



# CITY OF ANAMOSA

## CITY COUNCIL AGENDA – REGULAR SESSION

MONDAY, SEPTEMBER 12, 2022 – 6:00 P.M.  
ANAMOSA LIBRARY & LEARNING CENTER  
600 EAST 1ST STREET, ANAMOSA, IA 52205

### Zoom Meeting Link

<https://us02web.zoom.us/j/85391554605?pwd=ZFR2NWZlUT09>

Meeting ID: 853 9155 4605

Passcode: Anamosa

### Join by Telephone

+1 312 626 6799 US

Meeting ID: 896 1763 8865

Passcode: 5324213

*If you wish to address the City Council, please wait for the Mayor to open the floor for public comment on that agenda item and then approach the podium. Before speaking, please state your name and address. Each speaker is limited to five (5) minutes per agenda item and is expected to refrain from the use of profane, obscene, or slanderous language.*

***The above Zoom link does not allow for participation in the meeting. It is for viewing only.***

- 1.0) **ROLL CALL**
- 2.0) **PLEDGE OF ALLEGIANCE**
- 3.0) **APPROVAL OF AGENDA**
- 4.0) **MOTION TO APPROVE THE MINUTES FROM THE FOLLOWING MEETINGS:**
  - 4.1) AUGUST 22, 2022 – REGULAR COUNCIL MEETING
- 5.0) **PROCLAMATIONS: NONE**
- 6.0) **INTRODUCTIONS:**
  1. HOUSE DISTRICT 66 CANDIDATE INRODUCTION (Tony Amsler)
  2. ANAMOSA ROTARY
- 7.0) **PUBLIC HEARING: DOWNTOWN REVITALIZATION FUNDS FORM THE IOWA ECONOMIC DEVELOPMENT AUTHORITY**
  1. MAYOR OPENS PUBLIC HEARING
  2. PROCEEDINGS
  3. MOTION TO CLOSE PUBLIC HEARING
- 8.0) **OLD BUSINESS:**
  - 8.1) **RESOLUTION 22-47:** AUTHORIZING THE USE OF A PRELIMINARY OFFICIAL STATEMENT OF THE SALE OF GENERAL OBLIGATION CORPORATE PURPOSE AND REFUNDING BONDS, SERIES 2022
  - 8.2) **RESOLUTION 2022-53:** APPROVING A GRANT APPLICATION FOR THE DOWNTOWN REVITALIZATION IMPROVEMENT PROJECT, ADOPTING FINDINGS REQUIRED IN ASSOCIATION WITH APPROVAL OF DOWNTOWN REVITALIZATION APPLICATION THROUGH THE CDBG PROGRAM OF THE IOWA ECONOMIC DEVELOPMENT AUTHORITY, SELECTING MARTIN GARDNER ARCHITECTURE AS THE ARCHITECTURAL FIRM, AND COMMITTING A LOCAL MATCH FROM THE CITY IN THE AMOUNT OF \$250,000

- 8.3) **RESOLUTION 2022-54:** DESIGNATING A PORTION OF THE CENTRAL BUSINESS DISTRICT A “SLUM/BLIGHTED” AREA WITH REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, BEING NECESSARY IN THE INTEREST OF PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS
- 8.4) **ORDINANCE 22-954:** ADOPTING THE “CODE OF ORDINANCES OF THE CITY OF ANAMOSA, IOWA” (2nd READING)
- 8.5) **REVIEW AND APPROVAL:** PAY APPLICATION #2 TO EASTERN IOWA ESCAVATING IN THE AMOUNT OF \$174,408.06 FOR SYCAMORE STEET RECONSTRUCTION
- 8.6) **REVIEW AND APPROVAL:** PAY APPLICATION FIRE STATION ADDITION PHASE 71 AMENDMENT #2 TO SHIVE HATTERY IN THE AMOUNT OF \$11,128.56
- 8.7) **REVIEW AND APPROVAL:** PAY APPLICATION #10 TO BOOMERANG CORP IN THE AMOUNT OF \$20,292 FOR THE FIRE STATION
- 8.8) **REVIEW AND APPROVAL:** PAY APPLICATION AMENDMENT #2, WELL #6 CONSTRUCTION IN THE AMOUNT OF \$12,200.04 TO HRGREEN
- 8.9) **REVIEW AND APPROVAL:** PAY APPLICATION S BOOTH ST AMENDMENT #1 IN THE AMOUNT OF \$4,600.05 TO HRGREEN
- 8.10) **REVIEW AND APPROVAL:** PAY APPLICATION WATER PLANT HYPOCHLORITE DESIGN IN THE AMOUNT OF \$3,175.00 TO HRGREEN
- 8.11) **REVIEW AND APPROVAL:** PAY APPLICATION FOR THE POLICE STATION RENOVATION IN THE AMOUNT OF \$1,519.74 TO MARTIN GARDNER ARCHITECTURE
- 8.12) **REVIEW AND APPROVAL:** PAY APPLICATION FOR WELL #6 IN THE AMOUNT OF \$93,245.08 TO BOOMERANG CORP
- 8.13) **REVIEW AND APPROVAL:** PAY APPLICATION #1 FOR BOOTH STREET FROM EASTERN IOWA EXCAVATING IN THE AMOUNT OF \$140,920.63
- 8.14) **REVIEW AND APPROVAL:** PAY APPLICATION FOR STATE PEN PRETREATMENT AGREEMENT RENEWAL IN THE AMOUNT OF \$1,549.00 TO HR GREEN
- 8.15) **REVIEW AND APPROVAL:** CHANGE ORDER #1 TO ESTABLISH A UNIT PRICE FOR CRUSHED STONE BACKFILL MATERIAL FOR THE BOOTH STREET PROJECT

**9.0) NEW BUSINESS**

- 9.1) **DISCUSSION AND POSSIBLE ACTION:** CDBG DOWNTOWN REVITALIZATION
- 9.2) **DISCUSSION AND POSSIBLE ACTION:** NOISE/STREET CLOSURE PERMIT FOR ARTS COURT
- 9.3) **ORDINANCE 2022-955** AMENDING CHAPTER 22, LIBRARY BOARD OF TRUSTEES OF THE CODE OF ORDINANCES (Possible Motion to Waive Three Readings Requirement of Iowa Code 380.3 and Place the Following Ordinance on its Final Passage for Adoption)

## **CITY OF ANAMOSA - CITY COUNCIL AGENDA – REGULAR SESSION**

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- 9.4) **RESOLUTION 2022-49:** REQUEST ABATEMENT OF ACCRUED PROPERTY TAXES ON  
PROPERTY OWED BY THE CITY OF ANAMOSA FOR PUBLIC PURPOSES WITHIN THE CITY  
LIMITS OF THE CITY OF ANAMOSA
- 9.5) **RESOLUTION 2022-50:** APPROVING THE HIRING AND SETTING OF SALARY FOR CURRENT  
OPEN POSITIONS FOR FISCAL YEAR ENDING JUNE 20, 2023 (2 employees)
- 9.6) **RESOLUTION 2022-51:** IMPLIMENT TO MOVE FORWARD WITH THE PURCHASE OF  
CERTAIN REAL PROPERTY
- 9.7) **RESOLUTION 2022-55:** UTILITES TO PURCHASE A USED 2013 FORD CRANE TRUCK AND  
7-DRAWER TOOL BOX
- 9.8) **REVIEW AND APPROVAL:** CHANGE ORDER/QUOTE FOR DOWNSPOUNTS AT FIRE  
DEPARTMENT ADDITION
- 9.9) **REVIEW AND APPROVAL:** LIQUOR LICENSE FOR THOU ART GALLERY, LLC (NEW-Class  
C)
- 9.10) **REVIEW AND APPROVAL:** COMPREHENSIVE PLAN TO BE PREPARED BY ECICOG
- 9.11) **REVIEW AND DISCUSSION:** MINIMUM PROPERTY MAINTENANCE ORDINANCE  
DISUCSSION & BUILDING CODES POLICIES
- 9.12) **DISUCCSION AND POSSIBLE ACTION:** CHAPTER 92.09 SECURITY DEPOSIT
- 9.13) **REVIEW AND APPROVAL OF CURRENT BILLS**
- 10.0) CITY ADMINISTRATOR’S REPORT:**
- 11.0) MAYOR AND COUNCIL REPORTS:**
  - 11.1) MAYOR’S REPORT
  - 11.2) COUNCIL REPORTS
- 12.0) PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA**
- 13.0) ADJOURNMENT**

## STATEMENT OF COUNCIL PROCEEDINGS

August 22, 2022

The City Council of the City of Anamosa met in Regular Session August 22, 2022 at the Anamosa Library and Learning Center and via Zoom at 6:00 p.m. with Mayor Rod Smith presiding. The following Council Members were present: Rich Crump, Jeff Stout, Kay Smith, Alan Zumbach, Brooke Gombert and Teresa Tuetken. Absent: none. Also present were Michon Jackson, City Administrator/Clerk; Penny Lode, Deputy Treasurer. Iowa Code Chapter 21, as interpreted, permits public meetings to be held electronically.

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

Pledge of Allegiance.

Motion by Crump, seconded by Zumbach to approve the agenda with correction to item 7.7. Ayes: all. Nays: none. Motion carried.

Motion by Stout, seconded by Smith to approve the minutes of the August 8, 2022 Regular City Council meeting. Ayes: all. Nays: none. Motion carried.

Mayor Rod Smith opened the Public Hearing regarding the adoption of the proposed Code of Ordinances of the City of Anamosa at 6:02 p.m. No public comment. Motion to close the public hearing by Crump, seconded by Zumbach. Hearing closed at 6:04 p.m.

Motion by Crump, seconded by Stout approving pay application #9 to Boomerang Corp in the amount of \$6,650.00 for the Anamosa Fire Station. Ayes: all. Nays: none. Motion carried.

Motion by Smith, seconded by Crump approving pay application to HR Green for Amendment #2 for Jordan Well #6. Ayes: all. Nays: None. Absent: Stout. Motion carried.

Motion by Crump, seconded by Smith approving pay application #6 to Boomerang Corp in the amount of \$147,549.83 for Jordan Well #6. Ayes: all. Nays: none. Motion carried.

Motion by Smith, seconded by Stout approving pay application to HR Green for Amendment #1 for S Booth St Water Main replacement. Ayes: all. Nays: none. Motion carried.

Motion by Crump, seconded by Zumbach approving pay application to HR Green for Water Treatment Plant – Hypochlorite Design. Ayes: all. Nays: none.

Motion by Smith, seconded by Zumbach approving pay application #1 to Boomerang Corp in the amount of \$14,647.00 for Old Dubuque Rd Extension. Ayes: all. Nays: none. Motion carried.

Motion by Stout, seconded by Gombert to approve Option 1 for the Fire Station Addition Sewer Ejector. Ayes: all. Nays: none. Motion carried.

Motion by Smith, seconded by Tuetken approving the Underwriters Engagement Agreement. Ayes: all. Nays: none.

HR Green presented updates on projects to the City Council.

Snyder & Associates presented updates on projects to the City Council.

Motion by Smith, seconded by Zumbach approving 1<sup>st</sup> Reading of Ordinance 22-954 adopting the Code of Ordinances of the City of Anamosa, Iowa. Roll vote: Ayes: Stout, Zumbach, Gombert, Crump, Smith, Tuetken. Nays: none. Motion carried.

Motion by Crump, seconded by Zumbach to table action on Resolution 22-47 authorizing the use of a preliminary official statement of the sale of general obligation corporate purpose and refunding bonds, series 2022. Roll vote: Ayes: Zumbach, Stout, Gombert, Crump, Smith, Tuetken. Nays: none. Motion carried.

Motion by Zumbach, seconded by Crump directing the Clerk to publish notice of hearing on the downtown revitalization funds from the Iowa Economic Development Authority. Ayes: all. Nays: none.

Motion by Smith, seconded by Crump approving the Noise & Street Closure Permit for the Anamosa High School Homecoming Parade. Ayes: all. Nays: none.

Motion by Smith, seconded by Stout approving Stree Closure Permit for Pumpkinfest, Pumpkin Roll and Bags tournament. Ayes: all. Nays: none.

Motion by Crump, seconded by Tuetken approving Liquor License renewal for Anamosa Lodge & Suties. Ayes: all. Nays: none.

Motion by Crump, seconded by Stout approving Liquor License for Boondocks. Ayes: all. Nays: none.

Motion by Crump, seconded by Smith approving Liquor License for Thou Art Gallery, LLC. Ayes: all. Nays: none.

Motion by Crump, seconded by Stout approving Liquor License renewal for Dollar General. Ayes: all. Nays: none.

Motion by Zumbach, seconded by Smith approving current bills. Ayes: all. Nays: none.

Jackson presented her Administrator's report stating that she has begun interviews for the Deputy Clerk position and should make a decision by the end of the week.

Mayor and Council Reports: none.

There were no Public comments for items not on the agenda.

Meeting adjourned at 7:04 pm.

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Rod Smith, Mayor

ATTEST:

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Penny K. Lode, Deputy City Treasurer

MINUTES TO AUTHORIZE  
PRELIMINARY OFFICIAL STATEMENT  
FOR SALE OF BONDS

419786-66

Anamosa, Iowa

September 12, 2022

The City Council of the City of Anamosa, Iowa, met on September 12, 2022, at six o'clock p.m., at the Anamosa Library and Learning Center, Anamosa, Iowa.

The meeting was called to order by the Mayor, and the roll being called, the following named Council Members were present and absent:

Present: \_\_\_\_\_

Absent: \_\_\_\_\_.

After due consideration and discussion, Council Member \_\_\_\_\_ introduced the resolution next hereinafter set out and moved its adoption, seconded by Council Member \_\_\_\_\_. The Mayor put the question upon the adoption of said resolution, and the roll being called, the following Council Members voted:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_.

Whereupon, the Mayor declared the resolution duly adopted as hereinafter set out.

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At the conclusion of the meeting, and upon motion and vote, the meeting adjourned.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

## RESOLUTION NO. 2022-47

Resolution authorizing the use of a preliminary official statement for the sale of General Obligation Corporate Purpose Bonds, Series 2022

WHEREAS, the City of Anamosa (the “City”), in Jones County, State of Iowa heretofore proposed to enter into a general obligation corporate purpose loan agreement (the “Loan Agreement”), pursuant to the provisions of Section 384.24A of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed \$2,200,000 for the purpose of paying the costs, to that extent, of (i) constructing street, water system, sanitary sewer system, storm water drainage and sidewalk improvements; and (ii) acquiring and installing street lighting, signage and signalization improvements; and pursuant to law and duly published notice of the proposed action has held a hearing thereon on July 25, 2022; and

WHEREAS, a Preliminary Official Statement (the “P.O.S.”) has been prepared by Dorsey & Whitney LLP (the “Disclosure Counsel”) as bond and disclosure counsel to the City and Speer Financial, Inc. as municipal financial advisor (the “Municipal Advisor”) to facilitate the sale of General Obligation Corporate Purpose Bonds, Series 2022 (the “Bonds”) in evidence of the obligation of the City under the Loan Agreement; and it is now necessary to make provision for the approval of the P.O.S. and to authorize its use by UMB Bank, n.a., Kansas City, Missouri (the “Underwriter”), as the underwriter of the issuance of the Bonds;

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

Section 1. The City Staff are hereby authorized to take such action as shall be deemed necessary and appropriate, with the assistance of Disclosure Counsel, the Municipal Advisor, and the Underwriter to prepare the P.O.S. describing the Bonds and providing for the terms and conditions of their sale, and all action heretofore taken in this regard is hereby ratified and approved.

Section 2. The use by the Underwriter of the P.O.S. relating to the Bonds in substantially the form as has been presented to and considered by the City is hereby approved. The Municipal Advisor, the Underwriter and Disclosure Counsel, are hereby authorized to prepare and use a final Official Statement for the Bonds substantially in the form of the P.O.S. but with such changes therein as are required to conform the same to the terms of the Bonds and the resolution, when adopted, providing for the sale and issuance of the Bonds, and the City Administrator is hereby authorized and directed to execute a final Official Statement for the Bonds, if requested by Disclosure Counsel. The P.O.S. as of its date is deemed final by the City within the meaning of Rule 15(c)(2)-12 of the Securities and Exchange Commission.

Section 3. Further action with respect to the Loan Agreement is hereby adjourned to the City Council meeting on September 26, 2022.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved September 12, 2022.

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Mayor

Attest:

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City Clerk

**ATTESTATION CERTIFICATE:**

STATE OF IOWA  
COUNTY OF JONES  
CITY OF ANAMOSA

SS:

I, the undersigned, City Clerk of the City of Anamosa, do hereby certify that as such I have in my possession or have access to the complete corporate records of the City and of its Council and officers and that I have carefully compared the transcript hereto attached with those corporate records and that the transcript hereto attached is a true, correct and complete copy of all the corporate records relating to the proposal to approve a preliminary official statement, as referred to therein, and that the transcript hereto attached contains a true, correct and complete statement of all the measures adopted and proceedings, acts and things had, done and performed up to the present time with respect thereto.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
City Clerk

September 2, 2022

**Via Email**

Michon Jackson  
City Administrator/City Hall  
Anamosa, Iowa

Re: General Obligation Corporate Purpose Bonds, Series 2022  
Our File No. 419786-66

Dear Michon:

We have prepared and attach the necessary proceedings providing for the adoption of a resolution authorizing the use of a preliminary official statement (the “P.O.S.”) in connection with the sale of the General Obligation Corporate Purpose Bonds, Series 2022 (the “Bonds”) for the September 12, 2022 City Council meeting.

The proceedings attached include the following items:

1. Minutes of the meeting, followed by the resolution providing for the authorization of the P.O.S. for the sale of Bonds.

2. Attestation Certificate with respect to the validity of the transcript.

Prior to the adoption of the resolution, you and the City Council should review the proposed P.O.S., which Speer Financial, Inc. is preparing and we are reviewing as disclosure counsel, carefully for accuracy and to ensure that there are no important facts being left out of the document that might bear on potential risks to bond holders.

As soon as possible after the City Council meeting, please return one fully executed copy of all of the completed pages in these proceedings. If you have any questions, please contact Erin Regan, Cheryl Ritter or me.

Best regards,

John Danos

**Attachments**

cc: Speer Financial, Inc.  
UMB Bank, n.a.  
James Smith / Jennifer Block

MINUTES TO AUTHORIZE  
PRELIMINARY OFFICIAL STATEMENT  
FOR SALE OF BONDS

419786-66

Anamosa, Iowa

September 12, 2022

The City Council of the City of Anamosa, Iowa, met on September 12, 2022, at six o'clock p.m., at the Anamosa Library and Learning Center, Anamosa, Iowa.

The meeting was called to order by the Mayor, and the roll being called, the following named Council Members were present and absent:

Present: \_\_\_\_\_

Absent: \_\_\_\_\_.

After due consideration and discussion, Council Member \_\_\_\_\_ introduced the resolution next hereinafter set out and moved its adoption, seconded by Council Member \_\_\_\_\_. The Mayor put the question upon the adoption of said resolution, and the roll being called, the following Council Members voted:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_.

Whereupon, the Mayor declared the resolution duly adopted as hereinafter set out.

• • • •

At the conclusion of the meeting, and upon motion and vote, the meeting adjourned.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

## RESOLUTION NO. 2022-47

Resolution authorizing the use of a preliminary official statement for the sale of General Obligation Corporate Purpose Bonds, Series 2022

WHEREAS, the City of Anamosa (the “City”), in Jones County, State of Iowa heretofore proposed to enter into a general obligation corporate purpose loan agreement (the “Loan Agreement”), pursuant to the provisions of Section 384.24A of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed \$2,200,000 for the purpose of paying the costs, to that extent, of (i) constructing street, water system, sanitary sewer system, storm water drainage and sidewalk improvements; and (ii) acquiring and installing street lighting, signage and signalization improvements; and pursuant to law and duly published notice of the proposed action has held a hearing thereon on July 25, 2022; and

WHEREAS, a Preliminary Official Statement (the “P.O.S.”) has been prepared by Dorsey & Whitney LLP (the “Disclosure Counsel”) as bond and disclosure counsel to the City and Speer Financial, Inc. as municipal financial advisor (the “Municipal Advisor”) to facilitate the sale of General Obligation Corporate Purpose Bonds, Series 2022 (the “Bonds”) in evidence of the obligation of the City under the Loan Agreement; and it is now necessary to make provision for the approval of the P.O.S. and to authorize its use by UMB Bank, n.a., Kansas City, Missouri (the “Underwriter”), as the underwriter of the issuance of the Bonds;

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

Section 1. The City Staff are hereby authorized to take such action as shall be deemed necessary and appropriate, with the assistance of Disclosure Counsel, the Municipal Advisor, and the Underwriter to prepare the P.O.S. describing the Bonds and providing for the terms and conditions of their sale, and all action heretofore taken in this regard is hereby ratified and approved.

Section 2. The use by the Underwriter of the P.O.S. relating to the Bonds in substantially the form as has been presented to and considered by the City is hereby approved. The Municipal Advisor, the Underwriter and Disclosure Counsel, are hereby authorized to prepare and use a final Official Statement for the Bonds substantially in the form of the P.O.S. but with such changes therein as are required to conform the same to the terms of the Bonds and the resolution, when adopted, providing for the sale and issuance of the Bonds, and the City Administrator is hereby authorized and directed to execute a final Official Statement for the Bonds, if requested by Disclosure Counsel. The P.O.S. as of its date is deemed final by the City within the meaning of Rule 15(c)(2)-12 of the Securities and Exchange Commission.

Section 3. Further action with respect to the Loan Agreement is hereby adjourned to the City Council meeting on September 26, 2022.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved September 12, 2022.

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Mayor

Attest:

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City Clerk

**ATTESTATION CERTIFICATE:**

STATE OF IOWA  
COUNTY OF JONES  
CITY OF ANAMOSA

SS:

I, the undersigned, City Clerk of the City of Anamosa, do hereby certify that as such I have in my possession or have access to the complete corporate records of the City and of its Council and officers and that I have carefully compared the transcript hereto attached with those corporate records and that the transcript hereto attached is a true, correct and complete copy of all the corporate records relating to the proposal to approve a preliminary official statement, as referred to therein, and that the transcript hereto attached contains a true, correct and complete statement of all the measures adopted and proceedings, acts and things had, done and performed up to the present time with respect thereto.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
City Clerk

September 2, 2022

**Via Email**

Michon Jackson  
City Administrator/City Hall  
Anamosa, Iowa

Re: General Obligation Corporate Purpose Bonds, Series 2022  
Our File No. 419786-66

Dear Michon:

We have prepared and attach the necessary proceedings providing for the adoption of a resolution authorizing the use of a preliminary official statement (the “P.O.S.”) in connection with the sale of the General Obligation Corporate Purpose Bonds, Series 2022 (the “Bonds”) for the September 12, 2022 City Council meeting.

The proceedings attached include the following items:

1. Minutes of the meeting, followed by the resolution providing for the authorization of the P.O.S. for the sale of Bonds.

2. Attestation Certificate with respect to the validity of the transcript.

Prior to the adoption of the resolution, you and the City Council should review the proposed P.O.S., which Speer Financial, Inc. is preparing and we are reviewing as disclosure counsel, carefully for accuracy and to ensure that there are no important facts being left out of the document that might bear on potential risks to bond holders.

As soon as possible after the City Council meeting, please return one fully executed copy of all of the completed pages in these proceedings. If you have any questions, please contact Erin Regan, Cheryl Ritter or me.

Best regards,

John Danos

**Attachments**

cc: Speer Financial, Inc.  
UMB Bank, n.a.  
James Smith / Jennifer Block

**Preliminary Official Statement Dated \_\_\_\_\_**

In the opinion of Dorsey & Whitney LLP, Bond Counsel, according to present laws, rulings and decisions and assuming the accuracy of certain representations and compliance with certain covenants, the interest on the Bonds (i) is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986 (the "Code") and (ii) is not an item of tax preference for purposes of the federal alternative minimum tax imposed on noncorporate taxpayers by Section 55 of the Code. Interest on the Bonds may, however, be taken into account in determining adjusted financial statement income for purposes of the federal alternative minimum tax imposed on applicable corporations (as defined in Section 59(k) of the Code) for tax years beginning after December 31, 2022. In the opinion of Bond Counsel, the Bonds are "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code. See **"TAX EXEMPTION AND RELATED TAX MATTERS"** herein

**\$2,200,000\*****CITY OF ANAMOSA****Jones County, Iowa****General Obligation Corporate Purpose Bonds, Series 2022****Dated Date of Delivery****Book-Entry****Bank Qualified****Due Serially June 1, 2024 - 2035**

The \$2,200,000\* General Obligation Corporate Purpose Bonds, Series 2022 (the "Bonds") are being issued by the City of Anamosa, Jones County, Iowa (the "City" or the "Issuer"). Interest is payable semiannually on June 1 and December 1 of each year, commencing December 1, 2022. Interest is calculated based on a 360-day year of twelve 30-day months. The Bonds will be issued using a book-entry system. The Depository Trust Company ("DTC"), New York, New York, will act as securities depository for the Bonds. The ownership of one fully registered Bond for each maturity will be registered in the name of Cede & Co., as nominee for DTC and no physical delivery of Bonds will be made to purchasers. The Bonds will mature on June 1 in the following years and amounts.

**AMOUNTS\*, MATURITIES, INTEREST RATES, YIELDS AND CUSIP NUMBERS**

Principal Amount*	Due June 1	Interest Rate	Price or Yield	CUSIP Number(1)	Principal Amount*	Due June 1	Interest Rate	Price or Yield	CUSIP Number(1)
\$155,000 .....	2024	_____ %	_____ %	_____	\$185,000 .....	2030	_____ %	_____ %	_____
160,000 .....	2025	_____ %	_____ %	_____	190,000 .....	2031	_____ %	_____ %	_____
160,000 .....	2026	_____ %	_____ %	_____	195,000 .....	2032	_____ %	_____ %	_____
165,000 .....	2027	_____ %	_____ %	_____	205,000 .....	2033	_____ %	_____ %	_____
175,000 .....	2028	_____ %	_____ %	_____	210,000 .....	2034	_____ %	_____ %	_____
180,000 .....	2029	_____ %	_____ %	_____	220,000 .....	2035	_____ %	_____ %	_____

Any consecutive maturities may be aggregated into term bonds at the option of the bidder, in which case the mandatory redemption provisions shall be on the same schedule as above.

**OPTIONAL REDEMPTION**

Bonds due June 1, 2024 - 2027, inclusive, are not subject to optional redemption. Bonds due June 1, 2028 - 2035, inclusive, are callable in whole or in part on any date on or after June 1, 2027, at a price of par and accrued interest. If less than all the Bonds are called, they shall be redeemed in such principal amounts and from such maturities as determined by the City and within any maturity by lot. See **"OPTIONAL REDEMPTION"** herein.

**PURPOSE, LEGALITY AND SECURITY**

The proceeds of the Bonds are expected to be used to: (i) pay the costs of constructing street, water system, sanitary sewer system, storm water drainage and sidewalk improvements, (ii) pay the costs of acquiring and installing street lighting, signage and signalization improvements, and (iii) pay the costs of issuing the Bonds.

In the opinion of Dorsey & Whitney LLP, Des Moines, Iowa, the Bonds are valid and binding general obligations of the City, and all taxable property within the boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount. The City will furnish the written approving opinion of Bond Counsel, Dorsey & Whitney LLP, Des Moines, Iowa, evidencing legality of the Bonds and that the interest thereon is exempt from federal income taxes as and to the extent discussed under the heading **"TAX EXEMPTION AND RELATED CONSIDERATIONS"** herein.

The City intends to designate the Bonds as "qualified tax-exempt obligations" pursuant to the small issuer exception provided by Section 265(b)(3) of the Internal Revenue Code of 1986.

The Bonds are offered when, as and if issued and received by the Underwriter, subject to the approving legal opinion of Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel, and certain other conditions. Dorsey & Whitney LLP is also serving as Disclosure Counsel to the City in connection with the issuance of the Bonds. It is expected that the Bonds will be made available for delivery on or about October 25, 2022.



\*Subject to principal adjustment in accordance with the Official Terms of Offering.

(1) CUSIP numbers appearing in this Official Statement have been provided by the CUSIP Service Bureau, which is managed on behalf of the American Bankers Association by S&P Capital IQ, a part of McGraw Hill Financial Inc. The City is not responsible for the selection of CUSIP numbers and makes no representation as to their correctness on the Bonds or as set forth on the cover of this Official Statement.

For purposes of compliance with Rule 15c2-12 of the Securities and Exchange Commission, this document, as the same may be supplemented or corrected by the City from time to time (collectively, the “Official Statement”), may be treated as an Official Statement with respect to the Bonds described herein that is deemed near final as of the date hereof (or the date of any such supplement or correction) by the City.

The Official Statement, when further supplemented by an addendum or addenda specifying the maturity dates, principal amounts and interest rates of the Bonds, together with any other information required by law or deemed appropriate by the City, shall constitute a “Final Official Statement” of the City with respect to the Bonds, as that term is defined in Rule 15c2-12. Any such addendum or addenda shall, on and after the date thereof, be fully incorporated herein and made a part hereof by reference. Alternatively, such final terms of the Bonds and other information may be included in a separate document entitled “Final Official Statement” rather than through supplementing the Official Statement by an addendum or addenda.

No dealer, broker, salesman or other person has been authorized by the City to give any information or to make any representations with respect to the Bonds other than as contained in the Official Statement or the Final Official Statement and, if given or made, such other information or representations must not be relied upon as having been authorized by the City. Certain information contained in the Official Statement and the Final Official Statement may have been obtained from sources other than records of the City and, while believed to be reliable, is not guaranteed as to completeness. THE INFORMATION AND EXPRESSIONS OF OPINION IN THE OFFICIAL STATEMENT AND THE FINAL OFFICIAL STATEMENT ARE SUBJECT TO CHANGE, AND NEITHER THE DELIVERY OF THE OFFICIAL STATEMENT OR THE FINAL OFFICIAL STATEMENT NOR ANY SALE MADE UNDER EITHER SUCH DOCUMENT SHALL CREATE ANY IMPLICATION THAT THERE HAS BEEN NO CHANGE IN THE AFFAIRS OF THE CITY SINCE THE RESPECTIVE DATES THEREOF.

References herein to laws, rules, regulations, ordinances, resolutions, agreements, reports and other documents do not purport to be comprehensive or definitive. All references to such documents are qualified in their entirety by reference to the particular document, the full text of which may contain qualifications of and exceptions to statements made herein. Where full texts have not been included as appendices to the Official Statement or the Final Official Statement, they will be furnished on request. This Official Statement does not constitute an offer to sell, or solicitation of an offer to buy, any securities to any person in any jurisdiction where such offer or solicitation of such offer would be unlawful.

References to website addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader’s convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement for purposes of, and as that term is defined in, Securities and Exchange Commission Rule 15c2-12.

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FINANCIAL STATEMENTS

APPENDIX B - DESCRIBING BOOK-ENTRY-ONLY ISSUANCE

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APPENDIX D - DRAFT FORM OF CONTINUING DISCLOSURE CERTIFICATE

## BOND ISSUE SUMMARY

This Bond Issue Summary is expressly qualified by the entire Official Statement which should be reviewed in its entirety by potential investors.

<b>Issuer:</b>	City of Anamosa, Jones County, Iowa.
<b>Issue:</b>	\$2,200,000* General Obligation Corporate Purpose Bonds, Series 2022.
<b>Dated Date:</b>	Date of delivery (expected to be on or about October 25, 2022).
<b>Interest Due:</b>	Each June 1 and December 1, commencing December 1, 2022.
<b>Principal Due:</b>	Serially each June 1, commencing June 1, 2024 through 2035, as detailed on the cover page of this Official Statement.
<b>Optional Redemption:</b>	Bonds maturing on or after June 1, 2028, are callable at the option of the City on any date on or after June 1, 2027, at a price of par plus accrued interest. See <b>“OPTIONAL REDEMPTION”</b> herein.
<b>Authorization:</b>	The Bonds are being issued pursuant to authority established in Code of Iowa, 2021 as amended, Chapter 384 (the “Act”), and all laws amendatory thereof and supplementary thereto, and in conformity with a resolution (the “Resolution” or the “Bond Resolution”) of the City duly passed and approved.
<b>Security:</b>	The Bonds are valid and binding general obligations of the City, and all taxable property within the boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount.
<b>No Investment Rating:</b>	The City does not intend to apply for an investment rating on the Bonds.
<b>Purpose:</b>	The proceeds of the Bonds will be used to: (i) pay the costs of constructing street, water system, sanitary sewer system, storm water drainage and sidewalk improvements, (ii) pay the costs of acquiring and installing street lighting, signage and signalization improvements, and (iii) to pay the costs of issuing the Bonds.
<b>Tax Exemption:</b>	Dorsey & Whitney LLP, Des Moines, Iowa, will provide an opinion as to the tax exemption of the Bonds as discussed under <b>“TAX EXEMPTION AND RELATED TAX MATTERS”</b> in this Official Statement.
<b>Bank Qualified:</b>	The City intends to designate the Bonds as “qualified tax-exempt obligations”.
<b>Bond Registrar/Paying Agent:</b>	UMB Bank, n.a., West Des Moines, Iowa (the “Registrar”).
<b>Delivery:</b>	The Bonds are expected to be delivered on or about October 25, 2022.
<b>Book-Entry Form:</b>	The Bonds will be registered in the name of Cede & Co. as nominee for The Depository Trust Company (“DTC”), New York, New York. DTC will act as securities depository of the Bonds. See <b>APPENDIX B</b> herein.
<b>Denomination:</b>	\$5,000 or integral multiples thereof.
<b>Underwriter:</b>	UMB Bank, n.a., Kansas City, Missouri
<b>Municipal Advisor:</b>	Speer Financial, Inc., Waterloo, Iowa and Chicago, Illinois.

*\*Subject to change.*

**CITY OF ANAMOSA**  
**Jones County, Iowa**

Rod Smith  
*Mayor*

**Council Members**

Rich Crump

Brooke Gombert

Kay Smith

Jeff Stout

Teresa Tuetken

Alan Zumbach

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**Officials**

Michon Jackson  
*City Administrator/Clerk*

Patrick O'Connell, Esq.  
*City Attorney*

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**SECURITY AND SOURCE OF PAYMENT**

Pursuant to the Resolution and the Act, the Bonds and the interest thereon are general obligations of the City, and all taxable, real property within the corporate boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount.

Section 76.2 of the Code of Iowa, 2021, as amended (the "Iowa Code") provides that when an Iowa political subdivision issues general obligation bonds, the governing authority of such political subdivision shall, by resolution adopted before issuing the bonds, provide for the assessment of an annual levy upon all the taxable real property in the political subdivision sufficient to pay the interest and principal of the bonds. A certified copy of this resolution shall be filed with the County Auditor in which the City is located, giving rise to a duty of the County Auditor to annually enter this levy for collection from the taxable real property within the boundaries of the City, until funds are realized to pay the Bonds in full.

For the purpose of providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on the Bonds as the same become due, the Resolution provides for the levy of a tax sufficient for that purpose on all the taxable real property in the City in each of the years while the Bonds are outstanding. The City shall file a certified copy of the Resolution with the County Auditor, pursuant to which the County Auditor is instructed to enter for collection and assess the tax authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for Debt Service Fund purposes of the City and when collected, the proceeds of the taxes shall be deposited into the Debt Service Fund of the City and set aside therein as a special account to be used solely and only for the payment of the principal of and interest on the Bonds and for no other purpose whatsoever.

Pursuant to the provisions of Section 76.4 of the Iowa Code, each year while the Bonds remain outstanding and unpaid, any funds of the City which may lawfully be applied for such purpose, may be appropriated, budgeted and, if received, used for the payment of the principal of and interest on the Bonds as the same become due, and if so appropriated, the taxes for any given fiscal year as provided for in the Resolution, shall be reduced by the amount of such alternate funds as have been appropriated for said purpose and evidenced in the City's budget. While not pledged to Bondholders, the City may use tax increment revenues for the payment of the principal of and interest on the Bonds.

## **BONDHOLDERS' RISKS**

An investment in the Bonds involves an element of risk. In order to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Official Statement (including the appendices hereto) in order to make a judgement as to whether the Bonds are an appropriate investment.

### **COVID-19**

The City is monitoring developments and directives of federal, state and local officials to determine what precautions and procedures the City may need to implement or revise in light of the spread of COVID-19. Some procedures and precautions resulting from the spread of COVID-19 with respect to operations, personnel and services may be mandated by federal and/or state entities. Because of the unprecedented nature of COVID-19, the behavior of businesses and people is being altered in a manner that cannot fully be determined or predicted but has had negative effects on economic activity, and therefore could adversely affect the financial condition of the City, either directly or indirectly. The continued spread of COVID-19 in the future may: (i) limit the ability of the City to conduct its operations in an historically normal manner, (ii) increase the cost of operations of the City, (iii) impact the ability of the City to provide personnel to carry out the services routinely provided by the City, (iv) impact certain revenues received by the City, as further described below, (v) affect the secondary market with respect to the Bonds, and (vi) affect liquidity sources of the City.

The City did not incur additional expenses in fiscal years 2020, 2021 or 2022 to date due to COVID-19-related financial impacts which were not covered by federal and state funding. It is too soon, however, to fully predict what COVID-19-related financial impacts the City may incur and whether any such financial impacts will be material. The City has not received support from federal or state COVID-19 related programs. The Bonds are secured by an unlimited ad valorem property tax. See “**SECURITY AND SOURCE OF PAYMENT**” herein.

This information is based on current information available to the City that may be incomplete and unknown. This information is forward-looking and subject to change.

### **Changes in Property Taxation**

From time to time the Iowa General Assembly has altered the method of property taxation and could do so again. Any alteration in property taxation structure could affect property tax revenues available to pay the Bonds.

Historically, the Iowa General Assembly has applied changes in property taxation structure on a prospective basis; however, there is no assurance that future changes in property taxation structure by the Iowa General Assembly will not be retroactive. It is impossible to predict the outcome of future property tax changes by the Iowa General Assembly or their potential impact on the Bonds and the security for the Bonds.

### **Matters Relating to Enforceability of Agreements**

There is no bond trustee or similar person to monitor or enforce the provisions of the Bond Resolution. The owners of the Bonds should, therefore, be prepared to enforce such provisions themselves if the need to do so arises. In the event of a default in the payment of principal of or interest on the Bonds, there is no provision for acceleration of maturity of the principal of the Bonds. Consequently, the remedies of the owners of the Bonds (consisting primarily of an action in the nature of mandamus requiring the District and certain other public officials to perform the terms of the Bond Resolution) may have to be enforced from year to year.

Bondholders shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Bonds, including, but not limited to, the right to a proceeding in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the Resolution.

The practical realization of any rights upon any default will depend upon the exercise of various remedies specified in the Resolution or the Loan Agreement. The remedies available to the Bondholders upon an event of default under the Resolution or the Loan Agreement, in certain respects, may require judicial action, which is often subject to discretion and delay. Under existing law, including specifically the federal bankruptcy code, certain of the remedies specified in the Loan Agreement or the Resolution may not be readily available or may be limited. A court may decide not to order the specific performance of the covenants contained in these documents. The legal opinions to be delivered concurrently with the delivery of the Bonds will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principles of equity and public policy and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

No representation is made, and no assurance is given, that the enforcement of any remedies will result in sufficient funds to pay all amounts due under the Resolution or the Loan Agreement, including principal of and interest on the Bonds.

### **Secondary Market**

There can be no guarantee that there will be a secondary market for the Bonds or, if a secondary market exists, that such Bonds can be sold for any particular price. Occasionally, because of general market conditions or because of adverse history of economic prospects connected with a particular issue, secondary marketing practices in connection with a particular bond or note issue are suspended or terminated. Additionally, prices of bond or note issues for which a market is being made will depend upon then prevailing circumstances. Such prices could be substantially different from the original purchase price of the Bonds.

EACH PROSPECTIVE PURCHASER IS RESPONSIBLE FOR ASSESSING THE MERITS AND RISKS OF AN INVESTMENT IN THE BONDS AND MUST BE ABLE TO BEAR THE ECONOMIC RISK OF SUCH INVESTMENT. THE SECONDARY MARKET FOR THE BONDS, IF ANY, COULD BE LIMITED.

### **Lack of Rating**

No credit rating for the Bonds has been requested. As a general rule, unrated bonds are less liquid in the secondary market than rated bonds, and may bear interest at rates higher than bonds with credit ratings. There can be no assurance that the Bonds will be marketable in the secondary market.

The City has not requested a rating from any nationally recognized rating agency. The City could request a rating at a later date and time and, if said rating is applied, it could affect, positively or negatively, the market value of the Bonds. In addition, if a rating is secured at a later date, that rating could, thereafter, be increased or decreased based solely on the views of the rating agency. Any revision, suspension or withdrawal of a rating may have an adverse effect on the market price of the Bonds.

### **Redemption Prior to Maturity**

In considering whether to make an investment in the Bonds, it should be noted the Bonds are subject to optional redemption, as outlined herein, without Bondholder discretion or consent. See “**OPTIONAL REDEMPTION**” herein.

## **Forward-Looking Statements**

This Official Statement contains statements relating to future results that are “forward-looking statements” as defined in the Private Securities Litigation Reform Act of 1995. When used in this Official Statement, the words “anticipated,” “plan,” “projected,” “estimate,” “budget,” “pro forma,” “forecast,” “intend,” “expect” and similar expressions identify forward-looking statements. Any forward-looking statement is subject to uncertainty. Accordingly, such statements are subject to risks that could cause actual results to differ, possibly materially, from those contemplated in such forward-looking statements. Inevitably, some assumptions used to develop forward-looking statements will not be realized or unanticipated events and circumstances may occur. Therefore, investors should be aware that there are likely to be differences between forward-looking statements and the actual results. These differences could be material and could impact the availability of funds of the City to pay debt service when due on the Bonds.

## **Tax Matters, Bank Qualification and Loss of Tax Exemption**

As discussed under the heading “**TAX EXEMPTION AND RELATED TAX MATTERS**” herein, the interest on the Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date of delivery of the Bonds, as a result of acts or omissions of the City in violation of its covenants in the Resolution. Should such an event of taxability occur, the Bonds would not be subject to a special redemption and would remain outstanding until maturity or until redeemed under the redemption provisions contained in the Bonds, and there is no provision for an adjustment of the interest rate on the Bonds.

The City intends to designate the Bonds as “qualified tax-exempt obligations” under the exception provided in Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the “Code”). The City has further covenanted to comply with certain other requirements, which affords banks and certain other financial institutions more favorable treatment of their deduction for interest expense than would otherwise be allowed under Section 265(b)(2) of the Code. Actions, or inactions, by the City in violation of its covenants could affect the designation, which could also affect the pricing and marketability of the Bonds.

It is possible that legislation will be proposed or introduced that could result in changes in the way that tax exemption is calculated, or whether interest on certain securities are exempt from taxation at all. Prospective purchasers should consult with their own tax advisors regarding any pending or proposed federal income tax legislation. The likelihood of any pending or future legislation being enacted or whether the currently proposed terms of any pending legislation will be altered or removed during the legislative process cannot be reliably predicted.

It is also possible that actions of the City after the closing of the Bonds will alter the tax status of the Bonds, and, in the extreme, remove the tax exempt status from the Bonds. In that instance, the Bonds are not subject to mandatory redemption, and the interest rate on the Bonds does not increase or otherwise reset. A determination of taxability on the Bonds, after closing of the Bonds, could materially adversely affect the value and marketability of the Bonds.

## **DTC-Beneficial Owners**

Beneficial Owners of the Bonds may experience some delay in the receipt of distributions of principal of and interest on the Bonds since such distributions will be forwarded by the Paying Agent to DTC and DTC will credit such distributions to the accounts of the Participants which will thereafter credit them to the accounts of the Beneficial Owner either directly or indirectly through Indirect Participants. Neither the City nor the Paying Agent will have any responsibility or obligation to assure that any such notice or payment is forwarded by DTC to any Participants or by any Participant to any Beneficial Owner.

In addition, since transactions in the Bonds can be effected only through DTC Participants, Indirect Participants and certain banks, the ability of a Beneficial Owner to pledge the Bonds to persons or entities that do not participate in the DTC system, or otherwise to take actions in respect of such Bonds, may be limited due to lack of a physical certificate. Beneficial Owners will be permitted to exercise the rights of registered Owners only indirectly through DTC and the Participants. See **APPENDIX B – Describing Book-Entry Only Issuance.**

## Pension and OPEB Benefits

The City participates in the Iowa Public Employee's Retirement System (IPERS). Summary descriptions of the IPERS Plan follows, for more detailed information see **APPENDIX A – Note 4**.

In fiscal year 2022, pursuant to the IPERS' required rate, the City's Regular employees (members) contributed 6.29% of covered payroll and the City contributed 9.44% of covered payroll, for a total rate of 15.73%. Protection occupation members contributed 6.21% of covered payroll and the City contributed 9.31% for a total rate of 15.52%. The City's contributions to IPERS for the year ended June 30, 2022 were \$248,117.83. The City's share of the contributions, payable from the applicable funds of the City, is provided by a statutorily authorized annual levy of taxes without limit or restriction as to rate or amount. The City has always made its full required contributions to IPERS.

The City operates a single-employer health benefit plan which provides medical/prescription drug benefits for employees, retirees and their spouses. Group insurance benefits are established under Iowa Code Chapter 509A.13. The City currently finances the benefit plan on a pay-as-you-go basis. At June 30, 2021, no assets have been accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

See **APPENDIX A – Notes (4) and (5)** herein for further discussion of the City's employee retirement benefit obligations.

Bond Counsel, Disclosure Counsel, the Underwriter, the Municipal Advisor, and the City undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from IPERS discussed above or included on the IPERS website, including, but not limited to, updates of such information on the State Auditor's website or links to other Internet sites accessed through the IPERS website.

## Risk of Audit

The Internal Revenue Service has an ongoing program to audit tax-exempt obligations to determine the legitimacy of the tax status of such obligations. No assurance can be given as to whether the Internal Revenue Service will commence an audit of the Bonds. Public awareness of any audit could adversely affect the market value and liquidity of the Bonds during the pendency of the audit, regardless of the ultimate outcome of the audit.

## Continuing Disclosure

A failure by the City to comply with continuing disclosure obligations (see **"CONTINUING DISCLOSURE"** herein) will not constitute an event of default on the Bonds. Any such failure must be disclosed in accordance with Rule 15c2-12 (the "Rule") adopted by the Securities and Exchange Commission (the "Commission") under the Securities Exchange Act of 1934, as amended (the "Exchange Act"), and may adversely affect the transferability and liquidity of the Bonds and their market price.

The City will covenant in a Continuing Disclosure Certificate for the benefit of the Owners and Beneficial Owners of the Bonds to provide annually certain financial information and operating data relating to the City (the "Annual Report"), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the City no later than June 30 each fiscal year, commencing with the fiscal year ending June 30, 2021, with the Municipal Securities Rulemaking Board, at its internet repository named "Electronic Municipal Market Access" ("EMMA"). The notices of events, if any, are also to be filed with EMMA. See **"APPENDIX D – FORM OF CONTINUING DISCLOSURE CERTIFICATE."** The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in **"APPENDIX D – FORM OF CONTINUING DISCLOSURE CERTIFICATE."** These covenants have been made in order to assist the Underwriter in complying with SEC Rule 15c2-12(b)(5) (the "Rule").

## **Cybersecurity**

The City, like many other public and private entities, relies on a large and complex technology environment to conduct its operations. As such, it may face multiple cybersecurity threats including but not limited to, hacking, viruses, malware and other attacks on computer or other sensitive digital systems and networks. There can be no assurances that any security and operational control measures implemented by the City will be completely successful to guard against and prevent cyber threats and attacks. Failure to properly maintain functionality, control, security, and integrity of the City's information systems could impact business operations and/or digital networks and systems and the costs of remedying any such damage could be significant. Along with significant liability claims or regulatory penalties, any security breach could have a material adverse impact on the City's operations and financial condition. The City cannot predict whether its cyber liability policy will be sufficient in the event of a cyberattack. However, the Bonds are secured by an unlimited ad valorem property tax as described herein. See **"SECURITY AND SOURCE OF PAYMENT"** herein.

## **Suitability of Investment**

The interest rate borne by the Bonds is intended to compensate the investor for assuming the risk of investing in the Bonds. Each prospective investor should carefully examine this Official Statement and its own financial condition to make a judgment as to its ability to bear the economic risk of such an investment, and whether or not the Bonds are an appropriate investment for such investor.

## **Bankruptcy and Insolvency**

The rights and remedies provided in the Resolution may be limited by and are subject to the provisions of federal bankruptcy laws, to other laws or equitable principles that may affect the enforcement of creditors' rights, to the exercise of judicial discretion in appropriate cases and to limitations on legal remedies against municipal corporations in the State of Iowa. The various opinions of counsel to be delivered with respect to the Bonds, the Loan Agreement and the Resolution, including the opinion of Bond Counsel, will be similarly qualified. If the City were to file a petition under Chapter Nine of the Federal Bankruptcy Code, the owners of the Bonds could be prohibited from taking any steps to enforce their rights under the Resolution. In the event the City fails to comply with its covenants under the Resolution or fails to make payments on the Bonds, there can be no assurance of the availability of remedies adequate to protect the interests of the holders of the Bonds.

Under sections 76.16 and 76.16A of the Iowa Code, a city, county, or other political subdivision may become a debtor under Chapter Nine of the Federal Bankruptcy Code, if it is rendered insolvent, as defined in 11 U.S.C. §101(32)(c), as a result of a debt involuntarily incurred. As used therein, "debt" means an obligation to pay money, other than pursuant to a valid and binding collective bargaining agreement or previously authorized bond issue, as to which the governing body of the city, county, or other political subdivision has made a specific finding set forth in a duly adopted resolution of each of the following: (1) that all or a portion of such obligation will not be paid from available insurance proceeds and must be paid from an increase in general tax levy; (2) that such increase in the general tax levy will result in a severe, adverse impact on the ability of the city, county, or political subdivision to exercise the powers granted to it under applicable law, including without limitation providing necessary services and promoting economic development; (3) that as a result of such obligation, the city, county, or other political subdivision is unable to pay its debts as they become due; and (4) that the debt is not an obligation to pay money to a city, county, entity organized pursuant to Chapter 28E of the Iowa Code, or other political subdivision.

## **Legislation**

From time to time, there are proposals pending in Congress and in the Iowa General Assembly that could, if enacted, alter or amend one or more of the matters described herein in certain respects or would adversely affect the market value of the Bonds, or otherwise prevent holders of the Bonds from realizing the full benefit of the tax exemption of interest on the Bonds. Further such proposals may impact the marketability or market value of the Bonds simply by being proposed. It cannot be predicted whether or in what forms any of such proposals, either pending or that may be introduced, may be enacted and there can be no assurance that such proposals will not apply to the Bonds. In addition regulatory actions are from time to time announced or proposed, and litigation threatened or commenced, which if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax status of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted thereby.

## **Tax Levy Procedures**

The Bonds are general obligations of the City, payable from and secured by a continuing ad valorem tax levied against all of the taxable real property within the corporate limits of the City. See **“PROPERTY ASSESSMENT AND TAX INFORMATION”** herein for more details. As part of the budgetary process each fiscal year, the City will have an obligation to request a debt service levy to be applied against all of the taxable real property within the corporate limits of the City. A failure on the part of the City to make a timely levy request or a levy request by the City that is inaccurate or is insufficient to make full payments of the debt service of the Bonds for a particular fiscal year may cause Bondholders to experience delay in the receipt of distributions of principal of and/or interest on the Bonds. In the event of a default in the payment of principal of or interest on the Bonds, there is no provision for acceleration of maturity of the principal of the Bonds. Consequently, the remedies of the owners of the Bonds (consisting primarily of an action in the nature of mandamus requiring the City and certain other public officials to perform the terms of the Bond Resolution) may have to be enforced from year to year.

## **Other Factors**

An investment in the Bonds involves an element of risk. The foregoing is intended only as a summary of certain risk factors attendant to an investment in the Bonds. In order for potential investors to identify risk factors and make an informed investment decision, potential investors should become thoroughly familiar with this entire Official Statement and the Appendices hereto.

## **THE CITY**

The City is situated on the Wapsipinicon River in east central Iowa. The City was incorporated in 1872 and operates under the City Home Rule provisions of the Constitution of Iowa. The City is approximately 2.53 square miles with a 2020 Census population of 5,450. The City is the county seat of Jones County (the “County”).

## **City Organization and Services**

The City operates under a Mayor-Council form of government. The Mayor and Council Members are elected on a non-partisan basis. The City provides numerous services to citizens including, public safety, public works, culture and recreation, community and economic development, and general government services. It also operates and provides water, sewer utilities for its citizens.

The City has 30 people employed on a full-time basis. In addition, there are 13 part-time and seasonal employees. The City is served by a volunteer Fire Department. Approximately 35 volunteers operate out of a centrally located fire station.

## Community Life

The City's parks, totaling nearly five acres, offer various recreational activities. The Wapsipinicon River state park and five community parks provide walking, skating and biking, fishing, camping and picnic areas. The Grant Wood Art Festival and Pumpkinfest are annual attractions. Residents enjoy the Anamosa aquatic center, and two golf courses. Other recreational and leisure opportunities are located within 30 minutes of the City. Cultural facilities in the area include numerous museums and theaters, along with the Cedar Rapids Symphony Orchestra. The University of Iowa Hawkeyes in Iowa City, offers spectator sports opportunities in the Big Ten college conference. Riverboat and casino gambling is offered in such cities as Dubuque, Clinton, Waterloo, Riverside and the Quad Cities, all within a 75 mile radius of the City.

## Education

The residents of the City are served by the Anamosa Community School District (the "District") with a certified enrollment of 1,268 as of October 2021. The District serves a 134 square mile area in the County and eastern Linn County. The District maintains three schools: an elementary school, grades pre-kindergarten through five; a middle school, grades six through eight; and a high school, grades nine through twelve.

Post-secondary educational opportunities are provided to City residents in nearby Mount Vernon, Iowa City, Cedar Rapids, and include: Cornell College, Mount Mercy University, Coe College, Kirkwood Community College, and University of Iowa.

## Transportation

The City is located in east central Iowa approximately 22 miles east of the Cedar Rapids metropolitan area. State Highway No. 151 connects the City to Interstate 380 which is part of the "Avenue of the Saints" a direct connection through the heartland from St. Louis to St. Paul. Via the Interstate system the City is approximately: 2 ½ hours from Des Moines; 4 hours from Chicago; and 4 1/2 hours from Minneapolis or Omaha. The City is located within 40 miles of the Eastern Iowa Airport. The airport is served by a number of national and regional air carriers.

## SOCIOECONOMIC INFORMATION

The following demographic information is for the City. Additional comparisons are made with the County and the State of Iowa (the "State").

## Population

The following table reflects population trends for the City, the County and the State.

### Population Comparison(1)

Year	The City	Percent Change	The County	Percent Change	The State	Percent Change
1970 .....	4,389	n/a	19,868	n/a	2,824,376	n/a
1980 .....	4,958	12.96%	20,401	2.68%	2,913,808	3.17%
1990 .....	5,100	2.86%	19,444	(4.69%)	2,776,755	(4.70%)
2000 .....	5,494	7.73%	20,221	4.00%	2,926,324	5.39%
2010 .....	5,533	0.71%	20,638	2.06%	3,046,355	4.10%
2020 .....	5,450	(1.50%)	20,646	0.04%	3,190,369	4.73%

Note: (1) Source: U.S. Bureau of the Census.

## Employment

Following are lists of large employers located in the City and in the surrounding area.

### Major City Employers(1)

<u>Name</u>	<u>Product/Service</u>	<u>Approximate Employment(2)</u>
Iowa State Men's Reformatory.....	Prison.....	510
Jones Regional Medical Center.....	Healthcare.....	320
Walmart.....	Retail Store.....	200
Boomerang Corporation.....	Excavation.....	200
Anamosa Community School District.....	Public Education.....	190
Fareway Stores.....	Grocer.....	140
Metal Design Systems, Inc. ....	Architectural Metal Work.....	95
Iowa Prison Industries.....	Manufacturing.....	50
Affordable Plumbing & Heating.....	Plumbing Services.....	50
City of Anamosa.....	Municipality.....	43
Weber Stone Co.....	Stone Cutting.....	30

Notes: (1) Source: Area Chamber of Commerce, selected telephone surveys and the 2022 Iowa Manufacturers Database.  
(2) May include part-time/seasonal employees.

### Major Area Employers(1)

<u>Location</u>	<u>Name</u>	<u>Product/Service</u>	<u>Approximate Employment(2)</u>
Iowa City.....	University of Iowa.....	Higher Education & Health Services.....	34,380
Cedar Rapids/Coralville.....	Collins Aerospace.....	Electronic Equipment Design.....	9,800
Cedar Rapids.....	Unity Point Health.....	Healthcare.....	2,980
Cedar Rapids.....	Cedar Rapids CSD.....	Education.....	2,880
Cedar Rapids.....	Transamerica.....	Insurance.....	2,600
Cedar Rapids.....	Nordstrom Direct.....	Logistics/Distribution.....	2,150
Cedar Rapids.....	Mercy Medical Center.....	Healthcare.....	2,140
Amana.....	Whirlpool Corporation.....	Manufacturing.....	2,100
Cedar Rapids.....	City of Cedar Rapids.....	City Government.....	1,310
Cedar Rapids.....	Four Oaks.....	Children & Family Services.....	1,100

Notes: (1) Source: Area Chamber of Commerce, selected telephone surveys and the 2022 Iowa Manufacturers Database.  
(2) May include part-time/seasonal employees.

The following tables show employment by industry and by occupation for the City, the County and the State as reported by the U.S. Census Bureau 2016 - 2020 American Community Survey 5-year estimated values.

### Employment By Industry(1)

<u>Classification</u>	<u>The City</u>		<u>The County</u>		<u>The State</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Agriculture, forestry, fishing and hunting, and mining.....	34	1.7%	656	6.7%	60,443	3.8%
Construction.....	91	4.5%	813	8.3%	105,449	6.5%
Manufacturing.....	403	19.7%	1,590	16.2%	236,327	14.7%
Wholesale trade.....	24	1.2%	386	3.9%	45,624	2.8%
Retail trade.....	278	13.6%	956	9.7%	185,930	11.5%
Transportation and warehousing, and utilities.....	77	3.8%	470	4.8%	80,042	5.0%
Information.....	100	4.9%	228	2.3%	25,116	1.6%
Finance and insurance, and real estate and rental and leasing.....	85	4.2%	658	6.7%	124,973	7.7%
Professional, scientific, and management, and administrative and waste management services.....	93	4.6%	655	6.7%	119,391	7.4%
Educational services, and health care and social assistance.....	453	22.2%	2,023	20.6%	391,707	24.3%
Arts, entertainment, and recreation, and accommodation and food services.....	299	14.6%	648	6.6%	116,108	7.2%
Other services, except public administration.....	85	4.2%	516	5.2%	70,677	4.4%
Public administration.....	21	1.0%	244	2.5%	49,737	3.1%
Total.....	2,043	100.0%	9,843	100.0%	1,611,524	100.0%

Note: (1) Source: U. S. Bureau of the Census, American Community Survey 5-Year Estimates from 2016 - 2020.

### Employment By Occupation(1)

Classification	The City		The County		The State	
	Number	Percent	Number	Percent	Number	Percent
Management, business, science, and arts occupations .....	546	26.7%	3,146	32.0%	598,690	37.2%
Service occupations .....	439	21.5%	1,551	15.8%	255,711	15.9%
Sales and office occupations .....	457	22.4%	2,118	21.5%	328,437	20.4%
Natural resources, construction, and maintenance occupations.....	109	5.3%	1,025	10.4%	154,293	9.5%
Production, transportation, and material moving occupations .....	492	24.1%	2,003	20.3%	274,393	17.0%
Total .....	2,043	100.0%	9,843	100.0%	1,611,524	100.0%

Note: (1) Source: U. S. Bureau of the Census, American Community Survey 5-Year Estimates from 2016 - 2020.

The annual average unemployment rates for the City are not available. Following shows the annual average unemployment rates for the County, the State and the United States.

### Annual Average Unemployment Rates(1)(2)

Calendar Year	The County	The State	United States
2013 .....	5.3%	4.7%	7.4%
2014 .....	4.9%	4.2%	6.2%
2015 .....	4.1%	3.7%	5.3%
2016 .....	4.2%	3.6%	4.9%
2017 .....	3.6%	3.1%	4.4%
2018 .....	3.0%	2.5%	3.9%
2019 .....	3.0%	2.6%	3.7%
2020(3) .....	5.6%	5.1%	8.1%
2021(3) .....	4.5%	4.2%	5.4%
2022(4) .....	2.8%	2.7%	3.8%

- Notes: (1) Source: Iowa Workforce Development and U.S. Bureau of Labor Statistics.  
(2) Not seasonally adjusted.  
(3) The increase in unemployment rates may be attributable to the COVID-19 pandemic.  
See "BONDHOLDERS RISKS – COVID-19" herein.  
(4) Preliminary rates for the month of July, 2022.

### Building Permits

Building permits have averaged \$3,118,353 annually over the last five calendar years in the City, excluding the value of land.

### City Building Permits(1) (Excludes the Value of Land)

Calendar Year	Number of Permits	Total Value
2016.....	31	\$4,529,557
2017.....	53	2,282,914
2018.....	40	3,621,925
2019.....	49	2,514,278
2020.....	50	3,570,646
2021.....	56	3,602,000

Note: (1) Source: the City. Includes new construction and remodeling.

## Housing

The U.S. Census Bureau 5-year estimated values reported that the median value of the City's owner-occupied homes was \$124,100. This compares to \$140,000 for the County and \$153,900 for the State. The following table represents the five year average market value of specified owner-occupied units for the City, the County and the State at the time of the 2016 - 2020 American Community Survey.

### Home Values(1)

Value	The City		The County		The State	
	Number	Percent	Number	Percent	Number	Percent
Less than \$50,000 .....	269	18.7%	579	9.0%	76,339	8.4%
\$50,000 to \$99,999 .....	334	23.2%	1,458	22.7%	177,648	19.6%
\$100,000 to \$149,999 .....	308	21.4%	1,442	22.4%	184,881	20.4%
\$150,000 to \$199,999 .....	319	22.2%	1,103	17.1%	155,560	17.2%
\$200,000 to \$299,999 .....	145	10.1%	972	15.1%	175,416	19.3%
\$300,000 to \$499,999 .....	62	4.3%	685	10.6%	105,115	11.6%
\$500,000 to \$999,999 .....	0	0.0%	106	1.6%	26,956	3.0%
\$1,000,000 or more .....	0	0.0%	88	1.4%	5,052	0.5%
Total .....	1,437	100.0%	6,433	100.0%	906,967	100.0%

Note: (1) Source: U.S. Bureau of the Census, American Community Survey 5-year estimates 2016 - 2020.

### Mortgage Status(1)

Mortgage Status	The City		The County		The State	
	Number	Percent	Number	Percent	Number	Percent
Housing units with a mortgage .....	792	55.1%	3,489	54.2%	547,418	60.4%
Housing units without a mortgage .....	645	44.9%	2,944	45.8%	359,549	39.6%
Total .....	1,437	100.0%	6,433	100.0%	906,967	100.0%

Note: (1) Source: U.S. Bureau of the Census, American Community Survey 5-year estimates 2016 - 2020.

## Income and Benefits

The U.S. Census Bureau 5-year estimated values reported that the City had a median family income of \$53,176. This compares to \$78,432 for the County and \$79,186 for the State. The following table represents the distribution of family incomes for the City, the County and the State at the time of the 2016 - 2020 American Community Survey.

### Family Income(1)

Income	The City		The County		The State	
	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000 .....	140	12.3%	219	4.2%	22,207	2.8%
\$10,000 to \$14,999 .....	16	1.4%	80	1.5%	14,370	1.8%
\$15,000 to \$24,999 .....	48	4.2%	192	3.7%	38,824	4.8%
\$25,000 to \$34,999 .....	99	8.7%	332	6.3%	52,575	6.6%
\$35,000 to \$49,999 .....	228	20.1%	749	14.3%	90,256	11.3%
\$50,000 to \$74,999 .....	158	13.9%	915	17.5%	157,719	19.7%
\$75,000 to \$99,999 .....	223	19.6%	1,167	22.3%	138,130	17.3%
\$100,000 to \$149,999 .....	130	11.4%	990	18.9%	168,301	21.0%
\$150,000 to \$199,999 .....	65	5.7%	284	5.4%	62,349	7.7%
\$200,000 or more .....	29	2.6%	303	5.8%	56,007	7.0%
Total .....	1,136	100.0%	5,231	100.0%	800,738	100.0%

Note: (1) Source: U.S. Bureau of the Census, American Community Survey 5-year estimates 2016 to 2020.

The U.S. Census Bureau 5-year estimated values reported that the City had a median household income of \$42,122. This compares to \$57,134 for the County and \$61,836 for the State. The following table represents the distribution of household incomes for the City, the County and the State at the time of the 2016 - 2020 American Community Survey.

### Household Income(1)

Income	The City		The County		The State	
	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000 .....	164	8.1%	355	4.3%	64,607	5.1%
\$10,000 to \$14,999 .....	109	5.4%	331	4.0%	51,206	4.0%
\$15,000 to \$24,999 .....	254	12.6%	614	7.5%	110,143	8.6%
\$25,000 to \$34,999 .....	244	12.1%	963	11.8%	118,343	9.3%
\$35,000 to \$49,999 .....	428	21.2%	1,209	14.8%	167,084	13.1%
\$50,000 to \$74,999 .....	304	15.0%	1,451	17.7%	243,639	19.1%
\$75,000 to \$99,999 .....	290	14.3%	1,503	18.4%	182,007	14.3%
\$100,000 to \$149,999 .....	135	6.7%	1,096	13.4%	202,695	15.9%
\$150,000 to \$199,999 .....	65	3.2%	336	4.1%	70,804	5.6%
\$200,000 or more .....	29	1.4%	328	4.0%	63,413	5.0%
Total .....	2,022	100.0%	8,186	100.0%	1,273,941	100.0%

Note: (1) Source: U.S. Bureau of the Census, American Community Survey 5-year estimates 2016 - 2020.

## Agriculture

Shown below is information on the agricultural value of the County and the statewide average.

### Average Value Per Acre(1)

	2017	2018	2019	2020	2021
Average Value Per Acre:					
The County .....	\$7,485	\$7,431	\$7,518	\$7,802	\$10,298
State of Iowa .....	7,326	7,264	7,432	7,559	9,751

Note: (1) Source: Iowa State University Extension and Outreach.

## Local Option Sales Tax

The City approved a 1% local option sales and service tax ("Local Option Tax") at a special referendum. The City's Local Option Tax referendum question stated that proceeds of such tax would be designated 65% for downtown commercial and business district improvements or any other public improvements, facilities and equipment as selected by the Council and 35% for infrastructure needs of the City.

Once approved, a Local Option Tax can only be repealed through a public referendum at which a majority voting approve the repeal or tax rate change, or, in certain circumstances, upon adoption of a motion by the governing body of the incorporated city requesting the repeal. If a Local Option Tax is not imposed county-wide, then the question of repeal is voted upon only by voters in such areas of a county where the tax has been imposed. A Local Option Tax may not be repealed within one year of the effective date.

The State of Iowa Department of Revenue (the "Department") administers collection and disbursement of all local option sales and services taxes in conjunction with administration of the State-wide sales, services and use tax presently assessed at 6%. The Department is required by statute to remit at least 95% of the estimated tax receipts to a county board of supervisors (for taxes imposed in unincorporated areas) and to each incorporated city. Such remittances are on a monthly basis. Once a year the Department reconciles its monthly estimated payments and makes an adjustment payment or debit at the November 10 payment date. Remittance of collections within a county are based upon the following statutory formula for county-wide collections:

75 percent: Based on a pro rata share of population (the most recent certified federal census) of those incorporated or unincorporated areas in a county which have approved a Local Option Tax.

25 percent: Based on a pro rata share of total property tax dollars levied during the three year period beginning July 1, 1982, through June 30, 1985, for those incorporated or unincorporated areas of a county which have approved a Local Option Tax.

Local Option Taxes are based on the same sales currently taxed by the state-wide 6% sales and services tax, with the present statutory exceptions of (i) certain sales of motor fuel or special fuel as defined in Chapter 452A, (ii) the sale of natural gas or electric energy in a city or county where the gross receipts are subject to a franchise fee or user fee during the period the franchise or user fee is imposed, (iii) the sales price from a pay television service consisting of a direct-to-home satellite service, or (iv) the sale of equipment by the State Department of Transportation.

The following table shows the trend of City Local Option tax receipts.

### Local Option Tax Receipts(1)

Fiscal Year Ending June 30	Local Option Sales Tax Receipts(2)	Percent Change +(-)
2014.....	\$404,788	n/a
2015.....	410,798	1.48%
2016.....	396,688	(3.43%)
2017.....	394,370	(0.58%)
2018.....	400,901	1.66%
2019.....	445,781	11.19%
2020.....	518,422	16.30%
2021.....	613,740	18.39%
2022.....	565,463(3)	(7.87%)
2023.....	526,654(3)	(6.86%)

Notes: (1) Source: Iowa Department of Revenue.  
(2) Includes a reconciliation payment in November attributable to the previous fiscal year.  
(3) Collections received or expected to be received, not including any allowance for the reconciliation payment.

### Retail Sales

The Department of Revenue of the State of Iowa provides retail sales figures based on sales tax reports for years ending June 30. The Department of Revenue figures provide recent data to confirm trends in retail sales activity in the City. The following amounts exclude the City's Local Option Tax.

### Retail Taxable Sales(1)

Fiscal Year Ending June 30	Taxable Sales	Annual Percent Change + (-)
2012.....	\$ 68,968,287	n/a
2013.....	70,348,639	2.00%
2014.....	72,066,059	2.44%
2015.....	75,004,705	4.08%
2016.....	74,946,617	(0.08%)
2017.....	75,586,494	0.85%
2018.....	91,680,951	21.29%
2019.....	103,101,514	12.46%
2020.....	81,357,223	(21.09%)
2021.....	90,480,461	11.21%

Growth from 2012 to 2021..... 31.19%

Note: (1) Source: the Iowa Department of Revenue.

## THE PROJECT

Bond proceeds will be used to: (i) pay the costs of constructing street, water system, sanitary sewer system, storm water drainage and sidewalk improvements, (ii) pay the costs of acquiring and installing street lighting, signage and signalization improvements, and (iii) pay the costs of issuance of the Bonds.

## DEFAULT RECORD

The City has no record of default and has met its debt repayment obligations promptly.

## SHORT-TERM BORROWING

The City has not issued tax anticipation warrants or revenue anticipation notes during the last five years to meet its short-term current year cash flow requirements.

## DEBT INFORMATION

After issuance of the Bonds, the City will have outstanding \$3,882,200\* principal amount of general obligation debt. In addition, the City has outstanding approximately \$613,000 principal amount of sewer revenue debt and \$5,904,000 water revenue debt both issued through the State Revolving Fund program and do not count against the City's debt capacity.

### Debt Limitation

The amount of general obligation debt a political subdivision of the State of Iowa can incur is controlled by the constitutional debt limit, which is an amount equal to 5% of the actual value of taxable property within the corporate limits, taken from the last County Tax list. According to and based upon the January 1, 2021 property valuations, for taxes payable in September 2022 and March 2023, the City's debt limit, based upon said valuation, amounts to the following:

2021 100% Actual Valuation of Property .....	\$284,180,148
Constitutional Debt Limit .....	\$ 14,209,007
Outstanding Bonds/Notes Applicable to Debt Limit:	
Total G.O. Debt Subject to Debt Limit.....	<u>\$ 3,882,200*</u>
Total Applicable Debt .....	<u>\$ 3,882,200*</u>
Remaining Debt Capacity.....	\$ 10,326,807*

The City does not expect to issue any additional general obligation debt in calendar year 2022.

### Summary of Outstanding General Obligation Bonded Debt(1) (Principal Only)

Series 2017.....	\$ 52,200
Series 2021.....	1,630,000
The Bonds(2) .....	<u>2,200,000</u>
Total(2) .....	<u>\$3,882,200</u>

- Notes: (1) Source: the City.  
 (2) Subject to change.

\*Subject to change.

### General Obligation Debt(1) (Principal Only)

Fiscal Year Ending June 30	Series 2017	Series 2021	Total Outstanding GO Debt	The Bonds(2)	Total General Obligation Debt(2)	Cumulative Retirement(2)	
						Amount	Percent
2023 .....	\$25,700	\$ 135,000	\$ 160,700	\$ 0	\$ 160,700	\$ 160,700	4.14%
2024 .....	26,500	135,000	161,500	155,000	316,500	477,200	12.29%
2025 .....	0	140,000	140,000	160,000	300,000	777,200	20.02%
2026 .....	0	140,000	140,000	160,000	300,000	1,077,200	27.75%
2027 .....	0	145,000	145,000	165,000	310,000	1,387,200	35.73%
2028 .....	0	150,000	150,000	175,000	325,000	1,712,200	44.10%
2029 .....	0	150,000	150,000	180,000	330,000	2,042,200	52.60%
2030 .....	0	155,000	155,000	185,000	340,000	2,382,200	61.36%
2031 .....	0	155,000	155,000	190,000	345,000	2,727,200	70.25%
2032 .....	0	160,000	160,000	195,000	355,000	3,082,200	79.39%
2033 .....	0	165,000	165,000	205,000	370,000	3,452,200	88.92%
2034 .....	0	0	0	210,000	210,000	3,662,200	94.33%
2035 .....	0	0	0	220,000	220,000	3,882,200	100.00%
Total .....	\$52,200	\$1,630,000	\$1,682,200	\$2,200,000	\$3,882,200		

- Notes: (1) Source: the City. For term bonds, mandatory redemption amounts are shown.  
(2) Subject to change.

### Statement of Bonded Indebtedness(1)(2)

City Actual Value, January 1, 2021 .....	\$284,180,148
City Taxable Value, January 1, 2021 .....	\$157,867,251

	Total	Percent	Applicable Amount	Ratio to City Actual Value	Ratio to City Taxable Value	Per Capita (2020 Pop. 5,450 )
Direct Bonded Debt(3) .....	\$ 3,882,200	100.00%	\$3,882,200	1.37%	2.46%	\$ 712.33
Overlapping Debt:						
Anamosa Community School District .....	\$11,455,000	34.17%	\$3,914,174	1.38%	2.48%	\$ 718.20
Kirkwood Community College(4) .....	77,145,000	0.52%	401,154	0.14%	0.25%	73.61
Jones County .....	0	12.55%	0	0.00%	0.00%	0.00
Total Applicable Overlapping Bonded Debt .....			\$4,315,328	1.52%	2.73%	\$ 791.80
Total Direct and Overlapping Bonded Debt(3) .....			\$8,197,528	2.88%	5.19%	\$1,504.13

Per Capita Actual Value .....	\$52,143.15
Per Capita Taxable Value .....	\$28,966.47

- Notes: (1) Source: the City, Audited Financial Statements and Treasurer of the State of Iowa - Outstanding Obligations Report, debt as of June 30, 2021 for the School District, Community College and County.  
(2) As of the date of issuance for the Direct Bonded Debt and June 30, 2021 for Overlapping Debt.  
(3) Subject to change.  
(4) Excludes \$43,840,000 in Industrial New Jobs Training Certificates, which are expected to be paid by proceeds from anticipated job credits from withholding taxes.

### TIF - backed Development Agreements

From time to time the City, pursuant to Section 403.9 of the Iowa Code and the Issuer's urban renewal plans, has entered into Development agreements which contain payment obligations from the Issuer to an external party. The Issuer's payment requirements under these contracts are not structured as general liabilities of the Issuer, but rather are exclusively secured by and payable from a pledge of the City's incremental property tax revenues (TIF) to be derived from the taxable properties (or some subset thereof) contained within an urban renewal area of the Issuer pursuant to Section 403.19 of the Iowa Code. The City's payment obligation under these contracts are routinely contingent upon development or redevelopment performance requirements of the external party and are typically made subject to annual appropriation rights by the City Council. TIF Payments under these contracts are typically due and owing semi-annually on December 1 and June 1 of each fiscal year of the City.

The following table contains information of the City's more significant Development Agreements, each subject to annual appropriation by the City:

Agreement Date	Urban Renewal Area	Project Description	Maximum Remaining Payment Amount (as of 6/30/21)	Last Payment Date
2/08/16	Anamosa Corridor	Fareway	\$220,079	6/1/33
9/23/19	Anamosa Corridor	Eagle View Land Development	\$538,500	6/1/33

## PROPERTY ASSESSMENT AND TAX INFORMATION

### Property Tax Assessment

In compliance with Section 441.21 of the Iowa Code, as amended, the State Director of Revenue annually directs all county auditors to apply prescribed statutory percentages to the assessments of certain categories of real property. The final values, called Actual Valuation, are then adjusted by the County Auditor. Taxable Valuation subject to tax levy is then determined by the application of State determined rollback percentages, principally to residential property.

Beginning in 1978, the State required a reduction in Actual Valuation to reduce the impact of inflation on its residents. The resulting value is defined as the Taxable Valuation. Such rollback percentages may be changed in future years. Certain historical rollback percentages for residential, multi-residential, agricultural and commercial valuations are as follows:

### Percentages for Taxable Valuation After Rollbacks(1)

Fiscal Year	Residential	Multi- Residential(2)	Ag Land & Buildings	Commercial & Industrial
2013/14.....	52.8166%	N/A	59.9334%	100.0000%
2014/15.....	54.4002%	N/A	43.3997%	95.0000%
2015/16.....	55.7335%	N/A	44.7021%	90.0000%
2016/17.....	55.6259%	86.2500%	46.1068%	90.0000%
2017/18.....	56.9391%	82.5000%	47.4996%	90.0000%
2018/19.....	55.6209%	78.7500%	54.4480%	90.0000%
2019/20.....	56.9180%	75.0000%	56.1324%	90.0000%
2020/21.....	55.0743%	71.2500%	81.4832%	90.0000%
2021/22.....	56.4094%	67.5000%	84.0305%	90.0000%
2022/23.....	54.1302%	63.7500%	89.0412%	90.0000%

- Notes: (1) Source: the Iowa Department of Revenue.  
(2) New category beginning with fiscal year 2017, to be phased into residential category with valuations beginning January 1, 2022, per House File 418 signed into law on March 8, 2021.

Property is assessed on a calendar year basis. The assessments finalized as of January 1 of each year are applied to the following tax year. For example, the assessments finalized on January 1, 2021, are used to calculate tax liability for the tax year starting July 1, 2022 through June 30, 2023.

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## Property Tax Collection

### Actual (100%) Valuations for the City(1)(2)

Property Class	Fiscal Year: Levy Year:	2018/19 2017	2019/20 2018	2020/21 2019	2021/22 2020	2022/23 2021
Residential .....		\$167,440,360	\$169,029,070	\$190,165,890	\$192,215,450	\$210,100,320
Agricultural .....		224,840	224,840	261,850	251,530	235,630
Commercial .....		33,691,880	34,277,914	33,387,029	34,067,627	34,475,210
Industrial .....		2,835,520	2,835,520	2,835,520	2,835,520	2,835,520
Multi-residential .....		10,305,410	10,235,946	10,278,892	10,243,168	9,768,898
Utilities without Gas and Electric(3) .....		403,182	416,492	327,962	422,065	317,680
Gas and Electric Utility(3) .....		15,397,145	20,423,515	20,784,856	24,609,242	26,841,366
Less: Military Exemption .....		(431,516)	(438,924)	(429,664)	(409,292)	(394,476)
Total .....		\$229,866,821	\$237,004,373	\$257,612,335	\$264,235,310	\$284,180,148
Percent Change +(-) .....		3.00%(4)	3.11%	8.70%	2.57%	7.55%

- Notes: (1) Source: Iowa Department of Management.  
(2) Includes tax increment finance (TIF) valuations used in the following amounts:

January 1:	2017	2018	2019	2020	2021
TIF Valuation .....	\$ 7,366,322	\$ 8,949,259	\$ 9,031,121	\$15,495,611	\$ 6,641,056

- (3) See "PROPERTY TAX INFORMATION - Utility Property Tax Replacement" herein.  
(4) Based on 2016 Actual Valuation of \$223,181,626.

For the January 1, 2021 levy year, the City's Taxable Valuation was comprised of approximately 72% residential, 20% commercial, 2% industrial, 4% multi-residential, 3% utilities and less than 1% agriculture and military exemption.

### Taxable ("Rollback") Valuations for the City(1)(2)

Property Class	Fiscal Year: Levy Year:	2018/19 2017	2019/20 2018	2020/21 2019	2021/22 2020	2022/23 2021
Residential .....		\$ 93,131,851	\$ 96,207,956	\$104,732,573	\$108,427,575	\$113,727,765
Agricultural .....		122,421	126,208	213,364	211,364	209,808
Commercial .....		30,322,699	30,850,128	30,048,333	30,660,872	31,027,696
Industrial .....		2,551,968	2,551,968	2,551,968	2,551,968	2,551,968
Multi-residential .....		8,115,517	7,676,985	7,323,717	6,914,141	6,227,679
Utilities without Gas and Electric(3) .....		403,182	416,492	327,962	415,940	317,680
Gas and Electric Utility(3) .....		3,368,949	3,170,555	3,315,268	3,748,487	4,199,131
Less: Military Exemption .....		(431,516)	(438,924)	(429,664)	(409,292)	(394,476)
Total .....		\$137,585,071	\$140,561,368	\$148,083,521	\$152,521,055	\$157,867,251
Percent Change +(-) .....		(0.74%)(4)	2.16%	5.35%	3.00%	3.51%

- Notes: (1) Source: Iowa Department of Management.  
(2) Includes tax increment finance (TIF) valuations used in the following amounts:

January 1:	2017	2018	2019	2020	2021
TIF Valuation .....	\$ 7,366,322	\$ 8,949,259	\$ 9,031,121	\$15,495,611	\$ 6,641,056

- (3) See "PROPERTY TAX INFORMATION - Utility Property Tax Replacement" herein.  
(4) Based on 2016 Taxable Valuation of \$138,604,357.

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The following shows the trend in the City's tax extensions and collections.

### Tax Extensions and Collections(1)

Levy Year	Fiscal Year	Amount Levied	Amount Collected(2)	Percent Collected
2013.....	2014-15.....	\$1,806,077	\$1,657,935	91.80%
2014.....	2015-16.....	1,725,659	1,582,700	91.72%
2015.....	2016-17.....	1,904,077	1,703,003	89.44%
2016.....	2017-18.....	1,927,421	1,664,535	86.36%
2017.....	2018-19.....	1,884,997	1,635,694	86.77%
2018.....	2019-20.....	1,875,103	1,825,576	97.36%
2019.....	2020-21.....	1,974,112	2,016,975	102.17%
2020.....	2021-22.....	2,091,526		
2021.....	2022-23.....	2,159,174	- -In Collection - -	

- Notes: (1) Source: the State of Iowa Department of Management and the City. Does not include Levies or Collections for Utility Replacement or for the City's tax increment finance district.  
(2) Includes delinquent taxes.

### Principal Taxpayers(1)

<u>Taxpayer Name</u>	<u>Business/Service</u>	Levy Year 2021 <u>Taxable Valuation(2)</u>
Walmart.....	Retail Store.....	\$ 4,275,873
Interstate Power & Light Co. ....	Utility .....	3,767,678
BSR Land Co. LLC .....	Excavation .....	2,328,849
By Design LLC .....	Metal Fabrication .....	1,933,398
Anamosa Nursing Home Company.....	Nursing Home.....	1,771,489
Individual .....	Real Estate.....	1,403,387
Individual .....	Real Estate.....	1,395,650
PKS Hospitality Group Inc. ....	Hotel.....	1,350,000
Fawn Creek Court & Sales LTD.....	Real Estate.....	1,174,851
Jones Reg Med Center.....	Health Care .....	979,416
Total .....		\$20,380,591
Ten Largest Taxpayers as Percent of City's 2021 Taxable Valuation (\$157,867,251) .....		12.91%

- Notes: (1) Source: the County.  
(2) Every effort has been made to seek out and report the largest taxpayers. However, many of the taxpayers listed contain multiple parcels and it is possible that some parcels and their valuations have been overlooked.

### Levy Limits

Normal municipal operations and maintenance costs are generally funded through the corporate property tax levy. Iowa State Code does not allow the municipal general fund to be taxed above \$8.10 per thousand dollars of taxable value in any one year. In addition to the General Fund, there are several other tax funds that the City can create and use for specific purposes.

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The property tax rates for the City from levy year 2017 through levy year 2021 are shown below:

**Property Tax Rates<sup>(1)(2)</sup>**  
(Per \$1,000 Actual Valuation)

	Fiscal Year: Levy Year:	2018/19 2017	2019/20 2018	2020/21 2019	2021/22 2020	2022/23 2021
City:						
General Fund .....		\$ 8.10000	\$ 8.10000	\$ 8.10000	\$ 8.10000	\$ 8.10000
Emergency Levy.....		0.27000	0.27000	0.27000	0.27000	0.27000
Debt Service Fund.....		0.58001	0.55228	0.50842	1.33120	0.73000
Employee Benefits .....		3.84255	3.79102	3.82910	3.79107	3.13699
Capital Improvement .....		0.00000	0.00000	0.00000	0.00000	0.00000
Other .....		2.04525	1.85848	1.82040	2.06594	2.43223
Total City .....		\$14.83781	\$14.57178	\$14.52792	\$15.55821	\$14.66922
Jones County .....		\$ 5.93291	\$ 5.93291	\$ 5.96867	\$ 5.74586	\$ 5.65500
Anamosa Community School District.....		14.98045	15.87298	15.78226	16.07289	15.25319
Kirkwood Community College.....		1.20354	1.21331	1.25730	1.31195	1.34462
Other .....		0.75804	0.66839	0.56503	0.60557	0.62696
Total Tax Rate.....		\$37.71275	\$38.25937	\$38.10118	\$39.29448	\$37.54899

Notes: (1) Source: Iowa Department of Management.  
(2) Does not include the tax rate for agriculture.

## FINANCIAL INFORMATION

### Financial Reports

The City's financial statements are audited annually by certified public accountants. The City maintains its financial records on the basis of cash receipts and disbursements and the financial statements of the City are prepared on that basis. The cash basis of accounting does not give effect to accounts receivable, accounts payable and accrued items. Accordingly, the financial statements do not present financial position and results of operations of the funds in accordance with U.S. generally accepted accounting principles. See **APPENDIX A** for more detail.

### No Consent or Updated Information Requested of the Auditor

The tables and excerpts (collectively, the "Excerpted Financial Information") contained in this "**FINANCIAL INFORMATION**" section are from the audited financial statements of the City, including the audited financial statements for the fiscal year ended June 30, 2020 (the "2020 Audit"). The 2020 Audit has been prepared by the Office of Auditor of State of Iowa, Des Moines, Iowa, (the "Auditor"), and received by the City Council. The City has not requested the Auditor to update information contained in the Excerpted Financial Information and the 2020 Audit; nor has the City requested that the Auditor consent to the use of the Excerpted Financial Information and the 2020 Audit in this Official Statement. The inclusion of the Excerpted Financial Information and the 2020 Audit in this Official Statement in and of itself is not intended to demonstrate the fiscal condition of the City since the date of the 2020 Audit. Questions or inquiries relating to financial information of the City since the date of the 2020 Audit should be directed to the City.

### Summary Financial Information

The following tables are summaries and do not purport to be the complete audits, copies of which are available upon request. See **APPENDIX A** for the City's 2020 Audit. The City expects its General Fund balance for the fiscal year ending June 30, 2022 to decrease by approximately \$775,000. The City has approved a budget for fiscal year 2023 with an anticipated decrease to the General Fund balance of approximately \$120,000. The City has approved a balanced budget for fiscal year 2023, to date, revenues and expenditures are generally within budgeted amounts.

## Cash Basis Statement of Activities and Net Position Governmental Activities(1)

	Audited Fiscal Year Ended June 30				
	2016	2017	2018	2019	2020
<b>FUNCTIONS/PROGRAMS:</b>					
Governmental Activities:					
Public Safety .....	\$ (550,468)	\$ (958,104)	\$(1,194,596)	\$ (924,553)	\$ (928,740)
Public Works .....	(55,436)	82,816	(226,830)	(276,870)	(114,945)
Culture and Recreation.....	(462,404)	(652,900)	(542,377)	(674,981)	(674,385)
Community and Economic Development .....	(66,510)	(73,654)	(73,684)	(15,842)	(30,722)
General Government.....	(462,609)	(485,400)	(332,372)	(520,325)	(542,222)
Debt Service.....	(1,129,050)	(388,292)	(288,427)	(323,331)	(376,705)
Capital Projects .....	(229,805)	(365,236)	(3,428,158)	(364,838)	(18,323)
Total Governmental Activities .....	<u>\$(2,956,282)</u>	<u>\$(2,840,770)</u>	<u>\$(6,086,444)</u>	<u>\$(3,100,740)</u>	<u>\$(2,686,042)</u>
<b>GENERAL RECEIPTS AND TRANSFERS:</b>					
Property and Other City Tax Levied for:					
General Purposes .....	\$ 868,306	\$ 1,025,605	\$ 1,045,547	\$ 1,030,132	\$ 1,809,244
Employee Benefits.....	503,948	566,069	539,112	527,538	0
Debt Service.....	210,446	111,329	79,876	78,024	74,228
Tax Increment Financing .....	876,784	224,143	189,723	239,728	273,409
Local Option Sales Tax .....	410,275	413,956	390,284	413,088	483,109
Hotel/Motel Tax .....	0	0	0	0	62,808
Commercial/Industrial Tax Replacement .....	33,681	48,865	45,472	42,175	63,626
Other City Tax .....	417,964	469,426	518,594	538,017	0
Unrestricted Interest on Investments .....	23,687	13,975	28,542	29,361	16,186
Rent .....	0	16,401	15,079	14,974	0
Miscellaneous.....	95,999	105,861	103,490	130,784	78,225
Long-Term Debt Issued.....	120,490	5,000	1,119,474	0	0
Library Donations .....	590,971	0	0	0	0
Sale of Capital Assets .....	1,569	27,505	10,514	4,615	5,688
Transfers.....	0	2,875,000	0	12,963	203,458
Total General Receipts and Transfers .....	<u>\$ 4,154,120</u>	<u>\$ 5,903,135</u>	<u>\$ 4,085,707</u>	<u>\$ 3,061,399</u>	<u>\$ 3,069,981</u>
Change in Cash Basis Net Position .....	\$ 1,197,838	\$ 3,062,365	\$(2,000,737)	\$ (39,341)	\$ 383,939
Cash Basis Net Position - Beginning of Year .....	<u>\$ 3,777,319</u>	<u>\$ 4,975,157</u>	<u>\$ 8,037,522</u>	<u>\$ 6,036,785</u>	<u>\$ 6,121,745</u>
Cash Basis Net Position - End of Year .....	<u>\$ 4,975,157</u>	<u>\$ 8,037,522</u>	<u>\$ 6,036,785</u>	<u>\$ 5,997,444</u>	<u>\$ 6,505,684</u>
<b>CASH BASIS NET POSITION:</b>					
Restricted:					
Nonexpendable:					
Cemetery Perpetual Care .....	\$ 99,753	\$ 91,103	\$ 92,903	\$ 93,653	\$ 105,303
Expendable:					
Urban Renewal Purposes.....	156,317	142,206	206,228	246,724	0
Streets.....	804,048	1,095,718	1,048,299	1,200,495	1,217,525
Capital Projects .....	0	0	0	0	55,627
Debt Service.....	400,212	364,046	241,494	215,506	341,454
Local Option Sales Tax Purposes.....	0	0	0	0	721,341
Library Purposes .....	592,560	594,797	587,713	592,274	592,274
Other Purposes .....	476,480	3,008,427	1,167,680	1,066,179	212,988
Unrestricted.....	<u>2,445,787</u>	<u>2,741,225</u>	<u>2,692,468</u>	<u>2,582,613</u>	<u>3,259,172</u>
Total Cash Basis Net Position .....	<u>\$ 4,975,157</u>	<u>\$ 8,037,522</u>	<u>\$ 6,036,785</u>	<u>\$ 5,997,444</u>	<u>\$ 6,505,684</u>

Note: (1) Source: Audited financial statements of the City for the fiscal years ended June 30, 2016 - 2020.

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## Statement of Cash Receipts, Disbursements, and Changes in Cash Balances General Fund(1)

	Audited Fiscal Year Ended June 30				
	2016	2017	2018	2019	2020
<b>RECEIPTS:</b>					
Property Tax .....	\$ 868,306	\$1,025,605	\$1,045,547	\$1,030,132	\$1,239,223
Other City Tax .....	399,346	452,800	503,415	520,375	102,617
Licenses and Permits .....	7,749	44,071	44,733	13,199	169,201
Use of Money and Property .....	41,208	25,076	37,372	33,761	47,330
Intergovernmental .....	360,774	51,275	140,255	182,861	246,650
Charges for Service .....	453,083	417,898	238,574	215,196	113,910
Miscellaneous .....	195,064	117,842	107,213	127,103	145,341
Total Receipts .....	<u>\$2,325,530</u>	<u>\$2,134,567</u>	<u>\$2,117,109</u>	<u>\$2,152,627</u>	<u>\$2,064,272</u>
<b>DISBURSEMENTS:</b>					
Operating:					
Public Safety .....	\$ 905,577	\$ 974,927	\$1,252,290	\$1,084,619	\$1,157,885
Public Works .....	415,235	411,729	427,375	450,116	458,041
Culture and Recreation .....	704,906	746,850	732,115	750,218	791,604
General Government .....	468,196	476,122	352,652	526,269	638,345
Capital Projects .....	0	0	0	95,903	0
Total Disbursements .....	<u>\$2,493,914</u>	<u>\$2,609,628</u>	<u>\$2,764,432</u>	<u>\$2,907,125</u>	<u>\$3,045,875</u>
Excess (Deficiency) of Receipts Over (Under) Disbursements	<u>\$ (168,384)</u>	<u>\$ (475,061)</u>	<u>\$ (647,323)</u>	<u>\$ (754,498)</u>	<u>\$ (981,603)</u>
<b>OTHER FINANCING SOURCES (USES):</b>					
Sale of Capital Assets .....	\$ 1,569	\$ 27,505	\$ 10,514	\$ 4,615	\$ 5,688
Long-Term Debt Issued .....	0	0	171,400	0	0
Transfers In .....	709,169	794,010	791,573	777,581	987,075
Transfers Out .....	0	(15,000)	(42,384)	(27,384)	(27,489)
Total Other Financing Sources (Uses) .....	<u>\$ 710,738</u>	<u>\$ 806,515</u>	<u>\$ 931,103</u>	<u>\$ 754,812</u>	<u>\$ 965,274</u>
Change in Cash Balance .....	\$ 542,354	\$ 331,454	\$ 283,780	\$ 314	\$ (16,329)
Cash Balance - Beginning of Year .....	<u>\$2,117,599</u>	<u>\$2,659,953</u>	<u>\$2,991,407</u>	<u>\$3,275,187</u>	<u>\$3,275,501</u>
Cash Balance - End of Year .....	<u>\$2,659,953</u>	<u>\$2,991,407</u>	<u>\$3,275,187</u>	<u>\$3,275,501</u>	<u>\$3,259,172</u>
<b>CASH BASIS FUND BALANCE:</b>					
Unassigned .....	<u>\$2,659,953</u>	<u>\$2,991,407</u>	<u>\$3,275,187</u>	<u>\$3,275,501</u>	<u>\$3,259,172</u>
Total Cash Basis Fund Balance .....	<u>\$2,659,953</u>	<u>\$2,991,407</u>	<u>\$3,275,187</u>	<u>\$3,275,501</u>	<u>\$3,259,172</u>

Note: (1) Source: The City's audited financial statements for fiscal years ending June 30, 2016 – 2020.

## REGISTRATION, TRANSFER AND EXCHANGE

See also **APPENDIX B - BOOK-ENTRY SYSTEM** for information on registration, transfer and exchange of book-entry bonds. The Bonds will be initially issued as book-entry bonds.

The City shall cause books (the “Bond Register”) for the registration and for the transfer of the Bonds to be kept at the principal office maintained for the purpose by the Bond Registrar in West Des Moines, Iowa. The City will authorize to be prepared, and the Bond Registrar shall keep custody of, multiple bond blanks executed by the City for use in the transfer and exchange of Bonds.

Any Bond may be transferred or exchanged, but only in the manner, subject to the limitations, and upon payment of the charges as set forth in the Bond Resolution. Upon surrender for transfer or exchange of any Bond at the principal office maintained for the purpose by the Bond Registrar, duly endorsed by, or accompanied by a written instrument or instruments of transfer in form satisfactory to the Bond Registrar and duly executed by the registered owner or such owner’s attorney duly authorized in writing, the City shall execute and the Bond Registrar shall authenticate, date and deliver in the name of the registered owner, transferee or transferees (as the case may be) a new fully registered Bond or Bonds of the same maturity and interest rate of authorized denominations, for a like aggregate principal amount.

The execution by the City of any fully registered Bond shall constitute full and due authorization of such Bond, and the Bond Registrar shall thereby be authorized to authenticate, date and deliver such Bond, provided, however, the principal amount of outstanding Bonds of each maturity authenticated by the Bond Registrar shall not exceed the authorized principal amount of Bonds for such maturity less Bonds previously paid.

The Bond Registrar shall not be required to transfer or exchange any Bond following the close of business on the fifteenth day of the month next preceding an interest payment date on such bond (known as the record date), nor to transfer or exchange any Bond after notice calling such Bond for redemption has been mailed, nor during a period of fifteen days next preceding mailing of a notice of redemption of any Bonds.

The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of the principal of or interest on any Bonds shall be made only to or upon the order of the registered owner thereof or such owner's legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

No service charge shall be made for any transfer or exchange of Bonds, but the City or the Bond Registrar may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Bonds except in the case of the issuance of a Bond or Bonds for the unredeemed portion of a bond surrendered for redemption.

## **TAX EXEMPTION AND RELATED TAX MATTERS**

### **Federal Income Tax Exemption**

The opinion of Bond Counsel will state that under present laws and rulings, interest on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on noncorporate taxpayers under the Code.

The opinion set forth in the preceding sentence will be subject to the condition that the City comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. Failure to comply with certain of such requirements may cause the inclusion of interest on the Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Bonds. In the resolution authorizing the issuance of the Bonds, the City will covenant to comply with all such requirements.

There may be certain other federal tax consequences to the ownership of the Bonds by certain taxpayers, including without limitation, corporations subject to the branch profits tax, financial institutions, certain insurance companies, certain S corporations, individual recipients of Social Security and Railroad Retirement benefits, taxpayers who may be deemed to have incurred (or continued) indebtedness to purchase or carry tax-exempt obligations and corporations that may be subject to the alternative minimum tax. Bond Counsel will express no opinion with respect to other federal tax consequences to owners of the Bonds. Prospective purchasers of the Bonds should consult with their tax advisors as to such matters.

Ownership of the Bonds may result in other state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Bonds. Prospective purchasers of the Bonds should consult their tax advisors regarding the applicability of any such state and local taxes.

## **Proposed Changes in Federal and State Tax Law**

From time to time, there are Presidential proposals, proposals of various federal committees, and legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to herein or adversely affect the marketability or market value of the Bonds or otherwise prevent holders of the Bonds from realizing the full benefit of the tax exemption of interest on the Bonds. Further, such proposals may impact the marketability or market value of the Bonds simply by being proposed. No prediction is made whether such provisions will be enacted as proposed or concerning other future legislation affecting the tax treatment of interest on the Bonds. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax exempt status of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted thereby.

Purchasers of the Bonds should consult their tax advisors regarding any pending or proposed legislation, regulatory initiatives or litigation. The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Bonds, and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any proposed or pending legislation, regulatory initiatives or litigation.

## **Qualified Tax-Exempt Obligations**

In the resolution authorizing the issuance of the Bonds, the City will designate the Bonds as “qualified tax exempt obligations” within the meaning of Section 265(b)(3) of the Code relating to the ability of financial institutions to deduct from income for federal income tax purposes a portion of the interest expense that is allocable to tax-exempt obligations. In the opinion of Bond Counsel, the Bonds are “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Code.

## **Original Issue Premium**

The Bonds maturing in the years \_\_\_\_\_ are being issued at a premium to the principal amount payable at maturity. Except in the case of dealers, which are subject to special rules, Bondholders who acquire the Bonds at a premium must, from time to time, reduce their federal tax bases for the Bonds for purposes of determining gain or loss on the sale or payment of such Bonds. Premium generally is amortized for federal income tax purposes on the basis of a bondholder’s constant yield to maturity or to certain call dates with semiannual compounding. Bondholders who acquire any Bonds at a premium might recognize taxable gain upon sale of the Bonds, even if such Bonds are sold for an amount equal to or less than their original cost. Amortized premium is not deductible for federal income tax purposes. Bondholders who acquire any Bonds at a premium should consult their tax advisors concerning the calculation of bond premium and the timing and rate of premium amortization, as well as the state and local tax consequences of owning and selling the Bonds acquired at a premium.

## **Original Issue Discount**

The Bonds maturing in the years \_\_\_\_\_ (collectively, the “Discount Bonds”) are being sold at a discount from the principal amount payable on such Discount Bonds at maturity. The difference between the price at which a substantial amount of the Discount Bonds of a given maturity is first sold to the public (the “Issue Price”) and the principal amount payable at maturity constitutes “original issue discount” under the Code. The amount of original issue discount that accrues to a holder of a Discount Bond under section 1288 of the Code is excluded from federal gross income to the same extent that stated interest on such Discount Bond would be so excluded. The amount of the original issue discount that accrues with respect to a Discount Bond under section 1288 is added to the owner’s federal tax basis in determining gain or loss upon disposition of such Discount Bond (whether by sale, exchange, redemption or payment at maturity).

Interest in the form of original issue discount accrues under section 1288 pursuant to a constant yield method that reflects semiannual compounding on dates that are determined by reference to the maturity date of the Discount Bond. The amount of original issue discount that accrues for any particular semiannual accrual period generally is equal to the excess of (1) the product of (a) one-half of the yield on such Discount Bonds (adjusted as necessary for an initial short period) and (b) the adjusted issue price of such Discount Bonds, over (2) the amount of stated interest actually payable. For purposes of the preceding sentence, the adjusted issue price is determined by adding to the Issue Price for such Discount Bonds the original issue discount that is treated as having accrued during all prior semiannual accrual periods. If a Discount Bond is sold or otherwise disposed of between semiannual compounding dates, then the original issue discount that would have accrued for that semiannual accrual period for federal income tax purposes is allocated ratably to the days in such accrual period.

An owner of a Discount Bond who disposes of such Discount Bond prior to maturity should consult owner's tax advisor as to the amount of original issue discount accrued over the period held and the amount of taxable gain or loss upon the sale or other disposition of such Discount Bond prior to maturity.

Owners who purchase Discount Bonds in the initial public offering but at a price different than the Issue Price should consult their own tax advisors with respect to the tax consequences of the ownership of Discount Bonds.

The Code contains provisions relating to the accrual of original issue discount in the case of subsequent purchasers of bonds such as the Discount Bonds. Owners who do not purchase Discount Bonds in the initial offering should consult their own tax advisors with respect to the tax consequences of the ownership of the Discount Bonds.

Original issue discount that accrues in each year to an owner of a Discount Bond may result in collateral federal income tax consequences to certain taxpayers. No opinion is expressed as to state and local income tax treatment of original issue discount. All owners of Discount Bonds should consult their own tax advisors with respect to the federal, state, local and foreign tax consequences associated with the purchase, ownership, redemption, sale or other disposition of Discount Bonds.

## CONTINUING DISCLOSURE

For the purpose of complying with Rule 15c2-12 of the Securities and Exchange Commission, as amended and interpreted from time to time (the "Rule"), the City will covenant and agree, for the benefit of the registered holders or beneficial owners from time to time of the outstanding Bonds to provide reports of specified information and notice of the occurrence of certain events, as hereinafter described (the "Disclosure Covenants"). The information to be provided on an annual basis, and the events as to which notice is to be given, is set forth in "**APPENDIX D – Form of Continuing Disclosure Certificate**". This covenant is being made by the City to assist the Underwriter(s) in complying with the Rule.

Breach of the Disclosure Covenants will not constitute a default or an "Event of Default" under the Bonds or Resolution, respectively. A broker or dealer is to consider a known breach of the Disclosure Covenants, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the Disclosure Covenants may adversely affect the transferability and liquidity of the Bonds and their market price.

During the previous five years, the City filed notices of failure to file annual financial statements for fiscal years ended June 30, 2020 and 2021; however, the City timely filed unaudited financial information for those time periods.

## OPTIONAL REDEMPTION

Bonds due June 1, 2024 - 2027 inclusive, are not subject to optional redemption. Bonds due June 1, 2028 - 2035, inclusive, are callable in whole or in part on any date on or after June 1, 2027, at a price of par and accrued interest. If selection by lot within a maturity is required, the Registrar shall designate the Bonds to be redeemed by random selection of the names of the registered owners of the entire annual maturity until the total amount of Bonds to be called has been reached.

If less than all of the maturity is called for redemption, the City will notify DTC of the particular amount of such maturity to be redeemed prior to maturity. DTC will determine by lot the amount of each Participant's interest in such maturity to be redeemed and each Participant will then select by lot the beneficial ownership interests in such maturity to be redeemed.

Thirty days' written notice of redemption shall be given to the registered owner of the Bond. Failure to give written notice to any registered owner of the Bonds or any defect therein shall not affect the validity of any proceedings for the redemption of the Bonds. All Bonds or portions thereof called for redemption will cease to bear interest after the specified redemption date, provided funds for their redemption are on deposit at the place of payment. Written notice will be deemed completed upon transmission to the owner of record.

## LITIGATION

There is no litigation of any nature now pending or threatened restraining or enjoining the issuance, sale, execution or delivery of the Bonds, or in any way contesting or affecting the validity of the Bonds or any proceedings of the City taken with respect to the issuance or sale thereof. There is no litigation now pending, or to the knowledge of the City, threatened against the City that is expected to materially impact the financial condition of the City.

## LEGAL MATTERS

Legal matters incident to the authorization, issuance and sale of the Bonds and with regard to the tax-exempt status of the interest thereon (see "**TAX EXEMPTION AND RELATED TAX MATTERS**" herein) are subject to the approving legal opinion of Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel, a form of which is attached hereto as **APPENDIX C**. Signed copies of the opinion, dated and premised on law in effect as of the date of original delivery of the Bonds, will be delivered to the Underwriter at the time of such original delivery. The Bonds are offered subject to prior sale and to the approval of legality of the Bonds by Bond Counsel. Dorsey & Whitney LLP is also serving as Disclosure Counsel to the City in connection with the issuance of the Bonds.

The legal opinion to be delivered will express the professional judgment of Bond Counsel and by rendering a legal opinion, Bond Counsel does not become an insurer or guarantor of the result indicated by that expression of professional judgment or of the transaction or the future performance of the parties to the transaction.

## OFFICIAL STATEMENT AUTHORIZATION

This Official Statement has been authorized for distribution to prospective purchasers of the Bonds. All statements, information, and statistics herein are believed to be correct but are not guaranteed by the consultants or by the City, and all expressions of opinion, whether or not so stated, are intended only as such.

This Official Statement is not to be construed as a contract or agreement amongst the City, the Underwriter, or the holders of any of the Bonds. Any statements made in this Official Statement involving matters of opinion, whether or not expressly so stated, are intended merely as opinions and not as representations of fact. The information and expressions of opinions contained herein are subject to change without notice and neither the delivery of this Official Statement or the sale of the Bonds made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the City since the date hereof. The information contained in this Official Statement is not guaranteed.

## UNDERWRITING

UMB Bank, n.a., Kansas City, Missouri (the "Underwriter") has agreed to purchase all but not less than all of the Bonds at a price of \$\_\_\_\_\_ (reflecting the par amount of \$\_\_\_\_\_, plus a reoffering premium of \$\_\_\_\_\_, and less an Underwriter's discount of \$\_\_\_\_\_). It is anticipated that delivery of the Bonds will occur on the date shown on the cover page hereof. The Bonds may be offered and sold to certain dealers (including the Underwriter or other dealers depositing Bonds into investment trusts) at prices or yields other than such public offering prices or yields shown on the cover of the Final Official Statement, and such public offering prices or yields may be changed, from time to time, by the Underwriter.

The Underwriter may offer and sell the Bonds to certain dealers (including dealers depositing the Bonds into unit investment trusts, certain of which may be sponsored or managed by the Underwriter) at prices lower than the initial public offering prices stated on the cover page. The initial public offering prices of the Bonds may be changed, from time to time, by the Underwriter.

## **MUNICIPAL ADVISOR**

The City has engaged Speer Financial, Inc. as municipal advisor (the “Municipal Advisor”) in connection with the issuance and sale of the Bonds. The Municipal Advisor is a Registered Municipal Advisor in accordance with the rules of the MSRB. The Municipal Advisor will not participate in the underwriting of the Bonds. The financial information included in the Official Statement has been compiled by the Municipal Advisor. Such information does not purport to be a review, audit or certified forecast of future events and may not conform with accounting principles applicable to compilations of financial information. The Municipal Advisor is not a firm of certified public accountants and does not serve in that capacity or provide accounting services in connection with the Bonds. The Municipal Advisor is not obligated to undertake any independent verification of or to assume any responsibility for the accuracy, completeness or fairness of the information contained in this Official Statement, nor is the Municipal Advisor obligated by the City’s continuing disclosure undertaking.

## **MISCELLANEOUS**

Brief descriptions or summaries of the City, the Bonds, the Resolution and other documents, agreements and statutes are included in this Official Statement. The summaries or references herein to the Bonds, the Resolution and other documents, agreements and statutes referred to herein, and the description of the Bonds included herein, do not purport to be comprehensive or definitive, and such summaries, references and descriptions are qualified in their entirety by reference to such documents, and the description herein of the Bonds is qualified in its entirety by reference to the form thereof and the information with respect thereto included in the aforesaid documents. Copies of such documents may be obtained from the City.

Any statements in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are intended as such and not as representations of fact, and no representation is made that any of the estimates will be realized. This Official Statement is not to be construed as a contract or agreement between the City and the purchasers or Owners of any of the Bonds.

The attached **APPENDICES A, B, C, and D** are integral parts of this Official Statement and must be read together with all of the foregoing statements.

It is anticipated that CUSIP identification numbers will be printed on the Bonds, but neither the failure to print such numbers on any Bonds nor any error in the printing of such numbers shall constitute cause for a failure or refusal by the purchaser thereof to accept delivery of and pay for any Bonds.

The City has reviewed the information contained herein which relates to it and has approved all such information for use within this Official Statement. The execution and delivery of this Official Statement has been duly authorized by the City.

/s/ **MICHON JACKSON**  
*City Administrator/Clerk*  
CITY OF ANAMOSA  
Jones County, Iowa

/s/ **ROD SMITH**  
*Mayor*  
CITY OF ANAMOSA  
Jones County, Iowa

**APPENDIX A**

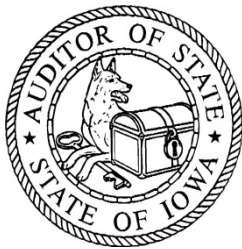
**CITY OF ANAMOSA  
JONES COUNTY, IOWA**

**FISCAL YEAR 2021 FINANCIAL REPORT OF THE CITY FILED WITH THE STATE OF IOWA**

**FISCAL YEAR 2020 AUDITED FINANCIAL STATEMENTS**

**CITY OF ANAMOSA**  
**INDEPENDENT AUDITOR'S REPORTS**  
**BASIC FINANCIAL STATEMENTS**  
**SUPPLEMENTARY AND OTHER INFORMATION**  
**SCHEDULE OF FINDINGS**  
**JUNE 30, 2020**

**City of Anamosa**



**OFFICE OF AUDITOR OF STATE**  
**STATE OF IOWA**

Rob Sand  
Auditor of State

State Capitol Building  
Des Moines, Iowa 50319-0004

Telephone (515) 281-5834 Facsimile (515) 281-6518

August 4, 2021

Officials of the City of Anamosa  
Anamosa, Iowa

Dear Honorable Mayor and Members of the City Council:

I am pleased to submit to you the financial and compliance audit report for the City of Anamosa, Iowa, for the year ended June 30, 2020. The audit was performed pursuant to Chapter 11.6 of the Code of Iowa and in accordance with U.S. auditing standards and the standards applicable to financial audits contained in Government Auditing Standards.

I appreciate the cooperation and courtesy extended by the officials and employees of the City of Anamosa throughout the audit. If I or this office can be of any further assistance, please contact me or my staff at 515-281-5834.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Sand".

Rob Sand  
Auditor of State

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**City of Anamosa**

**Officials**

**(Before January 2020)**

<u>Name</u>	<u>Title</u>	<u>Term Expires</u>
Dale Barnes	Mayor	Jan 2020
Richard Crump	Council Member	Jan 2020
Cody Shaffer	Council Member	Jan 2020
Betty Weimer	Council Member	Jan 2020
John Machart	Council Member	Jan 2022
Kay Smith	Council Member	Jan 2022
Rod Smith	Council Member	Jan 2022
Beth Brincks	City Administrator/City Clerk	Indefinite
Patrick O'Connell	Attorney	Indefinite

**(After January 2020)**

Rod Smith	Mayor	Jan 2022
Galen Capron	Council Member	Jan 2022
John Machart	Council Member	Jan 2022
Kay Smith	Council Member	Jan 2022
Richard Crump	Council Member	Jan 2024
Jeff Stout	Council Member	Jan 2024
Alan Zumbach	Council Member	Jan 2024
Beth Brincks	City Administrator/City Clerk	Indefinite
Patrick O'Connell	Attorney	Indefinite

**City of Anamosa**



**OFFICE OF AUDITOR OF STATE  
STATE OF IOWA**

Rob Sand  
Auditor of State

State Capitol Building  
Des Moines, Iowa 50319-0006

Telephone (515) 281-5834 Facsimile (515) 281-6518

**Independent Auditor's Report**

To the Honorable Mayor and Members of the City Council:

**Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities, the business type activities, each major fund and the aggregate remaining fund information of the City of Anamosa, Iowa, as of and for the year ended June 30, 2020, and the related Notes to Financial Statements, which collectively comprise the City's basic financial statements listed in the table of contents.

**Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the cash basis of accounting described in Note 1. This includes determining the cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. This includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

**Auditor's Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with U.S. generally accepted auditing standards and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective cash basis financial position of the governmental activities, the business type activities, each major fund and the aggregate remaining fund information of the City of Anamosa as of June 30, 2020, and the respective changes in its cash basis financial position for the year then ended in accordance with the basis of accounting described in Note 1.

### Basis of Accounting

As discussed in Note 1, these financial statements were prepared on the basis of cash receipts and disbursements, which is a basis of accounting other than U.S. generally accepted accounting principles. Our opinions are not modified with respect to this matter.

### Other Matters

#### *Supplementary and Other Information*

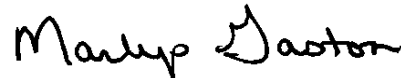
Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Anamosa's basic financial statements. The financial statements for the nine years ended June 30, 2019 (which are not presented herein) were audited by other auditors who expressed unmodified opinions on those financial statements which were prepared on the basis of cash receipts and disbursements. The supplementary information included in Schedules 1 through 4 is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with U.S. generally accepted auditing standards. In our opinion, the supplementary information is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

The Other Information, the Budgetary Comparison Information, the Schedule of the City's Proportionate Share of the Net Pension Liability and the Schedule of City Contributions on pages 32 through 40, has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated August 4, 2021 on our consideration of the City of Anamosa's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the City of Anamosa's internal control over financial reporting and compliance.



Marlys K. Gaston, CPA  
Deputy Auditor of State

August 4, 2021

**City of Anamosa**

## **Basic Financial Statements**

City of Anamosa

Cash Basis Statement of Activities and Net Position

As of and for the year ended June 30, 2020

	Disbursements	Program Receipts		
		Charges for Service	Operating Grants, Contributions and Restricted Interest	Capital Grants, Contributions and Restricted Interest
<b>Functions/Programs:</b>				
Governmental activities:				
Public safety	\$ 1,157,885	609	228,536	-
Public works	880,274	53,206	921	711,202
Culture and recreation	834,280	89,998	69,897	-
Community and economic development	38,580	5,300	2,558	-
General government	676,445	134,223	-	-
Debt service	377,346	-	641	-
Capital projects	88,823	-	-	70,500
Total governmental activities	4,053,633	283,336	302,553	781,702
Business type activities:				
Water	977,219	965,230	11,230	119,361
Sewer	1,562,877	1,801,552	22,739	-
Total business type activities	2,540,096	2,766,782	33,969	119,361
Total	\$ 6,593,729	3,050,118	336,522	901,063
<b>General Receipts and Transfers:</b>				
Property and other city tax levied for:				
General purposes				
Debt service				
Tax increment financing				
Local option sales tax				
Hotel/motel tax				
Commercial/industrial tax replacement				
Unrestricted interest on investments				
Miscellaneous				
Sale of capital assets				
Transfers				
Total general receipts and transfers				
Change in cash basis net position				
Cash basis net position beginning of year, as restated				
Cash basis net position end of year				
<b>Cash Basis Net Position</b>				
Restricted:				
Nonexpendable:				
Cemetery perpetual care				
Expendable:				
Streets				
Capital projects				
Debt service				
Local option sales tax purposes				
Library purposes				
Other purposes				
Unrestricted				
<b>Total cash basis net position</b>				

See notes to financial statements.

Net (Disbursements) Receipts and Changes in Cash Basis Net Position		
Governmental Activities	Business Type Activities	Total
(928,740)	-	(928,740)
(114,945)	-	(114,945)
(674,385)	-	(674,385)
(30,722)	-	(30,722)
(542,222)	-	(542,222)
(376,705)	-	(376,705)
(18,323)	-	(18,323)
(2,686,042)	-	(2,686,042)
-	118,602	118,602
-	261,414	261,414
-	380,016	380,016
(2,686,042)	380,016	(2,306,026)
1,809,244	-	1,809,244
74,228	-	74,228
273,409	-	273,409
483,109	-	483,109
62,808	-	62,808
63,626	-	63,626
16,186	-	16,186
78,225	-	78,225
5,688	-	5,688
203,458	(203,458)	-
3,069,981	(203,458)	2,866,523
383,939	176,558	560,497
6,121,745	4,519,490	10,641,235
\$ 6,505,684	4,696,048	11,201,732
\$ 105,303	-	105,303
1,217,525	-	1,217,525
55,627	603,822	659,449
341,454	407,990	749,444
721,341	-	721,341
592,274	-	592,274
212,988	-	212,988
3,259,172	3,684,236	6,943,408
\$ 6,505,684	4,696,048	11,201,732

City of Anamosa

Statement of Cash Receipts, Disbursements  
and Changes in Cash Balances  
Governmental Funds

As of and for the year ended June 30, 2020

	Special Revenue		
	General	Road Use Tax	Local Option Sales Tax
Receipts:			
Property tax	\$ 1,239,223	-	-
Tax increment financing	-	-	-
Local option sales tax	-	-	483,109
Other city tax	102,617	-	-
Licenses and permits	169,201	-	-
Use of money and property	47,330	-	921
Intergovernmental	246,650	711,202	-
Charges for service	113,910	-	-
Miscellaneous	145,341	-	-
Total receipts	2,064,272	711,202	484,030
Disbursements:			
Operating:			
Public safety	1,157,885	-	-
Public works	458,041	333,758	88,475
Culture and recreation	791,604	-	42,676
Community and economic development	-	-	-
General government	638,345	-	38,100
Debt service	-	-	-
Capital projects	-	-	-
Total disbursements	3,045,875	333,758	169,251
Excess (deficiency) of receipts over (under) disbursements	(981,603)	377,444	314,779
Other financing sources (uses):			
Sale of capital assets	5,688	-	-
Transfers in	987,075	-	-
Transfers out	(27,489)	(210,000)	(23,192)
Total other financing sources (uses)	965,274	(210,000)	(23,192)
Change in cash balances	(16,329)	167,444	291,587
Cash balances beginning of year, as restated	3,275,501	1,050,081	429,754
Cash balances end of year	\$ 3,259,172	1,217,525	721,341
<b>Cash Basis Fund Balances</b>			
Nonspendable - Cemetery perpetual care	\$ -	-	-
Restricted for:			
Streets	-	1,217,525	-
Capital projects	-	-	-
Debt service	-	-	-
Local option sales tax purposes	-	-	721,341
Library purposes	-	-	-
Other purposes	-	-	-
Unassigned	3,259,172	-	-
Total cash basis fund balances	\$ 3,259,172	1,217,525	721,341

See notes to financial statements.

Employee Benefits	Nonmajor	Total
512,762	73,602	1,825,587
-	273,409	273,409
-	-	483,109
15,361	2,715	120,693
-	-	169,201
789	3,201	52,241
13,146	61,787	1,032,785
-	-	113,910
-	12,150	157,491
542,058	426,864	4,228,426
-	-	1,157,885
-	-	880,274
-	-	834,280
-	38,580	38,580
-	-	676,445
-	377,346	377,346
-	88,823	88,823
-	504,749	4,053,633
542,058	(77,885)	174,793
-	-	5,688
-	299,342	1,286,417
(550,425)	(271,853)	(1,082,959)
(550,425)	27,489	209,146
(8,367)	(50,396)	383,939
124,699	1,241,710	6,121,745
116,332	1,191,314	6,505,684
-	105,303	105,303
-	-	1,217,525
-	55,627	55,627
-	341,454	341,454
-	-	721,341
-	592,274	592,274
116,332	96,656	212,988
-	-	3,259,172
116,332	1,191,314	6,505,684

**City of Anamosa**

## City of Anamosa

Statement of Cash Receipts, Disbursements  
and Changes in Cash Balances  
Proprietary Funds

As of and for the year ended June 30, 2020

	Enterprise		
	Water	Sewer	Total
Operating receipts:			
Charges for service	\$ 962,516	1,801,552	2,764,068
Miscellaneous	4,736	-	4,736
Total operating receipts	967,252	1,801,552	2,768,804
Operating disbursements:			
Business type activities	609,248	929,413	1,538,661
Total operating disbursements	609,248	929,413	1,538,661
Excess of operating receipts over operating disbursements	358,004	872,139	1,230,143
Non-operating receipts (disbursements):			
Intergovernmental	119,361	-	119,361
Interest on investments	9,208	22,739	31,947
Debt service	(218,772)	(122,720)	(341,492)
Capital projects	(149,199)	(510,744)	(659,943)
Net non-operating receipts (disbursements)	(239,402)	(610,725)	(850,127)
Excess of receipts over disbursements	118,602	261,414	380,016
Transfers in	27,000	-	27,000
Transfers out	(101,729)	(128,729)	(230,458)
Total transfers	(74,729)	(128,729)	(203,458)
Change in cash balances	43,873	132,685	176,558
Cash balances beginning of year, as restated	293,557	4,225,933	4,519,490
Cash balances end of year	\$ 337,430	4,358,618	4,696,048
<b>Cash Basis Fund Balances</b>			
Restricted for debt service	\$ 238,510	169,480	407,990
Restricted for capital projects	-	603,822	603,822
Unrestricted	98,920	3,585,316	3,684,236
Total cash basis fund balances	\$ 337,430	4,358,618	4,696,048

See notes to financial statements.

City of Anamosa

Notes to Financial Statements

June 30, 2020

**(1) Summary of Significant Accounting Policies**

The City of Anamosa is a political subdivision of the State of Iowa located in Jones County. It was first incorporated in 1877 and operates under the Home Rule provisions of the Constitution of Iowa. The City operates under the Mayor-Council form of government with the Mayor and Council Members elected on a non-partisan basis. The City provides numerous services to citizens, including public safety, public works, health and social services, culture and recreation, community and economic development and general government services. The City also provides water and sewer utilities for its citizens.

**A. Reporting Entity**

For financial reporting purposes, the City of Anamosa has included all funds, organizations, agencies, boards, commissions and authorities. The City has also considered all potential component units for which it is financially accountable and other organizations for which the nature and significance of their relationship with the City are such that exclusion would cause the City's financial statements to be misleading or incomplete. The Governmental Accounting Standards Board has set forth criteria to be considered in determining financial accountability. These criteria include appointing a voting majority of an organization's governing body and (1) the ability of the City to impose its will on that organization or (2) the potential for the organization to provide specific benefits to or impose specific financial burdens on the City. The City has no component units which meet the Governmental Accounting Standards Board criteria.

**Jointly Governed Organizations**

The City participates in several jointly governed organizations that provide goods or services to the citizenry of the City but do not meet the criteria of a joint venture since there is no ongoing financial interest or responsibility by the participating governments. City officials are members of the following boards and commissions: Jones County Emergency Management Commission, Jones County Joint 911 Service Board and County Assessor's Conference Board.

**B. Basis of Presentation**

**Government-wide Financial Statement** – The Cash Basis Statement of Activities and Net Position reports information on all of the nonfiduciary activities of the City. For the most part, the effect of interfund activity has been removed from this statement. Governmental activities, which are supported by tax and intergovernmental receipts are reported separately from business type activities, which rely to a significant extent on fees and charges for service.

The Cash Basis Statement of Activities and Net Position presents the City's nonfiduciary net position. Net position is reported in the following categories:

Nonexpendable restricted net position is subject to externally imposed stipulations which require the cash balance to be maintained permanently by the City, including the City's Permanent, Cemetery Perpetual Fund.

Expendable restricted net position results when constraints placed on the use of cash balances are either externally imposed or are imposed by law through constitutional provisions or enabling legislation.

Unrestricted net position consists of cash balances not meeting the definition of the preceding categories. Unrestricted net position is often subject to constraints imposed by management which can be removed or modified.

The Cash Basis Statement of Activities and Net Position demonstrates the degree to which the direct disbursements of a given function are offset by program receipts. Direct disbursements are those clearly identifiable with a specific function. Program receipts include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function and 2) grants, contributions and interest on investments restricted to meeting the operational or capital requirements of a particular function. Property tax and other items not properly included among program receipts are reported instead as general receipts.

Fund Financial Statements – Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. All remaining governmental funds are aggregated and reported as nonmajor governmental funds.

The City reports the following major governmental funds:

The General Fund is the general operating fund of the City. All general tax receipts from general and emergency levies and other receipts not allocated by law or contractual agreement to some other fund are accounted for in this fund. From the fund are paid the general operating disbursements, the fixed charges and the capital improvement costs not paid from other funds.

Special Revenue:

The Road Use Tax Fund is used to account for the road use tax allocation from the State of Iowa to be used for road construction and maintenance.

The Local Option Sales Tax Fund is used to account for receipts from the tax authorized by referendum and used for any lawful purpose of the City.

The Employee Benefits Fund is used to account for property tax levied to finance the payment of employee benefits.

The City reports the following major proprietary funds:

The Enterprise, Water Fund accounts for the operation and maintenance of the City's water system.

The Enterprise, Sewer Fund accounts for the operation and maintenance of the City's wastewater treatment and sanitary sewer system.

C. Measurement Focus and Basis of Accounting

The City maintains its financial records on the basis of cash receipts and disbursements and the financial statements of the City are prepared on that basis. The cash basis of accounting does not give effect to accounts receivable, accounts payable and accrued items. Accordingly, the financial statements do not present financial position and results of operations of the funds in accordance with U.S. generally accepted accounting principles.

Under the terms of grant agreements, the City funds certain programs by a combination of specific cost-reimbursement grants, categorical block grants and general receipts. Thus, when program disbursements are paid, there are both restricted and unrestricted cash basis net position available to finance the program. It is the City's policy to first apply cost-reimbursement grant resources to such programs, followed by categorical block grants and then by general receipts.

When a disbursement in governmental funds can be paid using either restricted or unrestricted resources, the City's policy is generally to first apply the disbursement toward restricted fund balance and then to less-restrictive classifications – committed, assigned and then unassigned fund balances.

Proprietary funds distinguish operating receipts and disbursements from non-operating items. Operating receipts and disbursements generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. All receipts and disbursements not meeting this definition are reported as non-operating receipts and disbursements.

D. Property Taxes and Governmental Cash Basis Fund Balances

The following accounting policies are followed in preparing the financial statements:

Property tax revenues recognized in these funds become due and collectible in September and March of the current fiscal year with a 1½% per month penalty for delinquent payments; is based on January 1, 2018 assessed property valuations; is for the tax accrual period July 1, 2019 through June 30, 2020 and reflects tax asking contained in the budget certified to the City Council in March 2019.

In the governmental fund financial statements, cash basis fund balances are classified as follows:

Nonspendable – Amounts which cannot be spent because they are legally or contractually required to be maintained intact.

Restricted – Amounts restricted to specific purposes when constraints placed on the use of the resources are either externally imposed by creditors, grantors or state or federal laws or are imposed by law through constitutional provisions or enabling legislation.

Unassigned – All amounts not included in the preceding classifications.

#### E. Budgets and Budgetary Accounting

The budgetary comparison and related disclosures are reported as Other Information. During the year ended June 30, 2020, disbursements exceeded the amounts budgeted in the general government function.

### (2) **Cash and Pooled Investments**

The City's deposits in banks at June 30, 2020 were entirely covered by federal depository insurance or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa. This chapter provides for additional assessments against the depositories to ensure there will be no loss of public funds.

The City is authorized by statute to invest public funds in obligations of the United States government, its agencies and instrumentalities; certificates of deposit or other evidences of deposit at federally insured depository institutions approved by the City Council; prime eligible bankers acceptances; certain high rated commercial paper; perfected repurchase agreements; certain registered open-end management investment companies; certain joint investment trusts; and warrants or improvement certificates of a drainage district.

The City had no investments meeting the disclosure requirements of Governmental Accounting Standards Board Statement No. 72.

### (3) **Bonds and Notes Payable**

A summary of changes in bonds and notes payable for the year ended June 30, 2020 is as follows:

	Beginning Balances	Increases	Decreases	Ending Balances	Due Within One Year
Governmental activities:					
General obligation bonds	\$ 795,000	-	255,000	540,000	265,000
General obligation notes	334,900	-	93,500	241,400	94,200
Governmental activities total	<u>\$ 1,129,900</u>	<u>-</u>	<u>348,500</u>	<u>781,400</u>	<u>359,200</u>
Business type activities:					
Water revenue bonds	\$ 2,388,579	-	171,000	2,217,579	168,682
Sewer revenue bonds	936,000	-	104,000	832,000	108,000
Business-type activities total	<u>\$ 3,324,579</u>	<u>-</u>	<u>275,000</u>	<u>3,049,579</u>	<u>276,682</u>

### General Obligation Bonds

A summary of the City's June 30, 2020 general obligation bonds payable is as follows:

Year Ending June 30,	GO Refunding Bond Series 2012A		
	Issued May 15, 2012		
	Interest Rates	Principal	Interest
2021	2.10%	\$ 265,000	11,753
2022	2.25	275,000	6,188
Total		<u>\$ 540,000</u>	<u>17,941</u>

On May 15, 2012, the City issued \$2,625,000 of general obligation bonds with interest rates ranging from 2.00-2.25% per annum. The bonds were issued for refunding of the City's general obligation Series 2009 notes and the road use tax revenue notes, Series 2002. During the year ended June 30, 2020, the City paid \$255,000 of principal and \$16,853 of interest on the bonds.

### General Obligation Notes

The City's June 30, 2020 general obligation notes payable is as follows:

Year Ending June 30,	Corporate Purpose Note 2011			Fire Truck Acquisition			Total		
	Issued Oct 18, 2011			Issued Oct 5, 2017					
	Interest Rates	Principal	Interest	Interest Rates	Principal	Interest	Principal	Interest	Total
2021	3.60%	\$ 70,000	5,180	3.15%	\$ 24,200	3,238	\$ 94,200	8,418	102,618
2022	3.80	70,000	2,660	3.15	25,000	2,466	95,000	5,126	100,126
2023		-	-	3.15	25,700	1,667	25,700	1,667	27,367
2024		-	-	3.15	26,500	846	26,500	846	27,346
Total		<u>\$ 140,000</u>	<u>7,840</u>		<u>\$ 101,400</u>	<u>8,217</u>	<u>\$ 241,400</u>	<u>16,057</u>	<u>257,457</u>

On October 18, 2011, the City issued \$700,000 of general obligation notes with interest rates ranging from 1.40% to 3.80% per annum. The notes were issued for street construction, curb, gutter, and sidewalk improvements. During the year ended June 30, 2020, the City paid \$70,000 of principal and \$7,560 of interest on the notes.

On October 5, 2017, the City issued \$171,400 of general obligation notes with an interest rate of 3.15% per annum. The notes were issued to purchase a fire truck. During the year ended June 30, 2020, the City paid \$23,500 of principal and \$3,933 of interest on the notes.

## Revenue Bonds

Year Ending June 30,	Sewer			Water			Total		
	Issued Feb 12, 2008			Issued Sep 13, 2013					
	Interest Rates	Principal	Interest	Interest Rates	Principal	Interest	Principal	Interest	Total
2021	1.75%	\$ 108,000	14,560	1.75%	\$ 96,000	26,408	\$ 204,000	40,968	244,968
2022	1.75	111,000	12,670	1.75	98,000	23,065	209,000	35,735	244,735
2023	1.75	115,000	10,728	1.75	100,000	21,350	215,000	32,078	247,078
2024	1.75	119,000	8,715	1.75	102,000	19,600	221,000	28,315	249,315
2025	1.75	122,000	6,633	1.75	104,000	17,815	226,000	24,448	250,448
2026-2030	1.75	257,000	6,791	1.75	554,000	60,971	811,000	67,762	878,762
2031-2035		-	-	1.75	360,000	12,670	360,000	12,670	372,670
Total		\$ 832,000	60,097		\$ 1,414,000	181,879	\$ 2,246,000	241,976	2,487,976

## Sewer Revenue Loan Bonds

On February 12, 2008, the City entered into an agreement with the Iowa Finance Authority for the issuance of sewer revenue bonds of \$2,320,000 with interest at 3.00% per annum. Effective June 1, 2018, the interest rate was lowered to 1.75% per annum. The agreement requires the City to annually pay a .25% servicing fee on the outstanding principal balance. The bonds were issued pursuant to the provisions of Chapters 384.24A and 384.83 of the Code of Iowa to pay the cost of constructing improvements and extensions to the municipal wastewater treatment system. During the year ended June 30, 2020, the City paid principal of \$104,000 and interest of \$16,380, leaving a principal balance of \$832,000 at June 30, 2020.

The City has pledged future sewer customer receipts, net of specified operating disbursements, to repay \$2,320,000 of sewer revenue notes issued in February 2008. The notes are payable solely from sewer customer net receipts and are payable through 2027. Annual principal and interest payments on the notes are expected to require 13.8% of net receipts. The total principal and interest remaining to be paid on the notes is \$892,097. For the current year, principal and interest paid and total customer net receipts were \$120,380 and \$872,139, respectively.

The resolutions providing for the issuance of sewer revenue bonds include the following provisions:

- (a) The bonds will only be redeemed from the future earnings of the enterprise activity and the bond holders hold a lien on the future earnings of the funds.
- (b) Sufficient monthly transfers shall be made to a separate sewer revenue bond sinking account within the Enterprise Fund for the purpose of making the bond principal and interest payments when due.
- (c) User rates shall be established and charged to customers of the utility, including the City, to produce and maintain net receipts at a level not less than 110% of the amount of principal and interest on the bonds falling due in the same year.

## Water Revenue Loan Bonds

On September 13, 2013, the City entered into an agreement with the Iowa Finance Authority for the issuance of water revenue bonds of \$2,020,000 with interest at 1.75% per annum. The agreement requires the City to annually pay a .25% servicing fee on the outstanding principal balance. The bonds were issued pursuant to the provisions of Chapters 384.24A and 384.83 of the Code of Iowa to pay the cost of constructing improvements and extensions to the water utility. During the year ended June 30, 2020, the City paid principal of \$95,000 and interest of \$26,407, leaving a principal balance of \$1,414,000 at June 30, 2020.

The City has pledged future water customer receipts, net of specified operating disbursements, to repay \$2,020,000 of water revenue notes issued in September 2013. Proceeds from the notes provided financing for the construction of water main extensions. The notes are payable solely from water customer net receipts and are payable through 2033. Annual principal and interest payments on the notes are expected to require approximately 59.4% of net receipts. The total principal and interest remaining to be paid on the notes is \$1,595,879. For the current year, principal and interest paid and total customer net receipts were \$218,772 and \$358,004, respectively.

On December 8, 2017, the City entered into an agreement with the Iowa Finance Authority (IFA) for the issuance of water revenue bonds of up to \$1,801,000 with interest at 1.75% per annum. The bonds were issued pursuant to the provisions of Chapters 384.24A and 384.83 of the Code of Iowa to pay the cost of planning, designing and constructing improvements and extensions to the water utility. The City will draw down funds from IFA upon request to reimburse the City for costs as they are incurred. As of the year ended June 30, 2020, the City has drawn down a total of \$953,579 of the authorized amount. A final repayment schedule has not yet been adopted. The agreement requires the City to annually pay a .25% servicing fee on the outstanding principal balance. During the year ended June 30, 2020, the City paid principal of \$76,000 and interest of \$15,393, leaving a principal balance of \$803,579 at June 30, 2020.

The resolutions providing for the issuance of water revenue bonds include the following provisions:

- (a) The bonds will only be redeemed from the future earnings of the enterprise activity and the bond holders hold a lien on the future earnings of the funds.
- (b) Sufficient monthly transfers shall be made to a separate water revenue bond sinking account within the Enterprise Fund for the purpose of making the bond principal and interest payments when due.
- (c) User rates shall be established and charged to customers of the utility, including the City, to produce and maintain net receipts at a level not less than 110% of the amount of principal and interest on the bonds falling due in the same year.

#### **(4) Pension Plan**

Plan Description – IPERS membership is mandatory for employees of the City, except for those covered by another retirement system. Employees of the City are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by the Iowa Public Employees' Retirement System (IPERS). IPERS issues a stand-alone financial report which is available to the public by mail at PO Box 9117, Des Moines, Iowa 50306-9117 or at [www.ipers.org](http://www.ipers.org).

IPERS benefits are established under Iowa Code Chapter 97B and the administrative rules thereunder. Chapter 97B and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

Pension Benefits – A Regular member may retire at normal retirement age and receive monthly benefits without an early-retirement reduction. Normal retirement age is age 65, any time after reaching age 62 with 20 or more years of covered employment or when the member's years of service plus the member's age at the last birthday equals or exceeds 88, whichever comes first. These qualifications must be met on the member's first month of entitlement to benefits. Members cannot begin receiving retirement benefits before age 55. The formula used to calculate a Regular member's monthly IPERS benefit includes:

- A multiplier based on years of service.
- The member's highest five-year average salary, except members with service before June 30, 2012 will use the highest three-year average salary as of that date if it is greater than the highest five-year average salary.

Protection occupation members may retire at normal retirement age, which is generally age 55 and may retire any time after reaching age 50 with 22 or more years of covered employment.

The formula used to calculate a protection occupation member's monthly IPERS benefit includes:

- 60% of average salary after completion of 22 years of service, plus an additional 1.5% of average salary for more than 22 years of service but not more than 30 years of service.
- The member's highest three-year average salary.

If a member retires before normal retirement age, the member's monthly retirement benefit will be permanently reduced by an early-retirement reduction. The early-retirement reduction is calculated differently for service earned before and after July 1, 2012. For service earned before July 1, 2012, the reduction is 0.25% for each month the member receives benefits before the member's earliest normal retirement age. For service earned on or after July 1, 2012, the reduction is 0.50% for each month the member receives benefits before age 65.

Generally, once a member selects a benefit option, a monthly benefit is calculated and remains the same for the rest of the member's lifetime. However, to combat the effects of inflation, retirees who began receiving benefits prior to July 1990 receive a guaranteed dividend with their regular November benefit payments.

Disability and Death Benefits – A vested member who is awarded federal Social Security disability or Railroad Retirement disability benefits is eligible to claim IPERS benefits regardless of age. Disability benefits are not reduced for early retirement. If a member dies before retirement, the member's beneficiary will receive a lifetime annuity or a lump-sum payment equal to the present actuarial value of the member's accrued benefit or calculated with a set formula, whichever is greater. When a member dies after retirement, death benefits depend on the benefit option the member selected at retirement.

Contributions – Contribution rates are established by IPERS following the annual actuarial valuation which applies IPERS' Contribution Rate Funding Policy and Actuarial Amortization Method. State statute limits the amount rates can increase or decrease each year to 1 percentage point. IPERS Contribution Rate Funding Policy requires the actuarial contribution rate be determined using the "entry age normal" actuarial cost method and the actuarial assumptions and methods approved by the IPERS Investment Board. The actuarial contribution rate covers normal cost plus the unfunded actuarial liability payment based on a 30-year amortization period. The payment to amortize the unfunded actuarial liability is determined as a level percentage of payroll based on the Actuarial Amortization Method adopted by the Investment Board.

In fiscal year 2020, pursuant to the required rate, Regular members contributed 6.29% of covered payroll and the City contributed 9.44% of covered payroll, for a total rate of 15.73%. Protection occupation members contributed 6.61% of covered payroll and the City contributed 9.91% of covered payroll, for a total rate of 16.52%.

The City's contributions to IPERS for the year ended June 30, 2020 totaled \$141,042.

Net Pension Liability, Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions – At June 30, 2020, the City reported a liability of \$673,706 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2019 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to IPERS relative to the contributions of all IPERS participating employers. At June 30, 2019, the City's proportion was 0.011634%, which was a decrease of 0.006946% from its proportion measured as of June 30, 2018.

For the year ended June 30, 2020, the City's pension expense, deferred outflows of resources and deferred inflows of resources totaled \$179,809, \$160,602 and \$201,109, respectively.

There were no non-employer contributing entities to IPERS.

Actuarial Assumptions – The total pension liability in the June 30, 2019 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement.

Rate of inflation (effective June 30, 2017)	2.60% per annum.
Rates of salary increase (effective June 30, 2017)	3.25 to 16.25% average, including inflation. Rates vary by membership group.
Long-term investment rate of return (effective June 30, 2017)	7.00% compounded annually, net of investment expense, including inflation.
Wage growth (effective June 30, 2017)	3.25% per annum, based on 2.60% inflation and 0.65% real wage inflation.

The actuarial assumptions used in the June 30, 2019 valuation were based on the results of an economic assumption study dated March 24, 2017 and a demographic assumption study dated June 28, 2018.

Mortality rates used in the 2019 valuation were based on the RP-2014 Employee and Healthy Annuitant Tables with MP-2017 generational adjustments.

The long-term expected rate of return on IPERS' investments was determined using a building-block method in which best-estimate ranges of expected future real rates (expected returns, net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Asset Allocation	Long-Term Expected Real Rate of Return
Domestic equity	22.0%	5.60%
International equity	15.0	6.08
Global smart beta equity	3.0	5.82
Core plus fixed income	27.0	1.71
Public credit	3.5	3.32
Public real assets	7.0	2.81
Cash	1.0	(0.21)
Private equity	11.0	10.13
Private real assets	7.5	4.76
Private credit	3.0	3.01
Total	100.0%	

Discount Rate – The discount rate used to measure the total pension liability was 7.00%. The projection of cash flows used to determine the discount rate assumed employee contributions will be made at the contractually required rate and contributions from the City will be made at contractually required rates, actuarially determined. Based on those assumptions, IPERS' fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on IPERS' investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of City's Proportionate Share of the Net Pension Liability (Asset) to Changes in the Discount Rate – The following presents the City's proportionate share of the net pension liability (asset) calculated using the discount rate of 7.00%, as well as what the City's proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1% lower (6.00%) or 1% higher (8.00%) than the current rate.

	1% Decrease (6.00%)	Discount Rate (7.00%)	1% Increase (8.00%)
City's proportionate share of the net pension liability (asset)	\$ 1,487,457	673,706	(8,497)

IPERS' Fiduciary Net Position – Detailed information about IPERS' fiduciary net position is available in the separately issued IPERS financial report which is available on IPERS' website at [www.ipers.org](http://www.ipers.org).

**(5) Other Postemployment Benefits (OPEB)**

Plan Description – The City operates a single-employer health benefit plan which provides medical/prescription drug benefits for employees, retirees and their spouses. Group insurance benefits are established under Iowa Code Chapter 509A.13. The City currently finances the benefit plan on a pay-as-you-go basis. For the year ended June 30, 2020, the City contributed \$347,744 and plan members eligible for benefits contributed \$38,141 to the plan. At June 30, 2020, no assets have been accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

OPEB Benefits – Individuals who are employed by the City of Anamosa and are eligible to participate in the group health plan are eligible to continue healthcare benefits upon retirement. Retirees under age 65 pay the same premium for the medical/prescription drug benefits as active employees, which results in an implicit rate subsidy.

Retired participants must be age 55 or older at retirement, with the exception of special service participants who must be age 50 with 22 years of services. At June 30, 2020, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefit payments	-
Active employees	<u>26</u>
Total	<u><u>26</u></u>

**(6) Compensated Absences**

City employees accumulate a limited amount of earned but unused vacation, sick leave, compensatory time, and holiday hours for subsequent use or for payment upon termination, retirement or death. These accumulations are not recognized as disbursements by the City until used or paid. The City's approximate liability for earned vacation and sick leave payable to employees at June 30, 2020, primarily relating to the General Fund, is as follows:

Type of Benefit	Amount
Vacation	\$ 74,000
Sick leave	4,000
Compensatory time	4,000
Holiday	<u>3,000</u>
Total	<u><u>\$ 85,000</u></u>

This liability has been computed based on rates of pay in effect at June 30, 2020.

**(7) Interfund Transfers**

The detail of interfund transfers for the year ended June 30, 2020 is as follows:

Transfer to	Transfer from	Amount
General	Special Revenue:	
	Road Use Tax	\$ 210,000
	Local Option Sales Tax	23,192
	Employee Benefits	550,425
	Enterprise:	
	Water	101,729
	Sewer	101,729
		<u>987,075</u>
Debt Service	General	27,489
	Special Revenue:	
	Tax Increment Financing	231,075
	Special Assessments	40,778
		<u>299,342</u>
Enterprise:	Enterprise:	
Water	Sewer	27,000
Total		<u>\$ 1,313,417</u>

Transfers generally move resources from the fund statutorily required to collect the resources to the fund statutorily required to disburse the resources.

**(8) Risk Management**

The City is exposed to various risks of loss related to torts; theft, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. These risks are covered by the purchase of commercial insurance. The City assumes liability for any deductibles and claims in excess of coverage limitations. Settled claims from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

**(9) Development Agreement**

The City has entered into development agreements with Anamosa Lodge and Suites, Fareway, Eagle View Land Development and Blue Max for the construction of a motel facility, commercial grocery store, and to reimburse developers for a portion of the cost of improvements constructed. The City agreed to pay the developers amounts not to exceed \$750,000, \$250,000, \$1,200,000 and \$25,000, respectively, subject to annual appropriation by the City Council. The agreement requires two annual payments ranging between ten to fifteen years, provided the developer is in compliance with the terms of the agreement. During the year ended June 30, 2020, the City rebated \$38,580 of incremental property tax to the developer. At June 30, 2020, the remaining balance to be paid on the Anamosa Lodge and Suites agreement was \$293,666, the Fareway agreement was \$227,270, the Eagle View Land Development agreement was \$1,200,000 and the Blue Max agreement was \$25,000. The amount appropriated for payment in the next fiscal year is \$12,847.

**(10) Tax Abatements**

Governmental Accounting Standards Board Statement No. 77 defines tax abatements as a reduction in tax revenues that results from an agreement between one or more governments and an individual or entity in which (a) one or more governments promise to forgo tax receipts to which they are otherwise entitled and (b) the individual or entity promises to take a specific action after the agreement has been entered into that contributes to economic development or otherwise benefits the governments or the citizens of those governments.

City Tax Abatements

The City provides tax abatements for urban renewal and economic development projects with tax increment financing as provided for in Chapters 15A and 403 of the Code of Iowa. For these types of projects, the City enters into agreements with developers which require the City, after developers meet the terms of the agreements, to rebate a portion of the property tax paid by the developers, to pay the developers an economic development grant or pay the developers a predetermined dollar amount. No other commitments were made by the City as part of these agreements.

For the year ended June 30, 2020, \$16,261 of property tax was diverted from the City under the urban renewal and economic development agreements.

**(11) COVID-19**

In March 2020, the COVID-19 outbreak was declared a global pandemic. The disruption to businesses across a range of industries in the United States continues to evolve. The full impact to local, regional and national economies, including that of City of Anamosa, remains uncertain.

To date, the outbreak has not created a material disruption to the operations of the City. However, the extent of the financial impact of COVID-19 will depend on future developments, including the spread of the virus, duration and timing of the economic recovery. Due to these uncertainties, management cannot reasonably estimate the potential impact to the City of Anamosa's operations and finances.

**(12) Subsequent Events**

In March 2021, the City issued \$1,750,000 of general obligation bonds for funding economic development grants for downtown property improvements, constructing, furnishing and equipping the municipal police facilities and municipal fire facilities, and planning, designing and constructing street and highway improvements.

**(13) Prospective Accounting Change**

Governmental Accounting Standards Board has issued Statement No. 87, Leases. This statement will be implemented for the fiscal year ending June 30, 2021. The revised requirements of this statement require reporting of certain potentially significant lease liabilities that are not currently reported.

**(14) Restatement**

Business type activities/Enterprise, Water and Sewer Fund capital project activity was previously incorrectly reported in governmental activities and the Capital Projects Fund and customer deposits were allocated between the Enterprise, Water and Sewer Funds. Beginning net position for governmental and business type activities and beginning fund balances for the Capital Projects and Enterprise, Water and Sewer Funds were restated to properly report the noted activity.

	Governmental Activities	Business-Type Activities	Capital Projects	Enterprise, Water	Enterprise, Sewer
Net position/fund balances, June 30, 2019, as previously reported	\$ 5,997,444	4,643,791	(50,351)	962,342	3,681,449
Restatement to reflect business type activities/Enterprise Fund project activity in the appropriate fund	124,301	(124,301)	124,301	(728,123)	603,822
Restatement to reflect water deposit balance in the appropriate fund	-	-	-	59,338	(59,338)
Net position/fund balances July 1, 2020, as restated	<u>\$ 6,121,745</u>	<u>4,519,490</u>	<u>73,950</u>	<u>293,557</u>	<u>4,225,933</u>

**City of Anamosa**

### **Other Information**

City of Anamosa

Budgetary Comparison Schedule  
of Receipts, Disbursements, and Changes in Balances –  
Budget and Actual – All Governmental Funds and Proprietary Funds

Other Information

Year ended June 30, 2020

	Governmental Funds Actual	Proprietary Funds Actual	Total
Receipts:			
Property tax	\$ 1,825,587	-	1,825,587
Tax increment financing	273,409	-	273,409
Other city tax	603,802	-	603,802
Licenses and permits	169,201	-	169,201
Use of money and property	52,241	31,947	84,188
Intergovernmental	1,032,785	119,361	1,152,146
Charges for service	113,910	2,764,068	2,877,978
Miscellaneous	157,491	4,736	162,227
Total receipts	4,228,426	2,920,112	7,148,538
Disbursements:			
Public safety	1,157,885	-	1,157,885
Public works	880,274	-	880,274
Culture and recreation	834,280	-	834,280
Community and economic development	38,580	-	38,580
General government	676,445	-	676,445
Debt service	377,346	-	377,346
Capital projects	88,823	-	88,823
Business type activities	-	2,540,096	2,540,096
Total disbursements	4,053,633	2,540,096	6,593,729
Excess (deficiency) of receipts over (under) disbursements	174,793	380,016	554,809
Other financing sources, net	209,146	(230,458)	(21,312)
Change in balances	383,939	149,558	533,497
Balances beginning of year, as restated	6,121,745	4,519,490	10,641,235
Balances end of year	\$ 6,505,684	4,669,048	11,174,732

See accompanying independent auditor's report.

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Budgeted Amounts		Final to
Original	Final	Total
		Variance
1,875,103	1,875,103	(49,516)
231,075	231,075	42,334
665,687	665,687	(61,885)
600	600	168,601
63,100	63,100	21,088
870,326	967,434	184,712
2,883,984	2,883,984	(6,006)
289,129	329,625	(167,398)
6,879,004	7,016,608	131,930
947,077	1,158,204	319
907,186	907,186	26,912
941,405	965,565	131,285
26,042	46,639	8,059
600,612	600,612	(75,833)
377,402	377,402	56
1,365,000	1,365,000	1,276,177
2,992,926	2,992,926	452,830
8,157,650	8,413,534	1,819,805
(1,278,646)	(1,396,926)	1,951,735
-	-	(21,312)
(1,278,646)	(1,396,926)	1,930,423
9,447,012	9,447,012	1,194,223
8,168,366	8,050,086	3,124,646

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**City of Anamosa**

City of Anamosa

Notes to Other Information – Budgetary Reporting

June 30, 2020

The budgetary comparison is presented in accordance with Governmental Accounting Standards Board Statement No. 41 for governments with significant budgetary perspective differences resulting from not being able to present budgetary comparisons for the General Fund and each major Special Revenue Fund.

In accordance with the Code of Iowa, the City Council annually adopts a budget on the cash basis following required public notice and hearing for all funds except the Internal Service Fund. The annual budget may be amended during the year utilizing similar statutorily prescribed procedures.

Formal and legal budgetary control is based upon nine major classes of disbursements known as functions, not by fund. These nine functions are: public safety, public works, health and social services, culture and recreation, community and economic development, general government, debt service, capital projects and business type activities. Function disbursements required to be budgeted include disbursements for the General Fund, the Special Revenue Funds, the Debt Service Fund, the Capital Projects Fund, the Permanent Fund and the Enterprise Funds. Although the budget document presents function disbursements by fund, the legal level of control is at the aggregated function level, not by fund. During the year, one budget amendment increased budgeted disbursements by \$255,884. The budget amendments are reflected in the final budgeted amounts.

During the year ended June 30, 2020, disbursements exceeded the amounts budgeted in the general government function.

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City of Anamosa

Schedule of the City's Proportionate Share of the Net Pension Liability

Iowa Public Employees' Retirement System  
For the Last Six Years\*  
(In Thousands)

Other Information

	2020	2019	2018	2017
City's proportion of the net pension liability	0.011634%	0.018580%	0.018198%	0.018715%
City's proportionate share of the net pension liability	\$ 674	773	910	868
City's covered payroll	\$ 1,375	1,325	1,436	1,370
City's proportionate share of the net pension liability as a percentage of its covered payroll	49.02%	58.34%	63.37%	63.36%
IPERS' net position as a percentage of the total pension liability	85.45%	83.62%	82.21%	81.82%

\* In accordance with GASB Statement No. 68, the amounts presented for each fiscal year were determined as of June 30 of the preceding fiscal year.

See accompanying independent auditor's report.

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2016	2015
0.017227%	0.016296%
629	423
1,233	1,186
51.01%	35.67%
85.91%	87.61%

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City of Anamosa

Schedule of City Contributions

Iowa Public Employees' Retirement System  
For the Last Ten Years  
(In Thousands)

Other Information

	2020	2019	2018	2017
Statutorily required contribution	\$ 141	133	122	132
Contributions in relation to the statutorily required contribution	(141)	(133)	(122)	(132)
Contribution deficiency (excess)	\$ -	-	-	-
City's covered payroll	\$ 1,472	1,375	1,325	1,436
Contributions as a percentage of covered payroll	9.58%	9.67%	9.21%	9.19%

See accompanying independent auditor's report.



City of Anamosa

Notes to Other Information – Pension Liability

Year ended June 30, 2020

Changes of benefit terms:

There are no significant changes in benefit terms.

Changes of assumptions:

The 2018 valuation implemented the following refinements as a result of a demographic assumption study dated June 28, 2018:

- Changed mortality assumptions to the RP-2014 mortality tables with mortality improvements modeled using Scale MP-2017.
- Adjusted retirement rates.
- Lowered disability rates.
- Adjusted the probability of a vested Regular member electing to receive a deferred benefit.
- Adjusted the merit component of the salary increase assumption.

The 2017 valuation implemented the following refinements as a result of an experience study dated March 24, 2017:

- Decreased the inflation assumption from 3.00% to 2.60%.
- Decreased the assumed rate of interest on member accounts from 3.75% to 3.50% per year.
- Decreased the discount rate from 7.50% to 7.00%.
- Decreased the wage growth assumption from 4.00% to 3.25%.
- Decreased the payroll growth assumption from 4.00% to 3.25%.

The 2014 valuation implemented the following refinements as a result of a quadrennial experience study:

- Decreased the inflation assumption from 3.25% to 3.00%.
- Decreased the assumed rate of interest on member accounts from 4.00% to 3.75% per year.
- Adjusted male mortality rates for retirees in the Regular membership group.
- Moved from an open 30-year amortization period to a closed 30-year amortization period for the UAL (unfunded actuarial liability) beginning June 30, 2014. Each year thereafter, changes in the UAL from plan experience will be amortized on a separate closed 20-year period.

## **Supplementary Information**

City of Anamosa

Schedule of Cash Receipts, Disbursements  
and Changes in Cash Balances  
Nonmajor Governmental Funds

As of and for the year ended June 30, 2020

				Special
	Police Forfeitures	Police Canine	Anamosa/ Monticello Local Access	Tax Increment Financing
Receipts:				
Property tax	\$ -	-	-	-
Tax increment financing	-	-	-	273,409
Other city tax	-	-	-	-
Use of money and property	-	2	34	-
Intergovernmental	-	-	-	-
Miscellaneous	-	-	-	-
Total receipts	-	2	34	273,409
Disbursements:				
Operating:				
Community and economic development	-	-	-	38,580
Debt service	-	-	-	-
Capital projects	-	-	-	-
Total disbursements	-	-	-	38,580
Excess (deficiency) of receipts over (under) disbursements	-	2	34	234,829
Other financing uses:				
Transfers in	-	-	-	-
Transfers out	-	-	-	(231,075)
Total other financing sources (uses)	-	-	-	(231,075)
Change in cash balances	-	2	34	3,754
Cash balances beginning of year, as restated	618	4,336	3,848	246,724
Cash balances end of year	<u>\$ 618</u>	<u>4,338</u>	<u>3,882</u>	<u>250,478</u>
<b>Cash Basis Fund Balances</b>				
Nonspendable - Cemetery perpetual care	\$ -	-	-	-
Restricted for:				
Capital projects	-	-	-	-
Debt service	-	-	-	250,478
Library purposes	-	-	-	-
Other purposes	618	4,338	3,882	-
Total cash basis fund balances	<u>\$ 618</u>	<u>4,338</u>	<u>3,882</u>	<u>250,478</u>

See accompanying independent auditor's report.

Revenue					Permanent		Total
Special Assessments	Library Special Gift	Wetlands Project	Debt Service	Capital Projects	Cemetery Operations	Cemetery Perpetual Care	
-	-	-	73,602	-	-	-	73,602
-	-	-	-	-	-	-	273,409
-	-	-	2,715	-	-	-	2,715
2,524	-	-	641	-	-	-	3,201
-	-	-	1,787	60,000	-	-	61,787
-	-	-	-	10,500	-	1,650	12,150
2,524	-	-	78,745	70,500	-	1,650	426,864
-	-	-	-	-	-	-	38,580
-	-	-	377,346	-	-	-	377,346
-	-	-	-	88,823	-	-	88,823
-	-	-	377,346	88,823	-	-	504,749
2,524	-	-	(298,601)	(18,323)	-	1,650	(77,885)
-	-	-	299,342	-	-	-	299,342
(40,778)	-	-	-	-	-	-	(271,853)
(40,778)	-	-	299,342	-	-	-	27,489
(38,254)	-	-	741	(18,323)	-	1,650	(50,396)
125,271	592,274	801	90,235	73,950	10,000	93,653	1,241,710
87,017	592,274	801	90,976	55,627	10,000	95,303	1,191,314
-	-	-	-	-	10,000	95,303	105,303
-	-	-	-	55,627	-	-	55,627
-	-	-	90,976	-	-	-	341,454
-	592,274	-	-	-	-	-	592,274
87,017	-	801	-	-	-	-	96,656
87,017	592,274	801	90,976	55,627	10,000	95,303	1,191,314

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City of Anamosa  
Schedule of Indebtedness  
Year ended June 30, 2020

Obligation	Date of Issue	Interest Rates	Amount Originally Issued
General obligation notes:			
Street construction and sidewalk improvements	Oct 18, 2011	1.40-3.80%	\$ 700,000
Fire truck acquisition note	Oct 5, 2017	3.15	171,400
Total			
General obligation bonds:			
Refunding	May 15, 2012	2.00-2.25%	\$ 2,625,000
Revenue bonds:			
Sewer	Feb 12, 2008	1.75% *	\$ 2,320,000
Water	Sep 13, 2013	1.75	2,020,000
Water	Dec 8, 2017	1.75	953,759
Total			

\* Effective June 1, 2018, the rate changed from 3.00% to 1.75%.

See accompanying independent auditor's report.

Balance Beginning of Year	Issued During Year	Redeemed During Year	Balance End of Year	Interest Paid	Interest Due and Unpaid
210,000	-	70,000	140,000	7,560	-
124,900	-	23,500	101,400	3,933	-
<b>\$ 334,900</b>	-	93,500	241,400	11,493	-
<b>795,000</b>	-	255,000	540,000	16,853	-
936,000	-	104,000	832,000	16,380	-
1,509,000		95,000	1,414,000	26,407	-
879,579	-	76,000	803,579	15,393	-
<b>\$ 3,324,579</b>	-	275,000	3,049,579	58,180	-

City of Anamosa  
Bond and Note Maturities  
June 30, 2020

General Obligation Notes						
Year Ending June 30,	Sidewalk Improvements		Fire Truck		Total	
	Issued Oct 18, 2011		Issued Oct 5, 2017			
	Interest Rates	Amount	Interest Rates	Amount		
2021	3.60%	\$ 70,000	3.15%	\$ 24,200	\$ 94,200	
2022	3.80	70,000	3.15	25,000	95,000	
2023		-	3.15	25,700	25,700	
2024		-	3.15	26,500	26,500	
Total		\$ 140,000		\$ 101,400	\$ 241,400	

General Obligation Bonds		
Refunding		
Year Ending June 30,	Issued May 15, 2012	
	Interest Rates	Amount
2021	2.10%	\$ 265,000
2022	2.25	<u>275,000</u>
Total		<u>\$ 540,000</u>

See accompanying independent auditor's report.

Year Ending June 30,	Revenue Bonds					
	Sewer			Water		
	Issued Feb 12, 2008			Issued Sep 13, 2013		
	Interest		Total	Interest		Total
Rates	Amount	Rates		Amount		
2021	1.75%	\$ 108,000	1.75%	\$ 96,000	\$ 204,000	
2022	1.75	111,000	1.75	98,000	209,000	
2023	1.75	115,000	1.75	100,000	215,000	
2024	1.75	119,000	1.75	102,000	221,000	
2025	1.75	122,000	1.75	104,000	226,000	
2026	1.75	126,000	1.75	106,000	232,000	
2027	1.75	131,000	1.75	109,000	240,000	
2028		-	1.75	111,000	111,000	
2029		-	1.75	113,000	113,000	
2030		-	1.75	115,000	115,000	
2031		-	1.75	118,000	118,000	
2032		-	1.75	120,000	120,000	
2033		-	1.75	122,000	122,000	
Total		\$ 832,000		\$ 1,414,000	\$ 2,246,000	

City of Anamosa

Schedule of Receipts By Source and Disbursements By Function -  
All Governmental Funds

For the Last Ten Years

	2020	2019	2018	2017
Receipts:				
Property tax	\$ 1,825,587	1,635,694	1,664,535	1,703,003
Tax increment financing	273,409	239,728	189,723	224,143
Local option sales tax	483,109	413,088	390,284	413,956
Other city tax	120,693	538,017	518,594	469,426
Licenses and permits	169,201	43,199	44,733	44,071
Use of money and property	52,241	44,335	43,621	30,376
Intergovernmental	1,032,785	1,227,567	1,599,767	757,397
Charges for service	113,910	215,196	238,574	417,898
Special assessments	-	-	-	-
Miscellaneous	157,491	134,986	109,141	120,730
Total	\$ 4,228,426	4,491,810	4,798,972	4,181,000
Disbursements:				
Operating:				
Public safety	\$ 1,157,885	1,133,363	1,278,647	1,026,258
Public works	880,274	1,044,099	985,529	842,393
Culture and recreation	834,280	789,281	761,352	800,836
Community and economic development	38,580	15,842	73,684	73,654
General government	676,445	563,524	377,105	529,471
Debt service	377,346	323,331	288,427	388,292
Capital projects	88,823	679,289	4,164,953	365,236
Total	\$ 4,053,633	4,548,729	7,929,697	4,026,140

See accompanying independent auditor's report.

2016	2015	2014	2013	2012	2011
1,582,700	1,657,935	1,682,126	1,539,742	1,481,339	1,400,549
876,784	389,230	388,890	408,257	489,084	352,582
410,275	426,392	379,049	403,965	373,967	381,330
417,964	332,327	311,884	280,702	274,333	282,272
7,749	8,427	9,895	15,476	17,955	18,964
45,828	30,569	15,864	22,195	28,639	49,346
1,059,187	910,655	821,455	2,371,767	5,156,872	1,563,116
453,083	391,787	417,423	262,680	259,461	388,069
154	18,288	14,560	36,922	26,754	39,568
790,208	116,209	73,329	301,615	288,067	234,884
5,643,932	4,281,819	4,114,475	5,643,321	8,396,471	4,710,680
913,736	1,137,913	918,592	891,994	681,310	929,825
968,138	809,212	802,874	788,481	768,386	814,898
755,374	745,751	743,149	703,839	856,699	697,926
69,845	73,473	76,838	75,730	149,609	19,085
502,051	452,474	457,783	542,223	511,355	499,927
1,129,204	768,772	802,508	854,216	3,550,461	2,696,820
229,805	533,824	1,245,750	1,997,768	5,165,467	1,341,948
4,568,153	4,521,419	5,047,494	5,854,251	11,683,287	7,000,429



**OFFICE OF AUDITOR OF STATE  
STATE OF IOWA**

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Rob Sand  
Auditor of State

**Independent Auditor's Report on Internal Control  
over Financial Reporting and on Compliance and Other Matters  
Based on an Audit of Financial Statements Performed in Accordance with  
Government Auditing Standards**

To the Honorable Mayor and Members of the City Council:

We have audited in accordance with U.S. generally accepted auditing standards and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business type activities, each major fund and the aggregate remaining fund information of the City of Anamosa, Iowa, as of and for the year ended June 30, 2020, and the related Notes to Financial Statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated August 4, 2021. Our report expressed unmodified opinions on the financial statements which were prepared on the basis of cash receipts and disbursements, a basis of accounting other than U.S. generally accepted accounting principles.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the City of Anamosa's internal control over financial reporting to determine the audit procedures appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Anamosa's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Anamosa's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that have not been identified. However, as described in the accompanying Schedule of Findings, we identified deficiencies in internal control we consider to be material weaknesses and significant deficiencies.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility a material misstatement of the City of Anamosa's financial statements will not be prevented or detected and corrected on a timely basis. We consider the deficiencies in internal control described in the accompanying Schedule of Findings as items (A) through (C) to be material weaknesses.

A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness yet important enough to merit attention by those charged with governance. We consider the deficiency in internal control described in the accompanying Schedule of Findings as item (D) to be a significant deficiency.

### Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Anamosa's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, non-compliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of non-compliance or other matters which are required to be reported under Government Auditing Standards. However, we noted certain immaterial instances of non-compliance or other matters which are described in the accompanying Schedule of Findings.

Comments involving statutory and other legal matters about the City's operations for the year ended June 30, 2020 are based exclusively on knowledge obtained from procedures performed during our audit of the financial statements of the City. Since our audit was based on tests and samples, not all transactions that might have had an impact on the comments were necessarily audited. The comments involving statutory and other legal matters are not intended to constitute legal interpretations of those statutes.

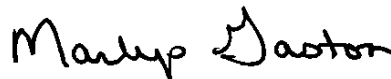
### City of Anamosa's Responses to the Findings

The City of Anamosa's responses to the findings identified in our audit are described in the accompanying Schedule of Findings. The City of Anamosa's responses were not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on them.

### Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

We would like to acknowledge the many courtesies and assistance extended to us by personnel of the City of Anamosa during the course of our audit. Should you have any questions concerning any of the above matters, we shall be pleased to discuss them with you at your convenience.



Marlys K. Gaston, CPA  
Deputy Auditor of State

August 4, 2021

**Findings Related to the Financial Statements:**

**INTERNAL CONTROL DEFICIENCIES:**

(A) Segregation of Duties

Criteria – Management is responsible for establishing and maintaining internal control. A good system of internal control provides for adequate segregation of duties so no one individual handles a transaction from its inception to completion. In order to maintain proper internal control, duties should be segregated so the authorization, custody and recording of transactions are not under the control of the same employee. This segregation of duties helps prevent losses from employee error or dishonesty and maximizes the accuracy of the City's financial statements.

Condition – Generally, one or two individuals in the City may have control over the following areas for which no compensating controls exist:

- (1) Accounting system – performing all accounting functions, including making journal entries and having custody of assets.
- (2) Cash – initiating cash receipt and disbursement functions, handling and recording cash and reconciling.
- (3) Debt – recordkeeping, compliance and debt payment processing.
- (4) Receipts – opening mail, collecting, depositing, recording, reconciling and posting.
- (5) Utilities – billing, collecting (including utility payments made in the City drop box located outside City Hall), depositing, posting and maintaining receivables records.
- (6) Disbursements – invoice processing, check writing, reconciling and recording.

Cause – The City has a limited number of employees and procedures have not been designed to adequately segregate duties or provide compensating controls through additional oversight of transactions and processes.

Effect – Inadequate segregation of duties could adversely affect the City's ability to prevent or detect and correct misstatements, errors or misappropriation on a timely basis by employees in the normal course of performing their assigned functions.

Recommendation – The City should review its control activities to obtain the maximum internal control possible under the circumstances utilizing currently available staff, including elected officials to provide additional control through review of financial transactions, reconciliations and financial reports. These independent reviews should be documented by the signature or initials of the reviewer and the date of the review.

Response – We will try to segregate duties as much as possible going forward.

Conclusion – Response accepted.

City of Anamosa

Schedule of Findings

Year ended June 30, 2020

(B) Financial Reporting

Criteria – A deficiency in internal control over financial reporting exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements of the financial statements on a timely basis. Properly designed policies and procedures and implementation of the policies and procedures are in integral part of ensuring the reliability and accuracy of the City's financial statements.

Condition – The City improperly reported water and sewer capital project activity in the Capital Projects Fund rather than the respective Enterprise, Water and Sewer Fund. In addition, customer deposits for water were incorrectly reported in the Sewer Fund. Also, a material amount of receipts were incorrectly recorded in the City's financial records and were inconsistent with the Uniform Chart of Accounts recommended by the City Finance Committee. Adjustments were subsequently made by the City to properly report these amounts in the City's financial statements.

Cause – City policies do not require, and procedures have not been established to ensure enterprise project activity and water deposits are recorded and reported in the proper fund or to ensure receipts are categorized in accordance with the Uniform Chart of Accounts.

Effect – Lack of policies and procedures resulted in City employees not detecting the errors in the normal course of performing their assigned functions and material adjustments to the City's financial statements were necessary.

Recommendation – The City should implement procedures to ensure project activity and water deposits are recorded in the proper fund and receipts are categorized in accordance with the recommended Uniform Chart of Accounts.

Response – We have made the corrections and will ensure future fund balances are properly reported by fund type. We are in the process of converting to a new accounting software which will allow for proper categorization of receipts.

Conclusion – Response accepted.

(C) Reconciliation of Utility Billings, Collections and Delinquent Accounts

Criteria – An effective internal control system provides for internal controls related to maintaining delinquent account listings, reconciling utility billings, collections and delinquent accounts and comparing utility collections to deposits to ensure proper recording of utility receipts, the propriety of adjustments and write-offs and the propriety of delinquent account balances.

Condition – Utility billings, collections and delinquent accounts were not reconciled throughout the year and a delinquent accounts listing was not prepared. Also, utility collections were not reconciled to deposits.

City of Anamosa

Schedule of Findings

Year ended June 30, 2020

Cause – Policies have not been established and procedures have not been implemented to maintain delinquent account listings, reconcile utility billings, collections and delinquent account balances and to reconcile utility collections to deposits.

Effect – This condition could result in unrecorded or misstated utility receipts, improper or unauthorized adjustments and write-offs and/or misstated delinquent account balances.

Recommendation – A listing of delinquent accounts should be prepared monthly. Procedures should be established to reconcile utility billings, collections and delinquent accounts for each billing period and to reconcile collections to deposits. The City Council or a Council-designated independent person should review the reconciliations and monitor delinquents. The review of the reconciliations should be documented by the signature or initials of the reviewer and the date of review.

Response – We plan to implement a new financial system. At that time, we will work to prepare a reconciliation of utility billings using the new financial system.

Conclusion – Response accepted.

(D) Bank Reconciliations

Criteria – An effective internal control system provides for internal controls related to ensuring proper accounting for all funds by maintaining appropriate accounting records and reconciling bank accounts and book balances. An independent review of bank reconciliations can help ensure the accuracy of recorded amounts.

Condition – Monthly bank statements are reconciled to the City's financial records and a comprehensive bank reconciliation was prepared and reviewed by an independent individual. However, 11 of 12 bank reconciliations were not reviewed timely (i.e., monthly).

Cause – Procedures have not been designed and implemented to ensure the monthly bank reconciliations are reviewed by an independent person in a timely manner.

Effect – Lack of a timely review of bank reconciliations can result in unrecorded transactions, undetected errors and the opportunity for misappropriation.

Recommendation – Monthly bank reconciliations should be reviewed in a timely manner by the independent individual.

Response – We will ensure the review of bank reconciliations is performed timely in the future.

Conclusion – Response accepted.

**INSTANCES OF NON-COMPLIANCE:**

No matters were noted.

City of Anamosa  
Schedule of Findings  
Year ended June 30, 2020

**Findings Related to Required Statutory Reporting:**

- (1) Certified Budget – Disbursements during the year ended June 30, 2020 exceeded the amount budgeted in the general government function. Chapter 384.20 of the Code of Iowa states, in part, “Public monies may not be expended or encumbered except under an annual or continuing appropriation.”

Recommendation – The budget should have been amended in accordance with Chapter 384.18 of the Code of Iowa before disbursements were allowed to exceed the budget.

Response – The budget will be amended in the future before it is exceeded.

Conclusion – Response accepted.

- (2) Questionable Disbursements – No disbursements we believe may meet the requirements of public purpose as defined in an Attorney General’s opinion dated April 25, 1979, were noted.
- (3) Travel Expense – No disbursements of City money for travel expenses of spouses of City officials or employees were noted.
- (4) Business Transactions – Business transactions between the City and City officials or employees are detailed as follows:

Name, Title and Business Connection	Transaction	
	Description	Amount
Cody Shaffer, Council Member, parents own Shaffer Plumbing and Heating	Repairs	<u>\$ 19,141</u>

In accordance with Chapter 362.5(3)(j) of the Code of Iowa, the transactions with the City Council Member may represent a conflict of interest since total transactions were more than \$6,000 during the fiscal year and the transactions were not competitively bid.

Recommendation – The City should consult legal counsel to determine the disposition of the transactions with Shaffer Plumbing and Heating.

Response – We will contact legal counsel.

Conclusion – Response accepted.

- (5) Restricted Donor Activity – No transactions were noted between the City, City officials, City employees and restricted donors in compliance with Chapter 68B of the Code of Iowa.
- (6) Bond Coverage – Surety bond coverage of City officials and employees is in accordance with statutory provisions. The amount of coverage should be reviewed annually to ensure the coverage is adequate for current operations.

City of Anamosa

Schedule of Findings

Year ended June 30, 2020

- (7) City Council Minutes – No transactions were found that we believe should have been approved in the City Council minutes but were not.

The City Council went into closed session on July 8, 2019. However, the minutes record did not document the reason for holding the closed session by reference to a specific exemption under Chapter 21.5 of the Code of Iowa, as required by Chapter 21.5(2) of the Code of Iowa, commonly known as the open-meetings law.

Although minutes of City Council proceedings were published, the publications did not include a summary of receipts for three publications tested and did not include total disbursements by fund for one publication tested, as required by Chapter 372.13(6) of the Code of Iowa.

Recommendation – The City should comply with Chapter 21 of the Code of Iowa and document the required specific information for closed sessions. The City should also publish a summary of receipts and total disbursements by fund, as required.

Response – We will comply with the Code requirements for closed sessions. We will publish a summary of receipts and total disbursements by fund, as required.

Conclusion – Response accepted.

- (8) Deposits and Investments – No instances of non-compliance with the deposit and investment provisions of Chapters 12B and 12C of the Code of Iowa and the City's investment policy were noted. However, the LOST fund and Employee Benefits fund earned interest in fiscal year 2020. Chapter 12.C(7) requires interest earned be credited to the General Fund.

Recommendation – The City should credit interest in accordance with the Code of Iowa.

Response – The City will discontinue crediting interest to these funds and credit interest to the General Fund in accordance with the Code of Iowa.

Conclusion – Response accepted.

- (9) Annual Urban Renewal Report – The Annual Urban Renewal Report was approved and certified to the Iowa Department of Management on or before December 1.

The following exceptions were noted:

The amount reported by the City on the Levy Authority Summary as TIF debt outstanding was overstated by \$2,273,718.

Recommendation – The City should ensure the debt amounts reported on the Levy Authority Summary agree with the City's records.

Response – These items will be corrected on next year's report.

Conclusion – Response accepted.

City of Anamosa

Schedule of Findings

Year ended June 30, 2020

- (10) Local Option Sales Tax – The voters of the City approved adoption of a 1% Local Option Sales Tax (LOST). The LOST was approved to be used 65% for downtown commercial and business district improvements or any other public improvements, facilities and equipment and 35% for infrastructure needs of the City.

During fiscal year 2020, the City used \$2,820 of LOST funds to pay for a forensic audit. This is not an allowable use of LOST receipts.

Recommendation – The City should transfer \$2,820 to the Special Revenue, LOST fund to reimburse the LOST fund for the unallowable disbursement.

Response – We will reimburse the LOST fund.

Conclusion – Response accepted.

- (11) Transfers – Effective April 17, 2019, Rule 545-2.5 of the Iowa Administrative Code requires transfers between funds be passed by resolution and include a clear statement of the reason or purpose for the transfer, the name of the fund from which the transfer is originating, the name of the fund into which the transfer is to be received, and the dollar amount to be transferred. During fiscal year 2020, the City made transfers that were not passed by resolution that included the required information.

Recommendation – The City should comply with the Iowa Administrative Code and approve transfers by a resolution which includes the required information.

Response – We will pass a resolution in the future that includes the required information.

Conclusion – Response accepted.

- (12) Electronic Check Retention – Chapter 554D.114 of the Code of Iowa allows the City to retain cancelled checks in an electronic format and requires retention in this manner to include an image of both the front and back of each cancelled check. The City does not retain electronic images for the back of cancelled checks.

Recommendation – The City should retain an image of both the front and back of each cancelled check as required.

Response – We will contact the bank to obtain images of both the front and back of each electronic check image.

Conclusion – Response accepted.

- (13) Tax Increment Financing (TIF) – Chapter 403.19 of the Code of Iowa provides a municipality may certify loans, advances, indebtedness and bonds (indebtedness) to the County Auditor which qualify for reimbursement from incremental property tax. The County Auditor provides for the division of property tax to repay the certified indebtedness and provides available incremental property tax in subsequent fiscal years, without further certification by the City, until the amount of certified indebtedness is paid. Chapter 403.19 of the Code of Iowa does not allow a municipality to set aside property tax divided for tax increment purposes for current or future urban renewal projects.

The City certified \$526,600 of estimated LMI costs related to anticipated future projects.

City of Anamosa

Schedule of Findings

Year ended June 30, 2020

Recommendation – The City should decertify \$526,600 estimated LMI costs. Future certifications to the County Auditor should only include amounts representing TIF obligations, not based on anticipated costs, as required by Chapter 403.16 of the Code of Iowa.

Response – We will decertify the \$526,600 of estimated LMI costs.

Conclusion – Response accepted.

City of Anamosa

Staff

This audit was performed by:

Marlys K. Gaston, CPA, Deputy  
Tiffany M. Ainger, CPA, Manager  
Selina V. Johnson, CPA, Senior II Auditor  
Luke M. Bormann, CPA, Senior II Auditor  
Bianca M. Cleary, Senior Auditor  
Megan A. Waldbillig, Staff Auditor

<b>STATE OF IOWA</b>  <b>2021</b>  <b>FINANCIAL REPORT</b>  <b>FISCAL YEAR ENDED</b>  <b>JUNE 30, 2021</b>  <b>CITY OF ANAMOSA, IOWA</b>  <b>DUE: December 1, 2021</b>	
	16205300100000
	CITY OF ANAMOSA
	107 S Ford Street
	ANAMOSA IA 52205-1841
	POPULATION: 5450

**NOTE** - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.

ALL FUNDS				
	Governmental (a)	Proprietary (b)	Total Actual (c)	Budget (d)
<b>Revenues and Other Financing Sources</b>				
Taxes Levied on Property	2,014,146		2,014,146	1,974,112
Less: Uncollected Property Taxes-Levy Year	0		0	0
<b>Net Current Property Taxes</b>	2,014,146		2,014,146	1,974,112
Delinquent Property Taxes	2,829		2,829	0
TIF Revenues	326,860		326,860	329,788
Other City Taxes	703,135	0	703,135	603,264
Licenses and Permits	154,699	0	154,699	170,600
Use of Money and Property	85,201	9,461	94,662	50,100
Intergovernmental	1,269,309	0	1,269,309	1,604,556
Charges for Fees and Service	67,571	2,777,155	2,844,726	3,012,800
Special Assessments	0	0	0	0
Miscellaneous	1,018,001	66,793	1,084,794	1,091,922
Other Financing Sources	2,493,336	14,808	2,508,144	6,757,500
Transfers In	1,672,944	358,941	2,031,885	1,879,487
<b>Total Revenues and Other Sources</b>	9,808,031	3,227,158	13,035,189	17,474,129
<b>Expenditures and Other Financing Uses</b>				
Public Safety	1,181,450		1,181,450	1,284,386
Public Works	1,210,443		1,210,443	1,262,115
Health and Social Services	0		0	0
Culture and Recreation	1,125,747		1,125,747	1,875,021
Community and Economic Development	12,847		12,847	39,272
General Government	738,737		738,737	661,809
Debt Service	380,127		380,127	382,252
Capital Projects	157,338		157,338	2,250,000
<b>Total Governmental Activities Expenditures</b>	4,806,689	0	4,806,689	7,754,855
BUSINESS TYPE ACTIVITIES		2,380,080	2,380,080	7,974,383
<b>Total All Expenditures</b>	4,806,689	2,380,080	7,186,769	15,729,238
Other Financing Uses	0	0	0	
Transfers Out	1,496,542	535,343	2,031,885	1,879,487
<b>Total All Expenditures/and Other Financing Uses</b>	6,303,231	2,915,423	9,218,654	17,608,725
<b>Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses</b>	3,504,800	311,735	3,816,535	-134,596
Beginning Fund Balance July 1, 2020	6,382,381	4,819,355	11,201,736	9,339,866
Ending Fund Balance June 30, 2021	9,887,181	5,131,090	15,018,271	9,205,270

**NOTE** - These balances do not include the following, which were not budgeted and are not available for city operations:

Non-budgeted Internal Service Funds	Pension Trust Funds
Private Purpose Trust Funds	Agency Funds

Indebtedness at June 30, 2021	Amount	Indebtedness at June 30, 2021	Amount
General Obligation Debt	2,172,200	Other Long-Term Debt	0
Revenue Debt	3,503,001	Short-Term Debt	0
TIF Revenue Debt	0		
		General Obligation Debt Limit	12,880,616

#### CERTIFICATION

The forgoing report is correct to the best of my knowledge and belief

	<b>Publication</b> 11/11/2021
Signature of Preparer	
Printed name of Preparer	Phone Number
	Date Signed
Signature of Mayor or other City official (Name and Title)	

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## REVENUE P2

## CITY OF ANAMOSA

## REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2021

## NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)
<b>Section A - Taxes</b>	1								1
<b>Taxes levied on property</b>	2	1,371,146	568,415	74,585			2,014,146		2,014,146
Less: Uncollected Property Taxes - Levy Year	3	0					0	0	0
Net Current Property Taxes	4	1,371,146	568,415	74,585	0	0	2,014,146		2,014,146
Delinquent Property Taxes	5	2,352		477			2,829		2,829
<b>Total Property Tax</b>	6	1,373,498	568,415	75,062	0	0	2,016,975		2,016,975
<b>TIF Revenues</b>	7		326,860				326,860		326,860
<b>Other City Taxes</b>									
Utility Tax Replacement Excise Taxes	8	27,970	14,103	1,750			43,823		43,823
Utility Franchise Tax (Chapter 364.2, Code of Iowa)	9						0	0	0
Parimutuel Wager Tax	10						0		0
Gaming Wager Tax	11						0		0
Mobile Home Tax	12	9,263		584			9,847		9,847
Hotel / Motel Tax	13	71,673					71,673		71,673
Other Local Option Taxes	14		577,792				577,792		577,792
<b>Total Other City Taxes</b>	15	108,906	591,895	2,334	0	0	703,135	0	703,135
<b>Section B - Licenses and Permits</b>	16	154,699					154,699		154,699
<b>Section C - Use of Money and Property</b>	17								
Interest	18	9,840	17,907	200			27,947	9,461	37,408
Rents and Royalties	19	57,254					57,254		57,254
Other Miscellaneous Use of Money and Property	20						0	0	0
	21						0	0	0
<b>Total Use of Money and Property</b>	22	67,094	17,907	200	0	0	85,201	9,461	94,662
<b>Section D - Intergovernmental</b>	24								
<b>Federal Grants and Reimbursements</b>	26								
Federal Grants	27	147,261					147,261		147,261
Community Development Block Grants	28						0		0
Housing and Urban Development	29						0		0
Public Assistance Grants	30						0		0
Payment in Lieu of Taxes	31						0		0
	32						0		0
<b>Total Federal Grants and Reimbursements</b>	33	147,261	0	0	0	0	147,261	0	147,261
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## REVENUE P3

CITY OF ANAMOSA

REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2021

NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental through (f) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
<b>Section D - Intergovernmental - Continued</b>	41									41
<b>State Shared Revenues</b>	43									43
Road Use Taxes	44	833,033					833,033		833,033	44
<b>Other state grants and reimbursements</b>	48									48
State grants	49	155,203					155,203		155,203	49
Iowa Department of Transportation	50						0		0	50
Iowa Department of Natural Resources	51						0		0	51
Iowa Economic Development Authority	52						0		0	52
CEBA grants	53						0		0	53
Commercial & Industrial Replacement Claim	54	31,907	13,184	1,635			46,726		46,726	54
	55						0		0	55
	56						0		0	56
	57						0		0	57
	58						0		0	58
	59						0		0	59
<b>Total State</b>	60	187,110	846,217	1,635	0	0	1,034,962	0	1,034,962	60
<b>Local Grants and Reimbursements</b>										
County Contributions	63						0		0	63
Library Service	64	20,810					20,810		20,810	64
Township Contributions	65	66,276					66,276		66,276	65
Fire/EMT Service	66						0		0	66
	67						0		0	67
	68						0		0	68
	69						0		0	69
<b>Total Local Grants and Reimbursements</b>	70	87,086	0	0	0	0	87,086	0	87,086	70
<b>Total Intergovernmental (Sum of lines 33, 60, and 70)</b>	71	421,457	846,217	1,635	0	0	1,269,309	0	1,269,309	71
<b>Section E - Charges for Fees and Service</b>	72									72
Water	73						0	1,080,990	1,080,990	73
Sewer	74						0	1,696,165	1,696,165	74
Electric	75						0		0	75
Gas	76						0		0	76
Parking	77						0		0	77
Airport	78						0		0	78
Landfill/garbage	79						0		0	79
Hospital	80						0		0	80

## REVENUE P4

## CITY OF

REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30,

NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental through (f) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
<b>Section F - Charges for Fees and Service - Continued</b>	81									81
Transit	82						0	0	0	82
Cable TV	83						0	0	0	83
Internet	84						0	0	0	84
Telephone	85						0	0	0	85
Housing Authority	86						0	0	0	86
Storm Water	87						0	0	0	87
Other:	88									88
Nursing Home	89						0	0	0	89
Police Service Fees	90						0	0	0	90
Prisoner Care	91						0	0	0	91
Fire Service Charges	92						0	0	0	92
Ambulance Charges	93						0	0	0	93
Sidewalk Street Repair Charges	94						0	0	0	94
Housing and Urban Renewal Charges	95						0	0	0	95
River Port and Terminal Fees	96						0	0	0	96
Public Scales	97						0	0	0	97
Cemetery Charges	98					2,100	2,100		2,100	98
Library Charges	99	1,523					1,523		1,523	99
Park, Recreation, and Cultural Charges	100	63,948					63,948		63,948	100
Animal Control Charges	101						0	0	0	101
	102						0	0	0	102
	103						0	0	0	103
<b>Total Charges for Service</b>	104	65,471	0	0	0	2,100	67,571	2,777,155	2,844,726	104
<b>Section F - Special Assessments</b>	106						0	0	0	106
<b>Section G - Miscellaneous</b>	107									107
Contributions	108	12,569					12,569		12,569	108
Deposits and Sales/Fuel Tax Refunds	109						0	5,950	5,950	109
Sale of Property and Merchandise	110						0	0	0	110
Fines	111	6,604					6,604		6,604	111
Internal Service Charges	112						0	0	0	112
	113						0	0	0	113
Sales Tax	114	912					912		912	114
Miscellaneous Revenue	115	668,619	119,418				788,037	50,607	838,644	115
Miscellaneous Refunds	116	204,590					204,590	10,236	214,826	116
Concessions	117	5,289					5,289		5,289	117
	118						0	0	0	118
	119						0	0	0	119
<b>Total Miscellaneous</b>	120	898,583	0	0	119,418	0	1,018,001	66,793	1,084,794	120

**REVENUE P5****CITY OF****REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30,****NON-GAAP/CASH BASIS**

<b>Item Description</b>	<b>General (a)</b>	<b>Special Revenue (b)</b>	<b>TIF Special Revenue (c)</b>	<b>Debt Service (d)</b>	<b>Capital Projects (e)</b>	<b>Permanent (f)</b>	<b>Total Governmental through (f) (g)</b>	<b>Proprietary (h)</b>	<b>Grand Total (Sum of (g) and (h)) (i)</b>	
<b>Total All Revenues (Sum of lines 6, 7, 15, 16, 22, 71, 104, 106, and 120)</b>	121 3,089,708	2,024,434	326,860	79,231	119,418	2,100	5,641,751	2,853,409	8,495,160	121
<b>Section H - Other Financing Sources</b>	123									123
Proceeds of capital asset sales	124 17,317						17,317		17,317	124
Proceeds of long-term debt (Excluding TIF internal borrowing)	125				2,476,019		2,476,019	14,808	2,490,827	125
Proceeds of anticipatory warrants or other short-term debt	126						0		0	126
Regular transfers in and interfund loans	127 1,368,252			69,450			1,437,702	358,941	1,796,643	127
Internal TIF loans and transfers in	128			235,242			235,242		235,242	128
	129						0		0	129
	130						0		0	130
<b>Total Other Financing Sources</b>	131 1,385,569	0	0	304,692	2,476,019	0	4,166,280	373,749	4,540,029	131
<b>Total Revenues Except for Beginning Balances (Sum of lines 121 and 131)</b>	132 4,475,277	2,024,434	326,860	383,923	2,595,437	2,100	9,808,031	3,227,158	13,035,189	132
<b>Beginning Fund Balance July 1, 2020</b>	134 3,278,011	2,734,489	250,478	90,976	-66,876	95,303	6,382,381	4,819,355	11,201,736	134
<b>Total Revenues and Other Financing Sources (Sum of lines 132 and 134)</b>	136 7,753,288	4,758,923	577,338	474,899	2,528,561	97,403	16,190,412	8,046,513	24,236,925	136

EXPENDITURES P6  
CITY OF ANAMOSA  
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2021  
NON-GAAP/CASH BASIS

Item Description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g) (i))	Line
<b>Section A - Public Safety</b>	1										1
Police Department/Crime Prevention	2	869,437				16,623		886,060		886,060	2
Jail	3							0		0	3
Emergency Management	4							0		0	4
Flood control	5							0		0	5
Fire Department	6	136,840				95,816		232,656		232,656	6
Ambulance	7							0		0	7
Building Inspections	8							0		0	8
Miscellaneous Protective Services	9							0		0	9
Animal Control	10	910						910		910	10
Other Public Safety	11							0		0	11
Emergency Services Admin	12	46,130						46,130		46,130	12
Derecho Expenses	13	15,694						15,694		15,694	13
<b>Total Public Safety</b>	14	1,069,011	0		0	112,439	0	1,181,450		1,181,450	14
<b>Section B - Public Works</b>	15										15
Roads, Bridges, Sidewalks	16	386,154	409,725			198,445		994,324		994,324	16
Parking Meter and Off-Street	17							0		0	17
Street Lighting	18		66,828					66,828		66,828	18
Traffic Control Safety	19		1,315					1,315		1,315	19
Snow Removal	20		40,664					40,664		40,664	20
Highway Engineering	21							0		0	21
Street Cleaning	22							0		0	22
Airport (if not an enterprise)	23							0		0	23
Garbage (if not an enterprise)	24	107,312						107,312		107,312	24
Other Public Works	25							0		0	25
	26							0		0	26
	27							0		0	27
<b>Total Public Works</b>	28	493,466	518,532		0	198,445	0	1,210,443		1,210,443	28
<b>Section C - Health and Social Services</b>	29										29
Welfare Assistance	30							0		0	30
City Hospital	31							0		0	31
Payments to Private Hospitals	32							0		0	32
Health Regulation and Inspections	33							0		0	33
Water, Air, and Mosquito Control	34							0		0	34
Community Mental Health	35							0		0	35
Other Health and Social Services	36							0		0	36
	37							0		0	37
	38							0		0	38
<b>Total Health and Social Services</b>	39	0	0		0	0	0	0		0	39
<b>Section D - Culture and Recreation</b>	40										40
Library Services	41	263,737	27,115					290,852		290,852	41
Museum, Band, Theater	42							0		0	42
Parks	43	314,577	42,000					356,577		356,577	43
Recreation	44	89,462	81,810					171,272		171,272	44
Cemetery	45	39,245						39,245		39,245	45
Community Center, Zoo, Marina, and Auditorium	46	227,920	36,800					264,720		264,720	46
Other Culture and Recreation	47							0		0	47
Senior Center	48	3,081						3,081		3,081	48
	49							0		0	49
<b>Total Culture and Recreation</b>	50	938,022	187,725		0	0	0	1,125,747		1,125,747	50

**EXPENDITURES P7**  
CITY OF  
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, -- Continued  
NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (a) through (f) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
<b>Section E - Community and Economic Development</b>	51										51
Community beautification	52							0		0	52
Economic development	53							0		0	53
Housing and urban renewal	54							0		0	54
Planning and zoning	55							0		0	55
Other community and economic development	56							0		0	56
TIF Rebates	57			12,847				12,847		12,847	57
	58							0		0	58
<b>Total Community and Economic Development</b>	59	0	0	12,847	0	0	0	12,847		12,847	59
<b>Section F - General Government</b>	60										60
Mayor, Council and City Manager	61	291,360	-320					291,040		291,040	61
Clerk, Treasurer, Financial Administration	62	306,981	60,684					367,665		367,665	62
Elections	63							0		0	63
Legal Services and City Attorney	64	54,060						54,060		54,060	64
City Hall and General Buildings	65	9,999						9,999		9,999	65
Tort Liability	66	15,973						15,973		15,973	66
Other General Government	67							0		0	67
	68							0		0	68
	69							0		0	69
<b>Total General Government</b>	70	678,373	60,364		0	0	0	738,737		738,737	70
<b>Section G - Debt Service</b>	71				380,127			380,127		380,127	71
	72							0		0	72
	73							0		0	73
<b>Total Debt Service</b>	74	0	0	0	380,127	0	0	380,127		380,127	74
<b>Section H - Regular Capital Projects - Specify</b>	75										75
Downtown Projects	76					157,338		157,338		157,338	76
	77							0		0	77
<b>Subtotal Regular Capital Projects</b>	78	0	0		0	157,338	0	157,338		157,338	78
<b>TIF Capital Projects - Specify</b>	79										79
	80							0		0	80
	81							0		0	81
<b>Subtotal TIF Capital Projects</b>	82	0	0		0	0	0	0		0	82
<b>Total Capital Projects</b>	83	0	0		0	157,338	0	157,338		157,338	83
<b>Total Governmental Activities Expenditures (Sum of lines 14, 28, 39, 50, 59, 70, 74, 83)</b>	84	3,178,872	766,621	12,847	380,127	468,222	0	4,806,689		4,806,689	84
	85										85

TIF Rebates are expended out of the TIF Special Revenue Fund within the Community and Economic Development program's activity "Other"

**EXPENDITURES P8**

CITY OF

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g) (i))	Line
<b>Section 1 - Business Type Activities</b>	87										87
Water - Current Operation	88								821,699	821,699	88
Capital Outlay	89								44,400	44,400	89
Debt Service	90								214,575	214,575	90
Sewer and Sewage Disposal - Current Operation	91								730,389	730,389	91
Capital Outlay	92								444,377	444,377	92
Debt Service	93								124,640	124,640	93
Electric - Current Operation	94								0	0	94
Capital Outlay	95								0	0	95
Debt Service	96								0	0	96
Gas Utility - Current Operation	97								0	0	97
Capital Outlay	98								0	0	98
Debt Service	99								0	0	99
Parking - Current Operation	100								0	0	100
Capital Outlay	101								0	0	101
Debt Service	102								0	0	102
Airport - Current Operation	103								0	0	103
Capital Outlay	104								0	0	104
Debt Service	105								0	0	105
Landfill/Garbage - Current operation	106								0	0	106
Capital Outlay	107								0	0	107
Debt Service	108								0	0	108
Hospital - Current Operation	109								0	0	109
Capital Outlay	110								0	0	110
Debt Service	111								0	0	111
Transit - Current Operation	112								0	0	112
Capital Outlay	113								0	0	113
Debt Service	114								0	0	114
Cable TV, Telephone, Internet - Current Operation	115								0	0	115
Capital Outlay	116								0	0	116
Housing Authority - Current Operation	117								0	0	117
Capital Outlay	118								0	0	118
Debt Service	119								0	0	119
Storm Water - Current Operation	120								0	0	120
Capital Outlay	121								0	0	121
Debt Service	122								0	0	122
Other Business Type - Current Operation	123								0	0	123
Capital Outlay	124								0	0	124
Debt Service	125								0	0	125
Internal Service Funds - Specify	126								0	0	126
	127								0	0	127
	128								0	0	128
<b>Total Business Type Activities</b>	129								2,380,080	2,380,080	129

**EXPENDITURES P9**  
**CITY OF ANAMOSA**  
**EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2021 -- Continued**  
**NON-GAAP/CASH BASIS**

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (a) through (f) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Subtotal Expenditures (Sum of lines 84 and 129)	130	3,178,872	766,621	12,847	380,127	468,222	0	4,806,689	2,380,080	7,186,769	130
Section J - Other Financing Uses Including Transfers Out	131										131
Regular transfers out	132	417,921	842,578			801		1,261,300	535,343	1,796,643	132
Internal TIF loans/repayments and transfers out	133			235,242				235,242		235,242	133
	134							0		0	134
Total Other Financing Uses	135	417,921	842,578	235,242	0	801	0	1,496,542	535,343	2,031,885	135
Total Expenditures and Other Financing Uses (Sum of lines 130 and 135)	136	3,596,793	1,609,199	248,089	380,127	469,023	0	6,303,231	2,915,423	9,218,654	136
Ending fund balance June 30, :	137										137
Governmental:	138										138
	139										139
Nonspendable	140						97,403	97,403		97,403	140
Restricted	141		3,149,724	329,249	94,772	2,059,538		5,633,283		5,633,283	141
Committed	142							0		0	142
Assigned	143	206,909						206,909		206,909	143
Unassigned	144	3,949,586						3,949,586		3,949,586	144
Total Governmental	145	4,156,495	3,149,724	329,249	94,772	2,059,538	97,403	9,887,181		9,887,181	145
Proprietary	146								5,131,090	5,131,090	146
Total Ending Fund Balance June 30,	147	4,156,495	3,149,724	329,249	94,772	2,059,538	97,403	9,887,181	5,131,090	15,018,271	147
Total Requirements (Sum of lines 136 and 147)	148	7,753,288	4,758,923	577,338	474,899	2,528,561	97,403	16,190,412	8,046,513	24,236,925	148



## **APPENDIX B**

### **DESCRIBING BOOK-ENTRY-ONLY ISSUANCE**

1. The Depository Trust Company (“DTC”), New York, New York, will act as securities depository for the Bonds (the “Securities”). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for each issue of the Securities, each in the aggregate principal amount of such issue, and will be deposited with DTC.

2. DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC’s participants (“Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“Indirect Participants”). DTC has a S&P Global Ratings rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com).

3. Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC’s records. The ownership interest of each actual purchaser of each Security (“Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry system for the Securities is discontinued.

4. To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC’s partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

5. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the Security documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Securities for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

6. Redemption notices shall be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

7. Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the record date (identified in a listing attached to the Omnibus Proxy).

8. Redemption proceeds, distributions, and dividend payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or the Paying Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Paying Agent, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the City or the Paying Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

9. A Beneficial Owner shall give notice to elect to have its Securities purchased or tendered, through its Participant, to any Tender/Remarketing Agent, and shall effect delivery of such Securities by causing the Direct Participant to transfer the Participant's interest in the Securities, on DTC's records, to any Tender/Remarketing Agent. The requirement for physical delivery of Securities in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Securities are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Securities to any Tender/Remarketing Agent's DTC account.

10. DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to the City or the Paying Agent. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.

11. The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered to DTC.

12. The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

## APPENDIX C

### DRAFT FORM OF BOND COUNSEL OPINION

We hereby certify that we have examined certified copies of the proceedings (the “Proceedings”) of the City Council of the City of Anamosa (the “Issuer”), in Jones County, State of Iowa, passed preliminary to the issue by the Issuer of its General Obligation Corporate Purpose Bonds, Series 2022 (the “Bonds”) in the amount of \$2,200,000, in the denomination of \$5,000 each, or any integral multiple thereof, dated October 25, 2022, in evidence of the Issuer’s obligation under a certain loan agreement (the “Loan Agreement”), dated as of October 25, 2022. The Bonds mature on June 1 in each of the respective years and in the principal amounts and bear interest payable semiannually, commencing December 1, 2022, at the respective rates as follows:

<u>Date</u>	<u>Principal</u>	<u>Interest Rate</u>	<u>Date</u>	<u>Principal</u>	<u>Interest Rate</u>
2024	\$155,000	____%	2030	\$185,000	____%
2025	\$160,000	____%	2031	\$190,000	____%
2026	\$160,000	____%	2032	\$195,000	____%
2027	\$165,000	____%	2033	\$205,000	____%
2028	\$175,000	____%	2034	\$210,000	____%
2029	\$180,000	____%	2035	\$220,000	____%

Principal of the Bonds maturing in the years 2028 through 2035, inclusive, is subject to optional redemption prior to maturity on June 1, 2027, or on any date thereafter on terms of par plus accrued interest.

Based upon our examination, we are of the opinion, as of the date hereof, that:

1. The Proceedings show lawful authority for such issue under the laws of the State of Iowa.
2. The Bonds and the Loan Agreement are valid and binding general obligations of the Issuer.
3. All taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount.
4. The interest on the Bonds is excluded from gross income for federal income tax purposes and is not treated as a preference item in calculating the federal alternative minimum tax imposed under the Internal Revenue Code of 1986 (the “Code”). The opinions set forth in the preceding sentence are subject to the condition that the Issuer comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. The Issuer has covenanted to comply with each such requirement. Failure to comply with certain of such requirements may cause the inclusion of interest on the Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Bonds.
5. The Bonds are “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Code. The opinion set forth in the preceding sentence is subject to the condition that the Issuer comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Bonds in order that the Bonds be, or continue to be, qualified tax-exempt obligations. The Issuer has covenanted to comply with each such requirement.

We express no opinion regarding other federal tax consequences arising with respect to the Bonds.

The rights of the owners of the Bonds and the enforceability thereof may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors’ rights heretofore or hereafter enacted to the extent constitutionally applicable, and their enforcement may also be subject to the exercise of judicial discretion in appropriate cases.

DORSEY & WHITNEY LLP

**\*This form of bond counsel opinion is subject to change pending the results of the sale of the Bonds contemplated herein.**

## APPENDIX D

### DRAFT CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the “Disclosure Certificate”) is executed and delivered by the City of Anamosa, Iowa (the “Issuer”), in connection with the issuance of \$2,200,000 General Obligation Corporate Purpose Bonds, Series 2022 (the “Bonds”), dated October 25, 2022. The Bonds are being issued pursuant to a resolution of the Issuer approved on October 10, 2022 (the “Resolution”). The Issuer covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the Issuer for the benefit of the Holders and Beneficial Owners of the Bonds and in order to assist the Participating Underwriters in complying with S.E.C. Rule 15c2-12.

Section 2. Definitions. In addition to the definitions set forth in the Resolution, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

“Annual Report” shall mean any Annual Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

“Beneficial Owner” shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

“Dissemination Agent” shall mean the Dissemination Agent, if any, designated in writing by the Issuer and which has filed with the Issuer a written acceptance of such designation.

“EMMA” shall mean the MSRB’s Electronic Municipal Market Access system available at <http://emma.msrb.org>.

“Financial Obligation” shall mean a (i) debt obligation, (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or, (iii) guarantee of either (i) or (ii). The term “Financial Obligation” shall not include municipal securities as to which a final official statement has been provided to the MSRB pursuant to the Rule.

“Holders” shall mean the registered holders of the Bonds, as recorded in the registration books of the Registrar.

“Listed Events” shall mean any of the events listed in Section 5(a) of this Disclosure Certificate.

“Municipal Securities Rulemaking Board” or “MSRB” shall mean the Municipal Securities Rulemaking Board, 1300 I Street NW, Suite 1000, Washington, DC 20005.

“Participating Underwriter” shall mean any of the original underwriters of the Bonds required to comply with the Rule in connection with offering of the Bonds.

“Rule” shall mean Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

“State” shall mean the State of Iowa.

Section 3. Provision of Annual Reports.

(a) To the extent such information is customarily prepared by the Issuer and is made publicly available, not later than June 30 (the "Submission Deadline") of each year following the end of the 2021-2022 fiscal year, the Issuer shall, or shall cause the Dissemination Agent (if any) to, file on EMMA an electronic copy of its Annual Report which is consistent with the requirements of Section 4 of this Disclosure Certificate in a format and accompanied by such identifying information as prescribed by the MSRB. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the Issuer may be submitted separately from the balance of the Annual Report and later than the Submission Deadline if they are not available by that date. If the Issuer's fiscal year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(c), and the Submission Deadline beginning with the subsequent fiscal year will become one year following the end of the changed fiscal year.

(b) If the Issuer has designated a Dissemination Agent, then not later than fifteen (15) business days prior to the Submission Deadline, the Issuer shall provide the Annual Report to the Dissemination Agent.

(c) If the Issuer is unable to provide an Annual Report by the Submission Deadline, in a timely manner thereafter, the Issuer shall, or shall cause the Dissemination Agent (if any) to, file a notice on EMMA stating that there has been a failure to provide an Annual Report on or before the Submission Deadline.

Section 4. Content of Annual Reports. The Issuer's Annual Report shall contain or include by reference the following:

(a) The Audited Financial Statements of the Issuer for the prior fiscal year, prepared in accordance with generally accepted accounting principles promulgated by the Financial Accounting Standards Board as modified in accordance with the governmental accounting standards promulgated by the Governmental Accounting Standards Board or as otherwise provided under State law, as in effect from time to time, or, if and to the extent such audited financial statements have not been prepared in accordance with generally accepted accounting principles, noting the discrepancies therefrom and the effect thereof. If the Issuer's audited financial statements are not available by the Submission Deadline, the Annual Report shall contain unaudited financial information (which may include any annual filing information required by State law) accompanied by a notice that the audited financial statements are not yet available, and the audited financial statements shall be filed on EMMA when they become available.

(b) other financial information and operating data regarding the Issuer of the type presented in the final official statement distributed in connection with the primary offering of the Bonds; provided, however, other than information included in its audited financial statements, the Issuer does not customarily prepare or make publicly available, most of the information in the final official statement, and accordingly no financial information or operating data (other than that normally included in the audited financial statements) will be provided by the Issuer in the Annual Report other than the following:

**SOCIOECONOMIC INFORMATION**

**Employment**

**Major City Employers**

**Employment by Industry**

**Employment by Occupation**

**Annual Average Unemployment Rates**

**Housing**

**Home Values**

**Mortgage Status**

**Income and Benefits**

**Family Income**

**Household Income**

**Agriculture**

**Average Value Per Acre**  
**Local Option Sales Tax**  
**Local Option Tax Receipts**  
**Retail Sales**  
**Retail Taxable Sales**

**DEBT INFORMATION**

**Debt Limitation**  
**Summary of Outstanding General Obligation Bonded Debt**  
**General Obligation Debt**  
**Statement of Bonded Indebtedness**  
**TIF – backed Development Agreements**

**PROPERTY ASSESSMENT AND TAX INFORMATION**

**Property Tax Assessment**  
**Percentages for Taxable Valuation After Rollbacks**  
**Property Tax Collection**  
**Actual (100%) Valuations for the City**  
**Taxable (Rollback) Valuations for the City**  
**Tax Extensions and Collections**  
**Principal Taxpayers**  
**Property Tax Rates**

**FINANCIAL INFORMATION**

**Cash Basis Statement of Activities and Net Position - Governmental Activities**  
**Statement of Cash Receipts, Disbursements, and Changes in Cash Balances -**  
**General Funds**

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the Issuer or related public entities, which are available on EMMA or are filed with the Securities and Exchange Commission. If the document included by reference is a final official statement, it must be available on EMMA. The Issuer shall clearly identify each such other document so included by reference.

Section 5.      Reporting of Significant Events.

(a)      Pursuant to the provisions of this Section 5, the Issuer shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds:

- (1)      Principal and interest payment delinquencies.
- (2)      Non-payment related defaults, if material.
- (3)      Unscheduled draws on debt service reserves reflecting financial difficulties.
- (4)      Unscheduled draws on credit enhancements reflecting financial difficulties.
- (5)      Substitution of credit or liquidity providers, or their failure to perform.
- (6)      Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security.
- (7)      Modifications to rights of security holders, if material.

- (8) Bond calls, if material, and tender offers.
- (9) Defeasances.
- (10) Release, substitution, or sale of property securing repayment of the securities, if material.
- (11) Rating changes.
- (12) Bankruptcy, insolvency, receivership or similar event of the obligated person.

Note to paragraph (12): For the purposes of the event identified in subparagraph (12), the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person.

(13) The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.

(14) Appointment of a successor or additional trustee or the change of name of a trustee, if material.

(15) Incurrence of a Financial Obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the obligated person, any of which affect security holders, if material.

(16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the obligated person, any of which reflect financial difficulties.

(b) If a Listed Event described in Section 5(a) paragraph (2), (7), (8) (but only with respect to bond calls under (8)), (10), (13), (14), or (15) has occurred and the Issuer has determined that such Listed Event is material under applicable federal securities laws, the Issuer shall, in a timely manner but not later than ten business days after the occurrence of such Listed Event, promptly file, or cause to be filed, a notice of such occurrence on EMMA, with such notice in a format and accompanied by such identifying information as prescribed by the MSRB.

(c) If a Listed Event described in Section 5(a) paragraph (1), (3), (4), (5), (6), (8) (but only with respect to tender offers under (8)), (9), (11), (12), or (16) above has occurred the Issuer shall, in a timely manner but not later than ten business days after the occurrence of such Listed Event, promptly file, or cause to be filed, a notice of such occurrence on EMMA, with such notice in a format and accompanied by such identifying information as prescribed by the MSRB. Notwithstanding the foregoing, notice of Listed Events described in Section (5)(a) paragraphs (8) and (9) need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to Holders of affected Bonds pursuant to the Resolution.

Section 6. Termination of Reporting Obligation. The Issuer's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds or upon the Issuer's receipt of an opinion of nationally recognized bond counsel to the effect that, because of legislative action or final judicial action or administrative actions or proceedings, the failure of the Issuer to comply with the terms hereof will not cause Participating

Underwriters to be in violation of the Rule or other applicable requirements of the Securities Exchange Act of 1934, as amended.

Section 7. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent shall not be responsible in any manner for the content of any notice or Annual Report prepared by the Issuer pursuant to this Disclosure Certificate. The initial Dissemination Agent shall be Speer Financial, Inc.

Section 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the Issuer may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(a) (i) the amendment or waiver is made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or the type of business conducted; (ii) the undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the original issuance of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and (iii) the amendment or waiver either (1) is approved by a majority of the Holders, or (2) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Holders or Beneficial Owners; or

(b) the amendment or waiver is necessary to comply with modifications to or interpretations of the provisions of the Rule as announced by the Securities and Exchange Commission.

In the event of any amendment or waiver of a provision of this Disclosure Certificate, the Issuer shall describe such amendment in the next Annual Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing audited financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 5(c), and (ii) the Annual Report for the year in which the change is made will present a comparison or other discussion in narrative form (and also, if feasible, in quantitative form) describing or illustrating the material differences between the audited financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Section 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the Issuer chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the Issuer shall have no obligation under this Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

Section 10. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Certificate, any Holder or Beneficial Owner may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Issuer to comply with its obligations under this Disclosure Certificate. Direct, indirect, consequential and punitive damages shall not be recoverable by any person for any default hereunder and are hereby waived to the extent permitted by law. A default under this Disclosure Certificate shall not be deemed an event of default under the Resolution, and the sole remedy under this Disclosure Certificate in the event of any failure of the Issuer to comply with this Disclosure Certificate shall be an action to compel performance.

Section 11. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent, if any, shall have only such duties as are specifically set forth in this Disclosure Certificate, and the Issuer agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the

Dissemination Agent's negligence or willful misconduct. The obligations of the Issuer under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

Section 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Issuer, the Dissemination Agent, the Participating Underwriters and Holders and Beneficial Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

Dated: October 10, 2022

CITY OF ANAMOSA, IOWA

By \_\_\_\_\_  
Mayor

Attest:

By \_\_\_\_\_  
City Clerk

# Applicant/Recipient Disclosure/Update Report

U.S. Department of Housing  
and Urban Development

OMB Number: 2510-0011  
Expiration Date: 08/31/2022

Applicant/Recipient Information

\*UEI:

PKF2L29FZKZ9

\* Report Type:

INITIAL

1. Applicant/Recipient Name, Address, and Phone (include area code):

\* Applicant Name:

City of Anamosa

\* Street1:

107 S Ford St.

Street2:

\* City:

Anamosa

County:

Jones

\* State:

IA: Iowa

\* Zip Code:

52205

\* Country:

USA: UNITED STATES

\* Phone:

319-462-6055

2. Social Security Number or Employer ID Number:

42-6004229

\* 3. HUD Program Name:

CDBG Downtown Revitalization

\* 4. Amount of HUD Assistance Requested/Received: \$

650,000.00

5. State the name and location (street address, City and State) of the project or activity:

\* Project Name:

Anamosa Downtown Revitalization

\* Street1:

210 W - 116 E Main St., and 102 and 111-117 N Ford St.

Street2:

\* City:

Anamosa

County:

Jones

\* State:

IA: Iowa

\* Zip Code:

52205

\* Country:

USA: UNITED STATES

## Part I Threshold Determinations

\* 1. Are you applying for assistance for a specific project or activity? These terms do not include formula grants, such as public housing operating subsidy or CDBG block grants. (For further information see 24 CFR Sec. 4.3).

☐ Yes

☒ No

\* 2. Have you received or do you expect to receive assistance within the jurisdiction of the Department (HUD), involving the project or activity in this application, in excess of \$200,000 during this fiscal year (Oct. 1-Sep. 30)? For further information, see 24 CFR Sec. 4.9

☐ Yes

☒ No

If you answered " No " to either question 1 or 2, **Stop!** You do not need to complete the remainder of this form.

**However,** you must sign the certification at the end of the report.

---

**Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds.**

Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

---

Department/State/Local Agency Name:

\* Government Agency Name:

Government Agency Address:

\* Street1:

Street2:

\* City:

County:

\* State:

\* Zip Code:

\* Country:

\* Type of Assistance:

\* Amount Requested/Provided: \$

\* Expected Uses of the Funds:

---

Department/State/Local Agency Name:

\* Government Agency Name:

Government Agency Address:

\* Street1:

Street2:

\* City:

County:

\* State:

\* Zip Code:

\* Country:

\* Type of Assistance:

\* Amount Requested/Provided: \$

\* Expected Uses of the Funds:

---

(Note: Use Additional pages if necessary.)

Add Attachment

Delete Attachment

View Attachment

**Part III Interested Parties. You must disclose:**

1. All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and
2. Any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

* Alphabetical list of all persons with a reportable financial interest in the project or activity (For individuals, give the last name first)	* Social Security No. or Employee ID No.	* Type of Participation in Project/Activity	* Financial Interest in Project/Activity (\$ and %)
			\$ <input type="text"/> <input type="text"/> %
			\$ <input type="text"/> <input type="text"/> %
			\$ <input type="text"/> <input type="text"/> %
			\$ <input type="text"/> <input type="text"/> %
			\$ <input type="text"/> <input type="text"/> %

(Note: Use Additional pages if necessary.)

Add Attachment

Delete Attachment

View Attachment

**Certification**

**Warning:** If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosures of information, including intentional non-disclosure, is subject to civil money penalty not to exceed \$10,000 for each violation.

I certify that this information is true and complete.

\* Signature:

\* Date: (mm/dd/yyyy)

<input type="text"/>	<input type="text"/>
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**RESOLUTION NO. 2022-53**

**A RESOLUTION APPROVING A GRANT APPLICATION FOR THE DOWNTOWN  
REVITALIZATION IMPROVEMENTS PROJECT, ADOPTING FINDINGS  
REQUIRED IN ASSOCIATION WITH APPROVAL OF A DOWNTOWN  
REVITALIZATION APPLICATION THROUGH THE COMMUNITY DEVELOPMENT  
BLOCK GRANT PROGRAM  
OF THE IOWA ECONOMIC DEVELOPMENT AUTHORITY, SELECTING MARTIN  
GARDNER ARCHITECTURE AS THE ARCHITECTURAL FIRM, AND  
COMMITTING A LOCAL MATCH FROM THE CITY IN THE AMOUNT OF \$250,000.**

**WHEREAS**, the City of Anamosa, Iowa, (hereinafter referred to as “City”) has worked in association with Jones County Economic Development and property owners interested in developing proposed façade improvements to their buildings located in a targeted downtown project area; and

**WHEREAS**, said target area is generally located between N Garnavillo St. and N Huber St. along the north side of Main St. and the first four addresses north of Main St. along the east side of N Ford St.; and

**WHEREAS**, said target area has been surveyed and, as stipulated by federal regulations has been found to have a predominance of “slum and blighting” conditions with 18, or 100%, of 18 total buildings being in “fair” or “poor” condition, that thereby qualifies the community for financial assistance from the downtown revitalization fund of the Community Development Block Grant (“CDBG”) Program of the Iowa Economic Development Authority (“IEDA”); and

**WHEREAS**, an application has been prepared to request funding from the CDBG Program to assist property owners with façade improvements to property located within the targeted project area; and

**WHEREAS**, local match funding is required to leverage grant funding, with commitment from the City and affected property owners; and

**WHEREAS**, a Public Hearing was conducted this date, providing citizens an opportunity to comment on said Downtown Revitalization application; **now, therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANAMOSA, IOWA,**  
that:

1. The architectural firm of Martin Gardner Architecture is hereby selected to prepare final design plans to bid the project and provide construction management services during development, with fee to be negotiated upon grant award and IEDA approval; and
2. \$250,000 from City funding is committed as local match funding to leverage grant assistance from the Downtown Revitalization Fund of IEDA’s CDBG Program, with specific

source to be determined upon notification of successful grant award, to fund architectural services 100% and proportionately leverage construction with residual funding.

3. Said Downtown Revitalization funding application is hereby approved, together with inclusion of required “Community Development and Housing Needs Assessment”, with the Mayor authorized to execute with signature required associated documentation including, but not necessarily limited to, financial disclosure form, federal assurances form, and “Green Streets” certification.

Passed and adopted this 12<sup>th</sup> day of September, 2022.

Mayor, \_\_\_\_\_

ATTEST:

City Clerk, \_\_\_\_\_

**RESOLUTION NO. 2022-53**

**A RESOLUTION APPROVING A GRANT APPLICATION FOR THE DOWNTOWN  
REVITALIZATION IMPROVEMENTS PROJECT, ADOPTING FINDINGS  
REQUIRED IN ASSOCIATION WITH APPROVAL OF A DOWNTOWN  
REVITALIZATION APPLICATION THROUGH THE COMMUNITY DEVELOPMENT  
BLOCK GRANT PROGRAM  
OF THE IOWA ECONOMIC DEVELOPMENT AUTHORITY, SELECTING MARTIN  
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Passed and adopted this 12<sup>th</sup> day of September, 2022.

Mayor, \_\_\_\_\_

ATTEST:

City Clerk, \_\_\_\_\_

## FEDERAL ASSURANCES SIGNATURE PAGE

I, Rod Smith, (applicant official) hereby certify that in carrying out the activities funded under the CDBG Program, the City of Anamosa:

- A. will minimize displacement of persons as a result of such activities;
- B. will conduct and administer the program in conformity with Public Law 88-352 (Title VI of the Civil Rights Act of 1964), and Public Law 90-284 (Title VIII of the Civil Rights Act of 1968) and will affirmatively further fair housing);
- C. will provide for opportunities for citizen participation, hearings, and access to information with respect to our community development program comparable to the requirements found under sections 104(a)(2) and 104(a)(3) of Title I of the Housing and Community Development Act of 1975 as amended through 1987; and
- D. will not attempt to recover any capital costs of public improvements assisted in whole or part under the CDBG Program by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless (i) funds received under the CDBG Program are used to pay the proportion of such fee or assessment that relates to the capital costs of such public improvements that are financed from revenue sources other than under Public Law 93-383, as amended, or (ii) for purposes of assessing any amount against properties owned and occupied by persons of low and moderate income who are not of very low income, the city/county has certified to the State that it lacks sufficient funds received under the CDBG Program to comply with the requirements of clause (i) above.

I also certify that to the best of my knowledge and belief, data in the application is true and correct, including commitment of local resources; the document has been duly authorized by the governing body of the applicant; and the applicant will comply with all applicable federal and state requirements, including the following, if assistance is approved:

- A. Civil Rights Acts;
- B. Housing and Community Development Acts of 1974, as amended;
- C. Age Discrimination Act of 1975;
- D. Section 504 of the Rehabilitation Act of 1973;
- E. Davis-Bacon Act, as amended, where applicable under Section 110 of the Housing and Community Development Act of 1974, as amended; Contract Work Hours and Safety Standards Act; the Copeland Anti-kickback Act; the Department of Defense Reauthorization Act of 1986 and the Fair Labor Standards Act.
- F. National Environmental Policy Act of 1969 and 24 CFR 58 (Environmental Review).
- G. Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended;
- H. State of Iowa Citizen Participation Plan;
- I. Lead-based Paint Poisoning Prevention Act;
- J. Residential Anti-displacement and Relocation Assistance Plan;
- K. Government-wide Restriction on Lobbying and the Hatch Act; and
- L. Prohibition on the Use of Excessive Force.

Rod Smith

Typed Name of Applicant Official

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Michon Jackson

Typed Name of Person Attesting

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

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- C. will provide for opportunities for citizen participation, hearings, and access to information with respect to our community development program comparable to the requirements found under sections 104(a)(2) and 104(a)(3) of Title I of the Housing and Community Development Act of 1975 as amended through 1987; and
- D. will not attempt to recover any capital costs of public improvements assisted in whole or part under the CDBG Program by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless (i) funds received under the CDBG Program are used to pay the proportion of such fee or assessment that relates to the capital costs of such public improvements that are financed from revenue sources other than under Public Law 93-383, as amended, or (ii) for purposes of assessing any amount against properties owned and occupied by persons of low and moderate income who are not of very low income, the city/county has certified to the State that it lacks sufficient funds received under the CDBG Program to comply with the requirements of clause (i) above.

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- B. Housing and Community Development Acts of 1974, as amended;
- C. Age Discrimination Act of 1975;
- D. Section 504 of the Rehabilitation Act of 1973;
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- F. National Environmental Policy Act of 1969 and 24 CFR 58 (Environmental Review).
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- H. State of Iowa Citizen Participation Plan;
- I. Lead-based Paint Poisoning Prevention Act;
- J. Residential Anti-displacement and Relocation Assistance Plan;
- K. Government-wide Restriction on Lobbying and the Hatch Act; and
- L. Prohibition on the Use of Excessive Force.

Rod Smith

Typed Name of Applicant Official

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

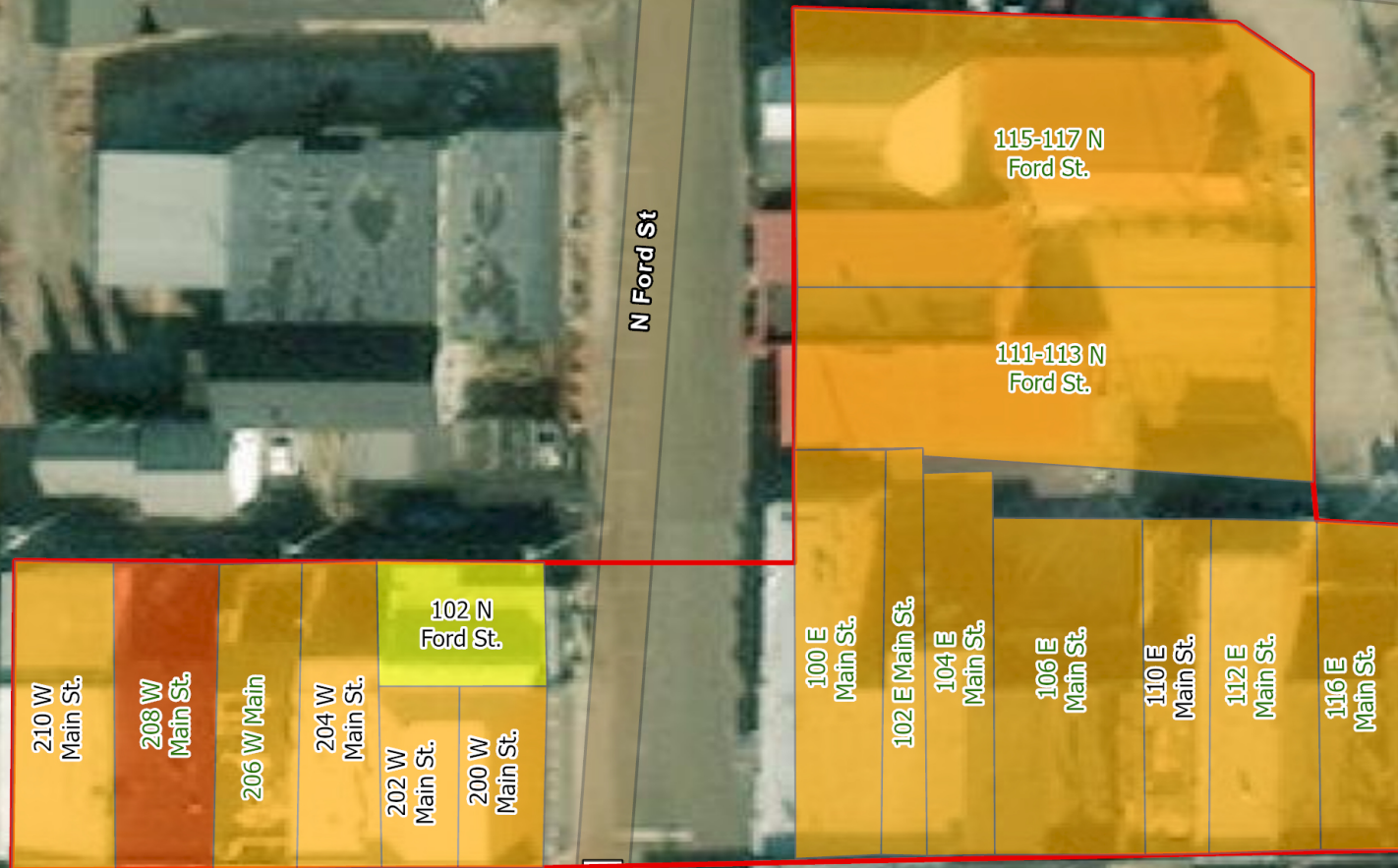
Michon Jackson

Typed Name of Person Attesting

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

# Anamosa Slum and Blight Area, Surveyed 2022

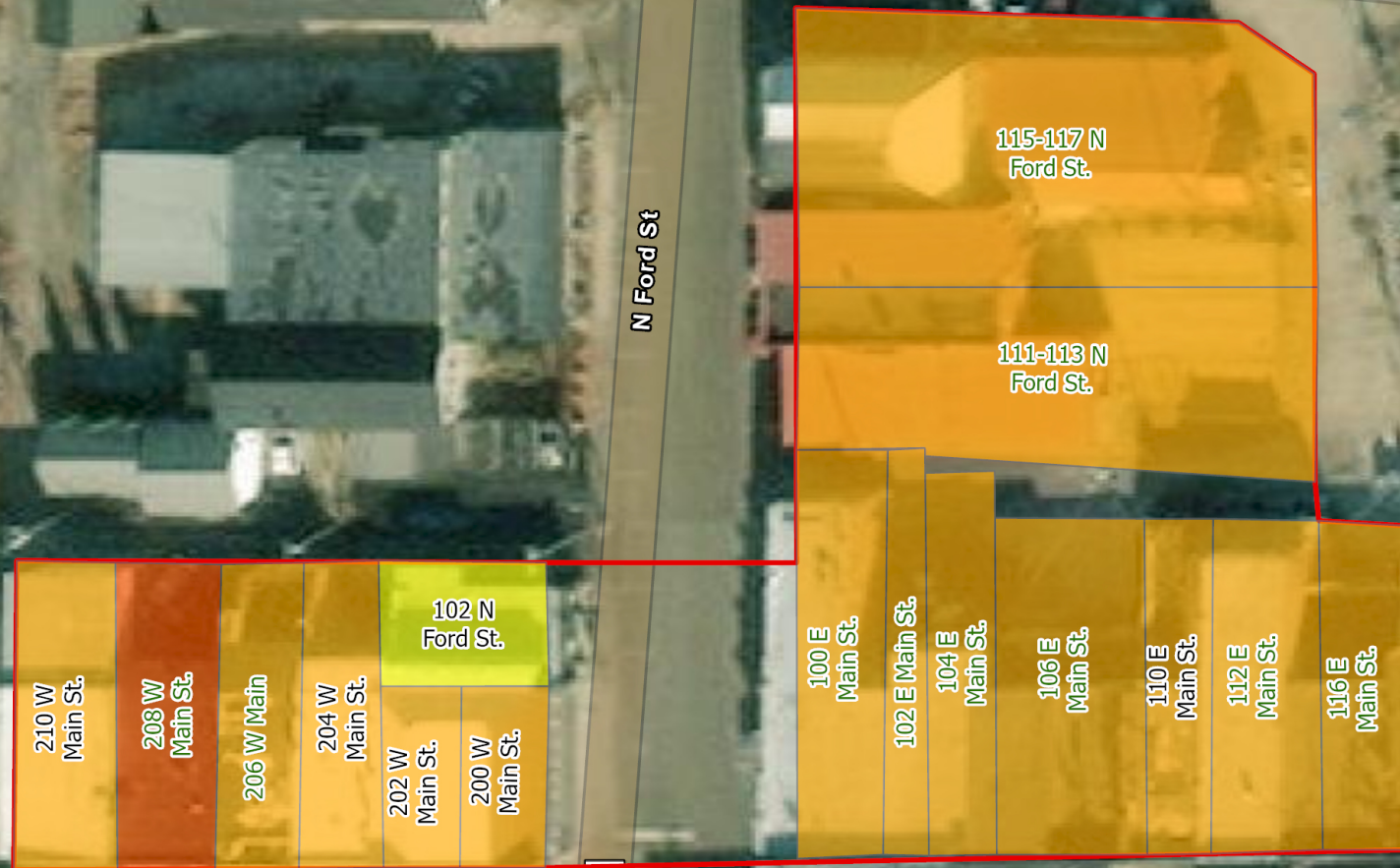


Target Area

**Condition**

- Good
- Fair
- Poor

# Anamosa Slum and Blight Area, Surveyed 2022



Target Area

**Condition**

- Good
- Fair
- Poor

**RESOLUTION NO. 2022-54**

**A RESOLUTION DESIGNATING A PORTION OF THE CENTRAL BUSINESS DISTRICT A “SLUM / BLIGHTED” AREA WITH REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, BEING NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS**

**WHEREAS**, in accordance with provisions of Chapter 403, Code of Iowa, the City of Anamosa, Iowa, (hereinafter referred to as “City”) approved an Urban Renewal Plan in December 2002 that created the “Anamosa Urban Renewal Area Central Business District”; and

**WHEREAS**, said Urban Renewal Area includes a “Central Business District” with target project area proposed for Community Development Block Grant (CDBG) funding through the Downtown Revitalization Program of the Iowa Economic Development Authority; and

**WHEREAS**, said target areas is generally located between N Garnavillo St. and N Huber St. along the north side of Main St. and the first four addresses north of Main St. along the east side of N Ford St.; and

**WHEREAS**, said target project area is depicted in a map titled “Anamosa Slum and Blight Area, Surveyed 2022” and attached hereto and by this reference made a part of; and

**WHEREAS**, said target project area has been surveyed and, as stipulated by regulations of the CDBG Program, has determined the area to have a predominance of “slum and blighting” conditions with 18, or 100%, of 18 total building being in “fair” or “poor” condition; and

**WHEREAS**, a requirement of said Downtown Revitalization Fund is fulfillment of the CDBG Program’s national objective to aid in the prevention or elimination of slums or blight; **now, therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANAMOSA, IOWA,** that:

1. Said noted building condition survey for said target project area is hereby approved with finding that a predominance of “slum / blighting” conditions exist; and

2. As qualified by condition survey, and with reaffirmation herewith of the Anamosa Urban Renewal Area Central Business District, the rehabilitation, conservation, redevelopment, development, or a combination thereof, of said target project area is necessary in the interest of the public health, safety or welfare of the residents of the City; and

3. Said target project area is hereby affirmed as a “slum / blighted” area in need of reinvestment, redevelopment, or a combination thereof.

Passed and adopted this 12<sup>th</sup> day of September, 2022.

Mayor, \_\_\_\_\_

ATTEST:

City Clerk, \_\_\_\_\_

**RESOLUTION NO. 2022-54**

**A RESOLUTION DESIGNATING A PORTION OF THE CENTRAL BUSINESS DISTRICT A “SLUM / BLIGHTED” AREA WITH REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, BEING NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS**

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**WHEREAS**, said target project area is depicted in a map titled “Anamosa Slum and Blight Area, Surveyed 2022” and attached hereto and by this reference made a part of; and

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3. Said target project area is hereby affirmed as a “slum / blighted” area in need of reinvestment, redevelopment, or a combination thereof.

Passed and adopted this 12<sup>th</sup> day of September, 2022.

Mayor, \_\_\_\_\_

ATTEST:

City Clerk, \_\_\_\_\_

**ORDINANCE NO. 22-954**

**AN ORDINANCE ADOPTING THE “CODE OF ORDINANCES  
OF THE CITY OF ANAMOSA, IOWA”**

BE IT ORDAINED by the City Council of the City of Anamosa, Iowa, that:

SECTION 1. Pursuant to published notice and following public hearing on the 22nd day of August, 2022, so required by Sections 362.3 and 380.8, Code of Iowa, there is hereby adopted by the City of Anamosa, Iowa, the “CODE OF ORDINANCES OF THE CITY OF ANAMOSA, IOWA.”

SECTION 2. All of the provisions of the “CODE OF ORDINANCES OF THE CITY OF ANAMOSA, IOWA,” shall be in force and effect on and after the effective date of this ordinance.

SECTION 3. All ordinances or parts thereof in force on the effective date of this ordinance are hereby repealed from and after the effective date of this ordinance, except as hereinafter provided.

SECTION 4. The repeal provided for in the preceding section of this ordinance shall not affect any offense or act committed or done or any penalty or forfeiture incurred or any contract or right established or accruing before the effective date of this ordinance; nor shall such repeal affect any ordinance or resolution promising or guaranteeing the payment of money by the City or authorizing the issuance of any bonds of said City or any evidence of said City's indebtedness or any contract or obligation assumed by said City; nor shall said repeal affect the administrative ordinances or resolutions of the Council not in conflict or inconsistent with the provisions of “THE CODE OF ORDINANCES OF THE CITY OF ANAMOSA, IOWA”; nor shall it affect the following ordinances specifically saved from repeal:

**URBAN RENEWAL**

<b>ORDINANCE NO.</b>	<b>ADOPTED</b>	<b>NAME OF AREA</b>
540	6/24/1991.	Anamosa Urban Renewal Area
541	6/24/1991	Anamosa Urban Renewal Area East
542	6/24/1991	Anamosa Urban Renewal Area South
561	5/11/1992	Anamosa Urban Renewal Area Northeast
565	11/9/1992	Anamosa Urban Renewal Area Central Business District
582	11/8/1993	Amend Anamosa Urban Renewal Area East
598	12/12/1994	Northeast Industrial Urban Renewal Area
624	11/11/1996	1996 Addition to the Anamosa Urban Renewal Area Northeast
699	12/9/2002	Anamosa Corridor Urban Renewal Area
717	4/26/2004	Northeast Urban Renewal Area – Highway 151 TIF District
753	6/26/2006	Highway 64 East Urban Renewal Area
800	8/24/2007	Meadow Ridge Urban Renewal Area
903	1/25/2016	2016 Addition to the Anamosa Corridor Urban Renewal Area
929	12/17/2018	2018 Anamosa Housing Urban Renewal Area
944	10/12/2020	Highway 151 Urban Renewal Area
945	11/09/2020	November 2020 Addition to Highway 151 Urban Renewal Area
947	6/2//2021	Northeast Industrial Urban Renewal Area
949	8/23/2021	July 2021 Addition to the Anamosa Corridor Urban Renewal Area

**URBAN REVITALIZATION**

<b>ORDINANCE NO.</b>	<b>ADOPTED</b>	<b>NAME OF AREA</b>
728	November 8, 2004	Wal-Mart Urban Revitalization Area

## STREET AND ALLEY VACATIONS

ORDINANCE NO.	ADOPTED	ORDINANCE NO.	ADOPTED
14	1867	459	October 13, 1975
20	August 3, 1868	462	December 1, 1975
27	September 14, 1869	494	June 14, 1982
70	June 27, 1872	497	March 14, 1984
115	March 14, 1877	499	June 18, 1984
118	July 10, 1877	500A	March 11, 1985
126	July 2, 1878	506	February 16, 1987
147	October 6, 1879	515	June 13, 1988
150	May 10, 1880	516	October 10, 1988
151	July 5, 1880	523	September 11, 1989
181	August 7, 1882	546	September 9, 1991
190	July 2, 1883	564	June 22, 1992
198	July 10, 1884	589	June 27, 1994
278	July 2, 1900	591	August 22, 1994
306	August 18, 1902	604	June 26, 1995
307	May 4, 1903	619	May 30, 1996
311	December 7, 1903	627	April 14, 1997
125	May 2, 1921	639	April 27, 1998
133	October 6, 1921	651	November 11, 1998
159	December 7, 1925	683	October 8, 2001
172	May 7, 1928	686	November 12, 2001
196	October 11, 1934	705	September 8, 2003
203	February 3, 1936	709	December 22, 2003
242	May 15, 1944	710	January 12, 2004
250	January 10, 1946	729	December 13, 2004
252	March 3, 1947	730	December 13, 2004
261	September 9, 1948	731	January 10, 2005
262	September 9, 1948	732	December 13, 2004
263	February 10, 1949	746	February 27, 2006
273	May 10, 1951	778	February 26, 2007
290	August 12, 1953	801	August 27, 2007
293	April 5, 1954	805	September 24, 2007
297	August 12, 1954	808	December 17, 2007
306	December 8, 1955	809	November 12, 2007
314	March 4, 1957	818	February 11, 2008
326	February 4, 1960	825	April 28, 2008
355	November 13, 1961	828	June 2, 2008
358	August 13, 1962	829	June 9, 2008
362	May 2, 1963	832	July 28, 2008
376	June 8, 1964	840	January 12, 2009
384	November 9, 1964	857	July 27, 2009
389	July 5, 1965	882	October 10, 2011
390	November 2, 1965	883	November 14, 2011
393	November 8, 1965	886	May 29, 2012
398	August 22, 1966	892	September 23, 2013
426	January 20, 1970	893	September 23, 2013
426a	April 14, 1970	901	May 11, 2015
432	August 24, 1971	902	May 11, 2015
433	August 24, 1971	907	May 9, 2016
435	April 11, 1972	908	July 11, 2016

442	May 17, 1973	910	July 11, 2016
443	July 17, 1973	936	July 22, 2019
444	December 11, 1973	938	September 9, 2019
448	April 11, 1974	939	November 12, 2019
458	October 13, 1975		

#### **STREET AND SIDEWALK GRADES**

<b>ORDINANCE NO.</b>	<b>ADOPTED</b>	<b>ORDINANCE NO.</b>	<b>ADOPTED</b>
3b	April 14, 1858	412	April 2, 1968
163	July 5, 1881	413	April 2, 1968
212	November 19, 1888	414	April 2, 1968
314	January 4, 1904	471	September 12, 1977
317	May 2, 1904	495	July 12, 1982
1	May 2, 1904	534	January 14, 1991
22	August 1, 1905	626	March 10, 1997
27	September 6, 1906		
55	September 7, 1908		
66	May 3, 1909		
115	August 28, 1914		
118	March 6, 1916		
121	September 4, 1918		
167	April 25, 1927		
232			
354	September 14, 1961		
368	July 2, 1963		
405	April 2, 1968		
406	April 2, 1968		
407	April 2, 1968		
408	April 2, 1968		
409	April 2, 1968		
410	April 2, 1968		
411	April 2, 1968		

#### **ZONING MAP**

<b>ORDINANCE</b>	<b>ADOPTED</b>	<b>SUBJECT</b>
894	October 14, 2013	New Official Zoning Map, replacing the one adopted in Ordinance No. 704
895	June 9, 2014	Zoning Two Recently Annexed Parcels Owned by J. Parham Rentals, L.L.C.
911	September 12, 2016	Re-zoning 405 S. Linn Street from R-2 to C-2
932	April 22, 2019	Re-zoning a Portion of Outlot "B" Meadow Ridge Eighth Addition from R-1 to R-2
940	December 19, 2019	Re-zoning 704 E. 1 <sup>st</sup> Street from R-2 to C-2
941	December 19, 2019	Re-zoning 106 N. Scott Street from R-2 to C-2

## **ZONING MAP**

<b>ORDINANCE NO.</b>	<b>ADOPTED</b>	<b>ORDINANCE NO.</b>	<b>ADOPTED</b>
168		321	
184		329	
193		334	
227		335	
239		357	
248		370	
267		394	June 14, 2000
269		419	October 13, 2003
273		441	February 14, 2007
283		466	November 11, 2015
286		467	November 11, 2015
290		475	April 13, 2016
297			

nor shall it affect any other right or franchise conferred by any ordinance or resolution of the Council or any other person or corporation; nor shall it affect any ordinance naming, establishing, relocating or vacating any street or public way, whether temporary or permanent; nor shall it affect any ordinance amending the official zoning map, establishing building lines, establishing and changing grades, or dedicating property for public use; nor shall it affect any prosecution, suit or other proceeding pending or any judgment rendered on or prior to the effective date of this ordinance.

SECTION 5. The following ordinances, passed subsequent to the preparation of this code but prior to adoption of this code, are hereby adopted and made a part of this code. These are ordinances N/A

SECTION 6. An official copy of the “CODE OF ORDINANCES OF THE CITY OF ANAMOSA, IOWA,” adopted by this ordinance, including a certificate of the City Clerk as to its adoption and the effective date, is on file in the office of the City Clerk, and shall be kept available for public inspection.

SECTION 7. The City Clerk shall furnish a copy of the “CODE OF ORDINANCES OF THE CITY OF ANAMOSA, IOWA,” to the Judicial Magistrates serving the City of Anamosa.

SECTION 8. This ordinance shall be in full force and effect from and after the publication of this ordinance, as required by law.

COUNCILMEMBER	AYES	NAYS	ABSENT
CRUMP			
GOMBERT			
SMITH			
STOUT			
TUETKEN			
ZUMBACH			

Passed by the City Council of the City of Anamosa, Iowa, the 26th day of September, 2022.

\_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
CITY CLERK

First Reading: 08/22/2022

Second Reading: 09/12/2022

Third Reading: 09/26/2022

### CLERK'S CERTIFICATE

I hereby certify that the foregoing Ordinance No. 22-954 was published as required by law on the 18<sup>th</sup> day of August, 2022.

SIGNED \_\_\_\_\_  
CITY CLERK

## CLERK'S CERTIFICATE

State of Iowa )  
 ) SS  
County of \_\_\_\_\_ )

I, \_\_\_\_\_, City Clerk of the City of Anamosa, Iowa, hereby certify that the “CODE OF ORDINANCES OF THE CITY OF ANAMOSA, IOWA,” was adopted by the City Council of the City of Anamosa, Iowa, and that an official copy of said Code of Ordinances is on file at the office of the City Clerk, City of Anamosa, Iowa, and that Ordinance No. \_\_\_\_\_ adopting said Code of Ordinances was passed by the City Council of the City of Anamosa, Iowa, on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, signed by the Mayor on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_; duly recorded and published as provided by law, and that the effective date of said Code is \_\_\_\_\_, \_\_\_\_\_.

Witness my hand and official seal of the City of Anamosa, Iowa, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

SIGNED: \_\_\_\_\_  
CITY CLERK  
CITY OF ANAMOSA, IOWA



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

August 19, 2022

Shane Brown  
Streets Superintendent  
City of Anamosa  
107 S. Ford Street  
Anamosa, IA 52205

Re: Sycamore Street Reconstruction and Sanitary Replacement  
Contractor's Pay Request No. 2

Dear Shane,

Enclosed is a copy of Pay Request No. 2 from Eastern Iowa Excavating & Concrete for the above-referenced project. This payment application is for work completed July 1 to August 19, 2022.

The total request for Pay Request No. 2 is \$20,553

This payment application represents approximately 16% of the total contract value, not including retainage. The current invoiced total, including outstanding amount from Pay Application No.1, is \$174,408.06 and corresponds to 79% of the original contract amount (\$149,128.90) and includes the two previously approved change orders (\$34,879.58). Project progress is estimated to be approximately 85% of the total project schedule with Final Completion, per contract, in September 2022.

HRG have reviewed and recommend full partial payment of Payment Application No. 2 as submitted by Eastern Iowa. Please execute the pay application and distribute copies to all parties.

Sincerely,

**HR GREEN, INC.**

**Jeremy Kaemmer, P.E., AICP**  
Project Manager

\\hrgreen.com\HRG\Data\2020\201647\Construction\Payment\ltr-20220819-EasternIowa\_Pay\_Request\_2.docx

CONTRACTOR: EASTERN IOWA EXCAVATING AND CONCRETE, LLC  
 OWNER: City of Anamosa  
 PROJECT: Anamosa - Sycamore St. Recon & Sanitary Repl.  
 JOB #: 22-923

CONTRACT PAYMENT NO. PAYMENT #2  
 08/19/22

ITEM NO.	CONTRACT ITEM DESCRIPTION	CONTRACT ITEM			
		QUANTITY	UNIT	UNIT COST	TOTAL COST
1	Topsoil Restoration, 8"	922	SY	\$9.00	\$8,298.00
2	Excavation Class 10	875	CY	\$4.85	\$4,243.75
3	Subgrade Prep	1347	SY	\$0.55	\$740.85
4	Subgrade Treatment, Geogrid	1347	SY	\$1.65	\$2,222.55
5	Modified Subbase, 6"	1347	SY	\$7.85	\$10,573.95
6	Trench Compaction Testing	1	LS	\$1,900.00	\$1,900.00
7	Sanitary Sewer, 8" PVC	290	LF	\$43.80	\$12,702.00
8	Sanitary Sewer Stub, 4"	123	LF	\$65.85	\$8,099.55
9	Removal of Sanitary Sewer	315	LF	\$4.25	\$1,338.75
10	Valve Box Adjustment	2	EA	\$175.00	\$350.00
11	Valve Box Extension	1	EA	\$115.00	\$115.00
12	Sanitary Manhole	1	EA	\$3,625.00	\$3,625.00
13	Connection to Existing Manhole	1	EA	\$830.00	\$830.00
14	Curb and Gutter, 3.5" and 6" Thick	48	LF	\$58.00	\$2,784.00
15	7" PCC	1201	SY	\$47.50	\$57,047.50
16	Sidewalk 4"	216	SY	\$47.75	\$10,314.00
17	Detectable Warning, Cast Iron	120	SF	\$43.00	\$5,160.00
18	Driveway, 7"	91	SY	\$63.25	\$5,755.75
19	Pavement Removal	1449	SY	\$6.25	\$9,056.25
20	Curb and Gutter Removal	48	LF	\$31.00	\$1,488.00
21	Removal of Sidewalk	210	SY	\$12.00	\$2,520.00
22	Removal of Driveway	69	SY	\$19.50	\$1,345.50
23	Traffic Control	1	LS	\$8,150.00	\$8,150.00
24	Sod	83	SQ	\$129.50	\$10,748.50
25	Combined Sidewalk Retaining	3.7	CY	\$615.00	\$2,275.50
26	Survey	1	LS	\$4,250.00	\$4,250.00
27	Mobilization	1	LS	\$12,500.00	\$12,500.00
28	Maintenance of Postal Service	1	LS	\$400.00	\$400.00
29	Maintenance of Solid Waste	1	LS	\$500.00	\$500.00

PREVIOUS TOTAL		THIS PERIOD		TOTAL TO DATE		PERCENT
QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	
400.00	\$1,940.00	650.00	\$5,850.00	650.00	\$5,850.00	70%
1347.00	\$740.85	475.00	\$2,303.75	875.00	\$4,243.75	100%
1347.00	\$2,222.55		\$0.00	1347.00	\$740.85	100%
1347.00	\$10,573.95		\$0.00	1347.00	\$2,222.55	100%
1.00	\$1,900.00		\$0.00	1347.00	\$10,573.95	100%
295	\$12,921.00		\$0.00	1.00	\$1,900.00	100%
123	\$8,099.55		\$0.00	295	\$12,921.00	102%
295	\$1,253.75		\$0.00	123	\$8,099.55	100%
	\$0.00	2	\$350.00	295	\$1,253.75	94%
	\$0.00	1	\$115.00	2	\$350.00	100%
1	\$3,625.00		\$0.00	1	\$115.00	100%
	\$0.00		\$0.00	1	\$3,625.00	100%
	\$0.00		\$0.00	0	\$0.00	0%
1185	\$56,287.50	16	\$760.00	0	\$0.00	0%
	\$0.00		\$0.00	1201	\$57,047.50	100%
	\$0.00	85	\$5,376.25	0	\$0.00	0%
	\$0.00		\$0.00	0	\$0.00	0%
1449	\$9,056.25	48	\$1,488.00	85	\$5,376.25	93%
190	\$2,280.00		\$0.00	1449	\$9,056.25	100%
69	\$1,345.50		\$0.00	48	\$1,488.00	100%
0.6	\$4,890.00	0.2	\$1,630.00	190	\$2,280.00	90%
	\$0.00		\$0.00	69	\$1,345.50	100%
	\$0.00		\$0.00	0.8	\$6,520.00	80%
	\$0.00		\$0.00	0	\$0.00	0%
	\$0.00		\$0.00	0	\$0.00	0%
0.8	\$3,400.00	0.2	\$2,500.00	0.8	\$3,400.00	80%
0.6	\$7,500.00	0.2	\$80.00	0.8	\$10,000.00	80%
0.6	\$240.00	0.2	\$100.00	0.8	\$320.00	80%
0.6	\$300.00			0.8	\$400.00	80%

TOTAL WORK COMPLETED

\$189,334.40

\$20,553.00

\$149,128.90

CH. ORD. NO.	CHANGE ORDER ITEM DESCRIPTION	CHANGE ORDER ITEM			
		QUANTITY	UNIT	UNIT COST	
1	Remove & Replace Manhole	1	LS	\$6,375.00	\$6,375.00
2	Subgrade Stabilization	975	TN	\$33.65	\$32,808.75
					\$0.00

PREVIOUS TOTAL	
QUANTITY	AMOUNT
1	\$6,375.00
847.09	\$28,504.58
	\$0.00

THIS PERIOD	
QUANTITY	AMOUNT
	\$0.00
	\$0.00
	\$0.00

TOTAL TO DATE		PERCENT
QUANTITY	AMOUNT	
1	\$6,375.00	100%
847.09	\$28,504.58	87%
0	\$0.00	#DIV/0!

TOTAL CHANGE ORDER WORK		\$39,183.75	\$34,879.58
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**TOTAL CONTRACT AND CHANGE ORDER WORK PERFORMED TO DATE**  
 Less: Amount Retained Per Contract 5%  
 Value of Stored Materials (See Attached List)  
 Less: Stored Materials Amount Retained Per Contract 5%  
 Net Amount Earned to Date  
 Less: Previous Amount Earned  
**BALANCE DUE THIS PAYMENT**

20553.00  
 \$184,008.48  
 \$9,200.42  
 \$0.00  
 \$174,808.06  
 \$0.00  
**\$174,808.06**



# INVOICE

Shive-Hattery | PO Box 1599 | Cedar Rapids, IA 52406-1599 | 319.362.0313 | shive-hattery.com

August 24, 2022

Invoice No: 4207090 - 8

Michon Jackson  
City of Anamosa, IA  
107 S. Ford Street  
Anamosa, IA 52205-1841

## Anamosa Fire Station Addition

**Services provided through August 19, 2022:**

Phase	01	General
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	Total Fee	Percent Complete	Fee Earned	Previous Fee Billing	Current Fee Billing
Base Contract	99,500.00	100.00	99,500.00	99,500.00	0.00
Amend 1 - Structural Snow Load	5,900.00	100.00	5,900.00	5,900.00	0.00
Total Fee	105,400.00		105,400.00	105,400.00	0.00
	<b>Total Fee</b>				<b>0.00</b>
			<b>Total this Phase</b>		<b>0.00</b>

Phase	71	Construction Admin - Amendment-2
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	Hours	Rate	Total
Grade 1 Professional Staff	1.60	100.00	160.00
Grade 3 Professional Staff	2.50	128.00	320.00
Grade 4 Professional Staff	8.00	143.00	1,144.00
Grade 5 Professional Staff	24.50	159.00	3,969.00
Grade 6 Professional Staff	20.60	172.00	3,564.90
Grade 9 Professional Staff	1.00	223.00	223.00
Grade 2 Technician	15.60	83.00	1,305.60
Grade 6 Technician	.50	130.00	65.00
Totals	74.30		10,751.50
<b>Total Labor</b>			<b>10,751.50</b>

## Reimbursable Expenses

Reimbursed Exp/Mileage	366.56	
<b>Total Reimbursables</b>	<b>366.56</b>	<b>366.56</b>

## Unit Expenses

Prints Black & White ICR			
4/29/2022	35.0 sq feet @ 0.30	10.50	
<b>Total Units</b>		<b>10.50</b>	<b>10.50</b>

<b>Total this Phase</b>	<b>\$11,128.56</b>
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<b>AMOUNT DUE THIS INVOICE</b>	<b>\$11,128.56</b>
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TERMS: PAYMENT SHALL BE DUE UPON RECEIPT.

ACH PAYMENTS NOW ACCEPTED. PLEASE EMAIL [AR@SHIVE-HATTERY.COM](mailto:AR@SHIVE-HATTERY.COM) FOR DETAILS.

Project	4207090	City of Anamosa - Fire Station Addition	Invoice	8
RLH				

# APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER: City of Anamosa

PROJECT: Anamosa Fire Station

APPLICATION NO: 10  
PERIOD TO: 8/23/2022  
PROJECT NOS:

FROM CONTRACTOR:  
Boomerang Corp  
PO Box 227  
Anamosa, Iowa 52205

VIA ENGINEER: Shive-Hattery  
Ron Hinds

CONTRACT DATE:

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.  
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM	..... \$	760,800.00
2. Net change by Change Orders	..... \$	-
3. CONTRACT SUM TO DATE (Line 1 + 2)	..... \$	760,800.00
4. TOTAL COMPLETED & STORED TO DATE	..... \$	608,610.73
5. RETAINAGE:		
a. 5% of Work Completed	\$	30,430.54
(Columns D + E on Continuation Sheet)		
b. <u>5</u> % of Stored Material		
(Column F on Continuation Sheet)		
Total Retainage (Line 5a + 5b )	\$	30,430.54
(Total in Column I on Continuation Sheet)		
6. TOTAL EARNED LESS RETAINAGE	\$	578,180.19
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	\$	557,888.19
(Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE	\$	20,292.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE.....	\$	182,619.81
(Line 3 less Line 6)		

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:

By:

*Pragyan Jiglitier*

Date:

8-22-22

*Cindy Behrends*

## ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer'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..... \$ 20,292.00

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

ARCHITECT  
ENGINEER:

By:

*Re. Gant*

Date: 08-25-2022

OWNER'S APPROVAL:

By:

Date:

# CONTINUATION SHEET

CERTIFICATE FOR PAYMENT,  
signed Certification, is attached.

APPLICATION NO: 9  
APPLICATION DATE:  
PERIOD TO: 8/23/2022  
ENGINEER'S PROJECT NO.:

units are stated to the nearest dollar.  
variable retainage for line items may apply.

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored (not in D or E)	Total Completed & Stored to Date (D + E + F)	% ( G/C)	Balance to Finish ( C - G)	Retainage (If Variable Rate)
			From Previous Application (D + E)	This Period					
1	<b>General Requirements</b>								
	Bonds / Permits / Insurance	\$ 52,000.00	\$ 52,000.00	\$ -	\$ -	\$ 52,000.00	100%	\$ -	\$ 2,600.00
	Administrative Requirements	\$ 15,000.00	\$ 14,000.00	\$ -	\$ -	\$ 14,000.00	93%	\$ 1,000.00	\$ 700.00
	Mobilize in	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00	100%	\$ -	\$ 1,000.00
	Temporary Facilities and Controls	\$ 1,000.00	\$ 650.00	\$ -	\$ -	\$ 650.00	65%	\$ 350.00	\$ 32.50
	Testing	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	100%	\$ -	\$ 50.00
2	<b>Existing Conditions</b>								
	Strip Topsoil	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	100%	\$ -	\$ 250.00
	Excavate for Footings	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00	100%	\$ -	\$ 1,000.00
	Import Fill	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00	100%	\$ -	\$ 500.00
	Erosion Control	\$ 3,500.00	\$ 3,500.00	\$ -	\$ -	\$ 3,500.00	100%	\$ -	\$ 175.00
3	<b>Concrete</b>								
	Cast-In-Place Concrete	\$ 232,758.00	\$ 220,000.00	\$ -	\$ -	\$ 220,000.00	95%	\$ 12,758.00	\$ 11,000.00
	7" PCC Parking Lot	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 20,000.00	\$ -
7	<b>Thermal and Moisture Protection</b>								
	Included in Concrete and Special Construction								
8	<b>Openings</b>								
	Hollow Metal Doors and Frames	\$ 6,500.00	\$ -	\$ 5,000.00	\$ -	\$ 5,000.00	77%	\$ 1,500.00	\$ 250.00
	Sectional Doors	\$ 21,992.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 21,992.00	\$ -
	Aluminum Windows	\$ 2,100.00	\$ -	\$ 2,100.00	\$ -	\$ 2,100.00	100%	\$ -	\$ 105.00
	Door Hardware	\$ 1,000.00	\$ -	\$ 900.00	\$ -	\$ 900.00	90%	\$ 100.00	\$ 45.00
9	<b>Finishes</b>								
	Painting and Coating	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 2,000.00	\$ -
13	<b>Special Construction</b>								
	Metal Building Systems submittals and engineering	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00	100%	\$ -	\$ 2,500.00
	Metal Building Fabrication	\$ 104,000.00	\$ 104,000.00	\$ -	\$ -	\$ 104,000.00	100%	\$ -	\$ 5,200.00
	Building delivery and Labor	\$ 33,000.00	\$ 29,700.00	\$ 2,970.00	\$ -	\$ 32,670.00	99%	\$ 330.00	\$ 1,633.50
22	<b>Plumbing</b>								
	Materials	\$ 24,000.00	\$ 24,000.00	\$ -	\$ -	\$ 24,000.00	100%	\$ -	\$ 1,200.00
	Labor	\$ 8,450.00	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00	18%	\$ 6,950.00	\$ 75.00
23	<b>Heating, Ventilating, and Air-Conditioning (HVAC)</b>								
	HVAC Equipment	\$ 40,000.00	\$ 10,908.00	\$ -	\$ -	\$ 10,908.00	27%	\$ 29,092.00	\$ 545.40
	Labor	\$ 22,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 22,000.00	\$ -

CERTIFICATE FOR PAYMENT,  
signed Certification, is attached.

APPLICATION DATE:  
PERIOD TO: 8/23/2022  
ENGINEER'S PROJECT NO.:

units are stated to the nearest dollar.  
variable retainage for line items may apply.

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (not in D or E)	G Total Completed & Stored to Date (D + E + F)		H Balance to Finish (C - G)	I Retainage (If Variable Rate)
			From Previous Application (D + E)	This Period			% (G/C)		
23	Electrical								
	Labor	\$ 18,000.00	\$ 5,000.00	\$ 4,540.00	\$ -	\$ 9,540.00	53%	\$ 8,460.00	\$ 477.00
	Gear	\$ 10,000.00	\$ 4,134.26	\$ -	\$ -	\$ 4,134.26	41%	\$ 5,865.74	\$ 206.71
	Lighting materials	\$ 11,500.00	\$ 9,858.47	\$ -	\$ -	\$ 9,858.47	86%	\$ 1,641.53	\$ 492.92
	Equipment	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 2,000.00	\$ -
	Pipe/ Wire	\$ 17,500.00	\$ -	\$ 5,250.00	\$ -	\$ 5,250.00	30%	\$ 12,250.00	\$ 262.50
	Underground	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00	100%	\$ -	\$ 100.00
	Misc. Material	\$ 3,000.00	\$ -	\$ 600.00	\$ -	\$ 600.00	20%	\$ 2,400.00	\$ 30.00
	Trim Out	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 1,500.00	\$ -
		\$760,800.00	\$587,250.73	\$21,360.00	\$0.00	\$608,610.73		\$152,189.27	\$30,430.54



Please Remit To:  
HR Green, Inc.  
PO Box 8213  
Des Moines, IA 50301-8213  
1-800-728-7805

Michon Jackson  
City of Anamosa, IA  
107 S Ford Street  
Anamosa, IA 52205-1841

August 25, 2022  
Project No: 190261.02  
Invoice No: 155172  
**Invoice Total: \$12,200.04**

Project 190261.02 Anamosa, IA - Well 6 Construction Phase  
Amendment No. 2 - New Jordan Well No. 6 Construction Phase Services  
**Professional Services Through August 12, 2022**  
**Fee**

Total Fee	135,320.00		
Percent Complete	67.1006	Total Earned	90,800.53
		Previous Fee Billing	78,600.49
		Current Fee Billing	12,200.04
		<b>Total Fee</b>	<b>12,200.04</b>

<b>Billing Limits</b>	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Total Billings	12,200.04	78,600.49	90,800.53
Limit			135,320.00
Remaining			44,519.47

**Total this Invoice** \$12,200.04



Please Remit To:  
HR Green, Inc.  
PO Box 8213  
Des Moines, IA 50301-8213  
1-800-728-7805

Michon Jackson  
City of Anamosa, IA  
107 S Ford Street  
Anamosa, IA 52205-1841

August 25, 2022  
Project No: 200121.01  
Invoice No: 155173  
**Invoice Total: \$4,600.05**

Project 200121.01 Anamosa, IA - Booth Street CPS

**S Booth Street Water Main & Storm Sewer Replacement  
Amendment No. 1 - Construction Phase Services**  
Professional Services Through August 12, 2022

Phase B Construction Phase Services

**Fee**

Total Fee	74,100.00		
Percent Complete	11.2012	Total Earned	8,300.09
		Previous Fee Billing	3,700.04
		Current Fee Billing	4,600.05
		<b>Total Fee</b>	<b>4,600.05</b>

**Billing Limits**

	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Total Billings	4,600.05	3,700.04	8,300.09
Limit			74,100.00
Remaining			65,799.91

**Total this Phase \$4,600.05**

**Total this Invoice \$4,600.05**



Please Remit To:  
HR Green, Inc.  
PO Box 8213  
Des Moines, IA 50301-8213  
1-800-728-7805

Michon Jackson  
City of Anamosa, IA  
107 S Ford Street  
Anamosa, IA 52205-1841

August 25, 2022  
Project No: 220409  
Invoice No: 155174  
**Invoice Total: \$3,175.00**

Project 220409 Anamosa, IA - Disinfection Improv Design  
Water Treatment Plant - Hypochlorite Design  
**Professional Services Through August 19, 2022**  
**Fee**

Total Fee	16,675.00		
Percent Complete	100.00	Total Earned	16,675.00
		Previous Fee Billing	13,500.00
		Current Fee Billing	3,175.00
		<b>Total Fee</b>	<b>3,175.00</b>

<b>Billing Limits</b>	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Total Billings	3,175.00	13,500.00	16,675.00
Limit			16,675.00

**Total this Invoice** **\$3,175.00**

September 07, 2022  
Project No: 1191102  
**Invoice No: 0000016**

City of Anamosa  
107 South Ford Street  
Anamosa, IA 52205

Project 1191102 Anamosa Police Station Renovation

**Professional Services from August 1, 2022 to August 31, 2022**

Phase	400	Construction Documents			
<b>Reimbursable Expenses</b>					
Travel, Meals & Lodging					
8/4/2022	Stark, Brian	Anamosa Structural Review visit	61.25		
<b>Total Reimbursables</b>			<b>1.1 times</b>	<b>61.25</b>	<b>67.38</b>
<b>Total this Phase</b>					<b>\$67.38</b>

Phase	500	Bidding / Negotiation			
<b>Fee</b>					
Total Fee		3,012.50			
<b>Billing Phase</b>		<b>Percent of Fee</b>	<b>Fee</b>	<b>Percent Complete</b>	<b>Earned</b>
Bidding / Negotiation		100.00	3,012.50	50.00	1,506.25
Total Earned					<b>1,506.25</b>
Previous Fee Billing					0.00
Current Fee Billing					1,506.25
<b>Total Fee</b>					<b>1,506.25</b>

<b>Reimbursable Expenses</b>					
Misc. Reimbursable Expense					
9/6/2022	Visa - FSB	8/12 Campaign Monitor Bidding Email	12.26		
<b>Total Reimbursables</b>			<b>1.1 times</b>	<b>12.26</b>	<b>13.49</b>
<b>Total this Phase</b>					<b>\$1,519.74</b>

**Invoice continued on page 2**

Project	1191102	Anamosa Police Station Renovation	Invoice	0000016
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Phase 801 Civil Engineering

**Consultants**

Civil Consultant	1,716.00	
<b>Total Consultants</b>	<b>1,716.00</b>	<b>1,716.00</b>

**Billing Limits**

Consultants	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Limit	1,716.00	5,184.00	6,900.00
			6,900.00

**Total this Phase \$1,716.00**

**Interest**

1.50% of 8,736.25 (balance over 30 days) **131.04**

**Total this Invoice \$3,434.16**

**Outstanding Invoices**

Number	Date	Balance
0000010	5/20/2022	4,217.50
0000012	6/21/2022	4,518.75

\*Please make checks payable to Martin Gardner Architecture, 700 11<sup>th</sup> St., Ste. 200, Marion, IA 52302.



▶ 8710 Earhart Lane SW  
Cedar Rapids, IA 52404  
**Main** 319.841.4000 + **Fax** 713.965.0044  
▶ [HRGREEN.COM](http://HRGREEN.COM)

September 7, 2022

Steve Agnitsch  
Utilities Superintendent  
City of Anamosa  
107 S. Ford Street  
Anamosa, IA 52205

Re: Jordan Well No. 6 – Bid Package 2: Well Equipment and Pipeline  
Contractor's Payment Application No. 7

Dear Steve,

Enclosed is Payment Application No. 7 from Boomerang Corp. for the above-referenced project. This payment application is for work completed through the end of August 2022 and includes continued work on the wellhouse building and interior piping and electrical systems. The total request for Pay Request No. 7 is \$93,245.08. This payment application represents approximately 72% of the total contract value and corresponds to approximately 90% of the total project schedule until Final Completion in October 2022. We have reviewed and recommend full partial payment of Payment Application No. 7 as submitted by Boomerang. Please execute the pay application and distribute copies to all parties.

Sincerely,

**HR GREEN, INC.**

A handwritten signature in blue ink, appearing to read 'Josh Scanlon'.

**Josh Scanlon, P.E.**  
Project Manager

J:\2019\190261\Construction\Payment\BP2\PR07\ltr-20220907-Boomerang\_Pay\_Request\_7.docx

# APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER: City of Anamosa

PROJECT:

Jordan Well No. 6  
Bid Package 2: Well Equipment and Pipeline

APPLICATION NO: 7  
PERIOD TO: 8/31/2022  
PROJECT NOS: 190261

FROM CONTRACTOR:

Boomerang Corp  
PO Box 227  
Anamosa, Iowa 52205

VIA ENGINEER:

HR Green, Inc.

CONTRACT DATE:

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.  
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM	.....	\$ 1,271,000.00
2. Net change by Change Orders	.....	\$ (67,826.32)
3. CONTRACT SUM TO DATE (Line 1 + 2)	.....	\$ 1,203,173.68
4. TOTAL COMPLETED & STORED TO DATE	.....	\$ 868,762.00
5. RETAINAGE:		
a. 5% of Work Completed (Columns D + E on Continuation Sheet)		\$ 43,438.10
b. 5% of Stored Material (Column F on Continuation Sheet)	.....	
Total Retainage (Line 5a + 5b) (Total in Column I on Continuation Sheet)	.....	\$ 43,438.10
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	.....	\$ 825,323.90
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	.....	\$ 732,078.82
8. CURRENT PAYMENT DUE	.....	\$ <b>93,245.08</b>
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	.....	\$ 377,849.78

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:

By: 

Date: 9/7/22

## ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer'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 ..... \$ 93,245.08

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

ENGINEER:

By: 

Date: 9/7/2022

OWNER'S APPROVAL:

By: \_\_\_\_\_

Date: \_\_\_\_\_

# CONTINUATION SHEET

APPLICATION AND CERTIFICATE FOR PAYMENT,  
containing Contractor's signed Certification, is attached.

In tabulations below, amounts are stated to the nearest dollar.  
Use Column I on Contracts were variable retainage for line items may apply.

APPLICATION NO: 7  
APPLICATION DATE: 8/31/2022  
PERIOD TO: 190261  
ENGINEER'S PROJECT NO.:

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (not in D or E)	G Total Completed & Stored to Date (D + E + F)	H Balance to Finish (C - G)	I Retainage (if Variable Rate)
			From Previous Application (D + E)	This Period				
1	<b>Mobilization Lump Sum Break Down</b> Bonds / Permits / Insurance Administration/Project Management Mobilize in Toilets/Dumpsters /Etc. Independent testing Subtotal Exchange Set up	\$ 50,000.00 \$ 50,000.00 \$ 10,000.00 \$ 1,000.00 \$ 2,500.00 \$ 5,000.00	\$ 50,000.00 \$ 40,000.00 \$ 10,000.00 \$ 650.00 \$ 2,000.00 \$ 5,000.00	\$ - \$ - \$ - \$ 150.00 \$ 250.00 \$ -	\$ - \$ - \$ - \$ - \$ - \$ -	\$ 50,000.00 \$ 40,000.00 \$ 10,000.00 \$ 800.00 \$ 2,250.00 \$ 5,000.00	100% 80% 100% 80% 90% 100%	\$ - \$ 10,000.00 \$ 500.00 \$ 40.00 \$ 112.50 \$ 250.00
3	<b>Division 3 Concrete</b> Concrete Reinforcing Materials Building Labor and Materials Driveway Labor and Materials Site Concrete Labor and Materials Submittals	\$ 10,500.00 \$ 47,000.00 \$ 44,000.00 \$ 3,000.00 \$ 1,500.00	\$ 10,500.00 \$ 42,300.00 \$ 30,000.00 \$ 3,000.00 \$ 100.00	\$ - \$ 1,500.00 \$ - \$ - \$ 1,000.00	\$ - \$ - \$ - \$ - \$ -	\$ 10,500.00 \$ 43,800.00 \$ 30,000.00 \$ 3,000.00 \$ 1,100.00	100% 93% 68% 100% 73%	\$ - \$ 3,200.00 \$ 14,000.00 \$ 150.00 \$ 55.00
4	<b>Division 4 Masonry</b> Masonry Labor and Materials Submittals	\$ 58,000.00 \$ 1,000.00	\$ 58,000.00 \$ 1,000.00	\$ - \$ -	\$ - \$ -	\$ 58,000.00 \$ 1,000.00	100% 100%	\$ - \$ 2,900.00
5	<b>Division 5 Metals</b> Lintels Labor and Materials Submittals	\$ 1,000.00 \$ 200.00	\$ - \$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -	0% 0%	\$ 1,000.00 \$ 200.00
6	<b>Division 6 Wood, Plastic, and Composites</b> Rough Carpentry Labor and Materials Shop-Fabricated Wood Trusses Labor and Materials Plastic Paneling Labor and Materials Submittals	\$ 4,000.00 \$ 3,000.00 \$ 6,000.00 \$ 1,000.00	\$ 3,500.00 \$ 3,000.00 \$ 6,000.00 \$ 1,000.00	\$ 500.00 \$ - \$ - \$ -	\$ - \$ - \$ - \$ -	\$ 4,000.00 \$ 3,000.00 \$ 6,000.00 \$ 1,000.00	100% 100% 100% 100%	\$ - \$ 200.00 \$ 300.00 \$ 50.00
7	<b>Division 7 Thermal and Moisture Protection</b> Insulation L&M Vapor Retarders L&M Modified Bituminous Sheet Air Barriers L&M Metal Shingles L&M Metal Soffit Panels L&M Sheet Metal Flashing and Trim L&M Joint Sealants L&M Submittals	\$ 2,500.00 \$ 1,000.00 \$ 4,500.00 \$ 3,500.00 \$ 2,500.00 \$ 1,000.00 \$ 1,000.00 \$ 1,000.00	\$ - \$ 1,000.00 \$ 4,500.00 \$ 3,500.00 \$ 2,500.00 \$ 800.00 \$ 800.00 \$ 800.00	\$ - \$ - \$ - \$ - \$ 200.00 \$ 200.00 \$ -	\$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ 1,000.00 \$ 4,500.00 \$ 3,500.00 \$ 2,500.00 \$ 1,000.00 \$ 800.00	0% 100% 100% 100% 100% 100% 80%	\$ 2,500.00 \$ - \$ - \$ - \$ - \$ - \$ 200.00
8	<b>Division 8 Openings</b> Hollow Metal Doors and Frames L&M Submittals	\$ 4,000.00 \$ 500.00	\$ 2,400.00 \$ -	\$ 1,600.00 \$ -	\$ - \$ -	\$ 4,000.00 \$ -	100% 0%	\$ - \$ 200.00
9	<b>Division 9 Finishes</b>							

APPLICATION AND CERTIFICATE FOR PAYMENT,  
containing Contractor's signed Certification, is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts were variable retainage for line items may apply.

APPLICATION DATE: 8/31/2022  
PERIOD TO: 190261  
ENGINEER'S PROJECT NO.:

A	B	C	D		E	F		G		H		I
Item No.	Description of Work	Scheduled Value	Work Completed		This Period	Materials Presently Stored (not in D or E)	Total Completed & Stored to Date (D + E + F)	% (G/C)	Balance to Finish (C - G)	Retainage (if Variable Rate)		
			From Previous Application (D + E)									
10	Paints and Coatings L&M	\$ 12,000.00	\$ -	\$ 500.00	\$ 9,000.00	\$ -	\$ 9,000.00	75%	\$ 3,000.00	\$ 450.00		
	Submittals	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ 500.00	100%	\$ -	\$ 25.00			
22	Division 10 Specialties	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 300.00	\$ -		
	Fire Extinguishers L&M	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 300.00	\$ -		
23	Division 22 Plumbing	\$ 5,000.00	\$ 645.00	\$ 4,355.00	\$ 4,355.00	\$ -	\$ 5,000.00	100%	\$ -	\$ 250.00		
	Plumbing Materials	\$ 9,000.00	\$ 3,600.00	\$ 5,400.00	\$ 5,400.00	\$ -	\$ 9,000.00	100%	\$ -	\$ 450.00		
25	Plumbing Labor	\$ 500.00	\$ -	\$ 500.00	\$ 500.00	\$ -	\$ 500.00	100%	\$ -	\$ 25.00		
	Plumbing Insulation L&M	\$ 30,000.00	\$ -	\$ 30,000.00	\$ 30,000.00	\$ -	\$ 30,000.00	100%	\$ -	\$ 1,500.00		
26	Process Piping Materials	\$ 15,000.00	\$ 3,000.00	\$ 6,000.00	\$ 6,000.00	\$ -	\$ 9,000.00	60%	\$ 6,000.00	\$ 450.00		
	Process Piping Labor	\$ 2,500.00	\$ 2,500.00	\$ -	\$ -	\$ -	\$ 2,500.00	100%	\$ -	\$ 125.00		
27	Division 23 Heating, Ventilation, and Air Conditioning	\$ 9,000.00	\$ -	\$ 9,000.00	\$ 9,000.00	\$ -	\$ 9,000.00	100%	\$ -	\$ 450.00		
	HVAC Labor	\$ 10,000.00	\$ -	\$ 10,000.00	\$ 10,000.00	\$ -	\$ 10,000.00	100%	\$ -	\$ 500.00		
28	HVAC Materials	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 1,000.00	100%	\$ -	\$ 50.00		
	Submittals	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 1,000.00	100%	\$ -	\$ 50.00		
29	Division 25 Integrated Automation	\$ 65,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 65,000.00	\$ -		
	Instrumentation and Control Materials and Labor	\$ 5,000.00	\$ 3,000.00	\$ -	\$ -	\$ -	\$ 3,000.00	60%	\$ 2,000.00	\$ 150.00		
30	Submittals	\$ 5,000.00	\$ 3,000.00	\$ -	\$ -	\$ -	\$ 3,000.00	60%	\$ 2,000.00	\$ 150.00		
31	Division 26 Electrical	\$ 5,500.00	\$ 4,000.00	\$ 1,500.00	\$ 1,500.00	\$ -	\$ 5,500.00	100%	\$ -	\$ 275.00		
	Mobilization	\$ 85,000.00	\$ 15,070.61	\$ 48,679.39	\$ 48,679.39	\$ -	\$ 63,750.00	75%	\$ 21,250.00	\$ 3,187.50		
32	Equipment and Panels	\$ 13,000.00	\$ -	\$ 13,000.00	\$ 13,000.00	\$ -	\$ 13,000.00	100%	\$ -	\$ 650.00		
	Light Fixtures	\$ 60,000.00	\$ 30,000.00	\$ 15,000.00	\$ 15,000.00	\$ -	\$ 45,000.00	75%	\$ 15,000.00	\$ 2,250.00		
33	Electrical Labor	\$ 9,000.00	\$ -	\$ 9,000.00	\$ 9,000.00	\$ -	\$ 9,000.00	100%	\$ -	\$ 450.00		
	General Electrical Materials	\$ 16,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 16,000.00	\$ -		
34	CCTV	\$ 125,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 125,000.00	\$ -		
	Generator Allowance	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00	100%	\$ -	\$ 250.00		
35	Submittals	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00	100%	\$ -	\$ 250.00		
36	Division 27 Communications	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 15,000.00	\$ -		
	Fiber Optic Cabling	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 1,000.00	100%	\$ -	\$ 50.00		
37	Submittals	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 1,000.00	100%	\$ -	\$ 50.00		
38	Division 31 Earthwork	\$ 8,000.00	\$ 8,000.00	\$ -	\$ -	\$ -	\$ 8,000.00	100%	\$ -	\$ 400.00		
	Cleaning and Grubbing	\$ 20,000.00	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 15,000.00	75%	\$ 5,000.00	\$ 750.00		
39	Excavation	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ 25,000.00	100%	\$ -	\$ 1,250.00		
	Erosion	\$ 15,000.00	\$ 14,250.00	\$ -	\$ -	\$ -	\$ 14,250.00	95%	\$ 750.00	\$ 712.50		
40	Fill	\$ 10,000.00	\$ 7,500.00	\$ -	\$ -	\$ -	\$ 7,500.00	75%	\$ 2,500.00	\$ 375.00		
	Landscape Materials Labor and Materials	\$ 6,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 6,500.00	\$ -		
41	Trees Labor and Materials	\$ 11,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 11,000.00	\$ -		
	Chain-link Fence	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 5,000.00	\$ -		
42	Submittals	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 1,000.00	100%	\$ -	\$ 50.00		

APPLICATION AND CERTIFICATE FOR PAYMENT,  
containing Contractor's signed Certification, is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION DATE: 8/31/2022  
PERIOD TO: 190261  
ENGINEER'S PROJECT NO.:

A	B	C	D		E	F	G	H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored (not in D or E)	Total Completed & Stored to Date (D + E + F)	% (G/C)	Balance to Finish (C - G)	Retainage (if Variable Rate)
			From Previous Application (D + E)	This Period					
44	Division 44 Pollution Control Equipment Submersible Well Pumps Materials and Labor Submittals	\$ 285,000.00 \$ 5,000.00	\$ 90,492.04 \$ 5,000.00	\$ 184,019.96 -	\$ - -	\$ 274,512.00 5,000.00	96% 100%	\$ 10,488.00 -	\$ - \$ 13,725.60 \$ 250.00
46	Water and Wastewater Equipment Equipment Installation	\$ 60,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 60,000.00	\$ -
47	Change Order 1 (RFC 1,2,3)	\$ (64,638.51)	\$ -	\$ -	\$ -	\$ -	0%	\$ (64,638.51)	\$ -
48	Change Order 2 (RFC 4&5)	\$ (1,030.00)	\$ -	\$ -	\$ -	\$ -	0%	\$ (1,030.00)	\$ -
49	Change Order 3 (RFC 6)	\$ (2,157.81)	\$ -	\$ -	\$ -	\$ -	0%	\$ (2,157.81)	\$ -
		\$1,203,173.68	\$517,907.65	\$350,854.35	\$0.00	\$868,762.00	72.2%	\$334,411.68	\$43,438.10



▶ 8710 Earhart Lane SW  
Cedar Rapids, IA 52404  
**Main** 319.841.4000 + **Fax** 713.965.0044  
▶ [HRGREEN.COM](http://HRGREEN.COM)

September 7, 2022

Michon Jackson  
City Administrator  
City of Anamosa  
107 S. Ford Street  
Anamosa, IA 52205

Re: Booth Street Water and Storm Sewer Improvements  
Contractor's Payment Application No. 1

Dear Michon,

Enclosed is Payment Application No. 1 from Eastern Iowa Excavating & Concrete LLC. for the above-referenced project. This payment application is for work completed through the end of August 2022 and includes mobilization to the jobsite, construction staking and establishing erosion control measures, installation of water main and fittings, and associated traffic control.

The total request for Pay Request No. 1 is \$140,920.30. This payment application represents approximately 15% of the total contract value and corresponds to approximately 10% of the total project schedule until Final Completion in April 2023. We have reviewed and recommend full partial payment of Payment Application No. 1 as submitted by Eastern IOwa. Please execute the pay application and distribute copies to all parties.

Sincerely,

**HR GREEN, INC.**

A handwritten signature in blue ink, appearing to read 'Josh Scanlon'.

**Josh Scanlon, P.E.**  
Project Manager

J:\2020\200121\Construction\Payment\PR1\ltr-20220907-Eastern\_Iowa\_Exc\_Pay\_Request\_1.docx

# APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF TWO PAGE(S)

TO OWNER: City of Anamosa

PROJECT: Booth Street

Water & Storm Sewer Imp.

APPLICATION NO: PP#1

Distribution to:

FROM CONTRACTOR:

VIA ENGINEER: HR GREEN

EASTERN IOWA EXCAVATING & CONCRETE

P.O. BOX 189

CASCADE, IA 52033

PERIOD TO: 26-Aug-22

<input checked="" type="checkbox"/>	OWNER
<input checked="" type="checkbox"/>	ENGINEER
<input checked="" type="checkbox"/>	CONTRACTOR

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 Document G703, is attached.

SEE ATTACHED SWORN STATEMENT FROM CONTRACTOR TO OWNER

1. ORIGINAL CONTRACT SUM	\$	\$148,337.50
2. Net change by Change Orders	\$	-
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	148,337.50
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	\$148,337.50
5. RETAINAGE: (Original Contract Only)		
a. 5 % of Completed Work (Column D + E on G703)	\$	7,416.88
b. 0 % of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	7,416.88
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	140,920.63
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	
8. CURRENT PAYMENT DUE	\$	140,920.63
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	7,416.88

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month (#1)	\$0.00	
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	\$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: EASTERN IOWA EXCAVATING & CONCRETE

By:

*[Signature]*

Date: 08/26/22

State of Iowa  
County of Dubuque  
Subscribed and sworn to before me: *[Signature]*  
Notary Public: *[Signature]*  
My Commission expires: 4-20-23



## ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the 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: .....\$ 140,920.63

(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 with the amount certified.)

ENGINEER: HR GREEN

By:

*[Signature]*

Date: 26-Aug-22

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.

CONTRACT PAYMENT NO.	PAYMENT #1
	08/26/22

[illegible]

TOTAL WORK COMPLETED	\$1,012,788.75	\$148,337.50
----------------------	----------------	--------------

<b>TOTAL CONTRACT AND CHANGE ORDER WORK PERFORMED TO DATE</b>	
Less: Amount Retained Per Contract	5%
Value of Stored Materials (See Attached List)	
Less: Stored Materials Amount Retained Per Contract	5%
Net Amount Earned to Date	
Less: Previous Amount Earned	
<b>BALANCE DUE THIS PAYMENT</b>	
	\$148,337.50
	\$7,416.88
	\$0.00
	\$0.00
	\$140,920.63
	\$140,920.63



Please Remit To:  
HR Green, Inc.  
PO Box 8213  
Des Moines, IA 50301-8213  
1-800-728-7805

Michon Jackson  
City of Anamosa, IA  
107 S Ford Street  
Anamosa, IA 52205-1841

September 08, 2022  
Project No: 211527  
Invoice No: 155439  
**Invoice Total: \$556.00**

Project 211527 Anamosa, IA - Anamosa State Pen Pretreatment Agreement Renewal

**Invoice Notation:**

- Received approval from IDNR with amended permit with reduced monitoring/lab requirements as requested.  
We can update the DMR accordingly.

**Professional Services Through August 12, 2022**

Phase 1000 Professional Services

**Professional Personnel**

	Hours	Amount	
Principal	1.50	405.00	
Professional	1.00	151.00	
Totals	2.50	556.00	
<b>Total Labor</b>			<b>556.00</b>
<b>Total this Phase</b>			<b>\$556.00</b>
<b>Total this Invoice</b>			<b>\$556.00</b>

**Outstanding Invoices**

Number	Date	Balance	
153486	6/20/2022	993.00	
<b>Total</b>		<b>993.00</b>	
<b>Total Now Due</b>			<b>\$1,549.00</b>



▶ 8710 Earhart Lane SW  
Cedar Rapids, IA 52404  
**Main** 319.841.4000 + **Fax** 713.965.0044  
▶ [HRGREEN.COM](http://HRGREEN.COM)

September 7, 2022

Michon Jackson  
City Administrator  
City of Anamosa  
107 S. Ford Street  
Anamosa, IA 52205

Re: Booth Street Water and Storm Sewer Improvements  
Contractor's Payment Application No. 1

Dear Michon,

Enclosed is Change Order No. 1 for the project. During excavation and installation of the new water main, the existing soils were found to consist of high plasticity materials and unsuitable for backfill below pavement and sidewalks. The enclosed Change Order establishes a unit price and maximum anticipated quantity to remove the in-situ material and backfill with a crushed limestone product. Payment for replacing unsuitable material will be made using truck tickets and final installed quantities.

We have reviewed the Change Order proposal from the Contractor and recommend proceeding with the work for the costs identified.

Sincerely,

**HR GREEN, INC.**

A handwritten signature in blue ink, appearing to read 'Josh Scanlon'.

**Josh Scanlon, P.E.**  
Project Manager

J:\2020\200121\Construction\Payment\PR1\ltr-20220907-Eastern\_Iowa\_Exc\_Pay\_Request\_1.docx



## CHANGE ORDER

**HR Green, Inc.**  
 8710 Earhart Lane S.W.  
 Cedar Rapids, IA 52404  
 (319) 841-4000 FAX (319)841-4012

Distribution:

Owner	<u>X</u>
Engineer	<u>X</u>
Contractor	<u>X</u>
Field	<u>                    </u>
Other	<u>                    </u>

<b>PROJECT:</b> Booth Street Water and Storm Sewer Improvements	<b>Change Order No.</b>	1
	<b>Date</b>	September 7, 2022
<b>To Contractor:</b> WRH, Inc. 1648 T Ave. P.O. Box 256 Amana, IA 52203	<b>Project No.</b>	200121
	<b>Original Contract Date</b>	June 13, 2022
This Change Order includes a unit price and maximum anticipated quantity to remove unsuitable material encountered during the installation of the water main. Payment will be made for installed quantities as tracked by truck tickets. <b>Maximum Change Order:</b> <span style="float: right;"><b>\$1,923.75</b></span>		
The original Contract Sum was		\$1,012,788.75
Net change by previously authorized Change Orders		\$0
The Contract Sum prior to this Change Order was		\$1,012,788.75
The Contract Sum will be increased by this Change Order in the amount of		\$1,923.75
The new Contract Sum including this Change order will be		\$1,014,712.50
The Contract Time will be (increased) by		0 days
The date of Substantial Completion as of the date of this Change Order therefore is		November 4, 2022
The date of Final Completion as of the date of this Change Order therefore is		April 28, 2023

NOT VALID UNTIL SIGNED BY THE CONTRACTOR, OWNER'S REPRESENTATIVE, if applicable, AND OWNER		
Contractor <b>Eastern Iowa Excavating &amp; Concrete LLC</b>	Owner's Representative <b>HR Green, Inc.</b>	Owner <b>City of Anamosa</b>
By	By	By
Date:	Date:	Date:

CITY OF ANAMOSA  
NOISE / STREET CLOSURE PERMIT APPLICATION

Date: 8-25-22

☐ NOISE PERMIT  
☒ STREET CLOSURE PERMIT

#25.10

Applicants Name: Arts Court - KC Workman

Applicant's Address: 18346 120th St Anamosa

Applicant's Phone: 319-821-1424

Event Location/Address: City Parking lot between Wapsi PT & Renley walking  
McQuillan & US

Detailed Description of Event:

A "going away" party for the Gal Bless. American  
Sculpture (sculpture is being taken away to be cleaned)

Date of Event: 9-21-22 Time Period of Event: \_\_\_\_\_

TYPE OF NOISE VARIANCE REQUESTED:

☐ MUSICAL INSTRUMENT

☐ SOUND EQUIPMENT

**STREET CLOSURE INFORMATION (If Applicable)**

Street(s) to be affected: \_\_\_\_\_

Starting at intersection(s) of: \_\_\_\_\_

End at intersection(s) of: \_\_\_\_\_

*Please attach a detailed map/drawing of area.*

Barricades Needed?: Y/N How many: 2 Type: wood

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

COPY OF ORDINANCE GIVEN TO APPLICANT? \_\_\_\_\_

COUNCIL APPROVED ON: \_\_\_\_\_  
AMOUNT OF FEE PAID: \_\_\_\_\_

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

**ORDINANCE NO. 2022-955**

**AN ORDINANCE AMENDING CHAPTER 22, LIBRARY BOARD OF TRUSTEES, OF THE  
CODE OF ORDINANCES OF THE CITY OF ANAMOSA, IOWA**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANAMOSA, IOWA:**

**Section 1. Purpose.** The purpose of this Ordinance is to amend Chapter 22 to expressly state the correct name of the public library in the City.

**Section 2. Amendment.** The Code of Ordinances of the City of Anamosa, Iowa is amended by editing the current language of Chapter 22 as follows:

**22.01 PUBLIC LIBRARY.** The public library in the City is known as the ~~Anamosa Public Library~~ Anamosa Library and Learning Center. It is referred to in this chapter as the Library.

**Section 3. Repealer.** All other sections of this Ordinance in conflict with these provisions shall be repealed.

**Section 4. Severability.** If any section, provisions or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall have no effect on the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

**Section 5. Effective Date.** This Ordinance shall be in full force and effect from and after its adoption and publication as provided by law.

COUNCILMEMBER	AYES	NAYS	ABSENT
CRUMP			
GOMBERT			
SMITH			
STOUT			
TUETKEN			
ZUMBACH			

***PASSED AND APPROVED*** this 12<sup>th</sup> day of September 2022.

\_\_\_\_\_  
**Rod Smith, Mayor**

**Attest:** \_\_\_\_\_  
**Michon Jackson, Administrator/Clerk**

**ADOPTED:**

**ORDINANCE NO. 2022-955**

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COUNCILMEMBER	AYES	NAYS	ABSENT
CRUMP			
GOMBERT			
SMITH			
STOUT			
TUETKEN			
ZUMBACH			

***PASSED AND APPROVED*** this 12<sup>th</sup> day of September 2022.

\_\_\_\_\_  
**Rod Smith, Mayor**

**Attest:** \_\_\_\_\_  
**Michon Jackson, Administrator/Clerk**

**ADOPTED:**

## RESOLUTION NO. 22-49

**RESOLUTION** to request Abatement of accrued Property Taxes on property owned by the City of Anamosa for public purposes within the city limits of the City of Anamosa

WHEREAS, The City of Anamosa acquired the parcels of property located at 108 N Ford Street (tax parcel ID #0902351040), 201 W Walnut Street (tax parcel ID #0903462005), 306 N Davis Street (tax parcel ID #0902308009); and

WHEREAS, The City accepted ownership of Parcel IDs: #0902351040 on 09/11/2020 Resolution #2020-45 , #0903462005 on 06/17/2021 Resolution #2021-47 and #090238009 on 01/10/2022 Resolution #?????. The property owner was relieved of responsibility for all accrued taxes and the City did not, therefore, collect sums from the property owner to pay previously accrued property taxes, and

WHEREAS, The Council finds it appropriate, under the circumstances, to request the abatement of all accrued and accruing taxes related to said parcel, whether past due or accrued and not yet due, and to so inform the County Treasurer so that the County Board of Supervisors can take action to formally abate said taxes as required by section 445.63 of the Iowa Code.

COUNCILMEMBER	AYES	NAYS	ABSENT
CRUMP			
GOMBERT			
SMITH			
STOUT			
TUETKEN			
ZUMBACH			

Passed and approved September 12, 2022.

---

Mayor

Attest:

---

City Clerk

## RESOLUTION NO. 22-49

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COUNCILMEMBER	AYES	NAYS	ABSENT
CRUMP			
GOMBERT			
SMITH			
STOUT			
TUETKEN			
ZUMBACH			

Passed and approved September 12, 2022.

---

Mayor

Attest:

---

City Clerk

## RESOLUTION NO. 2022-50

### RESOLUTION APPROVING THE HIRING AND SETTING OF SALARY FOR CURRENT OPEN POSITIONS FOR FISCAL YEAR ENDING JUNE 30, 2023

**WHEREAS**, the City council regularly approves the hiring of new staff; and

**WHEREAS**, the City has two (2) vacant open positions to be filled; and

**WHEREAS**, the City Administrator/Clerk and Directors of Parks & Rec have reviewed applications, conducted interviews, and are now recommending the candidates below for the open positions; and

**WHEREAS**, such recommendation is now forwarded to the City Council for their review and consideration.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ANAMOSA, IOWA**, that the following hires be approved with an effective date of September 12, 2022:

Employee Name	Position	Hourly Wage
Heather Briggs	LCC Attendant	\$9.82
Brandon Schrader	Deputy City Clerk	\$21.00

COUNCILMEMBER	AYES	NAYS	ABSENT	ABSTAIN
CRUMP				
SMITH				
TUETKEN				
ZUMBACH				
STOUT				
GOMBERT				

**PASSED AND APPROVED** this 12<sup>th</sup> day of September, 2022.

---

Rod Smith, Mayor

ATTEST:

---

Michon Jackson, City Administrator/Clerk

## RESOLUTION NO. 2022-50

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COUNCILMEMBER	AYES	NAYS	ABSENT	ABSTAIN
CRUMP				
SMITH				
TUETKEN				
ZUMBACH				
STOUT				
GOMBERT				

**PASSED AND APPROVED** this 12<sup>th</sup> day of September, 2022.

---

Rod Smith, Mayor

ATTEST:

---

Michon Jackson, City Administrator/Clerk

## RESOLUTION 2022-51

### A RESOLUTION TO AUTHORIZE ACQUISITION OF CERTAIN REAL PROPERTY

WHEREAS, The City of Anamosa is undertaking a stormwater sewer project over, along, and beneath an existing alley, maintained by but not owned by the City; and

WHEREAS, in order to proceed with the project, it is necessary to obtain ownership rights and construction easement rights along said alleyway; and

WHEREAS, The City of Anamosa received a fair market value price of \$1.09 per square foot; and

WHEREAS, The City of Anamosa wishes to allocate the necessary funds for said purchases and give the Mayor and City Administrator authority to sign the Right Of Way Dedication and Temporary Construction Easement Agreement and all closing documents necessary to effectuate the acquisition of title and easement interests of this property.

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

1. The City of Anamosa hereby authorizes the acquisition of title and easement interests in the following properties, identified by Jones County Parcel number and City of Anamosa local address:

PARCEL #	ADDRESS
0902306001	223 N FORD ST
0902306002	221 N FORD ST
0902306003	219 N FORD ST
0902306004	217 N FORD ST
0902306005	215 N FORD ST
0902306006	213 N FORD ST
0902306007	211 N FORD ST
0902306008	209 N FORD ST
0902306009	207 N FORD ST
0902306014	205 N FORD ST REAR
0902306012	203 N FORD ST
0902306026	N/A
0902306016	105 E WEBSTER ST
0902306018	218 N HUBER ST
0902306019	216 N HUBER ST
0902306020	214 N HUBER ST
0902306021	212 N HUBER ST
0902306022	210 N HUBER ST
0902306023	206 N HUBER ST

2. The City of Anamosa hereby authorizes the Mayor and City Administrator to sign the attached agreements on behalf of the City of Anamosa, along with any reasonably necessary amendments thereto, as well as any and all closing documents necessary to effectuate the purchase of the alley properties; and

3. The City of Anamosa directs all costs of purchasing this property, including but not limited to the purchase price and closing costs shall be paid from Streets Improvements fund.

COUNCILMEMBER	AYES	NAYS	ABSENT
CRUMP			
GOMBERT			
SMITH			
STOUT			
TUETKEN			
ZUMBACH			

***PASSED AND APPROVED*** this 12th day of September, 2022.

\_\_\_\_\_  
**ROD SMITH, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**MICHON JACKSON,  
CITY ADMINISTRATOR/CLERK**

## RESOLUTION 2022-51

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0902306006	213 N FORD ST
0902306007	211 N FORD ST
0902306008	209 N FORD ST
0902306009	207 N FORD ST
0902306014	205 N FORD ST REAR
0902306012	203 N FORD ST
0902306026	N/A
0902306016	105 E WEBSTER ST
0902306018	218 N HUBER ST
0902306019	216 N HUBER ST
0902306020	214 N HUBER ST
0902306021	212 N HUBER ST
0902306022	210 N HUBER ST
0902306023	206 N HUBER ST

2. The City of Anamosa hereby authorizes the Mayor and City Administrator to sign the attached agreements on behalf of the City of Anamosa, along with any reasonably necessary amendments thereto, as well as any and all closing documents necessary to effectuate the purchase of the alley properties; and

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COUNCILMEMBER	AYES	NAYS	ABSENT
CRUMP			
GOMBERT			
SMITH			
STOUT			
TUETKEN			
ZUMBACH			

***PASSED AND APPROVED*** this 12th day of September, 2022.

\_\_\_\_\_  
**ROD SMITH, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**MICHON JACKSON,  
CITY ADMINISTRATOR/CLERK**

## RESOLUTION 2022-55

### UTILITIES TO PURCHASE A USED 2013 FORD CRANE TRUCK AND 7-DRAWER TOOL BOX

WHEREAS, a crane truck is necessary for the operation of business, and

WHEREAS, the City budgeted a total of \$110,000.00 to find a replacement crane truck vehicle, be it:

RESOLVED, to purchase a used 2013 FORD F550 4x4 6.7 POWERSTROKE DIESEL 6,000 LB STELLAR CRANE MECHANICS TRUCK WITH LIFTGATE AND AMERICAN EAGLE 7-DRAWER TOOLBOX for the purchase price total of \$103,537.00 from All Trucks USA, Inc., 12106 Old River Rd., Rockton, IL 61072.

COUNCILMEMBER	AYES	NAYS	ABSENT
CRUMP			
GOMBERT			
SMITH			
STOUT			
TUETKEN			
ZUMBACH			

**PASSED AND APPROVED** this 12<sup>th</sup> day of September 2022.

\_\_\_\_\_  
**ROD SMITH, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**MICHON JACKSON,  
CITY ADMINISTRATOR/CLERK**

## RESOLUTION 2022-55

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COUNCILMEMBER	AYES	NAYS	ABSENT
CRUMP			
GOMBERT			
SMITH			
STOUT			
TUETKEN			
ZUMBACH			

**PASSED AND APPROVED** this 12<sup>th</sup> day of September 2022.

\_\_\_\_\_  
**ROD SMITH, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**MICHON JACKSON,  
CITY ADMINISTRATOR/CLERK**

# BUYERS ORDER AND INVOICE

**SELLER:** **ALL TRUCKS USA, INC.**  
 12106 Old River Rd.  
 Rockton, IL 61072  
 Office: (815) 624-1405  
 Sales: (815) 624-1400

Salesman: Jordan DATE: 9-7-22  
 USED ☒ STOCK No: B76415  
 SERIAL: 1FDUF5HT7DEB76415  
 Year: 2013 MAKE: Ford

Purchaser: City of Anamosa

Color: White MODEL: F350

Address: 107 S. Ford

Body: Mechanics Truck

City & State Anamosa, IA 52205

Phone/Cell: \_\_\_\_\_ Work: \_\_\_\_\_

Purchaser Contact: Steve

Contact Phone: 319-558-8335

Contact Email: \_\_\_\_\_

**DISCLAIMER OF WARRANTIES**  
 ALL TRUCKS USA, INC. DISCLAIMS ALL WARRANTIES, EITHER EXPRESS OR IMPLIED INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. VEHICLE SOLD 'AS IS.'

## Terms and Conditions

- All Trucks USA, Inc.** is an Illinois Corporation.
- Entire Agreement:** This Buyer Order and Invoice ("Agreement") contains the entire agreement between the parties and supersedes all other agreements and representations, written or oral. This Contract may only be changed by written agreement of the parties.
- Electronic Signatures:** Electronic Signatures shall be regarded as Originals on this Agreement.
- Choice of Law and Venue:** The laws of the State of Illinois govern this Agreement. The parties acknowledge this Agreement was entered into in Winnebago County, IL. The parties expressly consent to the exercise of personal jurisdiction in Illinois, and any suit shall be venued in Winnebago County, IL.
- Attorney's Fees and Costs.** Seller shall be entitled to recover all costs associated with enforcing the terms of this Agreement and collection including its reasonable attorney's fees.
- Force Majeure:** Seller shall not be liable under the provisions of this Agreement for damages on account of strikes, lockouts, accidents, fires, delays of carriers, supply line delays, delays caused by diesel or fuel shortages, acts of God, governmental actions, riots, or any other causes beyond Seller's control.
- Incidental and Consequential Damages:** Seller shall not be responsible or liable for any consequential or incidental damages whatsoever.
- Authority:** If Buyer is a legal entity, the person signing for Buyer warrants that signor has authority to act for Buyer.

Vehicle Price	99,950	00
Office Fees	200	00
Sales Tax		
License & Title Fees	27	00
Delivery Fee		
DOWN PAYMENT		
BALANCE DUE ON VEHICLE	100,177	00

SELLER,

BUYER,

ALL TRUCKS USA, INC.

BY: Nancy Dunsen

\_\_\_\_\_  
 (Print Name)

BY: \_\_\_\_\_



## 2013 FORD F550 4X4 6.7 POWERSTROKE DIESEL 6,000 lb STELLAR CRANE MECHANICS TRUCK w/ LIFTGATE

Stock #B76415 | 2013 | Ford | F550 4X4 | 1FDUF5HT7DEB76415 | Diesel | 69,823 miles

Call Now



2013 FORD F550 4X4 REGULAR CAB MECHANICS TRUCK, 6.7L V8 POWERSTROKE TURBO DIESEL, AUTOMATIC, 6,000 lb. STELLAR CRANE (MODEL#6620) 20' 9" CRANE REACH, 11' KNAPHEIDE UTILITY BODY, 1,600 lb. THIEMAN LIFTGATE, HYDRAULIC OUTRIGGERS, HITCH RECEIVER, FACTORY BRAKE CONTROLLER, VINYL BUCKET SEATS, POWER WINDOWS MIRRORS AND LOCKS, TILT STEERING, CRUISE CONTROL, A/C, TRACTION CONTROL, RADIO, DUALY, 4WD, 19,500 lb. GVW / 69,823 MILES / STOCK#B76415

\*\*\*Call 815-624-1400 For Pricing\*\*\*

### All Trucks USA

12106 OLD RIVER ROAD, ROCKTON, IL 61072

(815) 624-1402

# BUYERS ORDER AND INVOICE

**SELLER:** **ALL TRUCKS USA, INC.**

12106 Old River Rd.  
Rockton, IL 61072  
Office: (815) 624-1405  
Sales: (815) 624-1400

Salesman: Jordan DATE: 9-7-22

USED ☒ STOCK No: toolbox

SERIAL: —

Year: — MAKE: —

Color: — MODEL: —

Body: toolbox

Purchaser: City of Anamosa

Address: 107 S. Ford

City & State Anamosa, IA 52205

Phone/Cell: \_\_\_\_\_ Work: \_\_\_\_\_

Purchaser Contact: Steve

Contact Phone: 319-538-8335

Contact Email: \_\_\_\_\_

## DISCLAIMER OF WARRANTIES

ALL TRUCKS USA, INC. DISCLAIMS ALL WARRANTIES, EITHER EXPRESS OR IMPLIED INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. VEHICLE SOLD 'AS IS.'

### Terms and Conditions

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3. **Electronic Signatures:** Electronic Signatures shall be regarded as Originals on this Agreement.
4. **Choice of Law and Venue:** The laws of the State of Illinois govern this Agreement. The parties acknowledge this Agreement was entered into in Winnebago County, IL. The parties expressly consent to the exercise of personal jurisdiction in Illinois, and any suit shall be venued in Winnebago County, IL.
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7. **Incidental and Consequential Damages:** Seller shall not be responsible or liable for any consequential or incidental damages whatsoever.
8. **Authority:** If Buyer is a legal entity, the person signing for Buyer warrants that signor has authority to act for Buyer.

Vehicle Price	<u>3360</u>	<u>00</u>
Office Fees		
Sales Tax		
License & Title Fees		
Delivery Fee		
DOWN PAYMENT		
BALANCE DUE ON VEHICLE	<u>3360</u>	<u>00</u>

SELLER,

**ALL TRUCKS USA, INC.**

BY: Nancy Kuehn Jr

BUYER,

\_\_\_\_\_  
(Print Name)

BY: \_\_\_\_\_

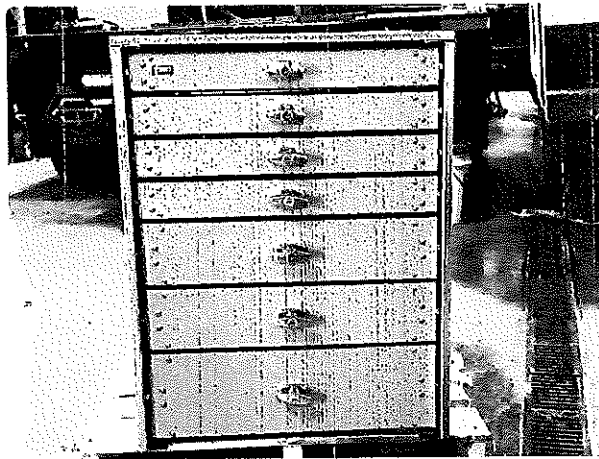


## AMERICAN EAGLE 7 DRAWER TOOLBOX

Stock #AMERICAN EAGLE 7 DRAWER TOOLBOX | | Other | TOOLBOX  
DRAWERS | AMERICANEAGLE7 | | 0 miles

\$3,360

Call Now



7 DRAWER TOOLBOX OPTION FOR UTILITY BODY, 30.75" HEIGHT, 24" WIDTH, 18" DEPTH .  
\*\*\*Call 815-624-1400 For More Info\*\*\*

### All Trucks USA

12106 OLD RIVER ROAD, ROCKTON, IL 61072

(815) 624-1402

Michon and Council,

During budget meetings this last year I proposed upgrading our crane truck with one that is more user friendly and reliable than the current crane truck. I had budgeted \$60000 from wastewater and \$50000 from the water budget to accommodate this purchase. Since the combining of the departments, we are using the truck more and more all the time. We use it to set valves and hydrants when working on water main repairs. We also use it to pull pumps for the wastewater system. The current truck is also undersized to pull all the pumps at 2<sup>nd</sup> street lift station and the Influent station at the WWTP. If we have a pump clog at those 2 locations I have to call MVP to come and pull the pump to remove the clog. We have also helped Shane with various projects in the city. Example way finding signs and also putting the new deck on the Division street bridge.

We currently have a 1999 Dodge one ton pickup that started its life with the city as a ton truck with a dump box on it. It was converted to a flatbed and had some boxes put on the flatbed. The current truck has a 3200# crane, and minimal tool storage. After reviewing the status of trying to get a brand-new truck we are proposing to look at used. The used market is slim and we have found 2 possibilities. Robert and I are going on the 7<sup>th</sup> of September to look at the trucks. We will have the actual quotes for them Monday night and will be passing them out at council meeting.



13225 Circle Dr Suite A  
Anamosa, IA 52205  
Phone: 319-462-4435  
Fax: 319-462-2599

## REQUEST FOR CHANGE

RFC No: 6  
Date: 08182022

Project No: 0521-287  
Project Name: Anamosa Fire Station

Contact Name: Matt Sattler

**Reason/Comments:**

Boomerang proposes to add 800lf of 8" ADS to group the (6) new and (1) existing downspouts together into two groups and discharge them to the north west of the tree, at base of grading with one load of rip rap to diffuse the water flow.

ITEM NO.	ITEM DESCRIPTION	QTY	UNIT OF MEASURE	UNIT PRICE	EXTENDED PRICE
	Excavation & Installation	1.00	LS	6,560.00	\$6,560.00
	Materials	1.00	LS	6,569.72	\$6,569.72
	Rip Rap	1.00	LS	200.00	\$200.00
	Trucking	3.00	HRS	265.00	\$795.00
	Project Management	3.00	HRS	150.00	\$450.00
	10% OHP	1.00	EA	1457.472	\$1,457.47

TOTAL FOR REQUEST FOR CHANGE

\$16,032.19

ADDITIONAL WORKING DAYS TBD

Owner Representative Name (print)

Signature

Date

Matt Sattler

07222022

Boomerang (print name)

Signature

Date



# SCHIMBERG CO.

1106 Shaver Road NE  
Cedar Rapids, IA 52402  
Ph: 319-365-9421 FAX: 319-365-9867  
www.schimberg.com

## PRICE QUOTATION

Quote Date	08/23/22
Quote Number	8211737-00
Quote Expiration Date	08/23/22
Writer	Scott McMurrin
Salesperson	SCOTT MCMURRIN
Total Weight	1232.00000
Freight Terms	FFA
Placed By	MATT

Bill To:  
4949 BOOMERANG CORP  
PO BOX 227  
ANAMOSA, IA 52205

Ship To:  
BOOMERANG INC  
ANAMOSA FIRE DEPT  
ANAMOSA, IA 52205

PHONE:(319) 462-4435  
EMAIL:smcmurrin@schimberg.com

Terms	Req Ship Date	Ship Point	Ship Via
NET 30 DAYS	08/23/22	SCHIMBERG CEDAR RAPIDS	S CO TRUCK

Line #	NS	Part Number And Description	Quantity Ordered	Qty U/M	Net Price	Ext. Price
1		85000120800 PIPE ADS ST DW PERF 8X20 ****MEGA-GREEN****	800.0	FT	7.12	5696.00
2		85461710800 ADS LONG SNAP END CAP 8	7	EA	13.88	97.16
3		85060020800 ADS SPLIT COUPLER 8	1	EA	9.64	9.64
4		85460700800 ADS ST N-12 90 ELL 8	<del>1</del> 6	EA	52.45	<del>52.45</del> 314.70
5		85461100800 ADS ST N-12 TEE 8	7	EA	62.56	437.92
6		85000000800 ADS RODENT GUARD 8	2	EA	7.15	14.30

6 Lines Total

Sales Tax Will Apply

Quote Total

~~6,307.47~~  
6569.72

SALESPERSON CONTACT INFORMATION  
Scott McMurrin  
smcmurrin@schimberg.com

If "NS" is indicated in the "NS" column or any part number beginning with an "N" or "W" is non-stock material and subject to manufacturers restock & return freight charges.

--- The prices quoted are subject to inventory availability and changes in raw material costs. ---  
--- Jobs with multiple shipments or a duration of more than 30 days must be authorized in advance. ---

Customer Copy

Page 1 of 1

## Penny Lode

---

**From:** noreply@salesforce.com on behalf of IOWA ABD Licensing Support  
<elaps@iowaabd.com>  
**Sent:** Thursday, September 8, 2022 12:48 PM  
**To:** Beth Brincks; Penny Lode  
**Cc:** licensingnotification@iowaabd.com  
**Subject:** Application App-167731 Ready for Review

Hello,

Application Number App-167731 has been set to "Submitted to Local Authority" status and is currently ready for your review.

Corp Name: THOU ART GALLERY LLC

DBA: Thou Art Gallery

License Number:

Application Number: App-167731

Tentative Effective Date: 9/13/2022

License Type: Special Class C Liquor License (BW)

Application Type: New

Amendment Type:

Thank you.



TECHNICAL SERVICES PROPOSAL  
COMPREHENSIVE PLAN  
CITY OF ANAMOSA, IOWA  
SEPTEMBER 2022



EAST CENTRAL IOWA  
COUNCIL OF GOVERNMENTS  
YOUR REGIONAL PLANNING AGENCY

## What is a Comprehensive Plan?

A comprehensive plan is a long-range visioning document for the community. It describes current conditions and sets goals and objectives for reaching the envisioned future. In the State of Iowa, a comprehensive plan is required for cities that have zoning. Zoning and subdivision ordinances and the land use decisions that the Planning and Zoning Commission, Board of Adjustment, and City Council make must all be based on the comprehensive plan. The Code of Iowa also requires cities that go through the comprehensive planning process to consider the Iowa Smart Planning Principles, which provide a framework to plan for the future in a multidisciplinary manner. The comprehensive plan documents the desired for the community based on resident input and provides continuity to changing elected leadership for long-term goals and objectives.

## Performance Alignment

The ECICOG team believes that performance alignment is key to high functioning local government. Alignment starts with a vision of the community as articulated in relevant mission, vision, and values statements as well as the City's comprehensive plan. This work represents the north star for the community and should reflect extensive community input. The strategic plan is the transition or translation of the vision into strategic goals and action steps. It promotes alignment between elected officials, who represent the interests of the community, and the staff leadership teams. It is then incumbent on the staff leadership to implement the strategic plan through the annual budget, as well as department and individual work plans.



## Planning Process/Project Summary

ECICOG will coordinate the planning process with the City through the Planning and Zoning Commission or an ad hoc Plan Steering Committee. The plan development process consists of the following steps:

- 1. Community Introduction**
  - a. Meeting with plan steering committee
  - b. Stakeholder interviews
- 2. Information Gathering**
  - a. Review of existing/related plans
  - b. Data collection
  - c. Visioning Townhall
  - d. Community Survey
- 3. Analysis & Strategy Formation**
  - a. Facilitate Focus Groups
  - b. Develop Chapter Roadmaps
- 4. Analysis & Goal Development/Prioritization**
  - a. Summarize survey and stakeholder feedback
  - b. Share best practices and evaluate options
  - c. Prioritize options and develop implementation plan
  - d. Public townhall meeting to review findings and goals/objectives
- 5. Final Review and Adoption**
  - a. Review and recommendation by Planning and Zoning Commission
  - b. Review and approval by City Council

## Iowa Smart Planning Principles

Collaboration

Efficiency, Transparency,  
and Consistency

Clean, Renewable, and  
Efficient Energy

Occupational Diversity

Revitalization

Housing Diversity

Community Character

Natural Resources and  
Agricultural Protection

Sustainable Design

Transportation Diversity



## Public Engagement

Public engagement is critical to plan development to ensure that the vision presented reflects residents' interests and hopes. At the beginning of the project, ECICOG will work with the plan steering committee to create a public engagement plan. ECICOG will coordinate several public input opportunities for residents. Public input would begin with a community survey developed with the plan steering committee. ECICOG recommends a community wide mailing of the survey for a higher response rate. ECICOG will host workshops, conduct stakeholder interviews, and coordinate focus groups. ECICOG will also set up a project webpage on our online engagement platform at [talkto.ecicog.org](http://talkto.ecicog.org). This platform allows residents to stay updated on the planning process and provide feedback through the platform, e.g. resident survey, project calendar, mapping activity, etc. All online input methods will be made available in non-digital formats wherever possible.



## City Contribution

The City will have responsibilities in order to ensure a successful planning process. ECICOG will need to meet with the Planning and Zoning Commission. The City may also set up a Plan Steering Committee for direction and a wider range of community perspectives. The committee will provide guidance for the survey, goals, and prioritization development.

Communications will be coordinated with ECICOG, and ECICOG will draft all communications, e.g. mailed survey/meeting notice, social media posts, flyers, project website, etc. The City administration will assist with outreach to residents and/or community groups. The administration will also assist with the collection of infrastructure and public utility data and other data as available.

The City will be responsible for required public notices. ECICOG will provide draft language for hearing notices and the adoption resolution. The administration, P & Z Commission, and Plan Steering Committee can all assist with identifying stakeholders to meet with and creating excitement for the project among Anamosa residents.



## About ECICOG

The East Central Iowa Council of Governments (ECICOG) is an intergovernmental council established in 1973 under Chapter 28E and provided for under Chapter 28H of the Code of Iowa. Our mission is to help build vibrant, forward-thinking communities and a collaborative and resilient region. ECICOG's skilled staff have been providing innovative service across our region for almost 50 years by leveraging state and local resources, promoting regional collaboration, planning for the future and sharing technical skills. Our region consists of Benton, Iowa, Johnson, Jones, Linn and Washington counties.

## Why Choose ECICOG?

- We understand and care about our region...this is our home!
- We were created by our region's counties to serve local governments. As a government entity, we operate on a non-profit basis. When you invest in us it helps to support our work around the region.
- Our staff are experts in their respective fields and have decades of planning experience.
- We create the transportation, economic development and watershed plans for our region; you will benefit from that knowledge and experience.
- Our knowledge of your community will help us identify federal and state grant opportunities to help you achieve your goals.



## Project Coordinators



**Tom Gruis** is an AICP-certified planner and dedicated public servant, fulfilling his role as Planner & Community Development Specialist through skilled verbal and written communication skills and focused meeting facilitation. He completed the update to the Bertram and Wyoming comprehensive plans and is finalizing a comprehensive plan update with the City of Lisbon. He has also worked on land use regulations, assisting cities with the codification process, and grant writing and administration. Tom conducted the planning process and updated the multi-jurisdictional hazard mitigation plans for Iowa, Linn, and Washington counties. He enjoys working with staff, officials, and the

public from the communities in the ECICOG service area. Outside of work, Tom enjoys spending time with his family, competing in strongman competitions, and making art.



**Karen Kurt** has been the Executive Director of ECICOG since September 2019. Karen also serves as secretary for the Iowa Association of Councils of Governments. Karen was previously the City Manager of Platteville, Wisconsin. She successfully shepherded two downtown redevelopment projects, resulting in over \$20 million of investment and numerous state awards. In this role, she served on a variety of community boards: the Platteville Business Incubator, Platteville Area Industrial Development Corporation, Platteville Area Chamber of Commerce, and Southwest Wisconsin Rotary Club. Karen has a bachelor's degree in Industrial Relations from Cornell University, in Ithaca, New

York, and a master's degree in Urban and Regional Studies from Minnesota State University—Mankato. She has also served as an adjunct faculty member in the Political Science Department for University of Wisconsin—Platteville. Karen is passionate about creating thriving, vibrant communities where everyone is able to achieve their version of the American dream. In her spare time, she enjoys cooking, reading, and traveling. Karen has volunteered as a mentor (and unofficial American mom) to foreign college students from Ghana, South Korea, China, Saudi Arabia, and Thailand.

## Project Team Members

Tom and Karen will coordinate the development of the comprehensive plan with the City. They will rely on the expertise of ECICOG's department leaders in the development of the plan.



**Jennifer Fencel**, Director, Environmental Services, has over 23 years of experience in environmental planning and facilitation, public administration, hazard mitigation planning and grant writing and management. She has extensive experience in assisting the six waste facilities, five WMAs, six counties and 71 cities in the planning area with a wide array of projects to reach their unique goals. During her two decades at ECICOG, she has worked on planning projects focused on establishing waste reduction and recycling programs; contracting for material collection and processing services; safe management of hazardous wastes and watershed planning. Her experience includes writing and

updating the Comprehensive Regional Integrated Solid Waste Plan every five years for the six public waste facilities in the region detailing how they will reduce the amount of waste landfilled. More recently, her projects have focused on watershed planning, grant writing and management and assisting in the formation of WMAs in the region. In the past eight years, she has facilitated the formation of four WMAs and completed two Watershed Management Plans. She currently leads the administration of the Iowa Watershed Approach project for three watersheds in the ECICOG region. She brings extensive knowledge of local communities, numerous local relationships, and an ability to cultivate partnerships to all her projects.

ECICOG has received 12 innovation awards from the National Association of Development Organizations for excellent and creative planning within or region.



**Tracey Achenbach**, Director, Housing, received her M.A. in Urban and Regional Planning from the University of Iowa in 1994 and upon graduation began working with a variety of communities and counties in north central Iowa as a community development planner. Later, her work was more concentrated in housing, and for nearly 15 years she worked for nonprofits whose mission was to increase the availability of housing. In 2018 Tracey formally joined ECICOG and she currently serves as the Housing Director. Tracey's entire career has involved working collaboratively with many partners, including local governments, developers, nonprofit providers, and community members. Tracey

enjoys helping communities recognize their uniqueness, strengths and issues and helping them find solutions or ways to make them stronger. She has written a variety of federal and state grant applications and planning documents on behalf of cities or counties. In 2017 Tracey was honored to receive the Iowa Finance Authority's Friend of Iowa award, and in 2019 she was one of ten women who received the Corridor Business Journal's Woman of Influence designation. When she is not working, Tracey enjoys being outdoors and active. She finished her first triathlon when she was in her 40s, and that started a love of training for half-marathons and other events, which she continues to enjoy.



**Mary Rump**, Director, Transportation, has worked at ECICOG for over 27 years and has been involved in a variety of transportation roles including: administration, planning, procurement, programming, trail planning, and agency management. She enjoys the collaborative atmosphere of working at ECICOG and the challenge of solving problems. A recent highlight has been the formation and success of the 380Express bus service between Cedar Rapids and Iowa City.

Mary has a BA in Architecture from Iowa State and an MS in Urban and Regional Planning from U of Iowa. She enjoys crime novels by Jonathan Kellerman, Netflix documentaries and spending time with family, including two teen sons (Jameson and Jacob) and two dogs (Gus and Cooper).

## City of Anamosa Comprehensive Plan Proposed Timeline and Budget

The proposed contract amount is \$25,000. The contract will be billed at the end of each phase as described in the table below. The cost is a not-to-exceed amount based on a typical comprehensive plan. Unusual mapping, urban design illustrations or direct households mailing may result in additional costs.

Activities		ECICOG Deliverables	Time Frame and Amount Payable Upon Completion
<b>Phase 1: Kick Off</b>	<ul style="list-style-type: none"> <li>Organization meeting(s)</li> <li>Website Project Page creation</li> </ul>	<ul style="list-style-type: none"> <li>Project website</li> <li>Public Engagement Plan</li> </ul>	<ul style="list-style-type: none"> <li>January 2023</li> <li>\$1,000</li> </ul>
<b>Phase 2: Information Gathering</b>	<ul style="list-style-type: none"> <li>Review of existing plans</li> <li>Review of Census and other secondary data sources</li> <li>Stakeholder interviews</li> <li>Visioning/SWOT workshop</li> </ul>	<ul style="list-style-type: none"> <li>Community Survey</li> <li>Demographic, economic, and social data analysis and projections</li> <li>Townhall meeting</li> </ul>	<ul style="list-style-type: none"> <li>Feb–April 2023</li> <li>\$8,000</li> </ul>
<b>Phase 3: Analysis and Strategy Formation</b>	<ul style="list-style-type: none"> <li>Facilitate Focus Groups on specific topic areas</li> </ul>	<ul style="list-style-type: none"> <li>Chapter Road Maps (assets and challenges by topic)</li> </ul>	<ul style="list-style-type: none"> <li>May–June 2023</li> <li>\$7,000</li> </ul>
<b>Phase 4: Analysis &amp; Goal Development/ Prioritization</b>	<ul style="list-style-type: none"> <li>Goals/objectives and prioritization workshop</li> <li>Synthesize work into draft plan for Planning Committee review and edits</li> <li>Share best practices</li> <li>Develop Implementation Plan</li> </ul>	<ul style="list-style-type: none"> <li>Draft Comprehensive Plan</li> <li>Future Land Use Map</li> <li>Additional maps as required</li> <li>Implementation plan</li> </ul>	<ul style="list-style-type: none"> <li>July–October 2023</li> <li>\$8,000</li> </ul>
<b>Phase 5: Final Review and Approval</b>	<ul style="list-style-type: none"> <li>Review and approval by Planning and Zoning Commission</li> <li>Review and approval by the City Council</li> </ul>	<ul style="list-style-type: none"> <li>Public hearing notices and adoption resolution</li> <li>10 bound copies of the final plan and digital copies</li> </ul>	<ul style="list-style-type: none"> <li>November–December 2023</li> <li>\$1,000</li> </ul>

**Contact:** Tom Gruis, AICP  
 tom.gruis@ecicog.org  
 319-289-0064

## Terms and Signatures

If additional, substantial unforeseen work needs to be completed, prior to initiating that work, an addendum to this Agreement shall be agreed upon by both parties stipulating the extra work and related costs.

The City will be notified of any changes in the staff team working on the project.

Payment is expected within thirty (30) days upon receipt of being billed.

This Agreement may be terminated by either party by submitting a written notice of termination to the other party with 30 days of notice. The City will be billed for services completed through the date of termination. The product or work completed through the date of the termination shall be property of, and forwarded to, the City.

Signed by City of Anamosa:

Signed \_\_\_\_\_

Date \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_

Signed by ECICOG:

Signed \_\_\_\_\_

Date \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_

# MEMO

**DATE:** 09/09/2022

**RE:** BUILDING STANDARDS

It has come to my attention, and some of our Engineering firms, that we do not have any standard Maintenance, Building or Property codes in place. There are an overwhelming number of options we can select that builders and contractors are using currently.

The reason we should adopt some general standards is for consistency. Otherwise, if the general construction options are not noted contractors can do what they want with each build.

The first overall recommendation is to, at a minimum, adopt the SUDAS (which are design standards for public infrastructure (roads, sidewalks, sewers, water mains, parking lots... etc). This is standard practice in Iowa and there is a web site for them at: <https://iowasudas.org/>

If we were to look into building codes that is primarily for private infrastructure and public buildings. That can be handled with the International Building Code (IBC) or with the International Property Maintenance Code (IPMC).

If we wanted to get very specific there are plumbing, mechanical, fuel, etc. codes we could someday adopt. We can have an expert come speak to council about the importance of having codes in place.

Obviously, the more codes we have in place, the more the Code compliance officer will need to be involved. But, overall, we should look at SUDAS since that would depict how our infrastructure would be standardized.

HR Green made a recommendation on how to update our sidewalk Ordinance. The suggestions are in the packet for your review.

Finally, the City Attorney said he remembers briefly suggesting adopting the 2018 International Property Maintenance Code previously. His recommendations are as follows:

"Except as hereinafter added to, deleted, modified or amended, there is hereby adopted as the Property Maintenance Code of the City of Anamosa that certain code known as the International Property Maintenance Code, 2018 Edition, First Printing, including Appendix A, (hereinafter referred to collectively as the IPMC (2018)) as prepared and edited by the International Code Council, Inc., and the provisions of said Property Maintenance Code shall be controlling in maintaining minimum requirements and standards of structures and properties within the corporate limits of the city and shall be known as the Anamosa Property Maintenance Code.

We have a solid nuisance code (Chapter 50) (which incorporates junk and junk vehicles), lawn maintenance (53), building sewers and connections (96) and a dangerous building ordinance (145), all of which include a lot of property-related nuisances, but Anamosa has never gone fully in on adopting model codes. Clinton uses the 2018 IPMC and has a good luck with it. It is well known to most landlords and contractors, in my experience. I am not sure if Anamosa is ready for it, however. It is a Council decision.

I suggest we discuss which direction the Council would like to go. I can certainly draft a minimum property standards ordinance, if you wish.

Modify to be in line with current ADA/PROWAG standards, use SUDAS.

**137.01 ESTABLISHED GRADES.** The grades of all streets, alleys and sidewalks, which have been heretofore established by ordinance are hereby confirmed, ratified and established as official grades. shall conform to existing grades except where in conflict with Statewide Urban Design and Specifications (SUDAS) or federal regulatory requirements related to the American Disabilities Act (ADA) and/or the Public Right-of-Way Access Guidelines (PROWAG).

Keep this section as is:

**140.04 RESPONSIBILITY FOR MAINTENANCE.** It is the responsibility of the abutting property owners to maintain in a safe and hazard-free condition any sidewalk outside the lot and property lines and inside the curb lines or traveled portion of the public street. Abutting property owners shall be liable for damages proximately caused by their failure to maintain and repair the sidewalks.

(Ord. 675 – Aug. 02 Supp.)

(Code of Iowa, Sec. 364.12 [2c])

**Commented [ST1]:** I wanted to bring to your attention the fact that this section exists, but I don't think anything needs to be changed here.

Proposed changes to this ordinance:

**140.05 CITY MAY ORDER REPAIRS.** If the abutting property owner does not maintain sidewalks as required, the Council a city representative may serve notice on such owner, by certified mail, requiring the owner to repair, replace or reconstruct sidewalks within a reasonable time and if such action is not completed within the time stated in the notice, the Council a city representative may require the work to be done and assess the costs against the abutting property for collection in the same manner as a property tax. Refer to the city's "Sidewalk Repair/Assessment Policy" for more information.

(Code of Iowa, Sec. 364.12[2d & e])

**Commented [ST2]:** We don't want to require council action every time notices need to be sent out or repairs made.

**Commented [ST3]:** Is it possible to get our policy on the city website and provide a link in the code? Or is that not consistent with the writing style of this sort of thing? It would be convenient for residents.

Amend to not require permit or waive fee for requested repairs?

**140.07 PERMIT REQUIRED.** No person shall remove, reconstruct or install a sidewalk unless such person has obtained a permit from the City and has agreed in writing that said removal, reconstruction or installation will comply with all ordinances and requirements of the City for such work. Persons removing, replacing, or reconstructing portions of sidewalk, or hiring a contractor to perform such work, to comply with requests per the City's Sidewalk Repair/Assessment Policy are still required to file for the construction permit, but the standard fee shall be waived.

**Commented [KJ4]:** Optional fee waiver, but it's a nice thing to do.

Recommend SUDAS standards and providing link on website to standards, rather than physical copies at City Hall.

**140.08 SIDEWALK STANDARDS.** Sidewalks repaired, replaced or constructed under the provisions of this chapter shall be constructed in accordance with the City's standard approved design standards and specifications, which are available on the City Website and iowasudas.org. An official copy of the specifications is on file at City Hall.

All such work shall be done under the direction and supervision of and subject to inspection and approval of the Public Service Supervisor. If such work does not comply with the provisions of this chapter, the Public Service Supervisor, after notice to the property owner, shall cause the sidewalks to be constructed in the proper manner and assess the cost for such work against the abutting property for collection in the same manner as a property tax.

## CITY OF ANAMOSA, IOWA

### SIDEWALK REPAIR/ASSESSMENT POLICY

1. **PURPOSE OF POLICY.** In order to maintain sidewalks that are accessible and safe for all users, this policy establishes the inspection process of city sidewalk and outlines the responsibility of property owners under this policy.
2. **PROPERTY OWNER'S RESPONSIBILITY.** In accordance with Iowa State Code 364.12(d),(e) and City of Anamosa Code of Ordinances 140.04 & .05, property owners are responsible for the maintenance and repair of public sidewalk on or adjacent to their property. If the required action is not completed within 90 days of receiving notice, the City shall make the repairs at the property owner's expense. Street-corner curb ramps, however, will not be the responsibility of adjacent property and are the responsibility of the City. The cost to repair street-corner curb ramps will not be assessed to property owners.
3. **INSPECTION PROCESS.** This policy only applies to public sidewalk within or adjacent to the Right-of-Way (ROW), no private walkways or driveway aprons shall be inspected. Inspections are performed by the Community Services Officer (CSO). The City of Anamosa is divided into 5? geographical areas and one area is inspected each year. Inspections will begin on the second Monday of April.
4. **INSPECTION CRITERIA.** Repair or replacement of a sidewalk panel shall be required if the CSO identifies any of the following deficiencies:
  - A vertical displacement of one (1) inch or more between portions of sidewalk
    - The displacement need not span the entire width of sidewalk, and may be located at panel joints or cracks. Displacement will be measured by a yardstick or marked rod.
  - A horizontal gap of two (2) inches or more is present between portions of sidewalk
    - The separation may be between sidewalk panels at joints, cracks, or caused by missing pieces. Displacement will be measured by yardstick or marked rod.
  - Sidewalk is raised or depressed more than three (3) inches within 8-10ft.
    - Significant deviations of grade caused by settlement, heaving, or tree roots will be noted by the CSO and photographed for record.
  - Sidewalk panel is cracked into 4 or more pieces
    - Broken panels will be noted by the CSO and photographed for record.
  - Sidewalk panel is missing a piece greater than four (4) square inches
    - Missing chunks may be partial or full depth and will be noted by the CSO and photographed for record.
  - Sidewalk panel is pockmarked or spalled over more than 50% of the surface

**Commented [KJ1]:** Inspection areas might need to be smaller due to the amount of work required

**Commented [KJ2]:** Date negotiable

**Commented [KJ3]:** Let me know if you would like to add pictures to these

- Loss of surface material causing an uneven surface will be noted by the CSO and photographed for record.
- Sidewalk slopes do not meet accessibility requirement of ADA, SUDAS, and PROWAG
  - Sidewalk slopes will not be measured, but significant deviations will be noted by the CSO and photographed for record. It will be the responsibility of the repairer to ensure that the repaired sidewalk cross slope not exceed 2% (1/4-inch per 1 foot) and that the finished running slope not exceed 8% (1-inch per 1 foot) or the slope of the adjacent roadway, whichever is greater.
- Sidewalk is not constructed of approved material
  - Sidewalks must be constructed of portland cement concrete, and no other surface material will be accepted. Deviations from this will be noted by the CSO and photographed for record. Use of asphalt, epoxy, resin, wood, metal, or other materials as the repaired sidewalk surface will result in a repeat notices.

5. **NOTICE TO REPAIR.** If repairs are required, a notice will be sent to the responsible property owner by certified mail. The notice will indicate the number of sidewalk panels that are out of compliance and provide information on the repair criteria triggering the notice. Additionally, the CSO will paint on non-compliant panels during the inspection process to assist property owners in identifying panels for repair.
6. **REPAIR BY OWNER.** Should the owner choose to make the repairs themselves, a permit must be obtained from the city prior to repair. However, permit fees will be waived for applications made in response to a notice issued under this policy. Additional inspection by the City will be required before and after repairs are made.
7. **REPAIR BY OWNER'S CONTRACTOR.** If the owner chooses to hire a contractor to make the repairs, the same requirements apply as listed above in section 6.
8. **REPAIR BY CITY.** Failure to make required repairs within 90 days of notice being given shall indicate that the property owner wishes the City to complete the repairs. The city will perform repairs the following year and the costs to repair shall be assessed against the property for collection in the same manner as property tax. Repairs made by the owner or owner's contractor that do not meet the requirements listed below shall be considered unrepaired and shall likewise be corrected by the City and assessed to the property.
9. **REPAIR METHODS.** Possible satisfactory repair methods depending on the type of deficiency include:
  - Complete removal and replacement of the non-compliant panels
  - "Mud jacking" the panels to correct vertical displacements

- Milling sidewalk panels to at least 18 inches back from non-compliant vertical edge to create a smooth transition between panels
- Remove vegetation/debris and seal separations (only allowed when gaps are less than 2 inches and vertical displacements less than 1 inch)

**10. REQUIREMENTS TO BE DEEMED REPAIRED.** In order for repairs to be deemed satisfactory, it is not sufficient to merely satisfy the inspection criteria set forth in section 4. Repaired sidewalk shall be compliant with City standards, ADA requirements, and section 12A of the SUDAS design manual. Chapter 12 of SUDAS can be accessed here: [https://intrans.iastate.edu/app/uploads/sites/15/2020/03/Chapter\\_12.pdf](https://intrans.iastate.edu/app/uploads/sites/15/2020/03/Chapter_12.pdf)

Optional sections to consider adding:

Community reporting: Do you allow for any community reporting on the city website or through other means? Explain how to make a report and the actions that will be taken.

Cost assistance: Is there any benefit of being a proactive citizen that does it on their own? Some communities will offer reimbursement for qualifying projects. Explain application process, approval criteria, and potential value.

## MEMO

**DATE:** 09/08/2022

**RE:** CHAPTER 92.09 UTILITY SECURITY DEPOSIT

BACKGROUND: Our policy has been we require a deposit to open a utility account and hold it until the account ends. The deposit would be applied to the final bill at the property.

UPDATE: From my initial review; I noticed that deposits were not getting applied to accounts within a 12-month period. I have confirmed with the State of Iowa administrative code, other cities and our city attorney that the standard practice is to return the deposit with a twelve (12) consecutive months of prompt payment timeframe as a credit on the customer's account. Additionally, it was mentioned in our audit that we were not following this standard practice.

Our current deposit portion of our Ordinance (chapter 92.09) reads:

**92.09 SECURITY DEPOSIT.** All new water and sewer customers shall be required to post and maintain a security deposit of \$100.00 for water and sewer service. One-half of the required security deposit shall be paid before water and sewer service is provided, but the customer may elect to pay the balance of the security deposit over a two-month period, being assessed \$25.00 each month. The customer's security deposit shall be held in its entirety until the customer's account is closed.

We will need to update our Ordinance to indicate that this is no longer the standard practice. While doing so, we can have the open discussion if we even want to have a deposit on the utility accounts.

The State of Iowa has a program via "income offset" where if a utility is due funds, we can file the amount with the State of Iowa and we would get reimbursed the balance from state income tax returns for the individuals.

With the credit of deposits onto utility accounts, our Ordinance does not establish any interest to be paid on said deposits. Additionally, the city attorney confirmed

that we have home rule authority for deposit amount and interest. Therefore, no interest would be refunded on said credits of accounts.

Our timeline is to credit each utility account in January 2023 to get current. The delay of time is due to the decision Council will make regarding if we want to update to a refund after twelve months or to completely remove the deposit requirement since we need to do an Ordinance update either way. But, once you decide if we will keep the 12-month rule (which would mean credits to everyone that paid a deposit from 2021 and earlier) or completely remove deposits all together (refund of all deposits to current) will need to be included in the three readings of the Ordinance update.

Once I have the direction for this update we can have the Ordinance review done at the 09/26/22, 10/10/22 and 10/24/22 meetings.

Thank you.

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Thank you.



City of Anamosa, IA

# Expense Approval Report

By Fund

Payment Dates 8/23/2022 - 9/12/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
<b>Fund: 001 - GENERAL FUND</b>					
USIQ, INC.	21636116-1	09/12/2022	JCERT	001-110-6537	449.00
IOWA LEAGUE OF CITIES	095780	09/12/2022	ANNUAL DUES	001-622-6430	2,958.00
DIGITAL ALLEY, INC	1112898-3	09/12/2022	SERVICE AGREEMENT	001-110-6722	4,042.58
LYNCH DALLAS, P.C.	197896	09/12/2022	CONTRACTS	001-640-6455	165.00
ELAN-CARDMEMBER SERVICE	777461	09/12/2022	NOTARY	001-110-6530	30.00
ELAN-CARDMEMBER SERVICE	9334	09/12/2022	ADOBE	001-622-6430	14.99
ELAN-CARDMEMBER SERVICE	9334	09/12/2022	ADOBE	001-622-6430	190.67
JONES COUNTY ENGINEER	08022022	09/12/2022	FUEL	001-110-6551	2,432.95
WAPSI WASTE SERVICE, INC.	4152	09/12/2022	TRASH REMOVAL	001-650-6474	412.00
WOODWARD COMMUNITY M	302286	09/12/2022	HOUSING REHAB	001-599-6499	111.83
TRANSWORLD NETWORK, CO	15363114-4619	09/12/2022	LONG DISTANCE	001-110-6373	7.43
TRANSWORLD NETWORK, CO	15363114-4619	09/12/2022	LONG DISTANCE	001-622-6373	52.12
IOWA PRISON INDUSTRIES	041003	09/12/2022	DOOR TAG	001-111-6530	215.00
LYNCH DALLAS, P.C.	199685	09/12/2022	GENERAL MATTERS	001-640-6455	6,743.01
LYNCH DALLAS, P.C.	199687	09/12/2022	HR	001-640-6455	82.50
LYNCH DALLAS, P.C.	199688	09/12/2022	REAL ESTATE	001-640-6455	726.00
LYNCH DALLAS, P.C.	199689	09/12/2022	NUISANCE	001-110-6411	140.50
LYNCH DALLAS, P.C.	199690	09/12/2022	PROSECUTION	001-110-6411	330.00
WALMART COMMUNITY CAR	70218292	09/12/2022	SUPPLIES	001-110-6535	35.28
WALMART COMMUNITY CAR	02974	09/12/2022	SUPPLIES	001-110-6535	-7.94
STREICHER'S	Q348700	09/12/2022	JCERT	001-110-6537	3,869.13
PETTY CASH	08182022	09/12/2022	PETTY CASH	001-110-6508	45.48
AT&T MOBILITY	08192022	09/12/2022	CELL PHONES	001-612-6373	49.94
AT&T MOBILITY	081922	09/12/2022	CELL PHONES	001-110-6373	544.81
MEDIACOM	08202022	09/12/2022	INTERNET	001-110-6480	20.00
T & D TREE SERVICE	595340	09/12/2022	TREE SERVICE	001-290-6428	6,770.00
U.S. CELLULAR	0528441802	09/12/2022	CELL PHONES	001-110-6480	182.96
IOWA DIVISION OF LABOR SE	185098	09/12/2022	BOILER INSPECTION	001-650-6474	40.00
CENTURYLINK	08252022	09/12/2022	PHONE/INTERNET	001-110-6373	124.83
CENTURYLINK	08252022	09/12/2022	PHONE/INTERNET	001-622-6373	272.59
HOWARD R GREEN	155273	09/12/2022	GIS CEMETERY	001-450-6796	164.00
REDS TOWING/PETRO STOP, I	50969	09/12/2022	SERVICE	001-110-6474	35.95
ALLIANT ENERGY	08302022	09/12/2022	ELECTRIC	001-110-6371	560.61
ALLIANT ENERGY	08302022	09/12/2022	ELECTRIC	001-111-6371	48.72
ALLIANT ENERGY	08302022	09/12/2022	ELECTRIC	001-650-6371	848.69
TYLER TECHNOLOGIES, INC	025-392834	09/12/2022	PROJ MNGMNT	001-622-6490	250.00
WOODWARD COMMUNITY M	082247098	09/12/2022	LEGALS	001-622-6414	342.48
ENCOMPASS	12847	09/12/2022	COMPUTER SERVICES	001-110-6480	350.00
ENCOMPASS	12847	09/12/2022	COMPUTER SERVICES	001-622-6480	3,603.00
WELAND CLINICAL LABS	693787	09/12/2022	DRUG SCREEN	001-110-6412	127.00
HENRY/TROY	994729	09/12/2022	BURIALS	001-450-6491	250.00
THE HARTFORD	INV0000670	09/02/2022	AD&D	001-000-2208	54.00
WELLMARK BLUE CROSS BLUE	INV0000671	09/02/2022	ALLIANCE HEALTH INSURANC	001-000-2205	21,077.84
WELLMARK BLUE CROSS BLUE	INV0000672	09/02/2022	BLUE ADVANTAGE HEALTH IN	001-000-2205	4,292.12
COLLECTION SERVICES CENTE	INV0000673	09/02/2022	CHILD SUPPORT ORDER	001-000-2204	309.06
DELTA DENTAL PLAN OF IOWA	INV0000674	09/02/2022	DELTA DENTAL INSURANCE	001-000-2205	1,163.90
CITY OF ANAMOSA	INV0000675	09/02/2022	FLEX - MEDICAL	001-000-2204	80.38
IPERS COLLECTIONS	INV0000676	09/02/2022	IPERS	001-000-2203	7,697.66
THE HARTFORD	INV0000677	09/02/2022	LIFE INSURANCE	001-000-2208	405.00
THE HARTFORD	INV0000678	09/02/2022	LTD	001-000-2208	373.59
IPERS COLLECTIONS	INV0000679	09/02/2022	IPERS	001-000-2203	2,858.92
VSP Insurance Co	INV0000680	09/02/2022	VSP INSURANCE	001-000-2205	317.61
941 TAX EFT PAYMENT	INV0000681	09/02/2022	MEDICARE TAX	001-000-2206	2,026.20

## Expense Approval Report

Payment Dates: 8/23/2022 - 9/12/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
941 TAX EFT PAYMENT	INV0000682	09/02/2022	SOCIAL SECURITY TAX	001-000-2202	8,663.60
941 TAX EFT PAYMENT	INV0000683	09/02/2022	FEDERAL TAX	001-000-2200	4,925.76
TREASURER STATE OF IOWA	INV0000684	09/02/2022	STATE TAX	001-000-2201	2,507.64
Fund 001 - GENERAL FUND Total:					94,384.39

## Fund: 015 - FIRE SERVICE

RADIO COMMUNICATIONS	100816	09/12/2022	TECH SERVICE	015-150-6470	144.86
SANDRY FIRE SUPPLY, LLC	INV-022961	09/12/2022	LANDING ZONE KIT	015-150-6470	462.65
RADIO COMMUNICATIONS	101057	09/12/2022	COORDINATION FEES	015-150-6470	400.00
SANDRY FIRE SUPPLY, LLC	INV-023112	09/12/2022	AFFF	015-150-6470	394.88
RADIO COMMUNICATIONS	101079	09/12/2022	TECH SERVICE	015-150-6470	190.00
JONES COUNTY ENGINEER	08022022	09/12/2022	FUEL	015-150-6551	584.69
DINGES FIRE COMPANY	31078	09/12/2022	TRUCK REPAIRS	015-150-6474	517.85
WAPSI WASTE SERVICE, INC.	4152	09/12/2022	TRASH REMOVAL	015-150-6475	45.00
TRANSWORLD NETWORK, CO	15363114-4619	09/12/2022	LONG DISTANCE	015-150-6373	1.23
REDS TOWING/PETRO STOP, I	50966	09/12/2022	BATTERIES	015-150-6474	359.90
CENTURYLINK	08252022	09/12/2022	PHONE/INTERNET	015-150-6373	57.90
ALLIANT ENERGY	08302022	09/12/2022	ELECTRIC	015-150-6371	443.55
Fund 015 - FIRE SERVICE Total:					3,602.51

## Fund: 041 - LIBRARY FUND

AT&T MOBILITY	08192022	09/12/2022	CELL PHONES	041-410-6373	49.94
CENTURYLINK	08252022	09/12/2022	PHONE/INTERNET	041-410-6373	95.35
ALLIANT ENERGY	08302022	09/12/2022	ELECTRIC	041-410-6371	1,767.52
ENCOMPASS	12847	09/12/2022	COMPUTER SERVICES	041-410-6480	546.00
Fund 041 - LIBRARY FUND Total:					2,458.81

## Fund: 043 - PARKS &amp; RECREATION

SPACE WALK OF CEDAR RAPID	693614	09/12/2022	INFLATABLES	043-430-6490	265.00
SELECT SERVICE PORTABLE RE	006806	09/12/2022	PORTA POTTY	043-430-6531	630.00
SPACE WALK OF CEDAR RAPID	707063	09/12/2022	INFLATABLE	043-430-6490	421.00
DRJ GROUP LLC	22241	09/12/2022	FIRE EXTING MAINT	043-430-6542	26.00
BARRON MOTOR SUPPLY	280057	09/12/2022	BATTERY	043-430-6550	101.69
JOHN DEERE FINANCIAL	4167435	09/12/2022	SUPPLIES	043-430-6532	25.95
SELECT SERVICE PORTABLE RE	006980	09/12/2022	PORTA POTTY	043-430-6531	210.00
JOHN DEERE FINANCIAL	4168099	09/12/2022	REEL	043-430-6531	7.49
JOHN DEERE FINANCIAL	4168238	09/12/2022	NAILS	043-430-6532	5.49
HOME DECORATING CENTER	108894	09/12/2022	KEYS	043-430-6532	8.46
WENDLING QUARRIES	929494	09/12/2022	ROCK	043-430-6531	130.20
TRANSWORLD NETWORK, CO	15363114-4619	09/12/2022	LONG DISTANCE	043-430-6373	5.14
HOME DECORATING CENTER	108920	09/12/2022	PAINT SUPPLIES	043-430-6532	331.93
WALMART COMMUNITY CAR	36312906	09/12/2022	SUPPLIES	043-430-6490	54.00
CULVER'S GARDEN CENTER	684758	09/12/2022	PLANTS	043-430-6542	197.33
AT&T MOBILITY	08192022	09/12/2022	CELL PHONES	043-430-6373	49.94
HOME DECORATING CENTER	108966	09/12/2022	PAINT SUPPLIES	043-430-6532	12.68
CENTURYLINK	08252022	09/12/2022	PHONE/INTERNET	043-430-6373	73.40
LEAF	13653817	09/12/2022	COPIER	043-430-6310	59.99
ALLIANT ENERGY	08302022	09/12/2022	ELECTRIC	043-430-6371	518.97
TAPKEN'S CONVENIENCE PLUS	4381	09/12/2022	FUEL	043-430-6551	723.47
Fund 043 - PARKS & RECREATION Total:					3,858.13

## Fund: 044 - AQUA COURT

CARRICO AQUATIC RESOURCE	20222392	09/12/2022	FUNBRELLA	044-440-6541	134.48
CARRICO AQUATIC RESOURCE	20222608	09/12/2022	POOL EPOXY	044-440-6541	32.97
WALMART COMMUNITY CAR	79182834	09/12/2022	SUPPLIES	044-440-6540	154.95
TOWN & COUNRTY WHOLES	402102	09/12/2022	SUPPLIES	044-440-6546	2,785.79
CARRICO AQUATIC RESOURCE	20223149	09/12/2022	SHOCK/LUBE	044-440-6533	340.44
CARRICO AQUATIC RESOURCE	20223175	09/12/2022	TELEPOLE	044-440-6475	191.55
TOWN & COUNRTY WHOLES	403813	09/12/2022	CONCESSION	044-440-6546	2,446.33
TOWN & COUNRTY WHOLES	404285	09/12/2022	CONCESSION	044-440-6546	1,205.30
CARRICO AQUATIC RESOURCE	20224358	09/12/2022	CHEMICALS	044-440-6533	3,471.36
JOHN DEERE FINANCIAL	4160767	09/12/2022	LOCK	044-440-6540	19.99
HANDEL/LANCE	1	09/12/2022	REPAIRS	044-440-6540	591.65

## Expense Approval Report

Payment Dates: 8/23/2022 - 9/12/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
WALMART COMMUNITY CAR	17131227	09/12/2022	SUPPLIES	044-440-6546	20.88
JOHN DEERE FINANCIAL	4163722	09/12/2022	WASP SPRAY	044-440-6540	11.98
FAREWAY STORES, INC.	121401	09/12/2022	SUPPLIES	044-440-6540	21.96
FAREWAY STORES, INC.	29752	09/12/2022	CONCESSION	044-440-6546	84.86
JOHN DEERE FINANCIAL	4168644	09/12/2022	SCREWS	044-440-6540	23.98
JOHN DEERE FINANCIAL	4168901	09/12/2022	TOTE	044-440-6540	64.95
TRANSWORLD NETWORK, CO	15363114-4619	09/12/2022	LONG DISTANCE	044-440-6373	1.23
FAREWAY STORES, INC.	24851	09/12/2022	WATER	044-440-6546	8.48
J&R SUPPLY	2204585-INN	08/22/2022	DISCHARGE HOSE	044-440-6541	220.00
CARRICO AQUATIC RESOURCE	20225263	09/12/2022	CHEMICALS	044-440-6533	1,854.07
ALLIANT ENERGY	08302022	09/12/2022	ELECTRIC	044-440-6370	2,538.90
Fund 044 - AQUA COURT Total:					16,226.10

## Fund: 046 - LAWRENCE COMMUNITY CENTER FUND

PODS ENTERPRISES LLC	PODS001372432	09/12/2022	CONTAINER	046-460-6475	199.00
JOHN DEERE FINANCIAL	4158265	09/12/2022	BLADE	046-460-6470	35.95
JOHN DEERE FINANCIAL	4167704	09/12/2022	NAILS/SCREWS	046-460-6470	17.48
JOHN DEERE FINANCIAL	4168553	09/12/2022	SPRAYER	046-460-6522	429.99
JOHN DEERE FINANCIAL	4168556	09/12/2022	NAILS	046-460-6470	5.49
WALMART COMMUNITY CAR	76480828	09/12/2022	JANITORIAL	046-460-6541	165.23
PUSH PEDAL PULL	342438	09/12/2022	SERVICE	046-460-6522	165.00
ALLIANT ENERGY	08302022	09/12/2022	ELECTRIC	046-460-6371	2,402.45
Fund 046 - LAWRENCE COMMUNITY CENTER FUND Total:					3,420.59

## Fund: 110 - ROAD USE TAX

REDS TOWING/PETRO STOP, I	50809	09/12/2022	SERVICE	110-211-6474	462.50
JONES COUNTY ENGINEER	08022022	09/12/2022	FUEL	110-211-6551	2,091.37
WEBER STONE COMPANY	0196084-IN	09/12/2022	TOP SOIL	110-211-6543	573.75
JOHN DEERE FINANCIAL	4167332	09/12/2022	SUPPLIES	110-211-6530	223.99
LAWSON PRODUCTS, INC.	9309833022	09/12/2022	WEED KILLER	110-211-6530	411.36
JOHN DEERE FINANCIAL	P36358	09/12/2022	TRIMMER	110-211-6530	219.99
BARRON MOTOR SUPPLY	280206	09/12/2022	LUBE SPIN ON	110-211-6470	19.62
TRANSWORLD NETWORK, CO	15363114-4619	09/12/2022	LONG DISTANCE	110-211-6373	2.46
AUTOMOTIVE SERVICES	44359	09/12/2022	TIRES	110-211-6474	132.20
WEBER STONE COMPANY	0196314-IN	09/12/2022	ROAD ROCK	110-211-6543	112.88
KLUESNER CONSTRUCTION	31584	09/12/2022	ASPHALT OVERLAY	110-211-6790	35,186.00
KLUESNER CONSTRUCTION	31585	09/12/2022	ASPHALT OVERLAY	110-211-6790	37,766.40
KLUESNER CONSTRUCTION	31586	09/12/2022	ASPHALT OVERLAY	110-211-6790	37,094.40
KLUESNER CONSTRUCTION	31587	09/12/2022	ASPHALT ALLEYS	110-211-6790	12,742.80
KLUESNER CONSTRUCTION	31588	09/12/2022	ASPHALT ALLEYS	110-211-6790	39,495.21
KLUESNER CONSTRUCTION	31589	09/12/2022	ASPHALT OVERLAY	110-211-6790	45,386.40
KLUESNER CONSTRUCTION	31590	09/12/2022	ASPHALT OVERLAY	110-211-6790	19,716.00
KROMMINGA MOTORS	08202022	09/12/2022	FIN CHG	110-211-6710	230.97
IOWA PRISON INDUSTRIES	033231	09/12/2022	SIGNS	110-210-6512	70.80
NAYLOR SEED CO	18601	09/12/2022	SEED	110-211-6530	530.00
BARRON MOTOR SUPPLY	280490	09/12/2022	JUMPNCARRY	110-211-6530	175.95
WEBER STONE COMPANY	0196401-IN	09/12/2022	ROAD ROCK	110-211-6543	189.42
FAIRVIEW CONCRETE	381141	09/12/2022	CURB HANDICAP RAMPS	110-211-6543	6,302.00
ALLIANT ENERGY	08302022	09/12/2022	ELECTRIC	110-211-6371	303.75
SCHMITZ JANITORIAL SUPPLY	10171	09/12/2022	SUPPLIES	110-211-6530	100.00
FRAZIER/SPENCER	09012022	09/12/2022	PHONE REIMBURSEMENT	110-211-6373	20.00
KRAY/JEFF	09012022	09/12/2022	PHONE REIMBURSEMENT	110-211-6373	20.00
LODE/ERIC	09012022	09/12/2022	PHONE REIMBURSEMENT	110-211-6373	20.00
TAPKEN'S CONVENIENCE PLUS	4381	09/12/2022	FUEL	110-211-6551	926.23
U.S. CELLULAR	0525652642	09/12/2022	CELL PHONES	110-211-6490	72.09
Fund 110 - ROAD USE TAX Total:					240,598.54

## Fund: 122 - LOCAL OPTION TAX 65%

MEBULBS	4164531-01	09/12/2022	BULBS	122-210-6372	718.02
ALLIANT ENERGY	08302022	09/12/2022	ELECTRIC	122-210-6372	6,838.04
Fund 122 - LOCAL OPTION TAX 65% Total:					7,556.06

## Expense Approval Report

Payment Dates: 8/23/2022 - 9/12/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
<b>Fund: 301 - STREET PROJECTS</b>					
SNYDER & ASSOCIATES INC.	120.0620.08-12	09/12/2022	151 GRADE SEPERATION	301-213-6407	10,788.40
BOOMERANG	#1	08/24/2022	DUBUQUE RD	301-213-6555	14,647.00
Fund 301 - STREET PROJECTS Total:					25,435.40
<b>Fund: 311 - WATER PROJECTS</b>					
HOWARD R GREEN	154667	08/24/2022	S BOOTH ST WATER REPLACE	311-811-6407	2,000.04
Fund 311 - WATER PROJECTS Total:					2,000.04
<b>Fund: 341 - FIRE STATION ADDITION</b>					
BOOMERANG	#9	08/24/2022	FIRE STATION	341-150-6555	6,650.00
Fund 341 - FIRE STATION ADDITION Total:					6,650.00
<b>Fund: 600 - WATER FUND</b>					
TYLER TECHNOLOGIES, INC	025-385544	09/12/2022	UB AUTO PAY	600-810-6490	45.00
USA BLUE BOOK	055493	09/12/2022	SAMPLE CELLS	600-810-6504	163.54
WALMART COMMUNITY CAR	96555310	09/12/2022	SUPPLIES	600-810-6535	22.19
ELAN-CARDMEMBER SERVICE	13400470	09/12/2022	IA DNR CERT FEE	600-810-6445	63.04
ELAN-CARDMEMBER SERVICE	13400470	09/12/2022	IA DNR CERT FEE	600-810-6445	525.00
ELAN-CARDMEMBER SERVICE	13400470	09/12/2022	IA DNR CERT FEE	600-810-6535	47.00
JONES COUNTY ENGINEER	08022022	09/12/2022	FUEL	600-810-6551	731.98
FAIRVIEW CONCRETE	381143	09/12/2022	MAQUOKETA ST	600-810-6782	1,200.00
TRANSWORLD NETWORK, CO	15363114-4619	09/12/2022	LONG DISTANCE	600-810-6373	2.46
CHEM RIGHT LABORATORIES I	24836	09/12/2022	TESTING	600-810-6470	85.00
SCHIMBERG CO.	10023978-00	09/12/2022	SUPPLIES	600-810-6472	734.00
FAREWAY STORES, INC.	124620	09/12/2022	BLEACH	600-810-6501	5.99
WEBER STONE COMPANY	0196314-IN	09/12/2022	ROAD ROCK	600-810-6472	595.63
SCHIMBERG CO.	8211013-00	09/12/2022	SUPPLIES	600-810-6472	4,873.17
USA BLUE BOOK	088496	09/12/2022	VALVE SETTER/HYDRANT ELB	600-810-6504	590.47
DANS OVERHEAD DOORS	539452	09/12/2022	SERVICE	600-810-6504	651.75
BOOMERANG	#6	08/24/2022	WELL #6	600-810-6780	147,549.83
U.S. CELLULAR	0528441802	09/12/2022	CELL PHONES	600-810-6373	33.48
HOWARD R GREEN	154666	08/24/2022	WELL #6 AMENDMENT #2	600-810-6407	10,500.02
HOWARD R GREEN	154668	08/24/2022	WATER HYPOCHLORITE DESIG	600-810-6407	12,000.00
AMAZON CAPITAL SERVICES	1MJH-RH4M-4CPM	09/12/2022	RETURN	600-810-6530	-113.95
CENTURYLINK	08252022	09/12/2022	PHONE/INTERNET	600-810-6373	62.85
WEBER STONE COMPANY	0196423-IN	09/12/2022	ROAD ROCK	600-810-6472	460.84
USA BLUE BOOK	093222	09/12/2022	ACID POWDER	600-810-6501	84.66
ALLIANT ENERGY	08302022	09/12/2022	ELECTRIC	600-810-6371	11,229.51
SCHMITZ JANITORIAL SUPPLY	10172	09/12/2022	SUPPLIES	600-810-6530	250.00
TYLER TECHNOLOGIES, INC	025-392850	09/12/2022	METER READING	600-810-6490	52.50
WATER SOLUTIONS UNLIMITE	106682	09/12/2022	CHLORINE	600-810-6501	6,242.66
OLIN-MORLEY TELEPHONE CO	09012022	09/12/2022	INTERNET	600-810-6373	249.21
FAIRVIEW CONCRETE	381144	09/12/2022	STREET PATCHES	600-810-6782	1,750.00
US POSTMASTER	090722	09/07/2022	REMINDER NOTICES POSTAGE	600-810-6535	58.08
U.S. CELLULAR	0525652642	09/12/2022	CELL PHONES	600-810-6373	186.46
Fund 600 - WATER FUND Total:					200,932.37
<b>Fund: 610 - WASTEWATER FUND</b>					
AMAZON CAPITAL SERVICES	194Q-GDVF-6HMY	09/12/2022	PHONE CASES	610-815-6536	129.13
USA BLUE BOOK	058790	09/12/2022	TEST TUBE SET	610-815-6501	490.30
JONES COUNTY ENGINEER	08022022	09/12/2022	FUEL	610-815-6551	662.27
QC ANALYTICAL SERVICES LLC	2208052	09/12/2022	TESTING	610-815-6479	1,793.25
WAPSI WASTE SERVICE, INC.	4152	09/12/2022	TRASH REMOVAL	610-815-6523	45.00
ALTORFER MACHINERY CO	WO400037484	09/12/2022	2ND ST LIFT	610-815-6780	377.40
JOHN DEERE FINANCIAL	4168169	09/12/2022	SOCKETS	610-815-6530	61.90
JOHN DEERE FINANCIAL	4168521	09/12/2022	SUPPLIES	610-815-6504	20.57
JOHN DEERE FINANCIAL	P36359	09/12/2022	CAP	610-815-6470	7.36
JOHN DEERE FINANCIAL	4168839	09/12/2022	WRENCH	610-815-6470	77.98
TRANSWORLD NETWORK, CO	15363114-4619	09/12/2022	LONG DISTANCE	610-815-6373	1.23
MISSISSIPPI VALLEY PUMP, IN	14278	09/12/2022	2ND ST PUMP	610-815-6783	7,422.50
DELANCEY ELECTRIC CO.	5223	09/12/2022	MISC REPAIRS	610-815-6783	1,210.00
ACME TOOLS	18669299	09/12/2022	TOOLS	610-815-6504	552.36

## Expense Approval Report

Payment Dates: 8/23/2022 - 9/12/2022

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
KROMMINGA MOTORS	08202022	09/12/2022	FIN CHG	610-815-6710	230.97
BARCO MUNICIPAL PRODUCT	244401	09/12/2022	LOCATOR W/CASE	610-815-6504	1,916.13
DANS OVERHEAD DOORS	539452	09/12/2022	SERVICE	610-815-6504	651.75
U.S. CELLULAR	0528441802	09/12/2022	CELL PHONES	610-815-6373	33.48
USA BLUE BOOK	089553	09/12/2022	CALGAS	610-815-6501	238.98
CENTURYLINK	08252022	09/12/2022	PHONE/INTERNET	610-815-6373	238.47
BARKER/NATHAN	0825222811	09/12/2022	TOOLS	610-815-6504	208.90
ALLIANT ENERGY	08302022	09/12/2022	ELECTRIC	610-815-6371	15,020.47
SCHMITZ JANITORIAL SUPPLY	10172	09/12/2022	SUPPLIES	610-815-6530	551.00
SHADA/TIM	09012022	09/12/2022	PHONE REIMBURSEMENT	610-815-6373	20.00
DELANCEY ELECTRIC CO.	5226	09/12/2022	POLE LIGHTS/WALL LIGHTS	610-815-6783	7,250.00
DELANCEY ELECTRIC CO.	5227	09/12/2022	COMPRESSOR	610-815-6783	510.00
AMAZON CAPITAL SERVICES	1YTK-D1G7-CRGH	09/12/2022	DRY ERASE BOARD	610-815-6530	110.70
US POSTMASTER	090722	09/07/2022	REMINDER NOTICES POSTAGE	610-815-6535	58.08
DELANCEY ELECTRIC CO.	5228	09/12/2022	SAMPLER CIRCUIT	610-815-6783	2,165.00
U.S. CELLULAR	0525652642	09/12/2022	CELL PHONES	610-815-6373	191.06
Fund 610 - WASTEWATER FUND Total:					42,246.24
Grand Total:					649,369.18

## Report Summary

## Fund Summary

Fund	Expense Amount	Payment Amount
001 - GENERAL FUND	94,384.39	56,753.28
015 - FIRE SERVICE	3,602.51	0.00
041 - LIBRARY FUND	2,458.81	0.00
043 - PARKS & RECREATION	3,858.13	0.00
044 - AQUA COURT	16,226.10	220.00
046 - LAWRENCE COMMUNITY CENTER FUND	3,420.59	0.00
110 - ROAD USE TAX	240,598.54	0.00
122 - LOCAL OPTION TAX 65%	7,556.06	0.00
301 - STREET PROJECTS	25,435.40	14,647.00
311 - WATER PROJECTS	2,000.04	2,000.04
341 - FIRE STATION ADDITION	6,650.00	6,650.00
600 - WATER FUND	200,932.37	170,107.93
610 - WASTEWATER FUND	42,246.24	58.08
<b>Grand Total:</b>	<b>649,369.18</b>	<b>250,436.33</b>

## Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
001-000-2200	FIT HOLDING	4,925.76	4,925.76
001-000-2201	SIT HOLDING	2,507.64	2,507.64
001-000-2202	FICA HOLDING	8,663.60	8,663.60
001-000-2203	IPERS HOLDING	10,556.58	10,556.58
001-000-2204	PEDC HOLDING	389.44	389.44
001-000-2205	HEALTH & CANCER INS.	26,851.47	26,851.47
001-000-2206	MEDICARE HOLDING	2,026.20	2,026.20
001-000-2208	LIFE HOLDING	832.59	832.59
001-110-6371	UTILITIES, ELECTRIC	560.61	0.00
001-110-6373	UTILITIES, TELEPHONE	677.07	0.00
001-110-6411	PROFESSIONAL SERVICE	470.50	0.00
001-110-6412	PHYSICALS & MEDICAL E	127.00	0.00
001-110-6474	MAINTENANCE, VEHICLE	35.95	0.00
001-110-6480	COMPUTER INTERNET S	552.96	0.00
001-110-6508	SUPPLIES, POSTAGE	45.48	0.00
001-110-6530	SUPPLIES, OPERATIONS	30.00	0.00
001-110-6535	SUPPLIES, OFFICE	27.34	0.00
001-110-6537	JCERT	4,318.13	0.00
001-110-6551	VEHICLE FUEL EXPENSES	2,432.95	0.00
001-110-6722	EQUIPMENT, OPERATIO	4,042.58	0.00
001-111-6371	UTILITIES, ELECTRIC (SIR	48.72	0.00
001-111-6530	SUPPLIES, OPERATIONS	215.00	0.00
001-290-6428	TREE TRIMMING/STUM	6,770.00	0.00
001-450-6491	GRAVE SERVICING	250.00	0.00
001-450-6796	CEMETERY CAPITAL IMP	164.00	0.00
001-599-6499	CDBG HOUSING REHAB	111.83	0.00
001-612-6373	UTILITIES, TELEPHONE	49.94	0.00
001-622-6373	UTILITIES, TELEPHONE	324.71	0.00
001-622-6414	PUBLIC NOTICES	342.48	0.00
001-622-6430	MEMBERSHIP DUES & S	3,163.66	0.00
001-622-6480	MAINT. CONTRACT COM	3,603.00	0.00
001-622-6490	MAINT. CONTRACT SOFT	250.00	0.00
001-640-6455	CONTRACTS, GEN. CITY	7,716.51	0.00
001-650-6371	UTILITIES, ELECTRIC	848.69	0.00
001-650-6474	MAINTENANCE, BLDGS	452.00	0.00
015-150-6371	UTILITIES, ELECTRIC	443.55	0.00
015-150-6373	UTILITIES, TELEPHONE	59.13	0.00
015-150-6470	MAINTENANCE, EQUIP	1,592.39	0.00
015-150-6474	MAINTENANCE, VEHICLE	877.75	0.00
015-150-6475	MAINTENANCE, GROUND	45.00	0.00

## Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
015-150-6551	VEHICLE FUEL EXPENSES	584.69	0.00
041-410-6371	UTILITIES, ELECTRIC	1,767.52	0.00
041-410-6373	UTILITIES, TELEPHONE	145.29	0.00
041-410-6480	MAINT. CONTRACT COM	546.00	0.00
043-430-6310	CONTRACT, MAINTENAN	59.99	0.00
043-430-6371	UTILITIES, ELECTRIC	518.97	0.00
043-430-6373	UTILITIES, TELEPHONE	128.48	0.00
043-430-6490	EVENT EXPENSES	740.00	0.00
043-430-6531	SUPPLIES, REC. PROGRA	977.69	0.00
043-430-6532	SUPPLIES, PARK MAINT	384.51	0.00
043-430-6542	SUPPLIES, MISCELLANEO	223.33	0.00
043-430-6550	VEHICLE EXPENSES	101.69	0.00
043-430-6551	FUEL EXPENSE	723.47	0.00
044-440-6370	UTILITIES, GAS	2,538.90	0.00
044-440-6373	UTILITIES, TELEPHONE	1.23	0.00
044-440-6475	MAINTENANCE, BLDGS	191.55	0.00
044-440-6533	EQUIP, AQUA CRT. CHE	5,665.87	0.00
044-440-6540	SUPPLIES, BLDGS. & GR	889.46	0.00
044-440-6541	MAINT. SUPPLIES BLDG	387.45	220.00
044-440-6546	MERCHANDISE FOR RES	6,551.64	0.00
046-460-6371	UTILITIES, ELECTRIC	2,402.45	0.00
046-460-6470	MAINTENANCE, EQUIP	58.92	0.00
046-460-6475	MAINTENANCE, BLDGS	199.00	0.00
046-460-6522	EQUIPMENT, MAINTENA	594.99	0.00
046-460-6541	SUPPLIES, JANITORIAL M	165.23	0.00
110-210-6512	TRAFFIC SIGNS AND MA	70.80	0.00
110-211-6371	UTILITIES, ELECTRIC	303.75	0.00
110-211-6373	UTILITIES, TELEPHONE	62.46	0.00
110-211-6470	MAINTENANCE, EQUIP	19.62	0.00
110-211-6474	MAINTENANCE, VEHICLE	594.70	0.00
110-211-6490	MAINT. CONTRACT PAGE	72.09	0.00
110-211-6530	SUPPLIES, OPERATIONS	1,661.29	0.00
110-211-6543	SUPPLIES, STREET MAIN	7,178.05	0.00
110-211-6551	VEHICLE FUEL EXPENSES	3,017.60	0.00
110-211-6710	EQUIPMENT, TRUCK/AU	230.97	0.00
110-211-6790	CAPITAL IMPROVEMENT	227,387.21	0.00
122-210-6372	ELECTRIC UTILITIES, ST LI	7,556.06	0.00
301-213-6407	PROF. SERVICES, ENGINE	10,788.40	0.00
301-213-6555	CONSTRUCTION	14,647.00	14,647.00
311-811-6407	PROF. SERVICES, ENGINE	2,000.04	2,000.04
341-150-6555	CONSTRUCTION	6,650.00	6,650.00
600-810-6371	UTILITIES, ELECTRIC	11,229.51	0.00
600-810-6373	UTILITIES, TELEPHONE	534.46	0.00
600-810-6407	PROF. SERVICES, ENGINE	22,500.02	22,500.02
600-810-6445	TRAINING, REGISTRATIO	588.04	0.00
600-810-6470	PROF. SERVICES - TESTIN	85.00	0.00
600-810-6472	MAINTENANCE, SYSTEM	6,663.64	0.00
600-810-6490	MAINT. CONTRACT SOFT	97.50	0.00
600-810-6501	CHEMICALS	6,333.31	0.00
600-810-6504	EQUIPMENT, SMALL	1,405.76	0.00
600-810-6530	SUPPLIES, OPERATIONS	136.05	0.00
600-810-6535	SUPPLIES, OFFICE	127.27	58.08
600-810-6551	FUEL EXPENSE	731.98	0.00
600-810-6780	WATER TREATMENT PRO	147,549.83	147,549.83
600-810-6782	WATER SYSTEM IMPROV	2,950.00	0.00
610-815-6371	UTILITIES, ELECTRIC	15,020.47	0.00
610-815-6373	UTILITIES, TELEPHONE	484.24	0.00
610-815-6470	MAINTENANCE, EQUIP	85.34	0.00

**Account Summary**

Account Number	Account Name	Expense Amount	Payment Amount
610-815-6479	PROF. SERVICES - TESTIN	1,793.25	0.00
610-815-6501	CHEMICALS	729.28	0.00
610-815-6504	EQUIPMENT, SMALL	3,349.71	0.00
610-815-6523	EQUIPMENT, BLDG. MAI	45.00	0.00
610-815-6530	OPERATIONS SUPPLIES	723.60	0.00
610-815-6535	SUPPLIES, OFFICE	58.08	58.08
610-815-6536	SUPPLIES, COMPUTER	129.13	0.00
610-815-6551	FUEL EXPENSE	662.27	0.00
610-815-6710	EQUIPMENT, TRUCK/VE	230.97	0.00
610-815-6780	WASTEWATER TREATME	377.40	0.00
610-815-6783	WASTEWATER TREATME	18,557.50	0.00
	<b>Grand Total:</b>	<b>649,369.18</b>	<b>250,436.33</b>

**Project Account Summary**

Project Account Key	Expense Amount	Payment Amount
**None**	649,369.18	250,436.33
<b>Grand Total:</b>	<b>649,369.18</b>	<b>250,436.33</b>

# MEMO

**DATE:** 09/09/2022

**RE:** BUILDING STANDARDS

It has come to my attention, and some of our Engineering firms, that we do not have any standard Maintenance, Building or Property codes in place. There are an overwhelming number of options we can select that builders and contractors are using currently.

The reason we should adopt some general standards is for consistency. Otherwise, if the general construction options are not noted contractors can do what they want with each build.

“The first overall recommendation is to, at a minimum, adopt the SUDAS (which are design standards for public infrastructure (roads, sidewalks, sewers, water mains, parking lots... etc). This is standard practice in Iowa and there is a web site for them at: <https://iowasudas.org/>

If we were to look into building codes that is primarily for private infrastructure and public buildings. That can be handled with the International Building Code (IBC) or with the International Property Maintenance Code (IPMC).” This is from Andrew Marsh with HR Green.

If we wanted to get very specific there are plumbing, mechanical, fuel, etc. codes we could someday adopt. We can have an expert come speak to council about the importance of having codes in place.

Obviously, the more codes we have in place, the more the Code compliance officer will need to be involved. But, overall, we should look at SUDAS since that would depict how our infrastructure would be standardized.

HR Green made a recommendation on how to update our sidewalk Ordinance. The suggestions are in the packet for your review.

Finally, the City Attorney said he remembers briefly suggesting adopting the 2018 International Property Maintenance Code previously. His recommendations are as follows:

“Except as hereinafter added to, deleted, modified or amended, there is hereby adopted as the Property Maintenance Code of the City of Anamosa that certain code known as the International Property Maintenance Code, 2018 Edition, First Printing, including Appendix A, (hereinafter referred to collectively as the IPMC (2018)) as prepared and edited by the International Code Council, Inc., and the provisions of said Property Maintenance Code shall be controlling in maintaining minimum requirements and standards of structures and properties within the corporate limits of the city and shall be known as the Anamosa Property Maintenance Code.

We have a solid nuisance code (Chapter 50) (which incorporates junk and junk vehicles), lawn maintenance (53), building sewers and connections (96) and a dangerous building ordinance (145), all of which include a lot of property-related nuisances, but Anamosa has never gone fully in on adopting model codes. Clinton uses the 2018 IPMC and has a good luck with it. It is well known to most landlords and contractors, in my experience. I am not sure if Anamosa is ready for it, however. It is a Council decision.

I suggest we discuss which direction the Council would like to go. I can certainly draft a minimum property standards ordinance, if you wish.

# MEMO

**DATE:** 09/09/2022

**RE:** BUILDING STANDARDS

It has come to my attention, and some of our Engineering firms, that we do not have any standard Maintenance, Building or Property codes in place. There are an overwhelming number of options we can select that builders and contractors are using currently.

The reason we should adopt some general standards is for consistency. Otherwise, if the general construction options are not noted contractors can do what they want with each build.

“The first overall recommendation is to, at a minimum, adopt the SUDAS (which are design standards for public infrastructure (roads, sidewalks, sewers, water mains, parking lots... etc). This is standard practice in Iowa and there is a web site for them at: <https://iowasudas.org/>

If we were to look into building codes that is primarily for private infrastructure and public buildings. That can be handled with the International Building Code (IBC) or with the International Property Maintenance Code (IPMC).” This is from Andrew Marsh with HR Green.

If we wanted to get very specific there are plumbing, mechanical, fuel, etc. codes we could someday adopt. We can have an expert come speak to council about the importance of having codes in place.

Obviously, the more codes we have in place, the more the Code compliance officer will need to be involved. But, overall, we should look at SUDAS since that would depict how our infrastructure would be standardized.

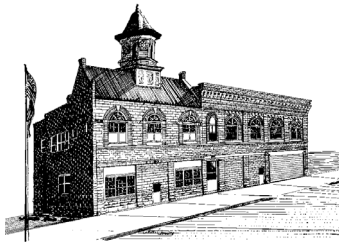
HR Green made a recommendation on how to update our sidewalk Ordinance. The suggestions are in the packet for your review.

Finally, the City Attorney said he remembers briefly suggesting adopting the 2018 International Property Maintenance Code previously. His recommendations are as follows:

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## City of Anamosa

Utility Department  
107 South Ford Street  
Anamosa, Iowa 52205  
1-319-462-6055 Fax 1-319-462-6081

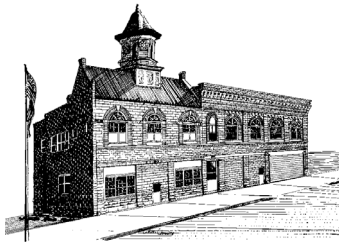
September 9, 2022

### August Monthly Report

To Whom It May Concern:

In addition to completing our daily tasks, in compliance with DNR regulations, the below mentioned items are projects that were completed or commenced within the last month.

- 1-Installed GPS on tower, swapped Curtis to WWTP and Rachel to WTP
  - 2-Approval for Delancy for outlet replacement, poured concrete at headworks from conduit repair
  - 3-5 Star here for backflow preventer checks
  - 4-Hawkeye here to look at VFD and conex work, rake d and seeded alley between Oak and Dubuque @ main break location, mowing, ran press
  - 5-shop clean up, mowing
  - 8-cleaned up stum grindings for Shane, sent Tim to get sweeper
  - 9-Well 6 Mtg, cleaned baskets, clarifier effluent plugged, grit classifier plugged, cleaned
  - 10-MVP here for flood station work, screen ready to pull @ 2<sup>nd</sup> st
  - 11-pulled blower 2 motor and blower for repair, dug 2 holes for Shane with valve turner to install signs
  - 12-hydrant hit @ Fawn creek trailer court, kit on hand repaired
  - 13-water main break on S Elm
  - 15-Snyder project mtg, hauled dirt for Shane
  - 16-helped mow, Rachel to conference, door posts
  - 17-pulled screen from 2<sup>nd</sup> st, Rachel to conference
  - 18-valve replacement @ W Main and S Elm
  - 19-clean up
  - 22-changed out radio reads, mowing, ran press
  - 23-Started digging for S Elm hydrant replacement, mowing, ran press
  - 24-Expanded dig for hydrant, mowing
  - 25-Replaced hydrant on S Elm
  - 26-Tim ran sweeper all day for Shane
  - 29-internet problems @ WWTP
  - 30-helped mow cemetery
  - 31- helped trim cemetery
- 238 locates  
105 door postings



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