUATIC RESOURCE...	05/26/2026	CHEMICAL SIGNS FOR CHEMI...	044-440-6533	170.56
BLACK HILLS ENERGY	05/26/2026	GAS UTILITY	044-440-6370	48.86
KLINGER PAINT COMPANY	05/26/2026	PAINT FOR POOL SURFACE	044-440-6540	920.96
JOHN DEERE FINANCIAL	05/26/2026	CONCRETE SEALANT	044-440-6540	47.94
JOHN DEERE FINANCIAL	05/26/2026	FLEX TAPE	044-440-6540	29.98
MAQUOKETA VALLEY ELECTRI...	05/26/2026	PHONE/INTERNET	044-440-6373	363.28
JOHN DEERE FINANCIAL	05/26/2026	POOL HOSE PARTS	044-440-6540	17.47
NORTHERN LIGHTS DISTRIBUT...	05/26/2026	CONCESSIONS STAND SNACKS...	044-440-6546	1,355.93
VISA	05/26/2026	CRIMINAL HISTORY CHECK-A...	044-440-6545	15.00
VISA	05/26/2026	POOL RENEWAL LICENSE FEE	044-440-6540	105.00
Department 440 - AQUA COURT Total:				30,390.36
Fund 044 - AQUA COURT Total:				30,390.36

Fund: 046 - LAWRENCE COMMUNITY CENTER FUND

Department: 460 - LAWRENCE COMMUNITY CENTER				
ALLIANT ENERGY	05/26/2026	ELECTRICITY	046-460-6371	1,395.66
SCHNEITER INSURANCE & FIN...	05/26/2026	WORK COMP INS	046-460-6160	6,052.77
SCHNEITER INSURANCE & FIN...	05/26/2026	LIABILITY INS	046-460-6408	2,587.47
SCHNEITER INSURANCE & FIN...	05/26/2026	PROPERTY INS	046-460-6416	31,197.91
BSN SPORTS	05/26/2026	GAME BASEBALLS	046-460-6521	113.98
BLACK HILLS ENERGY	05/26/2026	GAS UTILITY	046-460-6370	326.19
MAQUOKETA VALLEY ELECTRI...	05/26/2026	PHONE/INTERNET	046-460-6373	184.90
VISA	05/26/2026	CLOROX WIPES	046-460-6541	12.78
VISA	05/26/2026	SHOWER CURTAIN/RINGS-ME...	046-460-6542	13.85
VISA	05/26/2026	SHOWER ROD-MENS LOCKER ...	046-460-6542	31.68
Department 460 - LAWRENCE COMMUNITY CENTER Total:				41,917.19
Fund 046 - LAWRENCE COMMUNITY CENTER FUND Total:				41,917.19

Fund: 110 - ROAD USE TAX

Department: 210 - ROADS, BRIDGES, SIDEWALKS				
IOWA PRISON INDUSTRIES	05/26/2026	2 SIDED STREET MARKER	110-210-6512	87.80
IOWA PRISON INDUSTRIES	05/26/2026	REFURBISH SCHOOL AREA SIGN	110-210-6512	34.80
Department 210 - ROADS, BRIDGES, SIDEWALKS Total:				122.60

Department: 211 - Public Services - community betterment

CONTRACTOR SOLUTIONS	05/26/2026	2.5 INCH FIRE HOSE	110-211-6474	351.16
ALLIANT ENERGY	05/26/2026	ELECTRICITY	110-211-6371	509.18
ARNOLD MOTOR SUPPLY, LLP	05/26/2026	BULK ENGINE OIL	110-211-6474	1,125.52
BLACK HILLS ENERGY	05/26/2026	GAS UTILITY	110-211-6370	138.13
HOTSY CLEANING SYSTEMS	05/26/2026	FLEET SOAP/WAX/CITRUS BO...	110-211-6530	450.80
JOHN DEERE FINANCIAL	05/26/2026	SPRAY BUG SOOTHER	110-211-6530	18.89
CARQUEST OF MONTICELLO	05/26/2026	HALOGEN HEADLIGHT	110-211-6474	12.99
OLLINGER GARAGE DOOR INC	05/26/2026	STREET SHOP GARAGE DOOR	110-211-6475	7,385.00
JOHN DEERE FINANCIAL	05/26/2026	GAS CAN	110-211-6553	168.93
ARNOLD MOTOR SUPPLY, LLP	05/26/2026	RV ANITFREEZE	110-211-6474	88.68
ARNOLD MOTOR SUPPLY, LLP	05/26/2026	CLAMP	110-211-6474	7.39
LINN CO-OP OIL CO.	05/26/2026	DIESEL FUEL	110-211-6551	2,244.62
JOHN DEERE FINANCIAL	05/26/2026	HERBICIDE TORDON	110-211-6553	92.98
JOHN DEERE FINANCIAL	05/26/2026	BUSHINGS	110-211-6470	11.65
MAQUOKETA VALLEY ELECTRI...	05/26/2026	PHONE/INTERNET	110-211-6373	104.90
ARNOLD MOTOR SUPPLY, LLP	05/26/2026	FILTERS	110-211-6470	89.22
JOHN DEERE FINANCIAL	05/26/2026	BELT/BELT TENSIONER	110-211-6474	173.70
C.J. COOPER & ASSOCIATES, I...	05/26/2026	EMPLOYMENT QUERY	110-211-6412	15.00

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Vendor Name	Post Date	Description (Item)	Account Number	Amount
ARNOLD MOTOR SUPPLY, LLP	05/26/2026	R134A REFRIGERANT	110-211-6470	55.86
LAWSON PRODUCTS, INC.	05/26/2026	SOCKET HEAD CAP SCREW	110-211-6543	13.69
VISA	05/26/2026	BEARING 2 PACK	110-211-6470	26.46
VISA	05/26/2026	SPARK PLUGS/AIR FILTERS/EL...	110-211-6530	154.76
VISA	05/26/2026	GARAGE DOOR LATCH/DRIVE...	110-211-6543	78.53
VISA	05/26/2026	TRAFFIC CONES	110-211-6543	857.00
VISA	05/26/2026	SPROCKETS & ROLLER CHAIN	110-211-6544	41.62

Department 211 - Public Services - community betterment Total: **14,216.66**

Fund 110 - ROAD USE TAX Total: **14,339.26**

Fund: 122 - LOCAL OPTION TAX 65%**Department: 210 - ROADS, BRIDGES, SIDEWALKS**

ALLIANT ENERGY	05/26/2026	ELECTRICITY	122-210-6372	6,830.16
MAQUOKETA VALLEY ELECTRI...	05/26/2026	ROUNDAABOUT LIGHTS	122-210-6372	57.02
MAQUOKETA VALLEY ELECTRI...	05/26/2026	INDUSTRIAL PARK LIGHTS	122-210-6372	65.77

Department 210 - ROADS, BRIDGES, SIDEWALKS Total: **6,952.95**

Department: 410 - LIBRARY

ADVANTAGE ARCHIVES LLC	05/18/2026	JOURNAL EUREKA 7.7.2022-6....	122-410-6722	660.00
MIDWEST TAPE LLC	05/18/2026	HOOPLA	122-410-6725	204.84
KONICA PREMIER FINANCE	05/18/2026	COPIER LEASE	122-410-6727	239.73

Department 410 - LIBRARY Total: **1,104.57**

Fund 122 - LOCAL OPTION TAX 65% Total: **8,057.52**

Fund: 600 - WATER FUND**Department: 810 - 810**

WATER SOLUTIONS UNLIMITED	05/26/2026	CHEMICALS	600-810-6501	4,965.46
IOWA PRISON INDUSTRIES	05/26/2026	LOGO TRUCK	600-810-6553	124.50
ALLIANT ENERGY	05/26/2026	ELECTRICITY	600-810-6371	15,088.11
SCHNEITER INSURANCE & FIN...	05/26/2026	WORK COMP INS	600-810-6160	5,962.20
SCHNEITER INSURANCE & FIN...	05/26/2026	UMB LIABILITY	600-810-6405	2,383.88
SCHNEITER INSURANCE & FIN...	05/26/2026	LIABILITY INS	600-810-6408	3,470.31
SCHNEITER INSURANCE & FIN...	05/26/2026	EQUIPMENT INS	600-810-6415	1,892.54
SCHNEITER INSURANCE & FIN...	05/26/2026	PROPERTY INS	600-810-6416	26,490.01
SCHNEITER INSURANCE & FIN...	05/26/2026	E&O INS	600-810-6417	1,446.91
SCHNEITER INSURANCE & FIN...	05/26/2026	VEHICLE INS	600-810-6419	4,958.75
BLACK HILLS ENERGY	05/26/2026	GAS UTILITY	600-810-6370	757.13
USA BLUE BOOK	05/26/2026	HYDRANT FLUSHER PARTS	600-810-6553	102.92
REXCO EQUIPMENT	05/26/2026	LAWNMOWER REPAIRS	600-810-6474	98.14
IOWA PRISON INDUSTRIES	05/26/2026	SHIRT LOGOS	600-810-6181	117.00
LINN CO-OP OIL CO.	05/26/2026	GAS	600-810-6551	250.92
AUXIANT	05/26/2026	SELF FUNDED INS ADMIN FEES	600-810-6155	57.00
US POSTMASTER	05/26/2026	MAY UTILITY BILLS	600-810-6508	432.46
JOHN DEERE FINANCIAL	05/26/2026	WEEDEATER HEAD	600-810-6722	39.99
MAQUOKETA VALLEY ELECTRI...	05/26/2026	PHONE/INTERNET	600-810-6373	134.90
WAPSI WASTE SERVICE, INC.	05/26/2026	TRASH SERVICE - WATER SPEC...	600-810-6540	75.00
SHAFFER PLBG & HTG	05/26/2026	WELL 5 HEATER/AC REPLACE...	600-810-6555	6,198.76
DEREK YOUNG PROPERTY MA...	05/26/2026	EMERGENCY CURB STOP REPA...	600-810-6782	2,500.00
VISA	05/26/2026	CERTIFIED POSTAGE-DNR WA...	600-810-6508	7.47
VISA	05/26/2026	HI VIS SHIRTS	600-810-6181	204.95
VISA	05/26/2026	ROBERT UNIFORMS	600-810-6181	192.06
VISA	05/26/2026	JUSTIN-WATER CLASS	600-810-6445	560.00
VISA	05/26/2026	DECLORINATION TABLETS	600-810-6501	610.92
VISA	05/26/2026	FIRE HOSE ENDS	600-810-6530	92.00

Department 810 - 810 Total: **79,214.29**

Department: 811 - 811

IOWA FINANCE AUTHORITY	05/26/2026	SRF LOAN - BOIND FEE	600-811-6800	321.97
IOWA FINANCE AUTHORITY	05/26/2026	SRF LOAN - PRINCIPAL	600-811-6801	120,000.00
IOWA FINANCE AUTHORITY	05/26/2026	SRF LOAN - INTEREST	600-811-6851	3,657.62
IOWA FINANCE AUTHORITY	05/26/2026	SRF LOAN - BOND FEE	600-811-6800	1,142.50
IOWA FINANCE AUTHORITY	05/26/2026	SRF LOAN - PRINCIPAL	600-811-6801	106,000.00

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Post Dates: 5/12/2026 - 5/26/2026

Vendor Name	Post Date	Description (Item)	Account Number	Amount
IOWA FINANCE AUTHORITY	05/26/2026	SRF LOAN - INTEREST	600-811-6851	7,997.50
IOWA FINANCE AUTHORITY	05/26/2026	SRF LOAN - BOND FEE	600-811-6800	1,443.75
IOWA FINANCE AUTHORITY	05/26/2026	SRF LOAN - PRINCIPAL	600-811-6801	80,000.00
IOWA FINANCE AUTHORITY	05/26/2026	SRF LOAN - INTEREST	600-811-6851	10,106.25
IOWA FINANCE AUTHORITY	05/26/2026	SRF LOAN	600-811-6800	3,242.50
IOWA FINANCE AUTHORITY	05/26/2026	SRF LOAN - PRINCIPAL	600-811-6801	132,000.00
IOWA FINANCE AUTHORITY	05/26/2026	SRF LOAN - INTEREST	600-811-6851	22,697.50

Department 811 - 811 Total: **488,609.59**

Fund 600 - WATER FUND Total: **567,823.88**

Fund: 610 - WASTEWATER FUND

Department: 815 - 815

SHERWIN WILLIAMS	05/26/2026	LAB FLOOR REPAIR	610-815-6785	5,169.82
SHERWIN WILLIAMS	05/26/2026	LAB FLOOR REPAIR-FREIGHT	610-815-6785	27.71
SHERWIN WILLIAMS	05/26/2026	LAB FLOOR REPAIR	610-815-6785	889.92
USA BLUE BOOK	05/26/2026	TESTING SUPPLIES	610-815-6501	310.33
ULINE, INC	05/26/2026	BOOKCASE FIRE DAMAGE	610-815-6418	403.35
MACQUEEN EQUIPMENT	05/26/2026	JETTER HOSE CONNECTION P...	610-815-6504	1,901.92
CONTRACTOR SOLUTIONS	05/26/2026	1 1/2 INCH FIRE HOSE	610-815-6504	223.72
CHEMSEARCH	05/26/2026	ECOSTORM	610-815-6501	175.00
ALLIANT ENERGY	05/26/2026	ELECTRICITY	610-815-6371	13,733.90
SCHNEITER INSURANCE & FIN...	05/26/2026	WORK COMP INS	610-815-6160	3,450.64
SCHNEITER INSURANCE & FIN...	05/26/2026	UMB LIABILITY	610-815-6406	2,383.88
SCHNEITER INSURANCE & FIN...	05/26/2026	LIABILITY INS	610-815-6408	4,032.80
SCHNEITER INSURANCE & FIN...	05/26/2026	EQUIPMENT INS	610-815-6416	1,442.55
SCHNEITER INSURANCE & FIN...	05/26/2026	PROPERTY INS	610-815-6416	39,790.47
SCHNEITER INSURANCE & FIN...	05/26/2026	E&O INS	610-815-6417	1,563.69
SCHNEITER INSURANCE & FIN...	05/26/2026	VEHICLE INS	610-815-6419	9,303.47
BLACK HILLS ENERGY	05/26/2026	GAS UTILITY	610-815-6370	306.01
TEST INC / QC ANALYTICAL SE...	05/26/2026	APRIL TESTING	610-815-6479	1,238.00
IOWA PRISON INDUSTRIES	05/26/2026	SHIRTS	610-815-6181	113.20
CORE & MAIN LP	05/26/2026	FIRE DAMAGE-SMART POINT	610-815-6418	2,030.32
IOWA PRISON INDUSTRIES	05/26/2026	SHIRT LOGOS	610-815-6181	277.00
LINN CO-OP OIL CO.	05/26/2026	GAS	610-815-6551	1,736.25
AUXIANT	05/26/2026	SELF FUNDED INS ADMIN FEES	610-815-6155	57.00
US POSTMASTER	05/26/2026	MAY UTILITY BILLS	610-815-6508	432.45
MAQUOKETA VALLEY ELECTRI...	05/26/2026	PHONE/INTERNET	610-815-6373	149.85
SHAFFER PLBG & HTG	05/26/2026	FIRE TEMP HEAT	610-815-6418	450.00
SHAFFER PLBG & HTG	05/26/2026	FIRE HEATER REPAIR	610-815-6418	6,400.00
SHAFFER PLBG & HTG	05/26/2026	FIRE WATERLINE REPAIRS	610-815-6418	6,522.00
VISA	05/26/2026	HI VIS SHIRTS	610-815-6181	558.87
VISA	05/26/2026	STEVE UNIFORMS	610-815-6181	89.98
VISA	05/26/2026	AMAZON CREDIT	610-815-6505	-54.21
VISA	05/26/2026	WASHER NOZZLE CRANE TRU...	610-815-6474	13.99

Department 815 - 815 Total: **105,123.88**

Department: 816 - 816

IOWA FINANCE AUTHORITY	05/26/2026	SRF LOAN - BOND FEE	610-816-6800	642.50
IOWA FINANCE AUTHORITY	05/26/2026	SRF LOAN - PRINCIPAL	610-816-6801	126,000.00
IOWA FINANCE AUTHORITY	05/26/2026	SRF LOAN - INTEREST	610-816-6851	2,248.75

Department 816 - 816 Total: **128,891.25**

Fund 610 - WASTEWATER FUND Total: **234,015.13**

Grand Total: **1,193,426.78**

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
001 - GENERAL FUND	169,232.92	162,550.34
015 - FIRE SERVICE	71,747.61	63,216.47
041 - LIBRARY FUND	40,924.75	39,153.71
043 - PARKS & RECREATION	14,978.16	9,912.50
044 - AQUA COURT	30,390.36	27,193.91
046 - LAWRENCE COMMUNITY CENTER FUND	41,917.19	39,896.46
110 - ROAD USE TAX	14,339.26	1,158.37
122 - LOCAL OPTION TAX 65%	8,057.52	1,104.57
600 - WATER FUND	567,823.88	537,371.05
610 - WASTEWATER FUND	234,015.13	191,956.83
Grand Total:	1,193,426.78	1,073,514.21

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
001-000-2200	FIT HOLDING	5,783.08	5,783.08
001-000-2201	SIT HOLDING	2,343.16	2,343.16
001-000-2202	FICA HOLDING	10,167.52	10,167.52
001-000-2203	IPERS HOLDING	12,603.54	12,603.54
001-000-2204	PEDC HOLDING	877.85	877.85
001-000-2205	HEALTH & CANCER INS. ...	-648.22	0.00
001-000-2206	MEDICARE HOLDING	2,377.86	2,377.86
001-110-6155	SELF FUNDED HEALTH INS	66.50	66.50
001-110-6160	WORKER'S COMP INSUR...	19,724.90	19,724.90
001-110-6370	UTILITIES, GAS	114.75	0.00
001-110-6371	UTILITIES, ELECTRIC	549.14	0.00
001-110-6373	UTILITIES, TELEPHONE	164.80	0.00
001-110-6408	LIABILITY INSURANCE	4,032.81	4,032.81
001-110-6409	STRUCTURAL INSURANCE	6,631.75	6,631.75
001-110-6415	LIABILITY UMBRELLA IN...	1,071.14	1,071.14
001-110-6417	E & O LIABILITY INSURA...	4,522.21	4,522.21
001-110-6419	VEHICLE INSURANCE	9,303.00	9,303.00
001-110-6504	EQUIPMENT, SMALL	28.98	28.98
001-110-6508	SUPPLIES, POSTAGE	34.95	34.95
001-110-6540	BLDG & GROUNDS MAI...	26.97	0.00
001-210-6155	SELF FUNDED HEALTH INS	211.59	211.59
001-210-6160	WORKER'S COMP INSUR...	13,618.44	13,618.44
001-210-6407	LIABILITY UMBRELLA IN...	1,898.66	1,898.66
001-210-6408	INSURANCE EXPENSE	14,921.42	14,921.42
001-210-6415	EQUIPMENT INSURANCE	5,430.67	5,430.67
001-210-6419	VEHICLE INSURANCE	25,234.56	25,234.56
001-290-6460	LANDFILL ASSESSMENT	5,312.50	0.00
001-450-6160	WORKER'S COMP INSUR...	1,687.15	1,687.15
001-612-6155	SELF FUNDED HEALTH INS	9.50	9.50
001-612-6160	WORKER'S COMP INSUR...	1,113.54	1,113.54
001-622-6155	SELF FUNDED HEALTH INS	28.50	28.50
001-622-6160	WORKER'S COMP INSUR...	1,973.63	1,973.63
001-622-6373	UTILITIES, TELEPHONE	224.60	0.00
001-622-6414	PUBLIC NOTICES	245.79	0.00
001-622-6430	MEMBERSHIP DUES & S...	250.00	250.00
001-622-6445	TRAINING, REGISTRATION	80.00	80.00
001-622-6508	SUPPLIES, POSTAGE	10.48	10.48
001-622-6530	SUPPLIES, OPERATIONS	49.27	0.00
001-650-6370	UTILITIES, GAS	318.85	0.00
001-650-6371	UTILITIES, ELECTRIC	318.85	0.00
001-650-6475	BUIDLING & GROUNDS ...	5.28	0.00
001-651-6408	STRUCTURAL INSURANCE	3,315.87	3,315.87
001-699-6407	UMBRELLA LIABILITY IN...	954.00	954.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
001-699-6408	PROF. SERV., INSUR. LIAB.	2,069.98	2,069.98
001-699-6409	CRIME & FIDELITY INSU...	963.00	963.00
001-699-6410	E & O LIABILITY INSURA...	2,759.63	2,759.63
001-699-6416	PROF. SERVICES INSUR. ...	1,587.81	1,587.81
001-699-6417	PROF. SERV., INSUR. EQU...	4,862.66	4,862.66
015-150-6160	WORKER'S COMP INSUR...	25,120.82	25,120.82
015-150-6370	UTILITIES, GAS	470.53	0.00
015-150-6371	UTILITIES, ELECTRIC	485.58	0.00
015-150-6373	UTILITIES, TELEPHONE	139.85	0.00
015-150-6407	LIABILITY UMBRELLA IN...	2,775.54	2,775.54
015-150-6408	INSURANCE EXPENSE	4,973.81	4,973.81
015-150-6410	E&O LIABILITY INSURAN...	2,872.44	2,872.44
015-150-6413	LIABILITY INSURANCE	10,867.36	10,867.36
015-150-6415	EQUIPMENT INSURANCE	5,130.67	5,130.67
015-150-6419	VEHICLE INSURANCE	11,475.83	11,475.83
015-150-6470	MAINTENANCE, EQUIP...	66.97	0.00
015-150-6474	MAINTENANCE, VEHICLE	7,012.75	0.00
015-150-6551	VEHICLE FUEL EXPENSES	355.46	0.00
041-410-6155	SELF FUNDED HEALTH INS	38.00	38.00
041-410-6160	WORKER'S COMP INSUR...	1,542.91	1,542.91
041-410-6371	UTILITIES, ELECTRIC	1,691.19	0.00
041-410-6373	UTILITIES, TELEPHONE	79.85	0.00
041-410-6408	INSURANCE EXPENSE	2,587.47	2,587.47
041-410-6416	PROF. SERVICES INSUR. ...	31,500.80	31,500.80
041-410-6475	MAINTENANCE, BLDGS &...	220.50	220.50
041-410-6501	BOOKS AND PERIODOCA...	1,392.47	1,392.47
041-410-6531	SUPPLIES, LIBRARY	731.50	731.50
041-410-6535	SUPPLIES, OFFICE	55.94	55.94
041-410-6537	SUPPLIES, CHILDRENS PR...	454.12	454.12
041-410-6540	SUPPLIES, BLDGS. & GR...	630.00	630.00
043-430-6155	SELF FUNDED HEALTH INS	28.50	28.50
043-430-6160	WORKER'S COMP INSUR...	2,749.00	2,749.00
043-430-6371	UTILITIES, ELECTRIC	543.55	0.00
043-430-6408	INSURANCE EXPENSE	1,634.61	1,634.61
043-430-6413	LIABILITY INSURANCE	2,587.47	2,587.47
043-430-6419	VEHICLE INSURANCE	2,786.39	2,786.39
043-430-6475	MAINTENANCE, BLDGS &...	1,254.97	0.00
043-430-6531	SUPPLIES, REC. PROGR...	2,845.79	104.79
043-430-6535	SUPPLIES, OFFICE	8.77	8.77
043-430-6542	SUPPLIES, MISCELLANE...	12.97	12.97
043-430-6551	FUEL EXPENSE	526.14	0.00
044-440-6160	INSURANCE EXPENSE	4,518.00	4,518.00
044-440-6370	UTILITIES, GAS	48.86	0.00
044-440-6371	UTILITIES, ELECTRIC	113.93	0.00
044-440-6373	UTILITIES, TELEPHONE	363.28	0.00
044-440-6407	LIABILITY UMBRELLA IN...	4,227.92	4,227.92
044-440-6408	STRUCTURAL INSURANCE	3,329.54	3,329.54
044-440-6410	E & O LIABILITY INSURA...	2,061.12	2,061.12
044-440-6413	LIABILITY INSURANCE	12,937.33	12,937.33
044-440-6533	EQUIP., AQUA CRT. CHE...	170.56	0.00
044-440-6540	SUPPLIES, BLDGS. & GR...	1,248.89	105.00
044-440-6545	SUPPLIES, MISCELLANE...	15.00	15.00
044-440-6546	MERCHANDISE FOR RES...	1,355.93	0.00
046-460-6160	WORKER'S COMP INSUR...	6,052.77	6,052.77
046-460-6370	UTILITIES, GAS	326.19	0.00
046-460-6371	UTILITIES, ELECTRIC	1,395.66	0.00
046-460-6373	UTILITIES, TELEPHONE	184.90	0.00
046-460-6408	PROF. SERV., INSUR. LIAB.	2,587.47	2,587.47

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
046-460-6416	PROF. SERVICES INSUR. ...	31,197.91	31,197.91
046-460-6521	EQUIPMENT, RECREATI...	113.98	0.00
046-460-6541	SUPPLIES, JANITORIAL ...	12.78	12.78
046-460-6542	SUPPLIES, MISCELLANE...	45.53	45.53
110-210-6512	TRAFFIC SIGNS AND MA...	122.60	0.00
110-211-6370	UTILITIES, GAS	138.13	0.00
110-211-6371	UTILITIES, ELECTRIC	509.18	0.00
110-211-6373	UTILITIES, TELEPHONE	104.90	0.00
110-211-6412	MEDICAL AND PHYSICALS	15.00	0.00
110-211-6470	MAINTENANCE, EQUIP...	183.19	26.46
110-211-6474	MAINTENANCE, VEHICLE	1,759.44	0.00
110-211-6475	MAINTENANCE, BLDGS &..	7,385.00	0.00
110-211-6530	SUPPLIES, OPERATIONS	624.45	154.76
110-211-6543	SUPPLIES, STREET MAIN...	949.22	935.53
110-211-6544	SUPPLIES, SNOW & ICE R...	41.62	41.62
110-211-6551	VEHICLE FUEL EXPENSES	2,244.62	0.00
110-211-6553	MISCELLANEOUS SUPPLI...	261.91	0.00
122-210-6372	ELECTRIC UTILITIES, ST L...	6,952.95	0.00
122-410-6722	OPERATIONS EQUIPME...	660.00	660.00
122-410-6725	EQUIPMENT	204.84	204.84
122-410-6727	MAINTENANCE EQUIPM...	239.73	239.73
600-810-6155	SELF FUNDED HEALTH INS	57.00	57.00
600-810-6160	WORKER'S COMP INSUR...	5,962.20	5,962.20
600-810-6181	ALLOWANCE, UNIFORM	514.01	397.01
600-810-6370	UTILITIES, GAS	757.13	0.00
600-810-6371	UTILITIES, ELECTRIC	15,088.11	0.00
600-810-6373	UTILITIES, TELEPHONE	134.90	0.00
600-810-6405	UMBRELLA LIABILITY IN...	2,383.88	2,383.88
600-810-6408	INSURANCE EXPENSE	3,470.31	3,470.31
600-810-6415	PROF. SERV, INSUR. EQU...	1,892.54	1,892.54
600-810-6416	INSURANCE EXPENSE	26,490.01	26,490.01
600-810-6417	E & O LIABILITY	1,446.91	1,446.91
600-810-6419	INSURANCE EXPENSE	4,958.75	4,958.75
600-810-6445	TRAINING, REGISTRATION	560.00	560.00
600-810-6474	MAINTENANCE, VEHICLE	98.14	0.00
600-810-6501	CHEMICALS	5,576.38	610.92
600-810-6508	SUPPLIES, POSTAGE	439.93	439.93
600-810-6530	SUPPLIES, OPERATIONS	92.00	92.00
600-810-6540	SUPPLIES, BLDGS. & GR...	75.00	0.00
600-810-6551	FUEL EXPENSE	250.92	0.00
600-810-6553	MISCELLANEOUS EXPEN...	227.42	0.00
600-810-6555	CONSTRUCTION - PROJE...	6,198.76	0.00
600-810-6722	EQUIPMENT, OPERATIO...	39.99	0.00
600-810-6782	WATER SYSTEM IMPRO...	2,500.00	0.00
600-811-6800	SRF LOAN BOND FEE	6,150.72	6,150.72
600-811-6801	SRF LOAN PRINCIPAL	438,000.00	438,000.00
600-811-6851	SRF LOAN INTEREST	44,458.87	44,458.87
610-815-6155	SELF FUNDED HEALTH INS	57.00	57.00
610-815-6160	WORKER'S COMP INSUR...	3,450.64	3,450.64
610-815-6181	ALLOWANCE, UNIFORM	1,039.05	648.85
610-815-6370	UTILITIES, GAS	306.01	0.00
610-815-6371	UTILITIES, ELECTRIC	13,733.90	0.00
610-815-6373	UTILITIES, TELEPHONE	149.85	0.00
610-815-6406	UMBRELLA LIABILITY IN...	2,383.88	2,383.88
610-815-6408	INSURANCE EXPENSE	4,032.80	4,032.80
610-815-6416	INSURANCE EXPENSE	41,233.02	41,233.02
610-815-6417	PROF. SERVS., INSUR. E...	1,563.69	1,563.69
610-815-6418	WASTEWATER TREATM...	15,805.67	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
610-815-6419	INSURANCE EXPENSE	9,303.47	9,303.47
610-815-6474	MAINTENANCE, VEHICLE	13.99	13.99
610-815-6479	PROF. SERVICES - TESTI...	1,238.00	0.00
610-815-6501	CHEMICALS	485.33	0.00
610-815-6504	EQUIPMENT, SMALL	2,125.64	0.00
610-815-6505	EQUIPMENT, OFFICE	-54.21	-54.21
610-815-6508	SUPPLIES, POSTAGE	432.45	432.45
610-815-6551	FUEL EXPENSE	1,736.25	0.00
610-815-6785	WASTEWTR SYSTEM IM...	6,087.45	0.00
610-816-6800	SRF LOAN BOND FEE	642.50	642.50
610-816-6801	SRF LOAN PRINCIPAL	126,000.00	126,000.00
610-816-6851	SRF LOAN INTEREST	2,248.75	2,248.75
Grand Total:		1,193,426.78	1,073,514.21

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
None	1,193,426.78	1,073,514.21
Grand Total:	1,193,426.78	1,073,514.21

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	: ALLAH ONE LLC
Type of ownership	: Limited Liability Company
Primary office address	: 221/223 S GILBERT ST IOWA CITY IA 52240
Legal Ownership Phone	: 319-331-0851
Legal Ownership Email	: abdulkhaliq550171@gmail.com

Application Information

Sales and Use Permit Number	: 300400739
Location Name	: PINK CLOUDS SMOKE SHOP
Location Phone Number	: 319-331-0851
Location Address	: 303 W MAIN ST ANAMOSA IA 52205-1190
Location Mailing Address	: 221/223 S GILBERT ST IOWA CITY IA 52240
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 : Alternative nicotine/vapor store, Tobacco store

Types of Products Sold : Cigarettes, Tobacco, Vapor Products, 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
KHALIQ, ABDUL	Owner	6822 COLLEGE PARK CT SW AI

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.

Ak wholesale inc
888-672-9510
10 gateway Rd, Besenville IL 60106

Ludicrous Distribution
737-297-1909
13501 Immanuel Rd, Pflugerville, TX 78660

Core-Mark international

800-274-8692

1751 US-30, Carroll, IA 51401

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 *



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Retail Tobacco License Review

CITY OF ANAMOSA

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Application Information

Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP	: CASEYS MARKETING COMPANY
Type of ownership	: Corporation
Primary office address	: 1 SE CONVENIENCE BLVD ANKENY IA 50021-9672
Legal Ownership Phone	: 515-381-4090
Legal Ownership Email	: licensingteam@caseys.com

Application Information

City/County Permit Number	: 2026-06
Sales and Use Permit Number	: 153006186
Location Name	: CASEY'S #2690
Location Phone Number	: 319-462-3986
Location Address	: 500 E MAIN ST ANAMOSA IA 52205-1844
Location Mailing Address	: 1 SE CONVENIENCE BLVD ANKENY IA 50021-9672

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 : Convenience store/gas station
 Types of Products Sold : Cigarettes, Tobacco, Vapor Products, 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
FABER, SCOTT	Officer	6749 CARDIFF CT JOHNSTON
LARSEN, ERIC	Owner	4407 NW 5TH ST ANKENY IA 5
BEECH, DOUGLAS	Owner	729 NE BROOK HAVEN DR AN
CASEY'S GENERAL STORES, INC	Company	1 SE CONVENIENCE BLVD ANK
JOHNSON, BRIAN	Officer	9129 NW 73RD CIR JOHNSTOI
JAMES, SAMUEL	Owner	3204 NE AVERY DR ANKENY IA

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.

File Name**View File**

2026 TOBACCO SUPPLIERS.pdf

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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 *

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Retail Tobacco License Review

CITY OF ANAMOSA

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Application Information

Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP	: CASEYS MARKETING COMPANY
Type of ownership	: Corporation
Primary office address	: 1 SE CONVENIENCE BLVD ANKENY IA 50021-9672
Legal Ownership Phone	: 515-381-4090
Legal Ownership Email	: licensingteam@caseys.com

Application Information

City/County Permit Number	: 2026-07
Sales and Use Permit Number	: 153007553
Location Name	: CASEY'S #2908
Location Phone Number	: 319-387-4026
Location Address	: 1752 HIGHWAY 64 E ANAMOSA IA 52205-2125
Location Mailing Address	: 1 SE CONVENIENCE BLVD ANKENY IA 50021-9672

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 : Convenience store/gas station
 Types of Products Sold : Cigarettes, Tobacco, Vapor Products, 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
FABER, SCOTT	Officer	6749 CARDIFF CT JOHNSTON
LARSEN, ERIC	Owner	4407 NW 5TH ST ANKENY IA 5
BEECH, DOUGLAS	Owner	729 NE BROOK HAVEN DR AN
CASEY'S GENERAL STORES, INC	Company	1 SE CONVENIENCE BLVD ANK
JOHNSON, BRIAN	Officer	9129 NW 73RD CIR JOHNSTOI
JAMES, SAMUEL	Owner	3204 NE AVERY DR ANKENY IA

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.

File Name**View File**

2026 TOBACCO SUPPLIERS.pdf

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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 *



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Retail Tobacco License Review

CITY OF ANAMOSA
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Application Information

Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP	: GIGGLE JUICE LIQUOR STATION, LLC
Type of ownership	: Limited Liability - Single Member
Primary office address	: 22874 RIDGE ROAD E28 ANAMOSA IA 52205-7506
Legal Ownership Phone	: 319-350-6301
Legal Ownership Email	: jk@delanceyelectric.com

Application Information

City/County Permit Number	: 2026-03
Sales and Use Permit Number	: 153007945
Location Name	: GIGGLE JUICE LIQUOR STATION
Location Phone Number	: 319-350-6301
Location Address	: 600 W MAIN ST ANAMOSA IA 52205-1634
Location Mailing Address	: 22874 RIDGE ROAD E28 ANAMOSA IA 52205-7506

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 : Liquor store

Types of Products Sold : Cigarettes, Tobacco, Vapor Products, 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
DELANCEY, KAREN	Sole Member	22874 RIDGE RD. E28 ANAMO

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.

Coremark

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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▶ 8710 Earhart Lane SW
Cedar Rapids, IA 52404
Main 319.841.4000 + **Fax** 713.965.0044
▶ HRGREEN.COM

To: Jeremiah Hoyt, City of Anamosa

From: HR Green

Subject: Anamosa Project Status

Date: May 20, 2026

1. 3rd Street Sidewalk Extension

- Public Meeting 02 held on 5/14/26.
- City to pursue temporary and permanent easement acquisitions and complete prior to DOT final plan submittal.
- HR Green to continue Iowa DOT coordination for Final Plan Submittal with a goal of 6/18/26.

2. Sidewalk Program

- Final Coordination with Tiger Eye in preparation for City presentation.

3. Water Treatment Plant Aerator Replacement

- Materials and aerator are scheduled to be delivered in June. Construction to be completed in June-July for Final Completion by 7/31.

4. Sewer in Alley between Ford and N Huber

- Punch list items are completed, and project is ready to be closed out after pay applications and any remaining change orders are approved.

5. City GIS

- GIS Administration - Ongoing
- New Experience Builder applications being built to align with depreciation of the Web App Builder. All existing apps will be converted to the new application design. - Ongoing

6. Sanitary Sewer Rehab Near Elm St. & Hickory St.

- Construction is underway and will extend beyond the May 31, 2026 Final Completion date due to unforeseen issues related to poor sewer condition.
- The Contractor has brought an additional subcontractor on board to assist in reinstating the sanitary service located under the property on the corner of Hickory St. and Elm St.
- HR Green is providing shop drawing review, pay application review, and will assist with any construction-related questions from the City.

7. City of Anamosa Master Services Agreement

- March / April project status report & attendance at the April 6 City Council Meeting.
- City Bridge Scope of Services Coordination and review.
- Review of Sundstop Convenience Store Revised Site Plan and Traffic Impact Study.
- Hamilton & 2nd Street Reconstruction preliminary cost estimate and Scope of Services.
- Northlands Subdivision construction materials review and inspection coordination with Boomerang and City staff.

**28E AGREEMENT BETWEEN THE
CITY OF ANAMOSA, IOWA
and
THE ANAMOSA COMMUNITY SCHOOL DISTRICT
FOR A SCHOOL RESOURCE OFFICER PROGRAM**

This agreement made and entered into this 1st of July, 2025, by and between the ANAMOSA COMMUNITY SCHOOL DISTRICT (hereinafter referred to as "District") and the CITY OF ANAMOSA, IOWA (hereinafter referred to as "City").

This agreement is entered into pursuant to the provisions of Chapter 28E, Code of Iowa. After the execution of this agreement by the District and the City, it shall be filed in the office of the Secretary of State. It is understood that this agreement is between two public agencies and that a separate legal or administrative entity will not be created under this agreement. The City Administrator of Anamosa and the Superintendent of the District shall be the designated administrators of this agreement for the purposes of Iowa Code Chapter 28E.

PURPOSE

The parties share a mutual concern to maintain an atmosphere in the District where school staff and students feel free from intimidation and have a safe learning environment. A School Resource Officer (hereinafter referred to as "SRO") would present a cooperative approach towards addressing these concerns.

SRO programs are recognized nationally as programs that effectively establish positive working relationships between the schools and the police department. The SRO will assist school administrators by taking immediate action when police intervention is warranted. Additionally, the SRO will provide guidance and support in assisting school staff, students, and parents with a variety of non-emergency police related matters.

GOALS

The goals of the School Resource Officer Program are as follows:

1. Help create an environment where students and staff feel safe and supported
2. Improve the physical security of the district through patrols and security audits

3. Promote positive connections between students, staff, and the police department
4. Provide educational opportunities and training for students and staff
5. Deter and respond to school-based crimes
6. Use a trauma informed approach and restorative justice practices when addressing issues
7. Provide informal counseling and/or support to students and staff

SELECTION

The SRO will be a certified police officer who will be assigned to the District's high school, middle school, and elementary school campuses during the period of the school year. The SRO will be subject to the normal hiring process of the Anamosa Police Department and City of Anamosa; to include a competitive application process, criminal history/background check, Physical Ability Test (as required), Police Officer Selection Test (as required), MMPI-2 Psychological Testing, and Pre-Employment Physical & Drug Screening. A committee of representatives, from both the City and District, shall conduct interviews with candidates and the Police Chief will select a qualified candidate who is a certified, non-probationary law enforcement officer who maintains at least the minimum qualifications required for employment with the Anamosa Police Department. The selected candidate will be recommended to the City Administrator. Upon approval of the City Administrator, a Conditional Offer of Employment shall be extended to the recommended candidate and forwarded onto the Anamosa City Council for final approval of employment and wages.

TRAINING

The SRO must attend a Basic SRO training within 6 months of appointment to the position or as soon as practical. It is suggested the SRO attend Single Officer Response (SOR) training for active threats.

SUPERVISION

Within the school setting, the principals will serve as the on-site supervisor for the assigned SRO. However, the Chief of Police, or their designee, will ultimately retain authority and responsibility for the SRO, but and the SRO will follow the normal chain of command for the Anamosa Police

Department. The SRO is subject to all policies of the Anamosa Police Department and the City of Anamosa.

EVALUATION

The Chief of Police, in consultation with the District, will complete performance evaluations for the SRO yearly. The Chief of Police will also conduct a review of the activities of the SRO periodically and provide the results to the District and the City upon written request.

COMPLAINTS

Complaints about the conduct or performance of the SRO will be submitted to the Chief of Police in writing and follow normal complaint procedures/process of the Anamosa Police Department.

REMOVAL

In the event that the District feels that the SRO is not performing their duties and/or responsibilities adequately, a District representative must notify the Chief of Police in writing. This notification shall describe the deficiencies and establish an in-person meeting between the District and the City within 3 days of receipt of written notice or as soon as reasonably practical. In the event that the City or the Police Department feel that the SRO is not performing their duties and/or responsibilities adequately, the Chief of Police shall notify the District in writing to describe the deficiencies and establish an in-person meeting between the District and the City within 3 days of receipt of written notice or as soon as reasonably practical.

REGULAR DUTY

1. Generally, the SRO shall be on District property from 7:30 am until 3:30 pm working with administrators and students on a flexible and as-needed basis while school is in session.
2. A request for SRO attendance at District Board Meetings, District Planning Sessions, or other Extracurricular School related events both during the District Calendar year and during the School "off season" should be made two weeks in advance to the Chief of Police.

3. If the Chief of Police reassigns the SRO to duties outside of the District for an extended period of time, the monthly invoicing rate shall be adjusted as agreed upon by the District Superintendent and the Chief of Police.
4. The SRO may be temporarily reassigned by the Chief of Police during school holidays, school breaks, vacations, and/or during times of police emergency.
5. In the event school is suspended for more than 10 consecutive in-person school days, the District shall be relieved of obligation of compensation for the duration of the period of suspension at a per diem rate (based on 175 school days).
6. Overtime pay to the SRO shall be 100% covered by the District if the events are school related. Overtime pay to the SRO shall be 100% covered by the City if the events are not school related.
7. In the event that the SRO is unavailable due to vacation, illness, or vacancy of the position that lasts longer than 10 school days, the Chief of Police may temporarily assign another officer to fill in on a short-term basis.

EQUIPMENT/UNIFORM

1. All equipment purchased by the City for the SRO to perform their duty shall be the property of the City.
2. All equipment purchased by the District for the SRO to perform their duty shall be property of the District.
3. The SRO uniform will generally be the regulation patrol uniform (including equipment) of the Anamosa Police Department. This may be adjusted by agreement between the Chief of Police and the District Superintendent.

DUTIES AND RESPONSIBILITIES OF THE SRO

1. Immediately report to the Chief of Police, through the chain of command, all serious or unusual occurrences.
2. Take appropriate law enforcement action to protect against violations of state law and city ordinance. Identify and deter delinquent behavior, including substance abuse. Make arrests only when necessary to protect students, staff, and school property. The SRO will utilize restorative justice practices whenever able.
3. Patrol district property for suspicious activity, unauthorized persons, and breaches of security.

4. Conduct security assessments for all District schools and provide the results and feedback to the District.
5. Work closely with District administrators and staff on safety protocols and regulations.
6. Maintain all State and Departmental required certifications as a Police Officer and the required educational certificates to provide the directed instruction within the district. Maintain required and/or minimum SRO certification/training.
7. Coordinate security for crowd control and vehicle control at extracurricular activities and special events as needed.
8. Assist the District to enforce their rules and regulations when possible.
9. Respond to calls as requested by other law enforcement officers.
10. Provide in-service training to help administrators to deal with security and safety related matters.
11. Provide education and instruction to both students and staff.
12. Provide instructions and directions to others as it pertains to law enforcement matters and emergency situations.
13. Perform other duties as assigned by appropriate supervisory personnel or school administrators (with consent from the Chief of Police).
14. Support the supervision of students with appropriate referrals to District personnel.
15. Provide informal consultation with students and staff as needed.
16. Perform all duties at the designated District locations in uniform and armed.
17. The SRO WILL NOT be part of the District discipline process on acts or incidents that are not deemed to be criminal in nature.
18. The SRO will notify the appropriate building principal of any law enforcement actions taken when possible. SROs will not violate confidentiality and will not jeopardize an active investigation for these notifications.
19. The SRO will document official actions through the call reporting and records management systems utilized by the Anamosa Police Department.

DUTIES AND RESPONSIBILITIES OF THE DISTRICT

The District shall provide the SRO the following materials and facilities which are deemed necessary to the performance of the SRO's duties and evaluation of the program:

1. Access to an appropriate office setup, which includes file storage, a chair, a desk, and a workspace for use when documentation, interviews, student/parent meetings occur.
2. Access to District Internet service.
3. Training on school specific protocols.
4. The District shall designate the SRO as a "school official" under the Federal Educational Rights and Privacy Act and provide them access to the Student Information System as well as training on proper utilization of the system.
5. Access to a computer and printer.
6. A copy of the District emergency manual and/or emergency plan and any building specific emergency manuals and/or plans.
7. With approval from the Chief of Police, the District may provide training to the SRO so they can provide instruction on topics not related to law enforcement (CPI, Mandt, CPR, etc) to staff and/or students.
8. Provide direction to the SRO as to the amount of time spent in each school. Generally, the goal for time spent in each school will be as follows, but is subject to change:
 - i. 40% at Strawberry Hill Elementary School
 - ii. 35% at Anamosa Middle School
 - iii. 25% at Anamosa High School
9. Collect and report yearly metrics on the impact and activities of the SRO at the District (such as school safety surveys) to be provided to the City by June 15th of each year.

EMPLOYMENT STATUS

The SRO shall at all times remain an employee of the City and shall not be an employee of the District. The District and the City acknowledge that the SRO shall remain responsive to the chain of command of the Anamosa Police Department.

FINANCING

The District and the City agree to jointly cover the cost of the SRO and related equipment. The District will cover a set amount yearly, based on the SRO's salary and other factors. The City shall pay the remainder of the complete cost of the SRO. The scale below represents the cost for year one (FY26) and estimated costs for subsequent years (with 3% increase yearly).

FY 2026 August 2025-May 2026

District \$75,000

FY2027 August 2026-May 2027

District \$77,250

FY2028 August 2027-May 2028

District \$79,568

FY2029 August 2028-May 2029

District \$81,955

FY2030 August 2029-May 2030

District \$84,414

The City and the District may share any funds received by either of them from sources other than the City and District, including, and without limitation to, state and federal grants, to the extent permitted by law and allowed by the terms of the grant/award. These funds will be used to lower the annual complete cost of the SRO.

The City will invoice the District 1/12th of the Districts share of the wages each month and any applicable overtime.

TERMINATION OF AGREEMENT

The terms of this agreement shall begin on July 1st, 2025. This agreement will automatically renew unless terminated by either party upon providing a one-year written notification to the other party, prior to June 30th.

MODIFICATION OF AGREEMENT

This agreement may only be modified by written mutual agreement to amend.

INDEMNIFICATION

To the extent permitted by law, the District agrees to indemnify and hold harmless the City, its officers, agents, and employees, against any and all claims, suits, actions, debts, damages, costs, charges and expenses, including court costs and attorney's fees, and against all liability for property damage and personal injury, including death resulting directly or indirectly therefrom, arising from (i) any material breach of this agreement or (ii) from any acts or

omissions of the District, either active or passive, or those of its agents, employees, assigns, or any other person acting on its behalf in the performance of its obligations, duties, and responsibilities imposed under this agreement.

To the extent permitted by law, the City agrees to indemnify and hold harmless the District, its officers, directors, agents, and employees, against any and all claims, suits, actions, debts, damages, costs, charges and expenses, including court costs and attorney's fees, and against all liability for property damage and personal injury, including death resulting directly or indirectly therefrom, arising from (i) any material breach of this agreement or (ii) from any acts or omissions of the City, either active or passive, or those of its agents, employees, assigns, or any other person acting on its behalf in the performance of its obligations, duties, and responsibilities imposed under this agreement.

INSURANCE

The City and the District shall each maintain Commercial General Liability insurance for protection of each, respectively, from any liability arising out of any accidents or other occurrence causing any injury and/or damage to any person or property arising from the performance of their obligations under this agreement due directly or indirectly to the actions of the insured.

The City shall maintain Workers' Compensation Insurance for the SRO as statutorily required by the State of Iowa.

The City and the District each release the other from any claim for recovery for any loss or damages to any of its property that is insured under valid and collectible insurance policies to the extent of any recovery collectible under such insurance. The City and the District shall each waive and, to the extent allowed by law cause its insurance underwriter to waive, its rights of subrogation with respect to Workers Compensation.

All required insurance shall be obtained from issuers of recognized responsibility licensed to do business in the State of Iowa. Each party shall be furnished with a certificate(s) of insurance required under this agreement upon request. Such policies shall not be modified or canceled

except upon at least thirty (30) calendar days' prior written notice to the other party to this agreement. It is specifically agreed that the types and amounts of insurance specified above shall not limit or otherwise affect any party's obligation to indemnify and hold the other party harmless as provided by the indemnification provisions of this agreement. The failure of any party to maintain the insurance coverage and limits required by this agreement shall be considered a material breach of this agreement. However, the failure of any party to declare another party to be in material breach shall not be deemed a waiver by the other party of the right to claim a material breach for a subsequent failure to maintain the required coverage or limits.

TERM

The initial term of this agreement shall begin on July 1st, 2025 and expire on June 30th, 2026 and shall be automatically renewed annually unless terminated as provided herein.

The City and the District mutually agree that the terms of this agreement shall be reviewed at least every four (4) years to ensure that its language reflects the current expectations of the SRO program, meets standard liability requirements from each party, and aligns with standard legal requirements for similar 28E agreements in the State of Iowa.

NOTICE

All notices under this agreement must be in writing and shall be deemed given when either personally delivered, transmitted by confirmed facsimile or confirmed electronic mail or when received by certified mail at the address below or at another address as designated by a party.

Anamosa Community School District

Attention: Superintendent

200 S Garnavillo Street

Anamosa, IA 52205

City of Anamosa

Attention: City Administrator

107 South Ford Street

Anamosa, IA, 52205

SEVERABILITY

If any clause, provision, or section of this agreement shall, for any reason, be held illegal or invalid by any court, the illegality or invalidity of such clause, provision or section shall not affect any of the remaining clauses, provisions or sections, and this agreement shall be construed and enforced as if such illegal or invalid clause, provision or section had not been contained herein. In case any agreement or obligation contained in this agreement is held to be in violation of law, then such agreement or obligation shall be deemed to be the agreement or obligation of the parties to the full extent permitted by law.

BINDING EFFECT

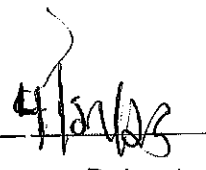
This agreement shall be binding upon, and inure to the benefit of, the parties and their successors and assigns. However, neither party may assign this agreement without the consent of the other party. This agreement supersedes all prior agreements between the District and the City purporting to establish and finance a School Resource Officer Program.

EXECUTION IN COUNTERPARTS

This agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

SIGNATURES

Representatives of the Anamosa Community School District and the City of Anamosa sign this agreement by the authority of a resolution adopted by the Anamosa School Board and the Anamosa City Council.

	Board President	
District Representative	Title	Date

	MAYOR	4/14/25
City Representative	Title	Date

**28E AGREEMENT BETWEEN THE
CITY OF ANAMOSA, IOWA
And
ST. PATRICK SCHOOL ANAMOSA, IOWA
FOR A SCHOOL RESOURCE OFFICER PROGRAM**

This agreement made and entered into this 14th of April, 2026, by and between ST. PATRICK SCHOOL (hereinafter referred to as "School") and the CITY OF ANAMOSA, IOWA (hereinafter referred to as "City").

This agreement is entered into pursuant to the provisions of Chapter 28E, Code of Iowa. After the execution of this agreement by the School and the City, it shall be filed in the office of the Secretary of State. It is understood that this agreement is between two agencies and that a separate legal or administrative entity will not be created under this agreement. The City Administrator of Anamosa and the Principal of the School shall be the designated administrators of this agreement for the purposes of Iowa Code Chapter 28E.

PURPOSE

The parties share a mutual concern to maintain an atmosphere at St. Patrick where school staff and students feel free from intimidation and have a safe learning environment. A School Resource Officer (hereinafter referred to as "SRO") would present a cooperative approach towards addressing these concerns.

SRO programs are recognized nationally as programs that effectively establish positive working relationships between the school and the police department. The SRO will assist school administrators by taking immediate action when police intervention is warranted. Additionally, the SRO will provide guidance and support in assisting school staff, students, and parents with a variety of non-emergency police related matters.

GOALS

The goals of the School Resource Officer Program are as follows:

1. Help create an environment where students and staff feel safe and supported
2. Improve the physical security of the school through patrols and security audits
3. Promote positive connections between students, staff, and the police department
4. Provide educational opportunities and training for students and staff
5. Deter and respond to school-based crimes
6. Use a trauma informed approach and restorative justice practices when addressing issues
7. Provide informal counseling and/or support to students and staff

SELECTION

The SRO will be a certified police officer who will be assigned to the School's elementary campus during the period of the school year. The SRO will be subject to the normal hiring process of the Anamosa Police Department and City of Anamosa; to include a competitive application process, criminal history/background check, physical ability test (as required), Police Officer Selection Test (as required), MMPI-2 Psychological Testing, and pre-employment physical and drug screening. During a hiring process if an SRO is not already assigned, a committee of representatives, from both the City and School, shall conduct interviews with candidates and the Police Chief will select a qualified candidate who is a certified, non-probationary law enforcement officer who maintains at least the minimum qualifications required for employment with the Anamosa Police Department. The selected candidate will be recommended to the City Administrator. Upon approval of the City Administrator, a conditional offer of employment shall be extended to the recommended candidate and forwarded onto the Anamosa City Council for final approval of employment and wages.

TRAINING

The SRO must attend a Basic SRO training within 6 months of appointment to the position or as soon as practical. It is suggested the SRO attend Single Officer Response (SOR) training for active threats.

SUPERVISIONS

Within the school setting, the principals will serve as the on-site supervisor for the assigned SRO. However, the Chief of Police, or their designee, will ultimately retain authority and responsibility for the SRO, and the SRO will follow the normal chain of command for the Anamosa Police Department. The SRO is subject to all policies of the Anamosa Police Department and the City of Anamosa.

EVALUATION

The Chief of Police, or their designee, in consultation with the School, will complete performance evaluations for the SRO yearly. The chief of Police will also conduct a review of the activities of the SRO periodically and provide the results to the School and the City upon written request.

COMPLAINTS

Complaints about the conduct or performance of the SRO will be submitted to the Chief of Police in writing and follow normal complaint procedures/process of the Anamosa Police Department.

REMOVAL

In the event that the School feels that the SRO is not performing their duties and/or responsibilities adequately, a School representative must notify the Chief of Police in writing. This notification shall describe the deficiencies and establish an in-person meeting between the School and the City within three (3) days of receipt of written notice or as soon as reasonably practicable.

In the event the City or the Police Department feel the SRO is not performing their duties and/or responsibilities adequately, the Chief of Police shall notify the School in writing to describe the deficiencies and establish an in-person meeting between the School and the City within three (3) days of receipt of written notice or as soon as reasonably practicable.

REGULAR DUTY

1. Generally, the SRO shall be on School property anytime during the hours of 7:30 am until 3:30 pm working with administrators and students on a flexible and as-needed basis while school is in session.
2. A request for SRO attendances at School Board Meetings, planning sessions, or other extracurricular School related events both during the School calendar year and during the School "off season" should be made two weeks in advance to the Chief of Police or their designee.
3. If the Chief of Police reassigns the SRO to duties outside of the School for an extended period of time, the monthly invoice rate shall be adjusted as agreed upon by the School Principal and the Chief of Police.
4. The SRO may be temporarily reassigned by the Chief of Police during school holidays, school breaks, vacations, and/or during times of police emergencies.
5. In the event school is suspended for more than 10 consecutive in-person school days, the School shall be relieved of obligation of compensation for the duration of the period of suspension at a per diem rate (based on 175 school days).
6. Overtime pay to the SRO shall be 100% covered by the School if the events are school related. Overtime pay to the SRO shall be 100% covered by the City if the events are not school related.
7. In the event the SRO is unavailable due to vacation, illness, or vacancy of the position that lasts longer than 10 school days, the Chief of Police may temporarily assign another officer to fill in on a short-term basis.

EQUIPMENT/UNIFORM

1. All equipment purchased by the City for the SRO to perform their duty shall be the property of the City.
2. All equipment purchased by the School for the SRO to perform their duty shall be property of the School.
3. The SRO uniform will generally be the regulation patrol uniform (including equipment) of the Anamosa Police Department. This may be adjusted by agreement between the Chief of Police and the School principal.

DUTIES AND RESPONSIBILITIES OF THE SRO

1. Immediately report to the Chief of Police, through the chain of command, all serious or unusual occurrences.
2. Take appropriate law enforcement action to protect against violations of state law and city ordinance. Identify and deter delinquent behavior, including substance abuse. Make arrests only when necessary to protect students, staff, and school property. The SRO will utilize restorative justice practices whenever able.
3. Patrol School property for suspicious activity, unauthorized persons, and breaches of security.
4. Conduct security assessments for the School and provide the results and feedback to the principal.
5. Work closely with the School administrators and staff on safety protocols and regulations.
6. Maintain all State and Departmental required certifications as a Police Officer and the required education certificates to provide the directed instruction for the School. Maintain required and/or minimum SRO certification/training.
7. Coordinate security for crowd control and vehicle control at extracurricular activities and special events as needed.
8. Assist the School to enforce their rules and regulations when possible.
9. Respond to calls as requested by other law enforcement officers.
10. Provide in-service training to help administrators and staff to deal with security and safety-related matters.
11. Provide education and instruction to both students and staff.
12. Provide instructions and directions to others as it pertains to law enforcement matters and emergency situations.
13. Perform other duties as assigned by appropriate supervisory personnel or school administrators (with consent from the Chief of Police or their designee).
14. Support the supervision of students with appropriate referrals to School personnel.
15. Provide informal consultation with students and staff as needed.
16. Perform all duties at the School in uniform and armed.
17. The SRO WILL NOT be part of the School discipline process on acts or incidents that are not deemed to be criminal in nature.

18. The SRO will notify the principal of any law enforcement actions taken when possible. SROs will not violate confidentiality and will not jeopardize an active investigation for these notifications.
19. The SRO will document official actions through the call reporting and records management systems utilized by the Anamosa Police Department.

DUTIES AND RESPONSIBILITIES OF THE SCHOOL

The School shall provide the SRO the following materials and facilities which are deemed necessary to the performance of the SRO's duties and evaluation of the program:

1. Access to an area for documentation, interviews, student/parent meetings occur.
2. Access to School Internet.
3. Training on School specific protocols.
4. The School shall designate the SRO as a "school official" under the Federal Educational Rights and Privacy Act and provide them access to the Student Information System as well as training on proper utilization of the system.
5. A copy of the School emergency manual and/or emergency plan and any building specific emergency manuals and/or plans.
6. With approval from the Chief of Police, the School may provide training to the SRO so they can provide instruction on topics not related to law enforcement (CPI, Mandt, CPR, etc.) to staff and/or students.
7. Provide direction to the SRO as to the amount of time spent at the School.
8. Collect and report yearly metrics on the impact and activities of the SRO at the School and provided to the City at the end of the school year.

EMPLOYMENT STATUS

The SRO shall at all times remain an employee of the City and shall not be an employee of the School. The School and the City acknowledge that the SRO shall remain responsive to the chain of command at the Anamosa Police Department.

FINANCING

The School and the City agree to jointly cover the cost of the SRO and related equipment. The School will cover a set amount yearly, based on the agreed initial amount and an increase yearly thereafter based on the negotiated Union percentage increase for officer wages.

FY 2026 Pro-rated:	April 2026-May 2026	(4,372.8/175 school days = \$24.99/day)
	School \$549.78	(36 Days in April and May)

FY 2027: (4% increase)	\$4,547.71
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FY 2028: (3.5% increase)	\$4,706.88
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The City and the School may share any funds received by either of them from sources other than the City and School, including, and without limitation to, state and federal grants, to the extent permitted by law and allowed by the terms of the grant/award. These funds will be used to lower the annual complete cost of the SRO.

The City will Invoice the School 1/12th of the School's share of the wages each month and any applicable overtime.

TERMINATION OF AGREEMENT

The terms of this agreement shall begin on April 1st, 2026. This agreement will automatically renew unless terminated by either party upon providing a one-year written notification to the other party, prior to June 30th.

MODIFICATION OF AGREEMENT

This agreement may only be modified by written mutual agreement to amend.

INDEMNIFICATION

To the extent permitted by law, the School agrees to indemnify and hold harmless the City, its officers, agents, and employees, against any and all claims, suits, actions, debts, damages, costs, charges and expenses, including court costs and attorney's fees, and against all liability for property damage and personal injury, including death resulting directly or indirectly therefrom, arising from (i) any material breach of this agreement or (ii) from any acts or omissions of the School, either active or passive, or those of its agents, employees, assigns, or any other person acting on its behalf in the performances of its obligations, duties, and responsibilities imposed under this agreement.

To the extent permitted by law, the City agrees to indemnify and hold harmless the School, its officers, directors, agents, and employees, against any and all claims, suits, actions, debts, damages, costs, charges and expenses, including death resulting directly or indirectly therefrom, arising from (i) any material breach of this agreement or (ii) from any acts or omissions of the City, either active or passive, or those of its agents, employees, assigns, or any other person acting on its behalf in the performance of its obligations, duties, and responsibilities imposed under this agreement.

INSURANCE

The City and the School shall each maintain Commercial General Liability insurance for protections of each, respectively, from any liability arising out of any accidents or other occurrence causing any injury and/or damage to any person or property arising from the

performance of their obligations under this agreement due directly or indirectly to the actions of the insured.

The City shall maintain Workers' Compensation Insurance for the SRO as statutorily required by the State of Iowa.

The City and the School each release the other from any claim for recovery for any loss or damages to any of its property that is insured under valid and collectible insurance policies to the extent of any recovery collectible under such insurance. The City and the School shall each waive and, to the extent allowed by law cause its insurance underwriter to waive, its rights of subrogation with respect to Workers' Compensation.

All required insurance shall be obtained from issuers of recognized responsibility licensed to do business in the State of Iowa. Each party shall be furnished with a certificate(s) of insurance required under this agreement upon request. Such policies shall not be modified or canceled except upon at least thirty (30) calendar days prior written notice to the other party to this agreement. It is specifically agreed that the types and amounts of insurance specified above shall not limit or otherwise affect any party's obligation to indemnify and hold the other party harmless as provided by the indemnification provisions of this agreement. The failure of any party to maintain the insurance coverage and limits required by this agreement shall be considered a material breach of this agreement. However, the failure of any party to declare another party to be in material breach shall not be deemed a waiver by the other party of the right to claim a material breach for a subsequent failure to maintain the required coverage or limits.

TERM

The initial term of this agreement shall begin on April 1st, 2026 and expire on June 30th, 2026, and shall be automatically renewed annually unless terminated as provided herein.

The City and the School mutually agree that the terms of this agreement shall be reviewed at least every four (4) years to ensure that its language reflects the current expectations of the SRO program, meets standard liability requirements from each party, and aligns with standard legal requirements for similar 28E agreements in the State of Iowa.

NOTICE

All notices under this agreement must be in writing and shall be deemed given when either personally delivered, transmitted by confirmed facsimile or confirmed electronic mail or when received by certified mail at the address below or at another address as designated by a party.

St. Patrick School
Attention: Diane Bradford
216 N Garnavillo St
Anamosa, IA 52205

City of Anamosa
Attention: City Administrator
107 S Ford St
Anamosa, IA 52205

SEVERABILITY

If any clause, provision, or section of this agreement shall, for any reason, be held illegal or invalid by any court, the illegality or invalidity of such clause, provision or section shall not affect any of the remaining clauses, provisions or sections, and this agreement shall be construed and enforced as if such illegal or invalid clause, provision or section had not been contained herein. In case any agreement or obligation contained in this agreement is held to be in violation of law, then such agreement or obligation shall be deemed to be the agreement or obligation of the parties to the full extent permitted by law.

BINDING EFFECT

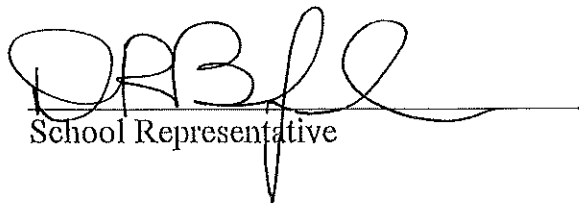
This agreement shall be binding upon, and inure to the benefit of, the parties and their successors and assigns. However, neither party may assign this agreement without the consent of the other party. This agreement supersedes all prior agreements between the School and the City purporting to establish and finance a School Resource Officer Program.

EXECUTION IN COUNTERPARTS

This agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

SIGNATURES

Representatives of St. Patrick School and the City of Anamosa sign this agreement by the authority of a resolution adopted by St. Patrick School and the Anamosa City Council.

_____
School Representative

Principal

Title

4/15/26

Date

_____
City Representative

MAYOR

Title

4/13/26

Date

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.

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 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 Housing Project and 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. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Infrastructure

Project including the Payments (\$550,000) and the Admin Fees will not exceed \$565,000.

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. 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.

IX. 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.

X. FINANCIAL INFORMATION

CITY DEBT INFORMATION

1. Current constitutional debt limit:	\$17,607,046
2. Outstanding general obligation debt:	\$
Proposed amount of TIF debt	
to be incurred*:	\$ 565,000

*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. 2026-25

A Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and to Approve Urban Renewal Plan and Projects for the 2026 Kouba Second Addition Housing Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa, the “Urban Renewal Law,” a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the development of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, it has been proposed by the City Council of the City of Anamosa, Iowa, (the “City”) that the 2026 Kouba Second Addition Housing Urban Renewal Area (the “Urban Renewal Area”) be established on the property (the “Property”) described on Exhibit A to this Resolution; and

WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the Urban Renewal Area to be an economic development area; 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, notice of a public hearing by the City Council on the question of establishing the Property as an urban renewal area and on the Plan and project for the Urban Renewal Area was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the City Council has conducted said hearing on May 26, 2026; and

WHEREAS, the Plan was submitted to and commented on by the Planning and Zoning Commission of the City; and

WHEREAS, copies of the Plan, notice of public hearing and notice of a consultation meeting with respect to the urban renewal plan were mailed to Jones County and the Anamosa Community School District; the consultation meeting was held on May 8, 2026; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Anamosa, Iowa, as follows:

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa is found to exist on the Property.

Section 2. The Property is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa and is hereby designated the 2026 Kouba Second Addition Housing Urban Renewal Area.

Section 3. The development of the Property is necessary in the interest of the public health, safety or welfare of the residents of the City.

Section 4. It is hereby determined by this City Council as follows:

- A. The Plan conforms to the general plan of the municipality as a whole;
- B. Proposed development in the Urban Renewal Area is necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives; and
- C. It is not anticipated that families will be displaced as a result of the City's undertakings under the Plan. Should such issues arise with future projects, then the City will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 5. The Plan for the Urban Renewal Area is made a part hereof and is hereby in all respects approved in the form presented to this City Council, and the proposed project described in the Plan is hereby in all respects approved.

Section 6. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved May 26, 2026.

Mayor

Attest:

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:

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.

• • • • •

Upon motion and vote, the meeting adjourned.

Mayor

Attest:

City Clerk

ORDINANCE NO. 971

An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2026 Kouba Second Addition Housing Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa

BE IT ENACTED by the members of the City Council of the City of Anamosa, Iowa:

Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the 2026 Kouba Second Addition Housing Urban Renewal Area, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City to finance projects in such area.

Section 2. Definitions. For use within this ordinance the following terms shall have the following meanings:

“City” shall mean the City of Anamosa, Iowa.

“County” shall mean Jones County, Iowa.

“Urban Renewal Area” shall mean certain taxable real property situated in the 2026 Kouba Second Addition Housing Urban Renewal Area, the boundaries of which are set out below, such property having been identified in the Urban Renewal Plan approved by the City Council by resolution adopted on May 26, 2026:

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;

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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.

Section 3. Provisions for Division of Taxes Levied on Taxable Property in the Urban Renewal Area. After the effective date of this ordinance, the taxes levied on the taxable property in the Urban Renewal Area each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the Urban Renewal Area is located, shall be divided as follows:

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the Urban Renewal Area on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the Urban Renewal Area to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area, and to provide low and moderate-income family housing, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section

298.2 of the Code of Iowa, taxes for the instructional support levy program of a school district imposed pursuant to Section 257.19 of the Code of Iowa, and taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area.

(d) as used in this section, the word “taxes” includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed and approved by the City Council of the City of Anamosa, Iowa, on _____, 2026.

Mayor

Attest:

City Clerk

• • • • •

There being no further business to come before the meeting, it was upon motion adjourned.

Mayor

Attest:

City Clerk

RESOLUTION NO. 2026-26

Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Forge, Inc., Including Annual Appropriation Tax Increment Payments

WHEREAS, the City of Anamosa, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the 2026 Kouba Second Addition Housing Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, this City Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa, which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal of and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City proposes to enter into a certain development agreement (the “Development Agreement”) with Forge, Inc. (the “Developer”) in connection with the construction by the Developer of public infrastructure necessary to support the development of new housing in the Urban Renewal Area; and

WHEREAS, under the Development Agreement the City would provide financial incentives to the Developer in the form of annual appropriation incremental property tax payments in an amount not to exceed \$550,000 under the authority of Section 403.9(1) of the Code of Iowa; and

WHEREAS, it is necessary to set a date for a public hearing on the Development Agreement, pursuant to Section 403.9 of the Code of Iowa;

NOW THEREFORE, IT IS RESOLVED by the City Council of the City of Anamosa, Iowa, as follows:

Section 1. This City Council shall meet on June 22, 2026, at 6:00 p.m., at the Anamosa Library & Learning Center, in the City, at which time and place proceedings will be instituted and action taken to approve the Development Agreement.

Section 2. The City Clerk is hereby directed to give notice of the proposed action, the time when and place where said meeting will be held, by publication at least once not less than four days and not more than twenty days before the date of said meeting in a legal newspaper of general circulation in the City. Said notice shall be in substantially the following form:

NOTICE OF MEETING FOR APPROVAL OF DEVELOPMENT AGREEMENT WITH
FORGE, INC. AND AUTHORIZATION OF ANNUAL APPROPRIATION TAX
INCREMENT PAYMENTS

The City Council of the City of Anamosa, Iowa, will meet at the Anamosa Library & Learning Center. on June 22, 2026, at 6:00 p.m., at which time and place proceedings will be instituted and action taken to approve a Development Agreement between the City and Forge, Inc. (the “Developer”), in connection with the construction by the Developer of public infrastructure necessary to support the development of new housing in the 2026 Kouba Second Addition Housing Urban Renewal Area (the “Urban Renewal Area”). The Agreement provides for certain financial incentives in the form of annual appropriation incremental property tax payments (the “Payments”) in an amount not to exceed \$550,000 as authorized by Section 403.9 of the Code of Iowa.

The commitment of the City to make the Payments to the Developer under the Development Agreement will not be a general obligation of the City, but such Payments will be payable solely and only from incremental property tax revenues generated within the Urban Renewal Area. Some or all of the Payments under the Development Agreement may be made subject to annual appropriation by the City Council.

At the meeting, the City Council will receive oral or written objections from any resident or property owner of the City. Thereafter, the Council may, at the meeting or at an adjournment thereof, take additional action to approve the Development Agreement or may abandon the proposal.

This notice is given by order of the City Council of Anamosa, Iowa, in accordance with Section 403.9 of the Code of Iowa.

Kaylee Palmer
City Clerk

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

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

Passed and approved May 26, 2026.

Mayor

Attest:

City Clerk

• • • •

On motion and vote the meeting adjourned.

Mayor

Attest:

City Clerk

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.

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 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 Housing Project and 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. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Infrastructure Project including the Payments (\$1,200,0000) and the Admin Fees will not exceed \$1,215,000.

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. 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.

IX. 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.

X. FINANCIAL INFORMATION

CITY DEBT INFORMATION

1. Current constitutional debt limit:	\$ <u>17,607,046</u>
2. Outstanding general obligation debt:	\$ <u> </u>
3. Proposed amount of TIF debt to be incurred*:	\$ <u>1,215,000</u>

*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.

ORDINANCE NO. 972

An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2026 Northland Second Addition Housing Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa

BE IT ENACTED by the members of the City Council of the City of Anamosa, Iowa:

Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the 2026 Northland Second Addition Housing Urban Renewal Area, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City to finance projects in such area.

Section 2. Definitions. For use within this ordinance the following terms shall have the following meanings:

“City” shall mean the City of Anamosa, Iowa.

“County” shall mean Jones County, Iowa.

“Urban Renewal Area” shall mean certain taxable real property situated in the 2026 Northland Second Addition Housing Urban Renewal Area, the boundaries of which are set out below, such property having been identified in the Urban Renewal Plan approved by the City Council by resolution adopted on May 26, 2026:

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)

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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.

Section 3. Provisions for Division of Taxes Levied on Taxable Property in the Urban Renewal Area. After the effective date of this ordinance, the taxes levied on the taxable property in the Urban Renewal Area each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the Urban Renewal Area is located, shall be divided as follows:

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of

the taxable property in the Urban Renewal Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the Urban Renewal Area on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the Urban Renewal Area to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area, and to provide low and moderate-income family housing, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, taxes for the instructional support levy program of a school district imposed pursuant to Section 257.19 of the Code of Iowa, and taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area.

(d) as used in this section, the word “taxes” includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the

ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed and approved by the City Council of the City of Anamosa, Iowa, on _____, 2026.

Mayor

Attest:

City Clerk

• • • • •

There being no further business to come before the meeting, it was upon motion adjourned.

Mayor

Attest:

City Clerk

STATE OF IOWA
JONES COUNTY
CITY OF ANAMOSA

SS:

I, the undersigned, City Clerk of the City of Anamosa, Iowa, do hereby certify that the attached is a true, correct and complete copy of all the records of the City Council of the City relating to the adoption of an ordinance entitled "Ordinance No. _____. An Ordinance providing for the division of taxes levied on taxable property in the 2026 Northland Second Addition Housing Urban Renewal Area, pursuant to Section 403.19 of the Code of Iowa."

WITNESS MY HAND this ____ day of _____, 2026.

City Clerk

STATE OF IOWA

SS:

JONES COUNTY

I, the undersigned, County Auditor of Jones County, in the State of Iowa, do hereby certify that on the _____ day of _____, 2026, a copy of an ordinance of the City was filed in my office, shown to have been adopted by the City Council and approved by the Mayor thereof on _____, 2026, entitled: "Ordinance No. _____. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2026 Northland Second Addition Housing Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa," and that I have duly placed a copy of the ordinance on file in my records.

WITNESS MY HAND this _____ day of _____, 2026.

County Auditor

STATE OF IOWA
JONES COUNTY
CITY OF ANAMOSA

SS:

I, the undersigned, City Clerk of the City of Anamosa, Iowa, do hereby certify that I caused to be published "Ordinance No. _____. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2026 Northland Second Addition Housing Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa," of which the printed slip attached to the publisher's original affidavit hereto attached is a true and complete copy, on the date and in the newspaper specified in such affidavit, and that such newspaper has a general circulation in the City.

WITNESS MY HAND this _____ day of _____, 2026.

City Clerk

(Attach hereto publisher's affidavit of publication with clipping of ordinance as published.)

(PLEASE NOTE: Do not sign and date this certificate until you have checked a copy of the published ordinance and have verified that it was published on the date indicated in the publisher's affidavit.)

RESOLUTION NO. 2026-28

Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Forge, Inc., Including Annual Appropriation Tax Increment Payments

WHEREAS, the City of Anamosa, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the 2026 Northland Second Addition Housing Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, this City Council will adopt an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa, which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal of and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City proposes to enter into a certain development agreement (the “Development Agreement”) with Forge, Inc. (the “Developer”) in connection with the construction by the Developer of public infrastructure necessary to support the development of new housing in the Urban Renewal Area; and

WHEREAS, under the Development Agreement the City would provide financial incentives to the Developer in the form of annual appropriation incremental property tax payments in an amount not to exceed \$1,200,000 under the authority of Section 403.9(1) of the Code of Iowa; and

WHEREAS, it is necessary to set a date for a public hearing on the Development Agreement, pursuant to Section 403.9 of the Code of Iowa;

NOW THEREFORE, IT IS RESOLVED by the City Council of the City of Anamosa, Iowa, as follows:

Section 1. This City Council shall meet on June 22, 2026, at 6:00 p.m., at the Anamosa Library & Learning Center in the City, at which time and place proceedings will be instituted and action taken to approve the Development Agreement.

Section 2. The City Clerk is hereby directed to give notice of the proposed action, the time when and place where said meeting will be held, by publication at least once not less than four days and not more than twenty days before the date of said meeting in a legal newspaper of general circulation in the City. Said notice shall be in substantially the following form:

NOTICE OF MEETING FOR APPROVAL OF DEVELOPMENT AGREEMENT WITH
FORGE, INC. AND AUTHORIZATION OF ANNUAL APPROPRIATION TAX
INCREMENT PAYMENTS

The City Council of the City of Anamosa, Iowa, will meet at the Anamosa Library & Learning Center on June 22, 2026, at 6:00 p.m., at which time and place proceedings will be instituted and action taken to approve a Development Agreement between the City and Forge, Inc. (the “Developer”), in connection with the construction by the Developer of public infrastructure necessary to support the development of new housing in the 2026 Northland Second Addition Housing Urban Renewal Area (the “Urban Renewal Area”). The Agreement provides for certain financial incentives in the form of annual appropriation incremental property tax payments (the “Payments”) in an amount not to exceed \$1,200,000 as authorized by Section 403.9 of the Code of Iowa.

The commitment of the City to make the Payments to the Developer under the Development Agreement will not be a general obligation of the City, but such Payments will be payable solely and only from incremental property tax revenues generated within the Urban Renewal Area. Some or all of the Payments under the Development Agreement may be made subject to annual appropriation by the City Council.

At the meeting, the City Council will receive oral or written objections from any resident or property owner of the City. Thereafter, the Council may, at the meeting or at an adjournment thereof, take additional action to approve the Development Agreement or may abandon the proposal.

This notice is given by order of the City Council of Anamosa, Iowa, in accordance with Section 403.9 of the Code of Iowa.

Kaylee Palmer
City Clerk

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

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

Passed and approved May 26, 2026.

Mayor

Attest:

City Clerk

• • • •

On motion and vote the meeting adjourned.

Mayor

Attest:

City Clerk

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET

City of ANAMOSA
Fiscal Year July 1, 2025 - June 30, 2026

The City of ANAMOSA will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2026

Meeting Date/Time: 5/26/2026 06:00 PM

Contact: Kaylee Palmer

Phone: (319) 462-6055

Meeting Location: The Anamosa Library & Learning Center

There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-gov-appeals>.

REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
Taxes Levied on Property	1	2,616,472	0	2,616,472
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	2,616,472	0	2,616,472
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	409,500	0	409,500
Other City Taxes	6	758,400	0	758,400
Licenses & Permits	7	15,525	0	15,525
Use of Money & Property	8	24,000	0	24,000
Intergovernmental	9	939,668	0	939,668
Charges for Service	10	4,420,631	0	4,420,631
Special Assessments	11	3,300	0	3,300
Miscellaneous	12	40,750	672,298	713,048
Other Financing Sources	13	5,153,800	0	5,153,800
Transfers In	14	3,062,700	0	3,062,700
Total Revenues & Other Sources	15	17,444,746	672,298	18,117,044
EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	1,665,015	0	1,665,015
Public Works	17	1,809,849	199,726	2,009,575
Health and Social Services	18	0	0	0
Culture and Recreation	19	1,233,643	0	1,233,643
Community and Economic Development	20	922,969	0	922,969
General Government	21	2,467,571	0	2,467,571
Debt Service	22	385,660	0	385,660
Capital Projects	23	1,733,947	0	1,733,947
Total Government Activities Expenditures	24	10,218,654	199,726	10,418,380
Business Type/Enterprise	25	7,571,896	672,298	8,244,194
Total Gov Activities & Business Expenditures	26	17,790,550	872,024	18,662,574
Transfers Out	27	3,062,700	0	3,062,700
Total Expenditures/Transfers Out	28	20,853,250	872,024	21,725,274
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-3,408,504	-199,726	-3,608,230
Beginning Fund Balance July 1, 2025	30	5,522,639	0	5,522,639
Ending Fund Balance June 30, 2026	31	2,114,135	-199,726	1,914,409

Explanation of Changes: A budget amendment is required due to unexpected expenses related to the Wastewater Treatment Plant fire and the reallocation of funds to the current fiscal year to fulfill the dump truck procurement, which was delayed due to manufacturer backorder.

RESOLUTION NO. 2026-29

**RESOLUTION ADOPTING THE AMENDMENT TO THE ANNUAL BUDGET FOR FISCAL YEAR ENDING
JUNE 30, 2026.**

WHEREAS, the Iowa Legislature adopted legislation that mandates that a City shall prepare and adopt a balanced budget and shall certify taxes; and,

WHEREAS, the City Council of the City of Anamosa set the date of May 26, 2026 and the time of 6:00 p.m. to hold the public hearing on Fiscal Year 2026 Proposed Budget Amendment; and,

WHEREAS, the notice was published in the Anamosa Journal-Eureka as required by law; and

WHEREAS. The City Council has held and conducted said public hearing on the proposed budget amendment for Fiscal Year 2026;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ANAMOSA, IOWA, that a copy of the State of Iowa budget amendment form in support thereof showing the revenue estimates and appropriation expenditures and allocations to programs for said fiscal year is adopted.

FURTHERMORE, The City Clerk is also directed to complete the necessary forms and file same in the time so established by law. The City Clerk is also directed to set up the books in accordance with the summary and details as adopted.

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 26th day of May, 2026.

ROD SMITH, MAYOR

ATTEST:

KAYLEE PALMER, CITY ADMINISTRATOR

RESOLUTION NO. 2026-27

A Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and to Approve Urban Renewal Plan and Projects for the 2026 Northland Second Addition Housing Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa, the “Urban Renewal Law,” a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the development of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, it has been proposed by the City Council of the City of Anamosa, Iowa, (the “City”) that the 2026 Northland Second Addition Housing Urban Renewal Area (the “Urban Renewal Area”) be established on the property (the “Property”) described on Exhibit A to this Resolution; and

WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the Urban Renewal Area to be an economic development area; 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, notice of a public hearing by the City Council on the question of establishing the Property as an urban renewal area and on the Plan and project for the Urban Renewal Area was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the City Council has conducted said hearing on May 26, 2026; and

WHEREAS, the Plan was submitted to and commented on by the Planning and Zoning Commission of the City; and

WHEREAS, copies of the Plan, notice of public hearing and notice of a consultation meeting with respect to the urban renewal plan were mailed to Jones County and the Anamosa Community School District; the consultation meeting was held on May 8, 2026; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Anamosa, Iowa, as follows:

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa is found to exist on the Property.

Section 2. The Property is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa and is hereby designated the 2026 Northland Second Addition Housing Urban Renewal Area.

Section 3. The development of the Property is necessary in the interest of the public health, safety or welfare of the residents of the City.

Section 4. It is hereby determined by this City Council as follows:

- A. The Plan conforms to the general plan of the municipality as a whole;
- B. Proposed development in the Urban Renewal Area is necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives; and
- C. It is not anticipated that families will be displaced as a result of the City's undertakings under the Plan. Should such issues arise with future projects, then the City will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 5. The Plan for the Urban Renewal Area is made a part hereof and is hereby in all respects approved in the form presented to this City Council, and the proposed project described in the Plan is hereby in all respects approved.

Section 6. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved May 26, 2026.

Mayor

Attest:

City Clerk

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

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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)

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THEN SOUTH 3°12'11" WEST, 74.47 FEET;

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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;

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

THENCE NORTH $7^{\circ}59'55''$ EAST, 195.62 FEET;

THENCE NORTH $9^{\circ}00'20''$ EAST, 341.89 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 14.99 ACRES.

• • • • •

Upon motion and vote, the meeting adjourned.

Mayor

Attest:

City Clerk

SURVEY REQUESTED BY:
SUNDSTOP II, LLC
C/O JOSHUA SUNDSTROM

CONTRACTOR:
CHAD DEMMER
EASTERN IOWA EXCAVATING
AND CONCRETE, LLC
121 NIXON STREET
P.O. BOX 189
CASCADE, IOWA 52033
OFFICE: 563-852-5120
FAX: 563-852-6020

LEGAL DESCRIPTION:
PARCEL 2009-96 AND PART OF
THE NORTHWEST QUARTER OF
THE NORTHWEST QUARTER OF
SECTION 12, TOWNSHIP 84 NORTH,
RANGE 2 WEST OF THE 5TH P.M.,
JONES COUNTY, IOWA, AS DESCRIBED
IN DEED INSTRUMENT # 2025-1809

ZONING DISTRICT:
COMMERCIAL, C-2

C-2 BULK REGULATIONS:
MINIMUM LOT AREA = 8000 SQ. FT.
MINIMUM LOT WIDTH = 70 FEET
MINIMUM LOT DEPTH = 70 FEET
MINIMUM FRONT YARD = 30 FEET
MINIMUM SIDE YARD = 8 FEET
MINIMUM STREET SIDE YARD = 10 FEET
MINIMUM REAR YARD = 30 FEET
MAXIMUM HEIGHT = 3 STORIES OR
45 FEET

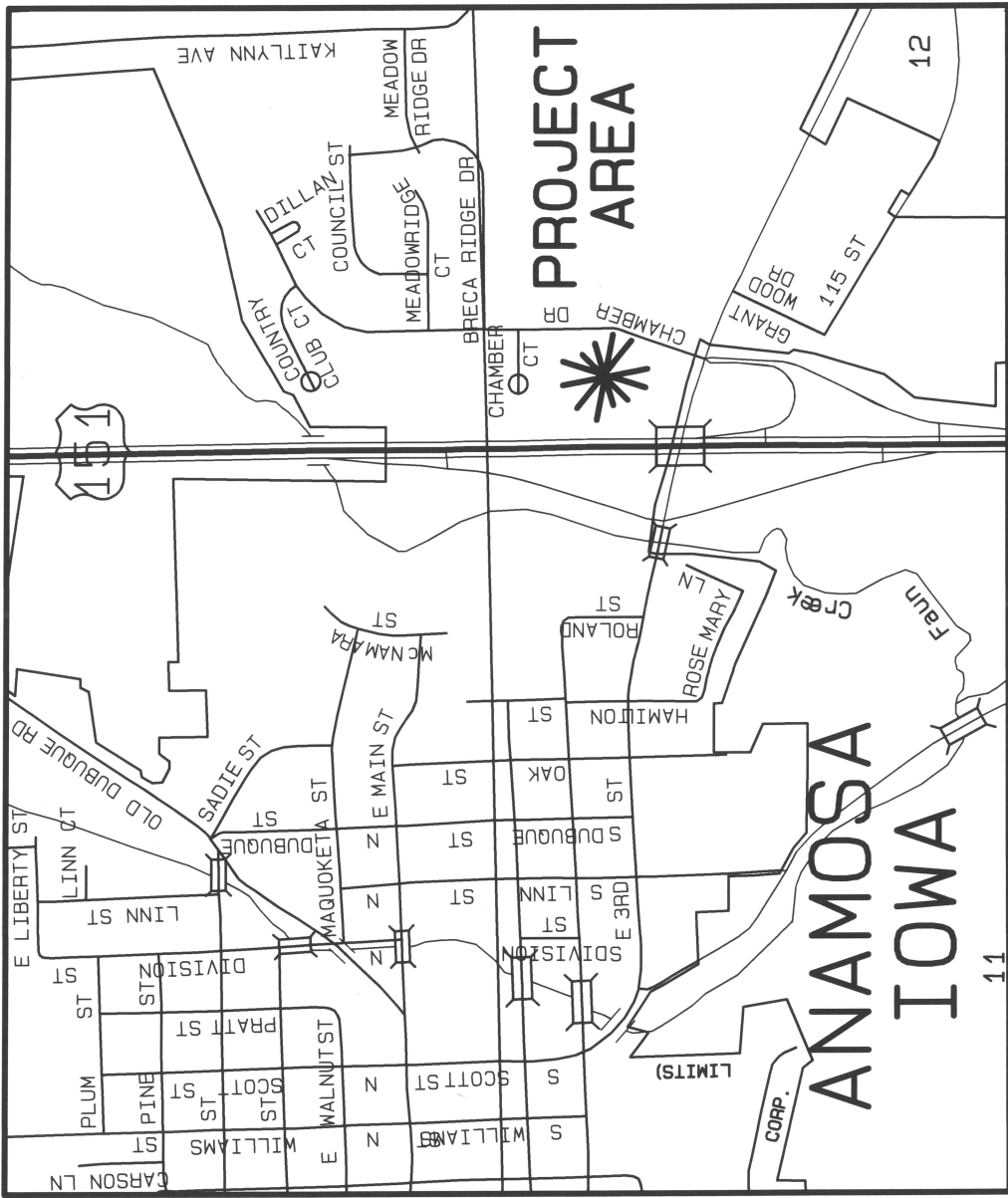
CONSTRUCTION SCHEDULE:
GRADING -FALL 2025 - SUMMER 2026
BUILDING FOUNDATIONS - SUMMER 2026
BUILDING STRUCTURE - SUMMER 2026
BUILDING INTERIOR - SUMMER 2026
SITE WORK - SUMMER 2026

NOTES:

- CONSTRUCT THIS PROJECT ACCORDING TO THE SUDAS SPECIFICATIONS, THE CITY OF ANAMOSA, IOWA CITY CODES AND ANY ADOPTED SPECIFICATIONS, AND APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
- VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. CALL IOWA ONE-CALL AT 1-800-292-8989.
- PLACE SILT FENCE ALONG THE LOWER SIDE OF ALL DISTURBED AREAS AND AT THE BASE OF ALL STEEP SLOPES.
- ALL PROPOSED ACCESS DRIVES AND VEHICLE PARKING AREAS ARE TO BE CONSTRUCTED WITH 6" CONCRETE OVER 6" BASE STONE MINIMUM. PLACE BASE STONE 2' BEYOND THE EDGE OF THE PAVED SURFACES.
- MARK OR SET PROPERTY MONUMENTS CONTROLLING CONSTRUCTION AND MAINTAIN THROUGHOUT CONSTRUCTION PERIOD.
- A SEPARATE SIGN PERMIT MUST BE SUBMITTED, REVIEWED, AND APPROVED PRIOR TO INSTALL ATION OF ANY SIGHS ON THE PREMISES.
- EXCESS MATERIAL IS TO BE REMOVED FROM THE SITE AND THE CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL.
- THE PRIME CONTRACTOR TO PROVIDE CONSTRUCTION PERMITS.
- CARE SHALL BE EXERCISED AT ALL EXISTING DRIVES & CURBS TO PREVENT DAMAGE. DAMAGE TO EXISTING DRIVES AS A RESULT OF NORMAL USE DUE TO EQUIPMENT WEIGHT SHALL BE CONSIDERED NORMAL WEAR AND TEAR AND WILL NOT BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR.
- PROOF ROLLING IS REQUIRED OF BASE PRIOR TO PLACING PAVED SURFACE FOR BOTH CONCRETE AND ASPHALT.

SITE PLAN
100 CHAMBER DRIVE
ANAMOSA, IOWA 52205
SEE SHEET 2
FOR SITE PLAN

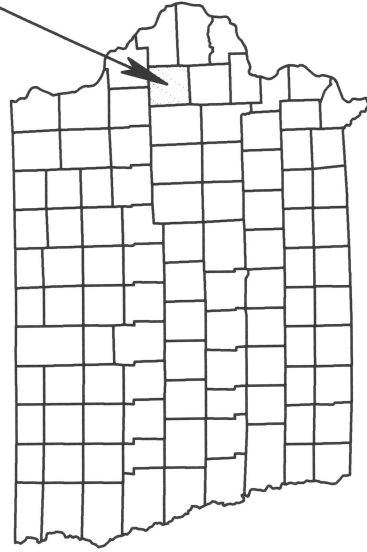
PROPRIETOR/ DEVELOPER:
SUNDSTOP II, LLC
C/O JOSHUA SUNDSTROM
400 JACKSON STREET,
OLIN, IOWA 52002
EMAIL: SUNDSTOP@GMAIL.COM
PH 563-451-5929



LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- SECTION LINE
- STREET CENTERLINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WATER LINE
- ELECTRIC LINE
- SANITARY SEWER
- GAS LINE
- TELEPHONE LINE
- CABLE TV
- STORM SEWER
- SECTION CORNER
- FOUND IRON PIN
- SET 1/2" REBAR w/ CAP #14417
- FOUND 1/2" REBAR w/ CAP #14417
- SET MAG NAIL
- FOUND MAG NAIL
- IRON PIPE FOUND
- FOUND 'X' CUT IN CONC
- FIRE HYDRANT
- POWER POLE
- GUY ANCHOR
- SPOT ELEVATION
- GAS METER
- WATER VALVE OR CURB BOX
- POWERPOLE/LIGHT POLE
- TELEPHONE PED.
- ELECT. BOX

CITY OF ANAMOSA,
JONES COUNTY,
IOWA



I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

David P. Schneider

5/7/2026

David P. Schneider P.L.A. #324
My license renewal date is June 30, 2026.

Date:

Pages or sheets covered by this seal: SHEETS 1 - 4



I hereby certify that this land surveying document was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

David P. Schneider

5/7/2026

David P. Schneider P.L.S. P14417
My license renewal date is December 31, 2027.

Date:

Pages or sheets covered by this seal: SHEETS 1 - 4

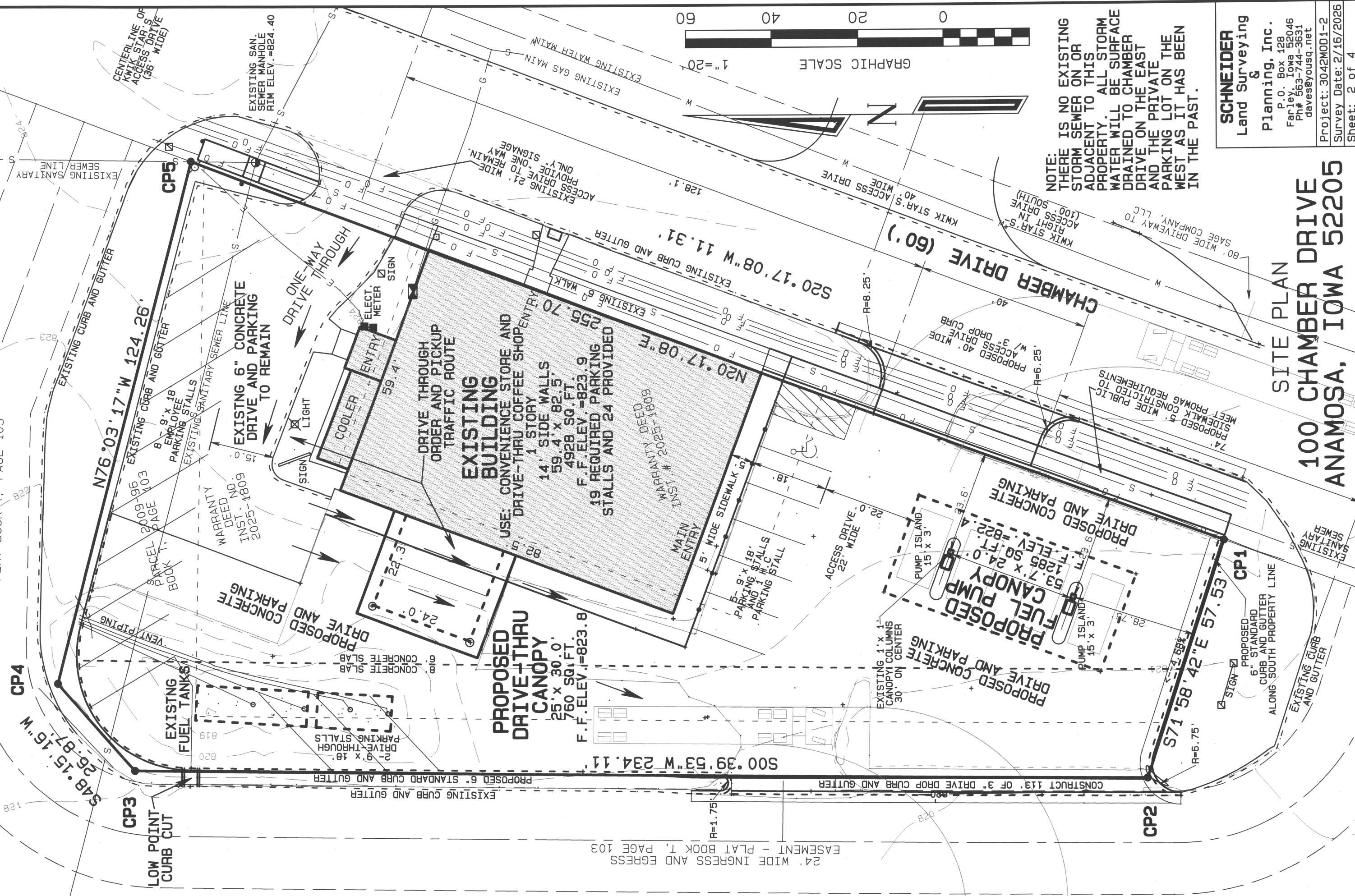
SCHNEIDER
Land Surveying
&
Planning, Inc.

P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 3042

Survey Date: 2/16/2026

Sheet: 1 of 4



NOTE: THERE IS NO EXISTING STORM SEWER ON OR ADJACENT TO THIS PROPERTY. ALL STORM WATER WILL BE SURFACE DRAINED TO CHAMBER DRIVE ON THE EAST AND THE PRIVATE PARKING LOT ON THE WEST AS IT HAS BEEN IN THE PAST.

SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 3042MOD1-2
 Survey Date: 2/16/2026
 Sheet: 2 of 4

SITE PLAN
100 CHAMBER DRIVE
ANAMOSA, IOWA 52205

24' WIDE INGRESS AND EGRESS
EASEMENT - PLAT BOOK T, PAGE 103

CP4

548.15.16"W
26.87.16"

LOW POINT
CURB CUT

CP3

CP5

N76.03.17"W 124.26'

2009-96
PAGE 103
PARCEL BOOK 8008

WARRANTY
DEED NO. 2025-1809
INST. 1809

EXISTING SAN.
SEWER MANHOLE
RIM ELEV. = 824.40

ONE-WAY THROUGH
DRIVE

COOLER
ENTRY
ELECT. METER
SIGN

EXISTING
BUILDING

USE: CONVENIENCE STORE AND
DRIVE-THRU COFFEE SHOP
1 STORY
14' SIDE WALLS
59.4' x 82.5'
4928 SQ. FT.
F.F. ELEV. = 823.9
19 REQUIRED PARKING
STALLS AND 24 PROVIDED

WARRANTY DEED
INST. # 2025-1809

MAIN
ENTRY

CONSTRUCT 113' OF 3" DRIVE DROP CURB AND GUTTER

PROPOSED 6" STANDARD CURB AND GUTTER

CONCRETE SLAB

PROPOSED NEW
PAVED SURFACES

LOW POINT

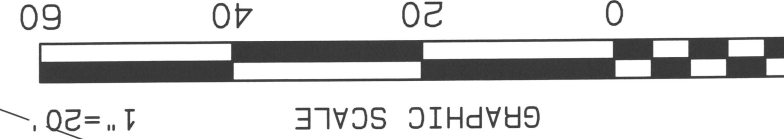
CP2

S71.58.42"E 57.53'

CP1

SITE PLAN

100 CHAMBER DRIVE
ANAMOSA, IOWA 52205

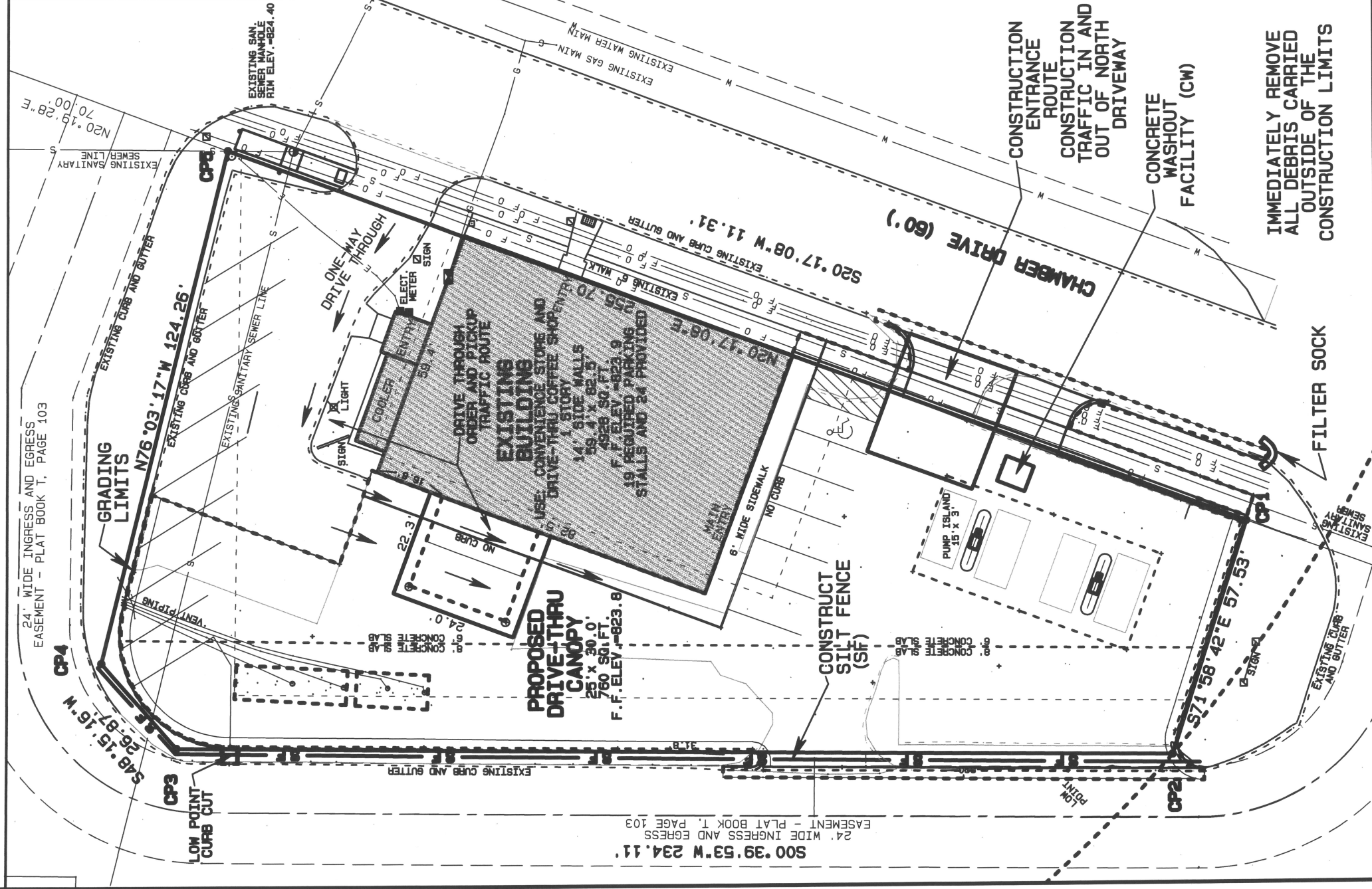


NOTE: IS NO EXISTING
THERE SEWER ON OR
STORM ADJACENT TO THIS
PROPERTY. ALL STORM
WATER WILL BE SURFACE
DRAINED TO CHAMBER
DRIVE ON THE EAST
AND THE PRIVATE
PARKING LOT ON THE
WEST AS IT HAS BEEN
IN THE PAST.

SCHNEIDER
Land Surveying &
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@iowsq.net

Project: 3042MOD3
Survey Date: 2/16/2026
Sheet: 3 of 4

POINT

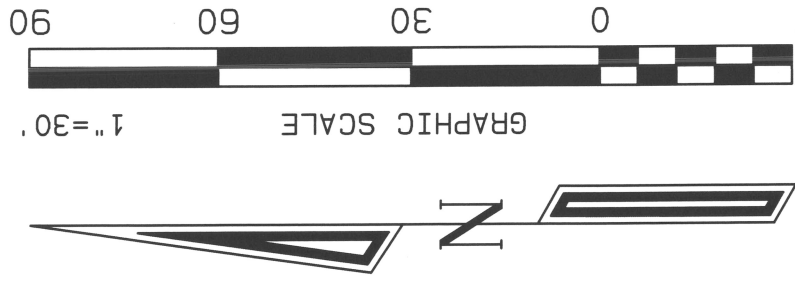


SEQUENCE

EROSION CONTROL PLAN

TOTAL AREA DISTURBED = 0.4 ACRES

LANDSCAPING NOTE:
NO ADDITIONAL LANDSCAPING IS PROPOSED FOR THIS SITE CONSISTANT WITH THE PREVIOUS USES OF THIS PROPERTY BECAUSE OF THE PAST HIGH PERCENTAGE OF HARD SURFACE AREA AND THE PROPOSED HIGH PERCENTAGE OF HARD SURFACE AREA.



HORIZONTAL AND VERTICAL
PROJECT CONTROL AND
EROSION CONTROL PLAN
100 CHAMBER DRIVE
ANAMOSA, IOWA 52205

SCHNEIDER
Land Surveying & Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
davesyou@sq.net

Project: 3042MOD4
Survey Date: 2/16/2026
Sheet: 4 of 4



MEMO

To: Kaylee Palmer, City Clerk City of Anamosa

From: Melissa Clow HR Green

Cc: Jeremiah Hoyt, City Administrator

Subject: Sundstop C-Store

Date Initially Issued: May 18, 2026

We acknowledge the electronic receipt of Submittal #3 pdf documents for the 100 Chamber Drive Site plan for improvement: Sundstop Site Plan Anamosa – Revised Sheets 1-4. were received by Jeremiah Hoyt and Kaylee Palmer of the City of Anamosa and Melissa Clow of HR Green, Inc. on May 8, 2026. Sundstop Anamosa Traffic Impact Study (2026-05-12_Sundstop_TIS.pdf and Transmittal-0000.pdf) was received by Melissa Clow of HR Green on May 12, 2026 with notification provided to Jeremiah Hoyt and Kaylee Palmer of the City of Anamosa. L165337_BP CANOPY_ANAMOSA_IA.pdf was received by Jeremiah Hoyt and Kaylee Palmer of the City of Anamosa, Melissa Clow of HR Green, Inc. and Dave Schneider, of Schneider Land Surveying and Planning, Inc. HR Green's reviews are to determine compliance with the Iowa Statewide Design and Specifications (SUDAS), the Code of Ordinances of the City of Anamosa, Iowa, the Zoning and Subdivision Regulations and State Statute, and in a manner consistent with that degree of care and skill ordinarily exercised by engineers and surveyors currently practicing under similar circumstances. HR Green's review did not include an examination of submitted documents as to their overall style or presentation, field verification of existing conditions, elevation grades and topography as shown on the plans, and verification of the submittal or the issuance of permits from any other governmental regulatory agency. HR Green disclaims responsibility for any errors, or omissions. The developer, their engineer, and their surveyor are not relieved of any responsibility for the correctness of the existing field conditions and design of public or private improvements because of our review, or subsequent approval of the plat, plans, or specifications by the municipality.

All comments that are struck-through have been addressed and supporting comments are in *Red Italics*. Comments that are not struck-through or have additional comments by HR Green in *blue text* shall be addressed by the developer. HR Green's comments are as follows:

Code of Ordinances, Anamosa, Iowa - Chapter 165 Zoning Regulations

165.13, C-2 Arterial Commercial District:

- ~~1. The existing building is a Zero lot line structure, which may be permitted in the C-2 District as a Special Exception. *No other action is necessary.*~~
- ~~2. Provide bulk zoning regulations as shown, including minimum front, side, and rear yards and building / canopy height & label on the site plan. *C-2 Bulk Regulations have been provided on Sheet 1. The fuel canopy is located within the 30' front yard.*~~

165.23 (2), Accessory Buildings or Structures:

1. All accessory buildings and structures (pouring of a slab or footings, storage tank installation) shall require a development permit, submitted prior to the installation of the building or structure and shall be approved or denied by the Zoning / Building

Administrator. Please coordinate with the City of Anamosa for the submittal of a development permit prior to the continuation of construction, inclusive of proposed structures, storage tanks, poured slabs and footings.

165.23(8)(A)(11), Off-Street Parking, Sales and service buildings:

1. Provide one (1) parking space per 300 square feet of gross floor area. Sheet 2 notes that 19 required parking stalls and 24 provided. Please review. As noted previously, 17 required parking stalls are required per the City Zoning Code and 16 are provided (including 1 H.C. stall) on the current site plan. Refer to SUDAS Design Manual Chapter 8B to make adjustments that will allow for additional parking stalls.

165.23 (8)(B), Off-Street Loading: ~~Meet the requirements of City Code.~~

165.23(9) and (11), Signs: ~~Meet the requirements of City Code.~~

Code of Ordinances, Anamosa, Iowa - Chapter 167 Site Plan and Landscaping Plan Review and Regulations

167.01, Purpose:

1. ~~Construction / Development permits are required for any construction of 2,500 square feet or more, and for parking lot construction of eight or more parking spaces of newly developed and redeveloped properties. The site plan must include landscaping plans as required by the landscaping regulations.~~ *Sheet 4 notes that, "No additional landscaping is proposed for this site consistent with the previous uses of this property because of the past high percentage of hard surface area and the proposed high percentage of hard surface area". As a redevelopment project, no new landscaping is required. It is expected that the current / existing landscaping be maintained.*

167.04(2), Status of Zoning Compliance Applications:

1. ~~This site consists of three (3) parcels totaling 0.58 acres (25,019sf) and is less than 2 acres in size. A storm water management plan or traffic analysis is not required to be included in the Site Plan.~~ *Addressed*

167.06 Traffic Analysis:

1. ~~It is noted that if the Construction / Development Permit application does not contain sufficient information to enable the Construction and Development Committee to properly discharge its responsibilities, the Committee may request additional information from the applicant. HR Green recommends providing a Trip Generation of proposed development and a comparison to existing conditions at a minimum. Per the City, a Trip Generation report will be required.~~ *A Trip Generation report has been provided. The updated TIS has been reviewed and all comment have been addressed.*

167.07 Scope of Site Plan Review:

1. Traffic and parking layout:
 - A. Minimize dangerous traffic movements.
 - i. ~~Southern access to this site appears to be widened from approximately 22' wide (back to back) to 100' wide. Per SUDAS, the maximum Commercial driveway width on a local road is 32'. The proposed 100' wide access drive has been revised to two 32' wide access drives separated by a 14' wide~~

- island. The minimum driveway spacing for C/I Areas on a Collector Road is 100'. See note iii. below. The western curb cut onto private property has been increased from 37' to 103' wide—property owner and city approval of this increase in width is required. *The south access drive has been revised to one single 40' access drive as was approved for the Kwik Star redevelopment. Per SUDAS, the maximum Commercial driveway width on a Local Road is 32' and on a Collector Road is 40'.* The developer shall provide written approval to the City from the private property owner to the west, showing approval of the proposed 103-foot curb opening.
- ii. ~~Per SUDAS Design Manual 5L-3 for C/I Areas on local road, the minimum intersection clearance is met from IA64.~~ *Acceptable*
 - iii. There is no minimum spacing between driveways for C/I Areas on local roads. It is recommended that the minimum spacing for C/I Areas on a Collector Road of 100' be used.
 - a. ~~There is approximately 42' between the existing northeast access drive and the existing northern access drive to the larger commercial development. Will the northernmost access drive to the site be inbound only? Yes. One Way Only signage will be installed. Or, will it allow two-way traffic? The existing drive aisle appears to be reduced from approximately 30' to 15' which is not wide enough for two-way traffic. Per SUDAS, the minimum aisle width required for 90-degree parking is 23'-0". Verify that the pavement width from the existing northern back of curb to the proposed southern back of curb at the drive through sign will be accommodating angled parking (per SUDAS 8B-1 for 45-degree parking= 13'-4"), a drive aisle and a drive-through ordering aisle. A 15' drive aisle is being provided. A minimum drive aisle of 22' is recommended to allow for entering traffic to move around those stopped for drive-through ordering. Please locate the proposed drive-through ordering location and distance from existing right-of-way. 45-degree parking has been provided. Per SUDAS Design Manual Section 8B-1, the required stall projection is 12'-9". Please adjust the pavement striping to accommodate the required drive aisle width of 21'-6".~~
 - b. ~~The south driveway access widening will provide only 25' of separation from the south driveway access into the larger commercial development and no curb and gutter for approximately 180' on Chamber Drive. The existing southern access drive has been increased from 22' to 40'. This drive measures approximately 74' north of the southern access to the greater commercial development. The minimum driveway spacing for C/I Areas on a Collector Road is 100'. A variance from the city would be required as a result of the reduced driveway spacing.~~
 - iv. Given the one-way aisle, it is recommended that the two angled parking stalls along the western curb line be striped for the required stall projection of 12'-9" per the SUDAS Design Manual Section 8B-1. This would increase the drive-aisle width between the striping and the drive-through and add parking stall(s) to meet the zoning requirements.

- v. ~~Please clarify that there is one aisle for drive through pick up or two. There are two arrows on the site plan.~~ *There are two aisles available in the drive through.*
 - vi. ~~Cars backing out of the eastern most parking stall on the south side of the building can back into the access drive impacting inbound traffic, and into the public sidewalk.~~ *The parking stalls have been modified so that the accessible striping is located closest to the access drive and public sidewalk.*
 - vii. ~~Verify all dimensions on Sheet 2—some of them do not seem to be accurate including the 22' wide access drive on the south side of the building. This dimension should not include the parking area at the pump island.~~ *Addressed*
- B. ~~How will loading and delivery activities be achieved? It is recommended that the developer provides a truck turning exhibit.~~ *Provided*
- C. ~~Provide sufficient access for emergency vehicles. It is recommended that the developer provides a truck turning exhibit.~~ *Provided*
- i. ~~Private Parking is shown inside of Public Right of way. This is not allowed. All parking shall be contained within the property lines of the site and meet any local and state setback requirements. Verify that all proposed curblines will not be on public property, especially adjacent to the south parking stalls.~~
- D. ~~A proposed private sidewalk is shown inside of the Public Right of way. Provide a public sidewalk for the length of the property designed per SUDAS. Provide spot grades to meet ADA requirements at indicated access crossings. Provide grades and slopes that meet the requirements of SUDAS Design Manual Section 12A at the south and north access drives.~~
- E. ~~Provide a typical pavement cross section with sub-grade treatment and subbase thickness (if provided), and paving material and thickness.~~ *Provided*
- F. ~~Provide drive aisle dimensions and meet parking requirements as shown in SUDAS Section 8B-1 of the Design Manual. Verify parking dimensions with SUDAS Design Requirements in SUDAS Section 8B-1. Parking stall lengths are scaling differently than shown on Sheet 2.~~
2. Landscaping:
- A. ~~Please submit a landscaping plan that meets the requirements of the City Code.~~ *Sheet 4 notes that, "No additional landscaping is proposed for this site consistent with the previous uses of this property because of the past high percentage of hard surface area and the proposed high percentage of hard surface area". As a redevelopment project, no new landscaping is required. It is expected that the current / existing landscaping be maintained.*
3. Specific Design Guidelines:
- A. Commercial Development
- i. ~~Screen service / loading area from adjacent public right of way.~~ *As a redevelopment project, it is expected that the current / existing landscaping be maintained.*
 - ii. ~~Create a landscape setback between road and parking. New developments within a C-2 Zone shall have landscaping required and setback at least five feet from the right of way.~~ *As a redevelopment project, it is expected that the current / existing landscaping be maintained.*

- iii. Lighting shall stay upon the property. ~~Provide a photometric plan to verify lighting will stay on the property. Provide light fixture details.~~ *Photometric plan was provided.* Provide property lines on the photometric plan showing proposed light levels at the property line, brightest point, and average light intensity is required by Anamosa City Code Chapter 167.13.

167.10 Forms and Fees: An application for Site Plan Review was not submitted.

167.11 Contents of the Site Plan – Graphic

1. Property Dimensions have been provided. ~~Verify dimensions.~~ *Dimensions appear to have been verified.*
2. ~~Provide the location of all existing and proposed utilities and engineering cross-sections of proposed new curbs and pavement.~~ *Provided*
3. ~~Show location of perimeter screening treatment, including landscaping.~~ *Not required for a redevelopment project.*
4. ~~Dimensions of all buildings and major structures are to be shown, number of floors, address, and height of buildings.~~ *Provided*
5. ~~Existing and proposed contours and grades are shown.~~ *Provided*
6. ~~The general nature, locations and size of significant existing natural and manmade land features have been shown.~~ *Provided*
7. ~~A location map has been shown. Provide a north arrow and scale.~~ *Provided*
8. ~~Refer to additional comments provided on the attached Site Plan.~~ *Provided*

167.12 Contents of Site Plan – Written

1. ~~Provide name, address, and phone numbers of contractors, if different from the owner / developer.~~ *Provided*
2. ~~Provide the proposed uses for the development.~~ *Provided*
3. ~~Provide existing and proposed number and type of all structures or buildings, total area of the property, and total floor area of each building.~~ *Provided*
4. ~~Proposed landscaping plan indicating plant types, number and timing for installation.~~ *Not required for a redevelopment project.*

167.14(2) Meet the building standards for the C-2 District.

SUDAS Design Manual – 2025 Edition

Section 1D-1:

B. General Information to be Shown on Construction Plans

5. ~~Provide adequate horizontal and vertical controls so the surveyor can properly lay out project plans. Show all control at actual locations on the plans, benchmarks and ties.~~ *Provided.*
17. Provide special details and notes for items not depicted in the SUDAS Specifications. ~~Provide foundation details for fuel canopy and drive-through canopy. Provide sign, fuel canopy and drive-through canopy details.~~
19. ~~Add to the first note on Sheet 1 of 2: Construct the project according to the SUDAS Specifications, the City of Anamosa, Iowa City Code and any adopted specifications, and any applicable Federal, State and Local regulations. Omit the word City after Anamosa, Iowa.~~ *Completed.*
20. Has there been a soils report done, especially given the structural improvements? ~~A soils report and testing have not been completed / provided to the City.~~

C. Detailed Sanitary and Storm Sewer Plans

~~Provide information about existing and proposed sanitary sewer and storm sewer improvements on the site. *Provided.* How will the drainage from the new canopy be addressed? *Provide locations of downspouts discharging to grade. Locations are assumed to be at the canopy supports and there is adequate overland slope to move the water to the west.*~~

E. Detailed Paving Plans

- ~~2. At new access drive (shown as existing), show street profiles, the curb line with top of curb elevations, and grade break data. This work was completed in the right of way and required reviews and approval by the City prior to construction. *Notes indicate that this access is existing and has not been modified.*~~
- ~~3. Provide pavement widths (back-to-back), & geometric dimensions. *Verify all dimensions as there are some that do not seem accurate or more detail is necessary. It appears that dimensions have been verified.*~~
- ~~4. Label all radii at returns. *Provided*~~
- ~~5. Provide expansion joint locations on plan view, if applicable. *Locations provided in SUDAS details.*~~
- ~~7. Provide a typical cross-section of parking lot pavement showing pavement thickness, jointing, sidewalk, parking slope, etc. *Proposed pavement cross-section description provided.*~~
- ~~10. Provide the location and type of standard sidewalk ramps. *Provided.*~~
- ~~13. Provide a pavement marking plan with striping widths, type of striping, color, etc. *The SUDAS standard pavement marking details could also be added to the Details that were previously provided as a part of the final plan.*~~

F. Grading Plans / Erosion Control Plans

- ~~1. Provide Survey Control Data.~~
- ~~5. Provide total site area (disturbed area) with construction staging to minimize the area disturbed at any one time. For areas greater than 1 acre, a General Stormwater NPDES permit is required by the Iowa DNR. *Provided.*~~
- ~~9. Provide a separate erosion control plan clearly showing all proposed protection measures. *Provided.*~~
- ~~10. Provide a spill prevention/response plan to maintain stormwater quality in the event of a fuel spill. By removing the existing curbs, there is nothing to contain a fuel spill and prevent it from entering the public right-of-way or private property and ultimately, the public storm sewer and the Fawn Creek watershed. *This shall be provided for the finished condition.*~~

G. Water Main Plans

- ~~3. Please show existing and proposed water main locations. *Provided*~~
- ~~9. *Locate the nearest fire hydrant for fire protection.*~~

I. ADA Ramps

- ~~1. Ramp design must comply with PROWAG requirements or justification acceptable to the jurisdictional engineer. *Provided*~~
- ~~2. Delineate all ramp components including ramps, turning spaces, transitions, passing spaces, detectable warning panels, and special shaping areas.~~
- ~~3. Show elevations at top and bottom of ramps, corners of turning spaces and transition areas, and all grade breaks.~~

4. Provide grading information in a table of slope and distance between all critical points is it cannot fit on the plan.

Recommendation

With the understanding from the developer that the remaining review comments will be addressed and requested information provided, there is no reason to deny approval of the 100 Chamber Drive Site Plan and supporting documents.

This plan review was performed by HR Green, Inc. on behalf of the City of Anamosa. Every effort has been made to identify all code deficiencies, however; failure to identify a code deficiency during plan review does not alleviate any obligation to comply with all applicable code provisions. If you have any questions concerning items in this review, please contact me at 319-841-4157 or melissa.clow@hrgreen.com.

ORDINANCE NO. 973

AN ORDINANCE AMENDING CHAPTER 92.07 OF THE ANAMOSA CODE OF ORDINANCES, BY AMENDING SECTION 92.07, SUBSECTION 3, PERTAINING TO LATE PAYMENT PENALTIES.

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

SECTION 1. SECTION MODIFIED. Section 92.07, Subsection 3, of the Code of Ordinances of the City of Anamosa, Iowa, is hereby repealed and the following adopted in lieu thereof:

92.07 BILLING FOR WATER SERVICE. Only the parties requesting water and sewer service and posting security deposit pursuant to Section 92.05 shall be responsible for payment of all bills submitted by or on behalf of the City for water and sewer service provided them. Water service shall be billed as part of a combined service account, payable in accordance with the following:

1. Bills Issued. The Clerk shall prepare and issue bills for combined service accounts on or before the fifteenth day of each month. Those bills shall be mailed by ordinary U.S. mail to the responsible parties within, as nearly as practical, 48 hours of the meter reading. All water bills will be mailed monthly and shall be due and payable on or before the due date. Payment may be made by mail or at City Hall, 107 S. Ford, Anamosa, IA, or at other designated pay stations. A list of the pay stations and addresses is available.
2. Bills Payable. Bills for combined service accounts shall be due and payable at the office of the Clerk by the first Monday of the following month. Reminders for all bills not paid by the due date will be issued the day after the due date (on the first Tuesday of each month).
3. Late Payment Penalty. Bills not paid when due shall be considered delinquent. ~~A one-time late payment penalty of five percent of the amount due shall be added to each delinquent bill.~~ The City Council shall set the amount of the late payment penalty by resolution.
4. Right To Protest. Any person having any cause to question or contest a water and sewer bill may file a protest in writing with the Clerk within the time provided for payment. The protest shall succinctly set forth the basis for the party's challenge. Upon receipt of such a protest the Clerk shall suspend collection efforts with regard to the bill and shall schedule a time for the aggrieved party to address the Council at its next regular meeting.

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

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

Councilmember _____ introduced this Ordinance and moved for its final reading.

Councilmember _____ seconded the motion.

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 by the Anamosa City Council on the 26th day of May , 2026

ROD SMITH, MAYOR

ATTEST:

KAYLEE PALMER, CITY CLERK

First Reading: _____

Second Reading: _____

Third Reading: _____

I certify that the foregoing was published as Ordinance No. _____ , on the _____ day of _____ , _____

City Clerk

ORDINANCE NO. 974
AN ORDINANCE AMENDING CHAPTER 99.10 OF THE ANAMOSA CODE OF ORDINANCES, BY
AMENDING SECTION 99.10, PERTAINING TO SEWER USER FEE ADJUSTMENTS.

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

SECTION 1. SECTION MODIFIED. Section 99.10, of the Code of Ordinances of the City of Anamosa, Iowa, is hereby repealed and the following adopted in lieu thereof:

99.10 SEWER USER FEE ADJUSTMENTS. The Mayor and City Administrator may grant ~~a one-time adjustment~~ adjustments to sewer user fees for water leaks that have resulted in unusually high sewer user fees, provided that the adjustment meets the following criteria:

1. The amount of the adjustment shall equal the sum of the sewer bill that exceeds the average monthly sewer fee for the most recent three-month period, up to a maximum adjustment of \$500.00.
2. The customer can demonstrate the following:
 - A. The excessive sewer fee was the result of a leak in the plumbing system on their property.
 - B. The leak has been completely repaired.
 - C. The leak was not caused by the owner's negligence.
3. The adjustment is limited to the sewer user fee bill for only one month.
4. The business or customer and spouse have not been granted any previous adjustment on either a residence account or business account ~~during their lifetime~~, within the previous 12 months, as a customer of the City.
5. This policy shall not apply to charges for water services.

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

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

Councilmember _____ introduced this Ordinance and moved for its final reading.

Councilmember _____ seconded the motion.

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 by the Anamosa City Council on the 26th day of May , 2026



ROD SMITH, MAYOR

ATTEST:



KAYLEE PALMER, CITY CLERK

First Reading: _____
Second Reading: _____
Third Reading: _____

I certify that the foregoing was published as Ordinance No. _____ , on the _____ day of _____ , _____

City Clerk



CITY OF ANAMOSA
107 S. FORD STREET
ANAMOSA, IA 52205
TEL: 319.462.6055
FAX: 319.462.6081

Wednesday, May 13th, 2026

Brenna Anderson
412 Council St.
Anamosa, IA, 52205

Dear Brenna,

On behalf of the City of Anamosa, I am pleased to extend you a conditional offer of employment for the position of Part Time LCC Personnel. This conditional offer is contingent upon approval of the Anamosa City Council.

The Part Time LCC Personnel position is subject to the general terms and conditions of employment as determined by the Personnel Policy Manual for the City of Anamosa. This position is an "at-will" position, and the City of Anamosa retains the right to terminate your employment at any time. All employees are subject to a 90-day probationary period.

This is a part-time, hourly position, the wage for this position will be \$10.95. You may begin employment tentatively Wednesday, May 27th, 2026.

Sincerely,

A handwritten signature in black ink, appearing to read "Marshall Webber", with a horizontal line extending to the right.

Marshall Webber, Parks and Recreation Director
City of Anamosa

RESOLUTION NO. 2026-30

SETTING THE WAGE OF PART-TIME LCC PERSONNEL FOR FISCAL YEAR ENDING JUNE 30, 2026.

WHEREAS, the City Council regularly sets the wages of City employees; and,

WHEREAS, the Parks & Recreation Department has a vacant Part-Time LCC Personnel position; and

WHEREAS, the Parks & Recreation Director and Parks & Recreation Board have identified and selected a qualified candidate to fill this vacant position; and,

WHEREAS, the City Administrator reviewed the recommendation of the Parks & Recreation Director and Parks & Recreation Board, and a Conditional Offer of Employment was extended to the selected candidate; and,

WHEREAS, the wage recommendation for this candidate is being forwarded to the City Council for review and consideration.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ANAMOSA, IOWA, that the wage for the following Part-Time LCC Personnel be approved, for Fiscal Year ending June 30, 2026:

Position	Employee Name	Hourly Wage
Part-Time LCC Personnel	Brenna Anderson	\$10.95/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 26th day of May, 2026.

ROD SMITH, MAYOR

ATTEST:

KAYLEE PALMER, CITY CLERK



HR GREEN, INC.
PROFESSIONAL SERVICES AGREEMENT AMENDMENT NO. 1

THIS AMENDMENT, made this 26th day of May, 2026 by and between, the City of Anamosa the CLIENT, and HR GREEN, INC. (hereafter "COMPANY"), for professional services concerning:

Sanitary Sewer Rehabilitation Near Elm St. and Hickory Street Construction Phase Services

hereby amends the original Professional Services Agreement dated November 10, 2025 as follows:

The CLIENT and COMPANY agree to amend the Scope of Services of the original Professional Services Agreement and previous amendments as follows:

Additional Time and Material for Construction Administrative Services, including review of contractor's pay applications, additional site visits, and coordination related to contractor Requests for Information (RFIs) and change orders.

COMPANY Project Number: 2403955

The CLIENT and COMPANY agree to amend other provisions of the original Professional Services Agreement and previous amendments as follows:

N/A

In consideration for these services, the CLIENT AGREES to adjust the payment for services performed by COMPANY on the following basis:

☒ Time and Materials, Not to Exceed by Five Thousand Dollars (\$5,000.00)

The total authorized compensation after this Amendment, including the original Professional Services Agreement and all previous Amendments, is Eight Thousand Two Hundred Dollars (\$8,200.00)

THIS AMENDMENT is subject to all provisions of the original Professional Services Agreement.

THIS AMENDMENT, together with the original Professional Services Agreement and all previous amendments represents the entire and integrated AGREEMENT between the CLIENT and COMPANY.

THIS AMENDMENT executed the day and year written above.

CITY OF ANAMOSA

HR GREEN, INC.

By: _____
Jeremiah Hoyt, City Administrator


By: _____
Heath Picken, Vice President



HR Green, Inc.

Change Order Details

City of Anamosa - Sanitary Sewer - Ford St/Huber St. Alley

Description	Sanitary Sewer Replacement Alley Between Ford St. and N. Huber St. Project #: 220479 J:\2022\220479
Prime Contractor	TSCHIGGFRIE EXCAVATING CO. 425 JULIEN DUBUQUE DR. DUBUQUE, IA 52003-0000
Change Order	3
Status	Approved
Date Created	05/14/2026
Type	Quantity Reconciliation
Summary	Add stone retaining wall repair and reduce bid quantities
Change Order Description	This change order will add the repair of the stone retaining wall on North Ford St and modify the stair handrail to comply with ADA access requirements. The change order also reduces item quantities not required during the project.
Awarded Project Amount	\$669,150.84
Authorized Project Amount	\$767,714.44
Change Order Amount	-\$432.50
Revised Project Amount	\$767,281.94

B - Reason for change:

Add the repair of stone wall and handrail modifications

Reduce item quantities not required.

C - Settlement for cost(s) of change as follows:

Add for for stone wall repair, \$6,704.00

Add for handrail modification, \$630.00

Reduction in plan quantities, less (7,377.00)

D - Justification for cost(s):

The additional cost for the stone wall and handrail was negotiated.

The reductions in quantities are at contracted unit cost.

E - Contract time adjustment:

None

Increases/Decreases

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
Section: 1 - Description									
0017	4010-L	LF	\$2.200	405.000	\$891.00	-55.000	-\$121.00	350.000	\$770.00
SANITARY SEWER ABANDONMENT, FILL AND PLUG, 6"									

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount

Reason: Actual measured length

			Funding Details						
			Sewer Division	405.000	\$891.00	-55.000	-\$121.00	350.000	\$770.00
			Streets Division	0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
0023	4040-C-1	EACH	\$1,100.000	2.000	\$2,200.00	-1.000	-\$1,100.00	1.000	\$1,100.00
SUBDRAIN CLEANOUT, TYPE A-1, PVC, 8 INCH									
Reason: Not required									
			Funding Details						
			Sewer Division	0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
			Streets Division	2.000	\$2,200.00	-1.000	-\$1,100.00	1.000	\$1,100.00
0026	4050-XX	HR	\$480.000	12.000	\$5,760.00	-4.000	-\$1,920.00	8.000	\$3,840.00
EXPLORATORY POTHOLING									
Reason: Actual time spent									
			Funding Details						
			Sewer Division	12.000	\$5,760.00	-4.000	-\$1,920.00	8.000	\$3,840.00
			Streets Division	0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
0030	6010-A	EA	\$6,700.000	7.125	\$47,737.50	-0.125	-\$837.50	7.000	\$46,900.00
MANHOLE, SW-301, 48"									

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount

Reason: Error in documents

Funding Details							
Sewer Division	7.125	\$47,737.50	-0.125	-\$837.50	7.000	\$46,900.00	
Streets Division	0.000	\$0.00	0.000	\$0.00	0.000	\$0.00	

0033	6010-H-1	EA	\$740.000	4.000	\$2,960.00	-1.000	-\$740.00	3.000	\$2,220.00
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REMOVE MANHOLE

Reason: Actual field measurement

Funding Details							
Sewer Division	4.000	\$2,960.00	-1.000	-\$740.00	3.000	\$2,220.00	
Streets Division	0.000	\$0.00	0.000	\$0.00	0.000	\$0.00	

0055	9040-D-1	LF	\$2.400	977.000	\$2,344.80	-400.000	-\$960.00	577.000	\$1,384.80
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FILTER SOCK, 9 INCH

Reason: Not required

Funding Details							
Sewer Division	977.000	\$2,344.80	-400.000	-\$960.00	577.000	\$1,384.80	
Streets Division	0.000	\$0.00	0.000	\$0.00	0.000	\$0.00	

0056	9040-D-2	LF	\$0.220	977.000	\$214.94	-400.000	-\$88.00	577.000	\$126.94
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FILTER SOCK, REMOVAL

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount

Reason: Not required

			Funding Details						
			Sewer Division	977.000	\$214.94	-400.000	-\$88.00	577.000	\$126.94
			Streets Division	0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
0063	11030-A	LS	\$2,000.000	1.000	\$2,000.00	-1.000	-\$2,000.00	0.000	\$0.00
MAINTENANCE OF POSTAL SERVICE									
Reason: Not required									
			Funding Details						
			Sewer Division	1.000	\$2,000.00	-1.000	-\$2,000.00	0.000	\$0.00
			Streets Division	0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
8 items			Totals		\$64,108.24		-\$7,766.50		\$56,341.74

New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
Section: 1 - Description					
0090	2414-6444100	LF	3.000	\$210.000	\$630.00
STEEL PIPE PEDESTRIAN HAND RAILING					
Reason: Modified existing handrails to meet ADA requirements					

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
		Funding Details			
		Streets Divsion	3.000	\$210.000	\$630.00
0100	2516-8725006	SF	160.000	\$41.900	\$6,704.00
LIMESTONE RETAINING WALL, AS PER PLAN					
Reason: Existing wall was hazardous to pedestrians					
		Funding Details			
		Streets Divsion	160.000	\$41.900	\$6,704.00
2 items					Total: \$7,334.00

Funding Summary

Fund Package	Original Amount	Authorized Amount	Authorized Change	Revised Amount
Sewer Division	\$408,654.54	\$480,098.84	-\$6,666.50	\$473,432.34
Streets Divsion	\$260,496.30	\$287,615.60	\$6,234.00	\$293,849.60
2 fund packages	\$669,150.84	\$767,714.44	-\$432.50	\$767,281.94

This Change Order is incorporated into and governed by the above mentioned contract.

TSCHIGGFRIE EXCAVATING CO.

(Date)



Recommended by HR Green

5/20/2026

(Date)

Approved by City of Anamosa

(Date)

QUOTATION

TO: City of Anamosa, IA.

DATE: 5/21/26

ATTN: Steve

RE: WO 6714

MVP is pleased to offer the following quotation to repair one (1) Flygt Pump
Model #3202.095, Serial #1740020 to include the following:

Impeller, suction cover, bearings, seal, o-ring kit, seal holder cover, spring, glycol and shop labor.

TOTAL PRICE \$18,525.00

Delivery time – 2 to 3 weeks

For one (1) New Flygt Pump Model #3202.830, 72HP, 460 Volt, 3 Phase, 4" Discharge, 50'
Cable, FLS, Explosion Proof.

TOTAL PRICE \$88,665.00 + Frt.

Delivery time – 16 to 18 weeks

If you have any further questions regarding this quotation, please contact me at the above listed
number.

Respectfully Submitted:

Shellie Cabana

Shellie Cabana

Email: shellie@misvalpump.com

Proceed with repair: _____

Do not repair: _____

New Pump: _____

Date/PO#: _____

AIA Type Document
Application and Certification for Payment

Sanitary

Pg 1 of 4

TO (OWNER): City of Anamosa
107 S. Ford Street
Anamosa, IA 52205

PROJECT: Anamosa Sanitary Sewer Elm St
107 S. Ford Street
Anamosa, IA 52205

APPLICATION NO: 1
PERIOD TO: 4/29/2026

DISTRIBUTION
TO:
_ OWNER
_ ARCHITECT
_ CONTRACTOR

FROM (CONTRACTOR): BOOMERANG
13225 Circle Drive Suite A
PO Box 227
Anamosa, IA 52205

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Type Document is attached.

1. ORIGINAL CONTRACT SUM\$ 222,222.00
2. Net Change by Change Orders\$ 0.00
3. CONTRACT SUM TO DATE (Line 1 + 2)\$ 222,222.00
4. TOTAL COMPLETED AND STORED TO DATE\$ 80,615.25

5. RETAINAGE:

a. 3.00 % of Completed Work\$ 2,418.46
b. 0.00 % of Stored Material\$ 0.00

Total retainage (Line 5a + 5b)\$ 2,418.46

6. TOTAL EARNED LESS RETAINAGE\$ 78,196.79
(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)\$ 0.00

8. CURRENT PAYMENT DUE\$ 78,196.79

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)\$ 144,025.21

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	0.00
Total approved this Month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order	0.00	

The Undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the owner, and that current payment shown herein is now due.

CONTRACTOR: BOOMERANG
13225 Circle Drive Suite A PO Box 227
Anamosa, IA 52205

By: Con 2/A

Date: 5/15/2026

State of:

County of:

Subscribed and Sworn to before me this _____ Day of _____ 20 ____

Notary Public:

My Commission Expires :

ARCHITECT'S CERTIFICATE FOR PAYMENT

In Accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED\$ 78,196.79

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

By: Halay Jidish

Date: 5/18/2026

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, Payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA Type Document
Application and Certification for Payment

Pg 2 of 4

TO (OWNER): City of Anamosa
107 S. Ford Street
Anamosa, IA 52205

PROJECT: Anamosa Sanitary Sewer Elm St
107 S. Ford Street
Anamosa, IA 52205

APPLICATION NO: 1
PERIOD TO: 4/29/2026

DISTRIBUTION
TO:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR

FROM (CONTRACTOR): BOOMERANG
13225 Circle Drive Suite A
PO Box 227
Anamosa, IA 52205

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

ITEM	DESCRIPTION	PLAN QTY	UNIT PRICE	SCHEDULED VALUE	PREVIOUSLY COMP QTY/%	PREVIOUS APPL	COMP QTY/% THIS PERIOD	COMP AMT THIS PERIOD	STORED MATERIAL	COMPLETED AND STORED	%	BALANCE
10	TOPSOIL ON-SITE	45.000	10.0000	450.00	.000	0.00	22.500	225.00	0.00	225.00	50.00	225.00
20	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	200.000	.0100	2.00	.000	0.00	.000	0.00	0.00	0.00	.00	2.00
30	TRENCH COMPACTION TESTING	1.000	100.0000	100.00	.000	0.00	.000	0.00	0.00	0.00	.00	100.00
40	SANITARY SEWER GRAVITY MAIN TRENCHED PVC 12 IN	87.000	200.0000	17,400.00	.000	0.00	87.000	17,400.00	0.00	17,400.00	100.00	.00
50	SANITARY SEWER GRAVITY MAIN TRENCHED PVC 18 IN	59.000	300.0000	17,700.00	.000	0.00	59.000	17,700.00	0.00	17,700.00	100.00	.00
60	SANITARY SEWER SERVICE STUB PVC 4 IN	15.000	120.0000	1,800.00	.000	0.00	15.000	1,800.00	0.00	1,800.00	100.00	.00
70	SANITARY SEWER SERVICE RELOCATION	1.000	1,800.0000	1,800.00	.000	0.00	2.000	3,600.00	0.00	3,600.00	200.00	-1,800.00
80	REMOVAL OF SANITARY SEWER 18 IN	59.000	10.0000	590.00	.000	0.00	59.000	590.00	0.00	590.00	100.00	.00
90	SANITARY SEWER ABANDONMENT FILL AND PLUG 12 IN	95.000	10.0000	950.00	.000	0.00	.000	0.00	0.00	0.00	.00	950.00
100	STORM SEWER TRENCHED RCP 15 IN	27.000	180.0000	4,860.00	.000	0.00	.000	0.00	0.00	0.00	.00	4,860.00
110	REMOVAL OF STORM SEWER 12 IN	27.000	10.0000	270.00	.000	0.00	.000	0.00	0.00	0.00	.00	270.00
120	PRE-REHABILITATION CLEANING AND INSPECTION 12 IN	350.000	4.1000	1,435.00	.000	0.00	.000	0.00	0.00	0.00	.00	1,435.00
130	REMOVE PROTRUDING SERVICE CONNECTIONS	2.000	320.0000	640.00	.000	0.00	.000	0.00	0.00	0.00	.00	640.00
140	CIPP MAIN LINING 12 IN	270.000	83.0000	22,410.00	.000	0.00	.000	0.00	0.00	0.00	.00	22,410.00
150	CIPP MAIN LINING 15 IN (UV CURED)	80.000	315.0000	25,200.00	.000	0.00	.000	0.00	0.00	0.00	.00	25,200.00

AIA Type Document
Application and Certification for Payment

Pg 3 of 4

TO (OWNER): City of Anamosa
107 S. Ford Street
Anamosa, IA 52205

PROJECT: Anamosa Sanitary Sewer Elm St
107 S. Ford Street
Anamosa, IA 52205

APPLICATION NO: 1
PERIOD TO: 4/29/2026

DISTRIBUTION
TO:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR

FROM (CONTRACTOR): BOOMERANG
13225 Circle Drive Suite A
PO Box 227
Anamosa, IA 52205

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

ITEM	DESCRIPTION	PLAN QTY	UNIT PRICE	SCHEDULED VALUE	PREVIOUSLY COMP QTY/%	PREVIOUS APPL	COMP QTY/% THIS PERIOD	COMP AMT THIS PERIOD	STORED MATERIAL	COMPLETED AND STORED	%	BALANCE
160	BUILDING SANITARY SEWER SERVICE REINSTATEMENT	5.000	95.0000	475.00	.000	0.00	.000	0.00	0.00	0.00	.00	475.00
170	CIPP END SEAL 12 IN	2.000	234.0000	468.00	.000	0.00	.000	0.00	0.00	0.00	.00	468.00
180	CIPP SERVICE PIPE PARTIAL PIPE 4 IN	3.000	6,400.0000	19,200.00	.000	0.00	.000	0.00	0.00	0.00	.00	19,200.00
190	BYPASS PUMPING	1.000	4,000.0000	4,000.00	.000	0.00	.500	2,000.00	0.00	2,000.00	50.00	2,000.00
200	SANITARY SEWER IN-SITU SPOT REPAIR 12 IN	1.000	25,000.0000	25,000.00	.000	0.00	.000	0.00	0.00	0.00	.00	25,000.00
210	MANHOLE SW-301 48 IN	3.000	10,500.0000	31,500.00	.000	0.00	3.000	31,500.00	0.00	31,500.00	100.00	.00
220	INTAKE SW-512 24 IN	2.000	1,000.0000	2,000.00	.000	0.00	.000	0.00	0.00	0.00	.00	2,000.00
230	REMOVE MANHOLE	2.000	250.0000	500.00	.000	0.00	2.000	500.00	0.00	500.00	100.00	.00
240	REMOVE INTAKE	2.000	250.0000	500.00	.000	0.00	.000	0.00	0.00	0.00	.00	500.00
250	REMOVAL OF SIDEWALK	5.000	10.0000	50.00	.000	0.00	5.000	50.00	0.00	50.00	100.00	.00
260	SIDEWALK PCC 4 IN	5.000	200.0000	1,000.00	.000	0.00	.000	0.00	0.00	0.00	.00	1,000.00
270	DETECTABLE WARNING	8.000	50.0000	400.00	.000	0.00	.000	0.00	0.00	0.00	.00	400.00
280	DRIVEWAY PAVED PCC 4 IN	12.000	150.0000	1,800.00	.000	0.00	.000	0.00	0.00	0.00	.00	1,800.00
290	FULL DEPTH PATCHES PCC 8 IN	128.000	175.0000	22,400.00	.000	0.00	.000	0.00	0.00	0.00	.00	22,400.00
300	TEMPORARY TRAFFIC CONTROL	1.000	1,500.0000	1,500.00	.000	0.00	.700	1,050.00	0.00	1,050.00	70.00	450.00
310	REMOVE AND REINSTALL TRAFFIC SIGNS	1.000	100.0000	100.00	.000	0.00	.500	50.00	0.00	50.00	50.00	50.00
320	HYDRAULIC SEEDING SEEDING FERTILIZING AND MULCHING FOR HYDRAULIC SEEDING TYPE 1	.300	12,000.0000	3,600.00	.000	0.00	.000	0.00	0.00	0.00	.00	3,600.00
330	FILTER SOCK 8 IN	100.000	1.5000	150.00	.000	0.00	.000	0.00	0.00	0.00	.00	150.00

AIA Type Document
Application and Certification for Payment

Pg 4 of 4

TO (OWNER): City of Anamosa
 107 S. Ford Street
 Anamosa, IA 52205

PROJECT: Anamosa Sanitary Sewer Elm St
 107 S. Ford Street
 Anamosa, IA 52205

APPLICATION NO: 1
PERIOD TO: 4/29/2026

DISTRIBUTION
TO:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR

FROM (CONTRACTOR): BOOMERANG
 13225 Circle Drive Suite A
 PO Box 227
 Anamosa, IA 52205

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

ITEM	DESCRIPTION	PLAN QTY	UNIT PRICE	SCHEDULED VALUE	PREVIOUSLY COMP QTY/%	PREVIOUS APPL	COMP QTY/% THIS PERIOD	COMP AMT THIS PERIOD	STORED MATERIAL	COMPLETED AND STORED	%	BALANCE
340	FILTER SOCKS REMOVAL	100.000	.0100	1.00	.000	0.00	.000	0.00	0.00	0.00	.00	1.00
350	INLET PROTECTION DEVICE	1.000	50.0000	50.00	.000	0.00	.000	0.00	0.00	0.00	.00	50.00
360	CONSTRUCTION SURVEY	1.000	2,600.0000	2,600.00	.000	0.00	.700	1,820.00	0.00	1,820.00	70.00	780.00
370	MOBILIZATION	1.000	9,321.0000	9,321.00	.000	0.00	.250	2,330.25	0.00	2,330.25	25.00	6,990.75
REPORT TOTALS				\$222,222.00		\$0.00		\$80,615.25		\$80,615.25		
									\$0.00			\$141,606.75

AIA Type Document
Application and Certification for Payment

Pg 1 of 4

TO (OWNER): City of Anamosa
107 S. Ford Street
Anamosa, IA 52205

PROJECT: Anamosa Sanitary Sewer Elm St
107 S. Ford Street
Anamosa, IA 52205

APPLICATION NO: 2
PERIOD TO: 4/30/2026

DISTRIBUTION
TO:
_ OWNER
_ ARCHITECT
_ CONTRACTOR

FROM (CONTRACTOR): BOOMERANG
13225 Circle Drive Suite A
PO Box 227
Anamosa, IA 52205

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Type Document is attached.

1. ORIGINAL CONTRACT SUM \$ 222,222.00
2. Net Change by Change Orders \$ 0.00
3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 222,222.00
4. TOTAL COMPLETED AND STORED TO DATE \$ 84,375.50

5. RETAINAGE:

a. 3.00 % of Completed Work \$ 2,531.27
b. 0.00 % of Stored Material \$ 0.00
Total retainage (Line 5a + 5b) \$ 2,531.27

6. TOTAL EARNED LESS RETAINAGE \$ 81,844.23
(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate) \$ 78,196.79

8. CURRENT PAYMENT DUE \$ 3,647.44

9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) \$ 140,377.77

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	0.00
Total approved this Month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order	0.00	

The Undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the owner, and that current payment shown herein is now due.

CONTRACTOR: BOOMERANG
13225 Circle Drive Suite A PO Box 227
Anamosa, IA 52205

By:  Date: 5/18/2026

State of:

County of:

Subscribed and Sworn to before me this _____ Day of _____ 20 _____

Notary Public:

My Commission Expires :

ARCHITECT'S CERTIFICATE FOR PAYMENT

In Accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 3,647.44

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

By:  Date: 5/18/2026

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, Payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA Type Document
Application and Certification for Payment

Pg 2 of 4

TO (OWNER): City of Anamosa
107 S. Ford Street
Anamosa, IA 52205

PROJECT: Anamosa Sanitary Sewer Elm St
107 S. Ford Street
Anamosa, IA 52205

APPLICATION NO: 2
PERIOD TO: 4/30/2026

DISTRIBUTION
TO:
☐ **OWNER**
☐ **ARCHITECT**
☐ **CONTRACTOR**

FROM (CONTRACTOR): BOOMERANG
13225 Circle Drive Suite A
PO Box 227
Anamosa, IA 52205

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

ITEM	DESCRIPTION	PLAN QTY	UNIT PRICE	SCHEDULED VALUE	PREVIOUSLY COMP QTY/%	PREVIOUS APPL	COMP QTY/% THIS PERIOD	COMP AMT THIS PERIOD	STORED MATERIAL	COMPLETED AND STORED	%	BALANCE
10	TOPSOIL ON-SITE	45.000	10.0000	450.00	22.500	225.00	.000	0.00	0.00	225.00	50.00	225.00
20	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	200.000	.0100	2.00	.000	0.00	.000	0.00	0.00	0.00	.00	2.00
30	TRENCH COMPACTION TESTING	1.000	100.0000	100.00	.000	0.00	.000	0.00	0.00	0.00	.00	100.00
40	SANITARY SEWER GRAVITY MAIN TRENCHED PVC 12 IN	87.000	200.0000	17,400.00	87.000	17,400.00	.000	0.00	0.00	17,400.00	100.00	.00
50	SANITARY SEWER GRAVITY MAIN TRENCHED PVC 18 IN	59.000	300.0000	17,700.00	59.000	17,700.00	.000	0.00	0.00	17,700.00	100.00	.00
60	SANITARY SEWER SERVICE STUB PVC 4 IN	15.000	120.0000	1,800.00	15.000	1,800.00	.000	0.00	0.00	1,800.00	100.00	.00
70	SANITARY SEWER SERVICE RELOCATION	1.000	1,800.0000	1,800.00	2.000	3,600.00	.000	0.00	0.00	3,600.00	200.00	-1,800.00
80	REMOVAL OF SANITARY SEWER 18 IN	59.000	10.0000	590.00	59.000	590.00	.000	0.00	0.00	590.00	100.00	.00
90	SANITARY SEWER ABANDONMENT FILL AND PLUG 12 IN	95.000	10.0000	950.00	.000	0.00	.000	0.00	0.00	0.00	.00	950.00
100	STORM SEWER TRENCHED RCP 15 IN	27.000	180.0000	4,860.00	.000	0.00	.000	0.00	0.00	0.00	.00	4,860.00
110	REMOVAL OF STORM SEWER 12 IN	27.000	10.0000	270.00	.000	0.00	.000	0.00	0.00	0.00	.00	270.00
120	PRE-REHABILITATION CLEANING AND INSPECTION 12 IN	350.000	4.1000	1,435.00	.000	0.00	.000	0.00	0.00	0.00	.00	1,435.00
130	REMOVE PROTRUDING SERVICE CONNECTIONS	2.000	320.0000	640.00	.000	0.00	.000	0.00	0.00	0.00	.00	640.00
140	CIPP MAIN LINING 12 IN	270.000	83.0000	22,410.00	.000	0.00	.000	0.00	0.00	0.00	.00	22,410.00
150	CIPP MAIN LINING 15 IN (UV CURED)	80.000	315.0000	25,200.00	.000	0.00	.000	0.00	0.00	0.00	.00	25,200.00

AIA Type Document
Application and Certification for Payment

Pg 3 of 4

TO (OWNER): City of Anamosa
107 S. Ford Street
Anamosa, IA 52205

PROJECT: Anamosa Sanitary Sewer Elm St
107 S. Ford Street
Anamosa, IA 52205

APPLICATION NO: 2
PERIOD TO: 4/30/2026

DISTRIBUTION
TO:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR

FROM (CONTRACTOR): BOOMERANG
13225 Circle Drive Suite A
PO Box 227
Anamosa, IA 52205

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

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160	BUILDING SANITARY SEWER SERVICE REINSTATEMENT	5.000	95.0000	475.00	.000	0.00	.000	0.00	0.00	0.00	.00	475.00
170	CIPP END SEAL 12 IN	2.000	234.0000	468.00	.000	0.00	.000	0.00	0.00	0.00	.00	468.00
180	CIPP SERVICE PIPE PARTIAL PIPE 4 IN	3.000	6,400.0000	19,200.00	.000	0.00	.000	0.00	0.00	0.00	.00	19,200.00
190	BYPASS PUMPING	1.000	4,000.0000	4,000.00	.500	2,000.00	.000	0.00	0.00	2,000.00	50.00	2,000.00
200	SANITARY SEWER IN-SITU SPOT REPAIR 12 IN	1.000	25,000.0000	25,000.00	.000	0.00	.000	0.00	0.00	0.00	.00	25,000.00
210	MANHOLE SW-301 48 IN	3.000	10,500.0000	31,500.00	3.000	31,500.00	.000	0.00	0.00	31,500.00	100.00	.00
220	INTAKE SW-512 24 IN	2.000	1,000.0000	2,000.00	.000	0.00	.000	0.00	0.00	0.00	.00	2,000.00
230	REMOVE MANHOLE	2.000	250.0000	500.00	2.000	500.00	.000	0.00	0.00	500.00	100.00	.00
240	REMOVE INTAKE	2.000	250.0000	500.00	.000	0.00	2.000	500.00	0.00	500.00	100.00	.00
250	REMOVAL OF SIDEWALK	5.000	10.0000	50.00	5.000	50.00	.000	0.00	0.00	50.00	100.00	.00
260	SIDEWALK PCC 4 IN	5.000	200.0000	1,000.00	.000	0.00	.000	0.00	0.00	0.00	.00	1,000.00
270	DETECTABLE WARNING	8.000	50.0000	400.00	.000	0.00	.000	0.00	0.00	0.00	.00	400.00
280	DRIVEWAY PAVED PCC 4 IN	12.000	150.0000	1,800.00	.000	0.00	.000	0.00	0.00	0.00	.00	1,800.00
290	FULL DEPTH PATCHES PCC 8 IN	128.000	175.0000	22,400.00	.000	0.00	.000	0.00	0.00	0.00	.00	22,400.00
300	TEMPORARY TRAFFIC CONTROL	1.000	1,500.0000	1,500.00	.700	1,050.00	.100	150.00	0.00	1,200.00	80.00	300.00
310	REMOVE AND REINSTALL TRAFFIC SIGNS	1.000	100.0000	100.00	.500	50.00	.000	0.00	0.00	50.00	50.00	50.00
320	HYDRAULIC SEEDING SEEDING FERTILIZING AND MULCHING FOR HYDRAULIC SEEDING TYPE 1	.300	12,000.0000	3,600.00	.000	0.00	.000	0.00	0.00	0.00	.00	3,600.00
330	FILTER SOCK 8 IN	100.000	1.5000	150.00	.000	0.00	.000	0.00	0.00	0.00	.00	150.00

AIA Type Document
Application and Certification for Payment

Pg 4 of 4

TO (OWNER): City of Anamosa
 107 S. Ford Street
 Anamosa, IA 52205

PROJECT: Anamosa Sanitary Sewer Elm St
 107 S. Ford Street
 Anamosa, IA 52205

APPLICATION NO: 2
PERIOD TO: 4/30/2026

DISTRIBUTION
TO:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR

FROM (CONTRACTOR): BOOMERANG
 13225 Circle Drive Suite A
 PO Box 227
 Anamosa, IA 52205

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

ITEM	DESCRIPTION	PLAN QTY	UNIT PRICE	SCHEDULED VALUE	PREVIOUSLY COMP QTY/%	PREVIOUS APPL	COMP QTY/% THIS PERIOD	COMP AMT THIS PERIOD	STORED MATERIAL	COMPLETED AND STORED	%	BALANCE
340	FILTER SOCKS REMOVAL	100.000	.0100	1.00	.000	0.00	.000	0.00	0.00	0.00	.00	1.00
350	INLET PROTECTION DEVICE	1.000	50.0000	50.00	.000	0.00	.000	0.00	0.00	0.00	.00	50.00
360	CONSTRUCTION SURVEY	1.000	2,600.0000	2,600.00	.700	1,820.00	.300	780.00	0.00	2,600.00	100.00	.00
370	MOBILIZATION	1.000	9,321.0000	9,321.00	.250	2,330.25	.250	2,330.25	0.00	4,660.50	50.00	4,660.50
REPORT TOTALS				\$222,222.00		\$80,615.25		\$3,760.25		\$84,375.50		
									\$0.00			\$137,846.50



EAST CENTRAL IOWA
COUNCIL OF GOVERNMENTS
YOUR REGIONAL PLANNING AGENCY

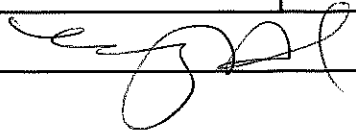
700 16th Street NE, Suite 301
Cedar Rapids, IA 52402

Invoice

Date	Invoice #
4/30/2026	11686

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
13	DOWNTOWN REVITALIZATION CDBG 25-DTR-002 ADMINISTRATION - CONTRACTOR CLEARANCES - UPDATE CONTRACT CONDITION DOCUMENTS - PRE-CON MEETING - IEDA PROCESS MEETING	75.00	975.00
Please remit payment within 30 days.		Total	\$975.00



EAST CENTRAL IOWA
COUNCIL OF GOVERNMENTS
YOUR REGIONAL PLANNING AGENCY

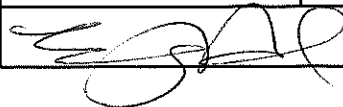
700 16th Street NE, Suite 301
Cedar Rapids, IA 52402

Invoice

Date	Invoice #
4/30/2026	11697

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
1	COMPREHENSIVE PLAN-PHASE III	8,000.00	8,000.00
Please remit payment within 30 days.		Total	\$8,000.00



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

May 19, 2026
Project No: 2202515-0000
Invoice No: 202521
Invoice Total: \$2,800.00

Project 2202515-0000 Anamosa, IA - WTP Aerator Equipment Replacement
Water Treatment Plant Aerator Replacement
Design and Bid Phase Services
Includes Amendment 1 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 May 08, 2026

Phase 01 WTP Aerator Equipment Replacement

Fee

Total Fee	52,000.00		
Percent Complete	64.6154	Total Earned	33,600.00
		Previous Fee Billing	30,800.00
		Current Fee Billing	2,800.00
		Total Fee	2,800.00

Billing Limits

	Current	Prior	To-Date
Total Billings	2,800.00	30,800.00	33,600.00
Limit			52,000.00
Remaining			18,400.00

Total this Phase \$2,800.00

Total this Invoice \$2,800.00



City of Anamosa
107 South Ford Street
Anamosa, IA 52205

May 01, 2026
Project No: 2400220
Invoice No: 2500608

Project 2400220 Anamosa Downtown Revitalization Facade Project-Phase 3

Professional Services from April 01, 2026 to April 30, 2026

Task 300 Construction Documents

Fee

Total Fee 55,000.00

Billing Phase	Percent of Fee	Fee	Percent Complete	Earned
Construction Documents	100.00	55,000.00	100.00	55,000.00
Total Earned				55,000.00
Previous Fee Billing				55,000.00
Current Fee Billing				0.00

Total Fee 0.00

Total this Task 0.00

Task 500 Construction Administration

Professional Personnel

Employee	Hours	Rate	Amount
Hewitt, Thomas	2.50	128.00	320.00
Jordan, Bethany	12.75	179.00	2,282.25
Totals	15.25		2,602.25
Total Labor			2,602.25

Billing Limits	Current	Prior	To-Date
Labor	2,602.25	2,864.00	5,466.25
Limit			43,500.00
Remaining			38,033.75

Total this Task \$2,602.25

Total this Invoice \$2,602.25

Outstanding Invoices

Number	Date	Balance
2500564	4/1/2026	2,889.39
Total		2,889.39



HR Green, Inc.

Pay Estimate by Fund

City of Anamosa - Sanitary Sewer - Ford St/Huber St. Alley

Description	Sanitary Sewer Replacement Alley Between Ford St. and N. Huber St. Project #: 220479 J:\2022\220479
Payment Number	5
Pay Period	12/01/2025 to 05/01/2026
Prime Contractor	TSCHIGGFRIE EXCAVATING CO. 425 JULIEN DUBUQUE DR. DUBUQUE, IA 52003-0000
Payment Status	Approved
Awarded Project Amount	\$669,150.84
Authorized Amount	\$767,714.44

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
Section: 1 - Description					
Fund Package - Sewer Division					
0002	2010-D-3	CY	200.000	\$25.00	\$5,000.00
TOPSOIL, OFF-SITE, 8 INCH					
0045	7030-H-3	SY	857.800	\$7.60	\$6,519.28
DRIVEWAY, GRANULAR					
0052	9010-B	AC	0.290	\$9,000.00	\$2,610.00
HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 1					
0056	9040-D-2	LF	200.000	\$0.22	\$44.00
FILTER SOCK, REMOVAL					
0064	11030-B	LS	0.500	\$1,700.00	\$850.00
MAINTENANCE OF SOLID WASTE COLLECTION					
Sewer Division Total:					\$15,023.28

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
Fund Package - Streets Divsion					
0036	7010-E	LF	9.000	\$76.00	\$684.00
	CURB AND GUTTER REPLACEMENT, 2.5 FEET, 7 INCH				
0039	7030-A-1	SY	274.750	\$6.70	\$1,840.83
	REMOVAL OF SIDEWALK				
0041	7030-E	SY	371.750	\$49.00	\$18,215.75
	SIDEWALK, PCC, 4 INCH				
0042	7030-E	SY	52.000	\$60.00	\$3,120.00
	SIDEWALK, PCC, 6 INCH				
0043	7030-G	SF	60.000	\$52.00	\$3,120.00
	DETECTABLE WARNINGS				
0044	7030-H-1	SY	138.000	\$71.00	\$9,798.00
	DRIVEWAY, PAVED, PCC, 7"				
0048	8020-C	STA	2.200	\$2,800.00	\$6,160.00
	PAINTED PAVEMENT MARKINGS, DURABLE				
0049	8020-G	EACH	3.000	\$620.00	\$1,860.00
	PAINTED SYMBBOLS AND LEGENDS				
0050	8030-A	LS	0.250	\$11,200.00	\$2,800.00
	TEMPORARY TRAFFIC CONTROL				
0051	8040-I	EACH	7.000	\$390.00	\$2,730.00
	REMOVAL AND REINSTALL TRAFFIC SIGNS				
0052	9010-B	AC	0.400	\$9,000.00	\$3,600.00
	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 1				
0054	9040-A-2	LS	0.250	\$3,400.00	\$850.00
	SWPPP MANAGEMENT				
0060	9072-A	CY	3.500	\$1,100.00	\$3,850.00
	COMBINED CONCRETE SIDEWALK AND RETAINING WALL				
0062	11020-A	LS	0.250	\$52,000.00	\$13,000.00
	MOBILIZATION				
				Streets Divsion Total: \$71,628.58	
				Section 1 Total: \$86,651.86	

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
					Project Total: \$86,651.86

Summary

Current Approved Work:	\$86,651.86	Approved Work To Date:	\$749,843.99
Current Stockpile Advancement:	\$0.00	Stockpile Advancement To Date:	\$0.00
Current Stockpile Recovery:	\$0.00	Stockpile Recovery To Date:	\$0.00
Current Retainage:	\$2,599.56	Retainage To Date:	\$22,495.32
Current Retainage Released:	\$0.00	Retainage Released To Date:	\$0.00
Current Liquidated Damages:	\$0.00	Liquidated Damages To Date:	\$0.00
Current Adjustment:	\$0.00	Adjustments To Date:	\$0.00
Current Payment:	\$84,052.30	Payments To Date:	\$727,348.67
Previous Payment:	\$84,937.01	Previous Payments To Date:	\$643,296.37

The work items shown herein are just and unpaid, and the requirements of the specifications for this project, including all requirements as to maximum hours of labor and minimum wages have been complied with.



TSCHIGGFRIE EXCAVATING CO.

5/19/2026

(Date)



Recommended by HR Green

5/20/2026

(Date)

Approved by City of Anamosa

(Date)