



CITY OF ANAMOSA

CITY COUNCIL AGENDA – REGULAR SESSION

MONDAY, November 9, 2020 – 6:00 P.M.
ANAMOSA LIBRARY & LEARNING CENTER (VIA ZOOM)
600 EAST 1ST STREET, ANAMOSA, IA 52205

Zoom Meeting Link

<https://us02web.zoom.us/j/84474079865>

Passcode: Anamosa

Join by Telephone

+1 312 626 6799

Meeting ID: 844 7407 9865

Passcode: 7443023

If you wish to address the City Council, please use the “raise your hand” feature or comment indicating such. Once the Mayor has opened the issue for public comment, you will be called on and your microphone will be turned on. 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.

- 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) OCTOBER 26, 2020 – REGULAR COUNCIL MEETING**
- 5.0) PUBLIC HEARINGS:**
 - 5.1) PUBLIC HEARING ON PROPOSED AMENDMENT TO THE HIGHWAY 151 URBAN RENEWAL AREA**
 - A. MAYOR OPENS THE HEARING**
 - B. PROCEEDINGS**
 - C. MOTION TO CLOSE THE PUBLIC HEARING**
- 6.0) PROCLAMATIONS: NONE**
- 7.0) OLD BUSINESS:**
 - 7.1) DISCUSSION AND POSSIBLE ACTION ON RFP FOR WAYFINDING SIGNAGE (Derek Lumsden, JCED)**
 - 7.2) DISCUSSION AND POSSIBLE ACTION ON THE DOWNTOWN NODES**
- 8.0) NEW BUSINESS**
 - 8.1) RESOLUTION TO DECLARE NECESSITY AND ESTABLISH AN URBAN RENEWAL AREA, PURSUANT TO SECTION 403.4 OF THE CODE OF IOWA AND TO APPROVE AN URBAN RENEWAL PLAN AMENDMENT FOR THE HIGHWAY 151 URBAN RENEWAL AREA. ROLL VOTE.**

- 8.2) **FIRST READING OF AN ORDINANCE** PROVIDING FOR THE DIVISION OF TAXES LEVIED ON TAXABLE PROPERTY IN THE NOVEMBER, 2020 ADDITION TO THE HIGHWAY 151 URBAN RENEWAL AREA, PURSUANT TO SECTION 403.19 OF THE CODE OF IOWA. **ROLL VOTE.**
- POSSIBLE WAIVER OF SECOND AND THIRD READINGS AND ADOPTION.
ROLL VOTE.
- 8.3) **RESOLUTION** SETTING A DATE OF MEETING AT WHICH IT IS PROPOSED TO APPROVE A DEVELOPMENT AGREEMENT WITH BLU TRACK, INC., INCLUDING ANNUAL APPROPRIATION TAX INCREMENT PAYMENTS. **ROLL VOTE.**
- 8.4) **RESOLUTION** SETTING A DATE OF MEETING AT WHICH IT IS PROPOSED TO APPROVE A DEVELOPMENT AGREEMENT WITH SCALE TEC, LTD., INCLUDING ANNUAL APPROPRIATION TAX INCREMENT PAYMENTS. **ROLL VOTE.**
- 8.5) **REVIEW** AND APPROVAL OF ANNUAL URBAN RENEWAL REPORT FOR FISCAL YEAR ENDING JUNE 30, 2020.
- 8.6) **RESOLUTION** OBLIGATING FUNDS FROM THE URBAN RENEWAL TAX REVENUE FUND FOR PAYMENT OF ANNUAL APPROPRIATION TAX INCREMENT FINANCED OBLIGATIONS WHICH SHALL COME DUE IN THE NEXT SUCCEEDING FISCAL YEAR FOR FAREWAY STORES, INC. **ROLL VOTE.**
- 8.7) **RESOLUTION** SETTING A PUBLIC HEARING TO NOVEMBER 23, 2020 AT 6 PM AT THE ANAMOSA LIBRARY AND VIA ZOOM FOR THE PURCHASE OF REAL ESTATE. **ROLL VOTE.**
- 8.8) **DISCUSSION** AND POSSIBLE ACTION ON AN RFP FOR A PHASE I ENVIRONMENT SITE ASSESSMENT FOR REAL ESTATE PURCHASE.
- 8.9) **REVIEW** AND APPROVAL OF THE ANNUAL FINANCIAL REPORT FOR FISCAL YEAR ENDING JUNE 30, 2020.
- 8.10) **REVIEW** AND APPROVE THE TENTATIVE BUDGET CALENDAR FOR THE FY22 BUDGET.
- 8.11) **RENEWAL** OF LIQUOR LICENSE – TYLER AND DOWNING
- 8.12) **REVIEW** AND APPROVAL OF THE OCTOBER 2020 TREASURER’S REPORT
- 8.13) **REVIEW** AND APPROVAL OF CURRENT BILLS
- 9.0) **CITY ADMINISTRATOR’S REPORT:**
- 10.0) **MAYOR AND COUNCIL REPORTS:**
- 10.1) MAYOR’S REPORT
- 10.2) COUNCIL REPORTS
- 11.0) **PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA**

12.0) CLOSED SESSION

12.1) MOTION TO ENTER INTO CLOSED SESSION PER IOWA STATE CODE SECTION 21.5(i) – TO EVALUATE THE PROFESSIONAL COMPETENCY OF AN INDIVIDUAL(S) WHO’S APPOINTMENT, HIRING, PERFORMANCE OR DISCHARGE IS BEING CONSIDERED WHEN NECESSARY TO PREVENT NEEDLESS AND IRREPARABLE INJURY TO THAT PERSONS REPUTATION AND THAT THE INDIVIDUALS HAVE REQUESTED A CLOSED SESSION.

12.2) RETURN TO OPEN SESSION

13.0) DISCUSSION AND POSSIBLE ACTION TO HIRE CITY ADMINISTRATOR AND DIRECT CITY ATTORNEY TO PREPARE EMPLOYMENT CONTRACT

14.0) ADJOURNMENT

STATEMENT OF COUNCIL PROCEEDINGS
October 26, 2020

The City Council of the City of Anamosa met in Regular Session October 26, 2020 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: John Machart, Rich Crump, Jeff Stout, Kay Smith (via Zoom), Alan Zumbach, and Galen Capron. Absent: none. Also present were Beth Brincks, City Clerk; Rebecca Vernon, Library Director. Due to the restrictions on public gatherings, the public utilized Zoom to participate in the meeting from their homes. 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.

Director Vernon gave some brief instructions on use of Zoom and how to participate in the meeting.

Motion by Crump, Second by Stout to approve the agenda. Ayes: all. Nays: none. Motion carried.

Motion by Crump, second by Zumbach to approve the minutes of the October 12, 2020 Regular City Council meeting. Ayes: all. Nays: none. Motion carried.

Andrew Marsh of H.R. Green gave an update on the Well #6 Project. He reviewed the challenges of site location and pros and cons of locating the well in Remley Woods. The design will be similar to Well #5. Well #4 is well beyond its design life and is in danger of failing. The Project is currently in preliminary design.

Motion by Crump, second by Smith to approve Resolution 2020-55 designating Special Counsel (John Frey of Frey, Haufe, & Current, PLC) for purchase of specific real estate. Roll vote. Ayes: Crump, Smith, Machart, Zumbach, Stout, and Capron. Nays: none. Motion carried.

Motion by Crump, second by Smith to approve Resolution 2020-56 accepting purchase offer for the proposed purchase of real estate from Interstate Power And Light Company, Its successors. Roll vote. Ayes: Machart, Crump, Smith, Zumbach, Capron, and Stout. Nays: none. Motion carried.

Motion by Crump, second by Zumbach to approve Resolution 2020-57 approving the Final Plat of Meadow Ridge 9th Addition. Roll vote. Ayes: Machart, Zumbach, Crump, Capron, Stout, and Smith. Nays: none. Motion carried.

Motion by Crump, second by Zumbach to approve Resolution 2020-58 approving the Final Plat of Meadow Ridge 10th Addition. Roll vote. Ayes: Capron, Smith, Machart, Zumbach, Stout, and Crump. Nays: none. Motion carried.

Motion by Stout, second by Crump to approve Resolution 2020-59 approving the Final Plat of Country Club 2nd Addition. Roll vote. Ayes: Smith, Machart, Crump, Capron, Stout, and Zumbach. Nays: none. Motion carried.

Motion by Crump, second by Smith to approve Resolution 2020-60 setting the date of November 23, 2020 beginning at 6:00 p.m. at the Anamosa Library and Learning Center for a Public Hearing on Urban Renewal Plan Amendment for the Corridor Urban Renewal Area. Roll vote. Ayes: Crump, Smith, Capron, Zumbach, Stout, and Machart. Nays: none. Motion carried.

Motion by Stout, second by Smith to approve the Liquor License renewal for Tucker's Tavern. Ayes: all. Nays: none. Motion carried.

Motion by Smith, second by Zumbach to approve the Liquor License renewal for Deb's Sports Bar. Ayes: all. Nays: none. Motion carried.

Motion by Crump, to approve the current bills, second by Machart. Ayes: all. Nays: none. Motion carried.

City Administrators Report: Brincks reported the website should be launched in the next week or two. FEMA and COVID reimbursement claims are moving along. The budget calendar will be reviewed at the next meeting. The dates and format of presentations will be set with that schedule. We will be having a department meeting before that next Council meeting to get things started with the budget worksheets. The Annual Financial Report is complete and will be on the next agenda as well.

Mayor and Council Reports: The Mayor had no report.

Smith reported that the Library Board had met and new Zoom equipment is being purchased for the meeting room. They discussed adding a levy question on the 2021 election ballot.

There was no Public with business for items not on the agenda.

Motion by Crump, second by Stout to adjourn. Ayes: all. Nays: none. Motion Carried. Meeting adjourned at 6:39 pm.

Rod Smith, Mayor

ATTEST:

Beth Brincks, City Clerk

CITY OF ANAMOSA, IOWA
URBAN RENEWAL PLAN AMENDMENT
HIGHWAY 151 URBAN RENEWAL AREA

November, 2020

The Urban Renewal Plan (the “Plan”) for the Highway 151 Urban Renewal Area (the “Urban Renewal Area”) is being amended for the purposes of adding certain property to the Urban Renewal Area and identifying new urban renewal projects to be undertaken therein.

1) Addition of Property. The real property (the "Property") described on Exhibit A hereto is, by virtue of this Amendment, being added as the November, 2020 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area. It is anticipated that the City will adopt an ordinance providing for the division of property tax revenues, as set forth in Section 403.19 of the Code of Iowa, with respect to a portion of the Property.

2) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project descriptions:

A.

Name of Project: Blu Track, Inc. Development Project

Name of Urban Renewal Area: Highway 151 Urban Renewal Area

Date of Council Approval of Project: November 9, 2020

Description of the Project and Project Site: Blu Track, Inc. (the “Company”) will undertake the construction of a new manufacturing and shipping facility (the “Project”) on certain real property bearing Jones County Property Tax Parcel Identification Number 0535476002 (the “Blu Track Property”) in the Urban Renewal Area for use in the Company’s business operations. It has been requested that the City provide tax increment financing assistance to the Company in support of the efforts to complete, operate and maintain the Project.

The costs of the Project will include legal and administrative fees associated with the initiation, authorization and carrying out of the City’s participation therein in an amount not to exceed \$6,500 (the “Admin Fees”).

Description of Use of TIF: The City intends to enter into a Development Agreement with the Company with respect to the Project and to provide annual appropriation economic development payments (the “Payments”) to the Company thereunder. The Payments will be funded with incremental property tax revenues to be derived from the

Blu Track Property. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Project will not exceed \$200,000, plus the Admin Fees.

B.

Name of Project: Scale Tec, Ltd. Development Project

Name of Urban Renewal Area: Highway 151 Urban Renewal Area

Date of Council Approval of Project: November 9, 2020

Description of the Project and Project Site: Scale Tec, Ltd. (the "Company") will undertake the construction of a new office and manufacturing facility (the "Project") on certain real property bearing Jones County Property Tax Parcel Identification Numbers 0536352002, 0536352003, 0536352004, 0536352008, and 0536352009 (the "Scale Tec Property") for use in its scale systems manufacturing business operations. It has been requested that the City provide tax increment financing assistance to the Company in support of its efforts to complete the Project.

The costs of the Project will include legal and administrative fees associated with the initiation, authorization and carrying out of the City's participation therein in an amount not to exceed \$7,500 (the "Admin Fees").

Description of Use of TIF: The City intends to enter into a Development Agreement with the Company with respect to the Project and to provide annual appropriation economic development payments (the "Payments") to the Company thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Scale Tec Property. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Project will not exceed \$2,100,000, plus the Admin Fees.

3) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$12,880,616</u>
Outstanding general obligation debt of the City:	<u>\$ 781,400</u>
Proposed debt to be incurred in connection with this November, 2020 Amendment*:	<u>\$ _____</u>

*It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council.

EXHIBIT A
Legal Description
Expanded Highway 151 Urban Renewal Area
(November, 2020 Addition)

Certain real property situated in the City of Anamosa, Jones County, State of Iowa bearing the following Jones County Property Tax Parcel Identification Numbers: 0535476002, 0536352002, 0536352003, 0536352004, 0536352008, and 0536352009.

City of Anamosa Wayfinding Signage and Design

Anamosa, Iowa

Request for Proposal

October 20, 2020

IOWA-89368

Legal Notice

The contents of this proposal are the property of ASI and are submitted under a confidential relationship for a specified purpose and the recipient, by accepting this document, assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except to meet the purpose for which it was delivered without express written permission from ASI.





October 20, 2020

Derek Lumsden
City of Anamosa
107 S. Ford Street
Anamosa, Iowa 52205

On behalf of the ASI team, I would like to extend our appreciation for the opportunity to submit our response to your request for proposal for wayfinding signage and design. ASI's wealth of expertise and experience, as well as our comprehensive sales and service teams, make us a well suited partner to serve your long-term signage needs.

As a vertically integrated company, owning and managing all functions relating to the project ... from project management through manufacturing and installation, ASI will have direct control of all elements, to insure a first class experience with the signage portion of your project.

Why choose ASI?

- We are passionate...about the professional quality of the work and about the client's brand.
- We are innovative...we're constantly researching and developing to keep one step ahead, and provide an ever greater service to our clients.
- We are responsible...striving ever harder to reduce our impact on the planet.
- Work should be fun...we live in an exciting industry and see no need to make it dull. We are great at what we do, and enjoy doing it.

We have made every attempt to respond to all facets of this request for proposal. We look forward to meeting with you soon to discuss the project in more detail; however, if you have any questions in the meantime, please let us know.

Again, thank you for this opportunity.

A handwritten signature in black ink, appearing to read "Bryce Carlson".

Bryce Carlson
Business Development Manager



EXECUTIVE SUMMARY

ASI Signage Innovations is committed to providing consultative signage and graphics services to clients to help reinforce their brand, optimize marketing, and aid in navigating through their facilities by the use of effective signage and graphics solutions.

ASI has consistently championed innovation with industry-leading products and services. Our ability to service global architectural signage programs is unparalleled. Our network provides a unique ability to effectively balance internal manufacturing capabilities and external procurement, ensuring that each program can be developed, manufactured and managed worldwide with respect to the client's budget and implementation needs.

Our ASI affiliate, Latimer Associates, Inc., has been in business for over 35 years, while the ASI network in the United States has been in existence for more than 55 years. Our Owner/Executive Group at ASI in Iowa, Nebraska, Illinois, Colorado and Wyoming have grown the Company from two employees in 1985 to 102 employees today. That growth has been due to providing new and innovative products along with an absolute commitment to customer service and empowering our dedicated employees.

Over the years, the Company has implemented numerous quality programs ranging from TQM, to Deming, which is driving the business platform today. The Company has sales and installation offices in Des Moines, Grinnell, Iowa City, Omaha, Denver, Central Illinois and Chicago. We have over 50,000 square feet of manufacturing space that has successfully supported and implemented numerous multi-location projects. Further, ASI provides a web based on-line ordering system (OOS) along with a global account management system (GAM). These instruments provide for easy reorder activity and timely information about the implementation process.

ASI is led by our President/CEO, Michael McKeag. Mike leads a management team consisting of the following personnel:

Brett McGriff, Chief Financial Officer - Employee since 2010
Todd Carey, Vice President of Business Development and Marketing - Employee since 2000
Ronda Geurts, Director of Project Management - Employee since 1985
Terry Maxfield, Director of Production - Employee since 2013
Ben Latimer, Director of Business Systems and Digital Signage - Employee since 2006
Chad Rose, Director of Installation - Employee since 2012
Eugene Peart, Production Design Manager - Employee since 2012
Allen Hillgartner, Pre-Production Coordinator - Employee since 1997
Kristin Adkins, DesignBuild Specialist and Company Communications - Employee since 1993

Our company is guided through leadership and market changes by a formal board of advisors, which includes all owners, the President/CEO, and key outside consultants. The company's founders, Tom and Dianne Latimer serve as the Chairman of the Board and Vice-Chairman respectively and were nominated and selected as SBA Small Business Persons of the year in 1993.

We are confident that ASI will make a very strong and trusted signage partner for the City of Anamosa and the Downtown Task Force in the coming years and very much look forward to developing our relationship.



SERVICES

ASI provides complete signage solutions to clients from assessing their signage needs to developing their wayfinding plan to incorporate the client's brand into their exterior, interior and digital signage plan. Next, ASI works with clients to design their architectural signage program to compliment their facility. ASI's project management expertise enables management of every aspect of each client's project to ensure that the finished solution meets the client's needs. The ASI team includes skilled designers, planners, sign engineers and craftspeople who work on client's signage design, fabrication and installation.

Core Service Offerings:

- Client Needs Assessment (Sign Audit)
- Planning and Wayfinding (Sign Plan and Design Build)
- Design (Environmental Graphic Design)
- Project Management
- Fabrication
- Installation
- Ongoing Signage Management (Online Ordering System)

SignPlan™ and Design Build – encompasses a comprehensive, phased process that brings clarity and purpose to the complex task of developing, specifying and implementing an architectural signage program. It is a planning process that identifies and provides project-specific solutions that follow ADA and Code regulations, meets wayfinding and messaging challenges, communicates brand identity, addresses documentation needs and facilitates on-site installation.

ADA – ASI follows the most up-to-date Americans with Disabilities Act Accessibility Guidelines (ADAAG). ASI keeps up with the changes and continually provides ADAAG related training to keep our designers, sales consultants and project managers informed. ASI also provides educational Lunch and Learn programs to the industry through its AIA, registered course ADA and Accessibility Guidelines.

Online Ordering System (OOS) and Global Account Management (GAM) – ASI's strategic focus on technology and our investment in research and development enables the creation of technology solutions that improve the efficiency and speed at which projects can be implemented. Quoting, documenting, approving, producing, tracking and maintaining projects can now be completed and delivered digitally and in real time. ASI's Online Ordering System provides clients with an intuitive, web-based system that streamlines the complex process of ordering incremental signage. It contains a complete catalog that has been configured to the client's exacting brand and signage guidelines. ASI's Global Account Management tool documents all aspects of highly complex projects and organizes all program information into a single, centralized web-based system.



PROJECT MANAGEMENT APPROACH

ASI takes pride in the diversity of expertise in our project staff and our ability to have local representation. A centralized project team has direct responsibility and accountability for the overall program. This centralized team is organized around the Business Development Manager who oversees the entire process and is supported by the entire team.

The team for this project will likely consists of:

Bryce Carlson, Business Development Manager

Andrew Walter, Project Manager

Kristin Adkins, Designer|Planner

Eugene Peart, Production Designer

A brief bio for each team member is included on the following pages.

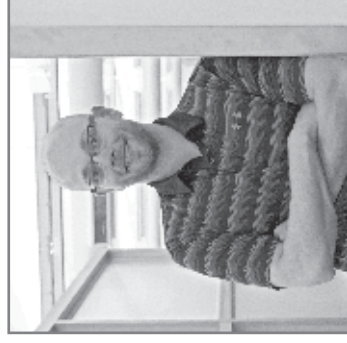


Bryce Carlson
Business Development Manager

Bryce Carlson has a Bachelor's in Journalism/Mass Communications from Iowa State University. He has been with our company as a sales consultant since 1999. For the first six years he was a consultant in central Iowa and since then has been based in Eastern Iowa.

Bryce is a consistent member of ASI's Million Dollar Sales Club for yearly sales exceeding \$1M. He actively participates in IFMA, BOMA and AIA, attending regular meetings and tradeshows.

Bryce works closely with architects and designers to determine the best architectural sign solution for a client. He carefully tailors each signage system to meet the messaging, size, and color needs to accommodate the expression and budget of a company.



Andrew Walter
Project Manager

Andy graduated from UNI with a Bachelors in Business Management. He joined ASI as a Project Manager in 2018, coming to us with eight years customer service experience.

He handles orders from our sales team and serves as the primary point of contact through manufacturing and installation. He works with contractors, clients, sales consultants, and vendors to ensure projects will be met by the expectations of the client, and for the high standards of ASI.



Kristin Adkins
Designer | Planner

Kristin Adkins has a BA in Communication and Design from Simpson College.

Kristin has been with ASI since 1993 and heads up our DesignBuild and SignPlan™ programs. She is responsible for sign programming, design and consulting with our many ASI clients. She is able to create wayfinding signage systems that include room numbering, directional, Americans with Disabilities Act (ADA) regulations, regulatory, fire safety and code signage.

She is a member of the Society for Environmental Graphic Design (SEGD), United States Green Build Council (USGBC) and Design Build Institute of America (DBIA). Kristin is also ADA certified by SEG D and has a Certificate in Social Media.



Eugene Peart
Production Designer

Eugene Peart graduated from Mount Mercy College, Cedar Rapids, Iowa, with a BA in Art with a graphic design concentration.

Eugene has been with ASI since 2005, specializing in exterior sign construction and engineering. His main role is creating custom conceptual interior and exterior design drawings, as well as production documentation.

He is knowledgeable in aluminum and fiberglass construction, and fluorescent, neon and LED illumination.



CLIENT REFERENCES

The following references are provided for your consideration.

City of Cedar Rapids

Cedar Rapids, Iowa

Matt Myers

319.286.5718

The City of Cedar Rapids requested ASI's consultation and fabrication services when developing new wayfinding signage in the downtown MedQuarter district. ASI worked with the planning and design teams to determine the best construction and fabrication attributes. Final project scope consisted of 18 vehicular directional signs, located throughout the downtown district.

Main Street Iowa

Osceola, Iowa

With initial concept design ideas, ASI assisted the Osceola Chamber team with everything from a production friendly design, to meeting DOT requirements for posts/footings. Sign location planning was a considerable challenge, given traffic flow, placement of signs and existing obstacles (street signs, utility poles, street lights, etc.). Complete project scope included six sign locations with ten face panels (four locations with two double-faced panels).

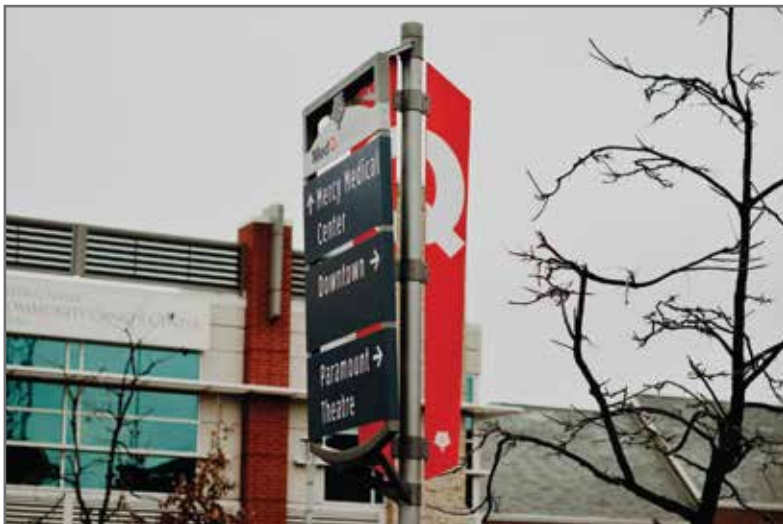
City of Atlantic

Atlantic, Iowa

John Lund, City Administrator

712.243.4810

The architect brought ASI into this project to develop their initial design ideas and locations into reality. Working with both the City and architect, ASI provided the product and construction expertise to develop, and then manufacture the streetscapes signage. Final project scope included 18+ signs, of three distinct sign types.







CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/13/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Ramsey-Weeks Inc. 715 - 5th Avenue P.O.Box 568 Grinnell IA 50112-0568		CONTACT NAME: Lori VandeStouwe PHONE (A/C, No, Ext): (641) 236-3141 FAX (A/C, No): (641) 236-6689 E-MAIL ADDRESS: PRODUCER CUSTOMER ID #: 00004515	
INSURED Latimer Associates, Inc. dba ASI Signage Innovations Image First, LLC. 1219 Zimmerman Drive Grinnell IA 50112		INSURER(S) AFFORDING COVERAGE INSURER A: EMC Insurance Group INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 21415	

COVERAGES

CERTIFICATE NUMBER: CL12112700551

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY	X	X	1X79439 and/or 1D79439	8/13/2020	8/13/2021	EACH OCCURRENCE	\$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY		DAMAGE TO RENTED PREMISES (Ea occurrence)				\$ 100,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		MED EXP (Any one person)				\$ 5,000	
	<input checked="" type="checkbox"/> Blkt Add'l Insured		PERSONAL & ADV INJURY				\$ 1,000,000	
	<input checked="" type="checkbox"/> Blkt Waiver of Subrog.		GENERAL AGGREGATE				\$ 2,000,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:		PRODUCTS - COMP/OP AGG				\$ 2,000,000	
<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC							\$	
A	AUTOMOBILE LIABILITY	X	X	1X79439 and/or 1E79439	8/13/2020	8/13/2021	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO		BODILY INJURY (Per person)				\$	
	<input type="checkbox"/> ALL OWNED AUTOS		BODILY INJURY (Per accident)				\$	
	<input type="checkbox"/> SCHEDULED AUTOS		PROPERTY DAMAGE (Per accident)				\$	
	<input checked="" type="checkbox"/> HIRED AUTOS		Underinsured motorist combined sing				\$ 500,000	
	<input checked="" type="checkbox"/> NON-OWNED AUTOS		Medical payments				\$ 5,000	
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR	X	X	1X79439 and/or 1J79439	8/13/2020	8/13/2021	EACH OCCURRENCE	\$ 5,000,000
	<input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE		AGGREGATE				\$ 5,000,000	
	<input type="checkbox"/> DEDUCTIBLE						\$	
	<input type="checkbox"/> RETENTION \$						\$	
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	Y/N	X	1X79439 and/or 1H79439 Coverage includes the States of CO., NE, IL, IA	8/13/2020	8/13/2021	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N	E.L. EACH ACCIDENT				\$ 1,000,000	
	If yes, describe under DESCRIPTION OF OPERATIONS below		E.L. DISEASE - EA EMPLOYEE				\$ 1,000,000	
			E.L. DISEASE - POLICY LIMIT				\$ 1,000,000	
A	Rental Equip. of Others			1M79439 1A79439	8/13/2020	8/13/2021		200,000
	Prop of Others in Storage						Blanket all locations	604,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Lori VandeStouwe/LORI



SCOPE OF WORK



SCOPE OF WORK: Our Approach

The wayfinding signage master plan is a dynamic, long-term program that will establish the comprehensive wayfinding philosophy and design approach. Strategic implementation of signage at the vehicular and pedestrian level will guide visitors into and through the Anamosa downtown safely and effectively. With creative design and placemaking, our focus is to create a strong sense of place, while ensuring that visitors confidently reach their destinations.

The wayfinding signage master plan includes initial sign locations, sign type hierarchy (or sign families), sign content and design. The final signage master plan will include a signage classification system and graphic design standards and specifications to follow when planning for signage implementation.

Step One: Assessing Existing Conditions and Needs

- ASI will conduct a site audit to develop an understanding of the City of Anamosa traffic circulation patterns, and pedestrian flow in the downtown areas.
- Gather brand guidelines and marketing materials, any pertinent artwork, and previous tourism assessments.
- With assistance from the Downtown Task Force, conduct two (2) discussion forums with user groups to gather input and additional perspective on accessibility, senior, visitor, etc. needs.
- Prepare initial traffic analysis maps, with key destinations identified.
- Develop key list of destinations, including standard terminology and/or iconography.
- Revisit the site to review existing signage, and preferred sign locations.

Step Two: Development of Recommendations for Signage Placement and Type

- Identify key design elements and preferences to develop initial sign design concepts.
- Develop initial signage location plan, based on preferred traffic flow (vehicular and pedestrian).
- Review and refine the design concepts into a complete sign family, including discussion of materials, installation footings/bases, and future maintenance needs.
- Review and refine the sign package into a final wayfinding signage master plan manual. This final step in the process combines the sign locations and preferred traffic flow, with the sign designs.
- Develop initial project cost estimates.

ASI does not take any exceptions with the project scope as identified in the project Request for Proposal.



WAYFINDING SIGNAGE MASTER PLANNING DEVELOPMENT FEE

The total fee for the comprehensive design, planning and development services outlined in this proposal is **\$8,900.00**

Substantial changes to the size and scope of the project, as it is currently understood, may result in changes to the fee and schedule required for completion.

Thank you for the opportunity to submit this proposal.



Bryce Carlson

Business Development Manager

bryce.carlson@asisignage.com

389 East College Street

Iowa City, Iowa 52240

Cell: 515.577.4930

Direct: 641.236.6616 ext. 1040

RESOLUTION 2020-

Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and to Approve an Urban Renewal Plan Amendment for the Highway 151 Urban Renewal Area

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

WHEREAS, the City Council (the “Council”) of the City of Anamosa (the “City”) has previously created the Highway 151 Urban Renewal Area (the “Urban Renewal Area”) and adopted an urban renewal plan (the “Plan”) for the governance of projects and initiatives therein; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the “Property”) lying within the legal description set out in Exhibit A hereto; and

WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the Property to be an economic development area; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; and (2) facilitates the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) providing tax increment financing support to Blu Track, Inc. (“Blu Track”) in connection with the construction by Blu Track of a new manufacturing and shipping building for use in its business operations; and (b) providing tax increment financing support to Scale Tec, Ltd. (“Scale Tec”) in connection with the construction by Scale Tec of a new office and manufacturing facility for use in its scale systems manufacturing business operations; and

WHEREAS, notice of a public hearing by the City Council of the City on the question of establishing the Property as an urban renewal area and on the proposed Amendment for the Urban Renewal Area was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Council has conducted said hearing on November 9, 2020; and

WHEREAS, the Planning and Zoning Commission of the City has reviewed and commented on the proposed Amendment; and

WHEREAS, copies of the urban renewal plan amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Jones County and the Anamosa Community School District; the consultation meeting was held on the 21st day of October, 2020; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

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

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

Section 2. The Property is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa, and is hereby designated the November, 2020 Addition to the Highway 151 Urban Renewal Area.

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

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

A. The proposed Amendment and the projects and initiatives described therein conform to the general plan of the municipality as a whole;

B. The proposed economic development projects described in the Amendment are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

C. It is not anticipated that relocation of families will be an issue in connection with the projects and programs described in the Amendment. To the extent that relocation is necessary, provision will be made to assist any impacted families.

Section 5. The Amendment attached hereto and made a part hereof, is hereby in all respects approved.

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

Passed and approved November 9, 2020.

Mayor

Attest:

City Clerk

(Attach copy of the urban renewal plan amendment to this resolution.)

CITY OF ANAMOSA, IOWA

URBAN RENEWAL PLAN AMENDMENT
HIGHWAY 151 URBAN RENEWAL AREA

November, 2020

The Urban Renewal Plan (the “Plan”) for the Highway 151 Urban Renewal Area (the “Urban Renewal Area”) is being amended for the purposes of adding certain property to the Urban Renewal Area and identifying new urban renewal projects to be undertaken therein.

1) Addition of Property. The real property (the "Property") described on Exhibit A hereto is, by virtue of this Amendment, being added as the November, 2020 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area. It is anticipated that the City will adopt an ordinance providing for the division of property tax revenues, as set forth in Section 403.19 of the Code of Iowa, with respect to a portion of the Property.

2) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project descriptions:

A.

Name of Project: Blu Track, Inc. Development Project

Name of Urban Renewal Area: Highway 151 Urban Renewal Area

Date of Council Approval of Project: November 9, 2020

Description of the Project and Project Site: Blu Track, Inc. (the “Company”) will undertake the construction of a new manufacturing and shipping facility (the “Project”) on certain real property bearing Jones County Property Tax Parcel Identification Number 0535476002 (the “Blu Track Property”) in the Urban Renewal Area for use in the Company’s business operations. It has been requested that the City provide tax increment financing assistance to the Company in support of the efforts to complete, operate and maintain the Project.

The costs of the Project will include legal and administrative fees associated with the initiation, authorization and carrying out of the City’s participation therein in an amount not to exceed \$6,500 (the “Admin Fees”).

Description of Use of TIF: The City intends to enter into a Development Agreement with the Company with respect to the Project and to provide annual appropriation economic development payments (the “Payments”) to the Company thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Blu Track

Property. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Project will not exceed \$200,000, plus the Admin Fees.

B.

Name of Project: Scale Tec, Ltd. Development Project

Name of Urban Renewal Area: Highway 151 Urban Renewal Area

Date of Council Approval of Project: November 9, 2020

Description of the Project and Project Site: Scale Tec, Ltd. (the "Company") will undertake the construction of a new office and manufacturing facility (the "Project") on certain real property bearing Jones County Property Tax Parcel Identification Numbers 0536352002, 0536352003, 0536352004, 0536352008, and 0536352009 (the "Scale Tec Property") for use in its scale systems manufacturing business operations. It has been requested that the City provide tax increment financing assistance to the Company in support of its efforts to complete the Project.

The costs of the Project will include legal and administrative fees associated with the initiation, authorization and carrying out of the City's participation therein in an amount not to exceed \$7,500 (the "Admin Fees").

Description of Use of TIF: The City intends to enter into a Development Agreement with the Company with respect to the Project and to provide annual appropriation economic development payments (the "Payments") to the Company thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Scale Tec Property. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Project will not exceed \$2,100,000, plus the Admin Fees.

3) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$12,880,616</u>
Outstanding general obligation debt of the City:	<u>\$ 781,400</u>
Proposed debt to be incurred in connection with this November, 2020 Amendment*:	<u>\$</u>

*It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council.

EXHIBIT A
Legal Description
Expanded Highway 151 Urban Renewal Area
(November, 2020 Addition)

Certain real property situated in the City of Anamosa, Jones County, State of Iowa bearing the following Jones County Property Tax Parcel Identification Numbers: 0535476002, 0536352002, 0536352003, 0536352004, 0536352008, and 0536352009.

ORDINANCE NO. _____

An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the November, 2020 Addition to the Highway 151 Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa

WHEREAS, the City Council of the City of Anamosa, Iowa (the “City”) previously enacted an ordinance entitled “An Ordinance Providing For The Division Of Taxes Levied On Taxable Property In The Highway 151 Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa”; and

WHEREAS, pursuant to that ordinance, certain taxable property within the Highway 151 Urban Renewal Area in the City was designated a “tax increment district”; and

WHEREAS, the City Council now desires to establish a new “tax increment district” by designating the real property comprising the November, 2020 Addition to the Highway 151 Urban Renewal Area;

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

Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the November, 2020 Addition to the Highway 151 Urban Renewal Area of the City of Anamosa, Iowa, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City of Anamosa to finance projects in such area.

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

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

“County” shall mean Jones County, Iowa.

“Urban Renewal Area Addition” shall mean the November, 2020 Addition to the Highway 151 Urban Renewal Area of the City of Anamosa, Iowa, the legal description of which is set out below, approved by the City Council by resolution adopted on November 9, 2020:

Certain real property situated in the City of Anamosa, Jones County, State of Iowa bearing the following Jones County Property Tax Parcel Identification Numbers: 0535476002, 0536352002, 0536352003, 0536352004, 0536352008, and 0536352009.

“Urban Renewal Area” shall mean the entirety of the Highway 151 Urban Renewal Area as amended from time to time.

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

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

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area, and to provide assistance for low and moderate-income family housing as provided in Section 403.22, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, taxes for the instructional support program levy of a school district imposed pursuant to Section 257.19 of the Code of Iowa and taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the Urban Renewal Area Addition exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area Addition shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the Urban Renewal Area Addition shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

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

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

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

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

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

Passed by the City Council of the City of Anamosa, Iowa, on November 9, 2020.

Mayor

Attest:

City Clerk

RESOLUTION 2020-

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

WHEREAS, the City of Anamosa, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Highway 151 Urban Renewal Area (the “Urban Renewal Area”); and

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

WHEREAS, the City proposes to enter into a certain development agreement (the “Development Agreement”) with Blu Track, Inc. (the “Company”) in connection with the construction by the Company of a new manufacturing and shipping building for use in its business operations in the Urban Renewal Area; and

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

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

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

Section 1. This City Council shall meet on November 23, 2020, at 6 o’clock p.m., electronically and/or at the Anamosa Library and Learning Center, in the City, at which time and place proceedings will be instituted and action taken to approve the Development Agreement and to authorize the annual appropriation incremental property tax payments.

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

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

The City Council of the City of Anamosa, Iowa, will meet at the Anamosa Library and Learning Center in Anamosa, on November 23, 2020, at 6 o'clock p.m., at which time and place proceedings will be instituted and action taken to approve a Development Agreement (the "Agreement") between the City and Blu Track, Inc. (the "Company") in connection with the construction by the Company of a new manufacturing and shipping building for use in its business operations in the Highway 151 Urban Renewal Area, which Agreement will provide for certain financial incentives in the form of incremental property tax payments to the Company in a total amount not exceeding \$200,000 as authorized by Section 403.9 of the Code of Iowa.

The obligation to make incremental property tax payments to the Company under the Agreement will not be a general obligation of the City, but will be payable solely and only from incremental property tax revenues generated within the Highway 151 Urban Renewal Area. Some or all of the payments under the Development Agreement may be made subject to annual appropriation by the City Council.

Due to federal and state government recommendations in response to COVID-19 pandemic conditions, the meeting can alternatively be accessed via Zoom, which will be accessible at the following:

Zoom Meeting Link

<https://us02web.zoom.us/j/84474079865>

Passcode: Anamosa

Join by Telephone

+1 312 626 6799

Meeting ID: 844 7407 9865

Passcode: 7443023

In addition to electronic access, written comments may be filed or made prior to the meeting and will be recorded in the minutes.

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

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

Beth Brincks
City Clerk

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

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

Passed and approved November 9, 2020.

Mayor

Attest:

City Clerk

DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Anamosa, Iowa (the “City”) and Blu Track, Inc. (the “Company”) as of the ____ day of _____, 2020 (the “Commencement Date”).

WHEREAS, the City has established the Highway 151 Urban Renewal Area (the “Urban Renewal Area”) and has adopted a tax increment ordinance for the Urban Renewal Area; and

WHEREAS, the Company owns certain real property which is situated in the City and lies within the Urban Renewal Area and is more specifically described on Exhibit A hereto (the “Property”); and

WHEREAS, the Company has undertaken the construction of new manufacturing and shipping facilities on the Property (the “Project”) for use in the Company’s business operations; and

WHEREAS, the Company has requested that the City provide financial assistance to the Company in the form of incremental property tax payments to be used by the Company in paying the costs of constructing and maintaining the Project on the Property; and

WHEREAS, the base valuation of the Property for purposes of calculating Incremental Property Tax Revenues (as herein defined) under this Agreement and Section 403.19 of the Code of Iowa shall be the assessed taxable valuation of the Property as of January 1, 2021 (the “Base Valuation”); and

WHEREAS, Chapter 403 of the Code of Iowa authorizes cities to establish urban renewal areas and to undertake economic development and blight alleviation projects; and

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

NOW THEREFORE, the parties hereto agree as follows:

A. Company’s Covenants

1. Project Construction and Operation. The Company agrees to construct the Project on the Property and to maintain and use the completed Project as part of its business operations throughout the Term, as hereinafter defined. Furthermore, the Company agrees to invest not less than \$500,000 into capital improvements for the Project, including construction work and other furnishings. The Company has submitted a detailed site plan (the “Site Plan”) for the development of the Project to the City which was approved on _____, 20____ and is set forth on Exhibit B hereto. The Company agrees to construct the Project in accordance with the Site Plan and to substantially complete such construction by no later than December 31, 2021.

2. Property Taxes. The Company agrees to make or ensure timely payment of all property taxes as they come due with respect to the Property with the completed Project thereon throughout the Term, as hereinafter defined, and to submit a receipt or cancelled check in evidence of each such payment.

3. Company's Certifications. The Company agrees to submit documentation to the satisfaction of the City by no later than each October 15 during the Term, as hereinafter defined, commencing October 15, 2022, demonstrating that the completed Project is being used as part of the Company's business operations.

4. Property Tax Payment Certification. The Company agrees to certify to the City by no later than October 15 of each year during the Term, as hereinafter defined, commencing October 15, 2022, an amount (the "Company's Estimate") equal to the estimated Incremental Property Tax Revenues anticipated to be paid in the fiscal year immediately following such certification with respect to the taxable valuation of the Property. In submitting each such Company's Estimate, the Company will complete and submit the worksheet attached hereto as Exhibit C.

The City reserves the right to review and request revisions to each such Company's Estimate to ensure the accuracy of the figures submitted. For purposes of this Agreement, Incremental Property Tax Revenues are calculated by: (1) determining the consolidated property tax levy (city, county, school, etc.) then in effect with respect to taxation of the Property; (2) subtracting (a) the debt service levies of all taxing jurisdictions, (b) the school district instructional support and physical plant and equipment levies and (c) any other levies which may be exempted from such calculation by action of the Iowa General Assembly; (3) multiplying the resulting modified consolidated levy rate times any incremental growth in the taxable valuation of the Property, as shown on the property tax rolls of Jones County, above and beyond the Base Valuation; and (4) deducting any property tax credits which shall be available with respect to the Property.

Upon request, the City staff shall provide reasonable assistance to the Company in completing the worksheet required under this Section A.4.

5. Legal and Administrative Costs. The Company hereby agrees to pay for the legal fees and administrative costs incurred by the City in connection with the drafting, negotiation and authorization of this Agreement, including the prerequisite amendment to the urban renewal plan, up to an amount not in excess of \$6,500. The Company agrees to remit payment to the City within 30-days of the submission of reasonable documentation by the City to the Company evidencing such costs.

6. Default Provisions.

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

- I. Failure by the Company to complete construction of the Project pursuant to the terms and conditions of this Agreement.
- II. Failure by the Company to fully and timely remit payment of property taxes when due and owing.
- III. Failure by the Company to keep the completed Project in service as part of its business operations on the Property throughout the Term, as hereinafter defined.
- IV. Failure by the Company to comply with Sections A.2, A.3, A.4 or A.5 of this Agreement.
- V. Failure by the Company to observe or perform any material covenant on its part, to be observed hereunder.

B. Notice and Remedies. Whenever any event of default described in this Agreement occurs, the City shall provide written notice to the Company describing the cause of the default and the steps that must be taken by the Company in order to cure the default. The Company shall have thirty (30) days after receipt of the notice to cure the default or to provide assurances satisfactory to City that the default will be cured as soon as reasonably possible. If the Company fails to cure the default or provide assurances, the City shall then have the right to:

- I. Pursue any action available to it, at law or in equity, in order to enforce the terms of this Agreement.
- II. Withhold the Payments provided for under Section B.1 below.

B. City's Obligations

1. Payments. In recognition of the Company's obligations set out above, the City agrees to make twelve (12) annual economic development tax increment payments (the "Payments" and individually each a "Payment") to the Company during the Term, as hereinafter defined, of this Agreement, pursuant to Chapters 15A and 403 of the Code of Iowa, provided however that the aggregate, total amount of the Payments shall not exceed \$200,000 (the "Maximum Payment Total"), and all Payments under this Agreement shall be subject to annual appropriation by the City Council, as provided hereunder.

The Payments shall not constitute general obligations of the City, but shall be made solely and only from Incremental Property Tax Revenues received by the City from the Jones County Treasurer attributable to the taxable valuation of the Property.

Each Payment shall not exceed an amount which represents the amount of Incremental Property Tax Revenues available to the City with respect to the Property during the twelve (12) months immediately preceding each Payment date.

It is anticipated that new incremental property valuation relative to the Project will go on the property tax rolls as of January 1, 2022. Accordingly, Payments will be made on June 1 of each fiscal year, beginning June 1, 2024, and continuing through and including June 1, 2035, or until such earlier date upon which total Payments equal to the Maximum Payment Total have been made.

2. **Annual Appropriation.** Each Payment shall be subject to annual appropriation by the City Council. Prior to December 1 of each year during the Term, as hereinafter defined, of this Agreement, commencing in the 2022 calendar year, the City Council of the City shall consider the question of obligating for appropriation to the funding of the Payment due in the following fiscal year, an amount (the “Appropriated Amount”) of Incremental Property Tax Revenues to be collected in the following fiscal year equal to or less than the most recently submitted Company’s Estimate.

In any given fiscal year, if the City Council determines to not obligate the then-considered Appropriated Amount, then the City will be under no obligation to fund the Payment scheduled to become due in the following fiscal year, and the Company will have no rights whatsoever to compel the City to make such Payment or to seek damages relative thereto or to compel the funding of such Payment in future fiscal years. A determination by the City Council to not obligate funds for any particular fiscal year’s Payment shall not render this Agreement null and void, and the Company shall make the next succeeding submission of the Company’s Estimate as called for in Section A.4 above, provided however that no Payment shall be made after June 1, 2035.

3. **Payment Amounts.** Each Payment shall be in an amount equal to the corresponding Appropriated Amount (for example, for the Payment due on June 1, 2024, the amount of such Payment would be determined by the Appropriated Amount determined for certification by December 1, 2022), provided, however, that no Payment shall exceed the amount of Incremental Property Tax Revenues received by the City from the Jones County Treasurer attributable to the taxable valuation of the Property with the Project thereon.

4. **Certification of Payment Obligation.** In any given fiscal year, if the City Council determines to obligate the then-considered Appropriated Amount, as set forth in Section B.2 above, then the City Clerk will certify by December 1 of each such year to the Jones County Auditor an amount equal to the most recently obligated Appropriated Amount.

C. **Administrative Provisions**

1. **Amendment and Assignment.** Neither party shall have the right to cause this Agreement to be amended, assigned, assumed, sold or otherwise transferred without the prior written consent of the other party. However, the City hereby gives its permission that the Company’s rights to receive the Payments hereunder may be assigned by the Company to a private lender, as security on a credit facility taken with respect to the Project, without further action on the part of the City.

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

3. **Term.** The term (the “Term”) of this Agreement shall commence on the Commencement Date and end on June 1, 2035 or on such earlier date upon which the aggregate sum of Payments made to the Company equals the Maximum Payment Total.

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

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

CITY OF ANAMOSA, IOWA

By: _____
Mayor

Attest:

City Clerk

BLU TRACK, INC.

By: _____

Its: _____

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

Certain real property situated in the City of Anamosa, Jones County, State of Iowa bearing Jones County Property Tax Parcel Identification Number 0535476002.

EXHIBIT B
SITE PLAN

EXHIBIT C
COMPANY'S ESTIMATE WORKSHEET

- (1) Date of Preparation: October ____, 20__.
- (2) Assessed Valuation of Property as of January 1, 20__:
\$_____.
- (3) Base Taxable Valuation of Property:
\$_____.
- (4) Incremental Taxable Valuation of Property (2 minus 3):
\$_____ (the "TIF Value").
- (5) Current City fiscal year consolidated property tax levy rate for purposes of calculating Incremental Property Tax Revenues (the "Adjusted Levy Rate"):
\$_____ per thousand of value.
- (6) The TIF Value (4) factored by the Adjusted Levy Rate (5).
\$_____ x \$_____/1000 = \$_____ (the "TIF Estimate")

RESOLUTION 2020-

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

WHEREAS, the City of Anamosa, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Highway 151 Urban Renewal Area (the “Urban Renewal Area”); and

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

WHEREAS, the City proposes to enter into a certain development agreement (the “Development Agreement”) with Scale Tec, Ltd. (the “Company”) in connection with the construction of a new office and manufacturing facility for use in its scale systems manufacturing business operations in the Urban Renewal Area; and

WHEREAS, the Development Agreement would provide financial incentives to the Company in the form of annual appropriation incremental property tax payments in an amount not to exceed \$2,100,000 under the authority of Section 403.9(1) of the Code of Iowa; and

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

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

Section 1. This City Council shall meet on November 23, 2020, at 6 o’clock p.m., electronically and/or at the Anamosa Library and Learning Center, in the City, at which time and place proceedings will be instituted and action taken to approve the Development Agreement and to authorize the annual appropriation incremental property tax payments.

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

NOTICE OF MEETING FOR APPROVAL OF DEVELOPMENT AGREEMENT
WITH SCALE TEC, LTD. AND AUTHORIZATION OF ANNUAL
APPROPRIATION TAX INCREMENT PAYMENTS

The City Council of the City of Anamosa, Iowa, will meet at the Anamosa Library and Learning Center in Anamosa, on November 23, 2020, at 6 o'clock p.m., at which time and place proceedings will be instituted and action taken to approve a Development Agreement (the "Agreement") between the City and Scale Tec, Ltd. (the "Company") in connection with the construction of a new office and manufacturing facility for use in its scale systems manufacturing business operations in the Highway 151 Urban Renewal Area, which Agreement will provide for certain financial incentives in the form of incremental property tax payments to the Company in a total amount not exceeding \$2,100,000 as authorized by Section 403.9 of the Code of Iowa.

The obligation to make incremental property tax payments to the Company under the Agreement will not be a general obligation of the City, but will be payable solely and only from incremental property tax revenues generated within the Highway 151 Urban Renewal Area. Some or all of the payments under the Development Agreement may be made subject to annual appropriation by the City Council.

Due to federal and state government recommendations in response to COVID-19 pandemic conditions, the meeting can alternatively be accessed via Zoom, which will be accessible at the following:

Zoom Meeting Link

<https://us02web.zoom.us/j/84474079865>

Passcode: Anamosa

Join by Telephone

+1 312 626 6799

Meeting ID: 844 7407 9865

Passcode: 7443023

In addition to electronic access, written comments may be filed or made prior to the meeting and will be recorded in the minutes.

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

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

Beth Brincks
City Clerk

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

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

Passed and approved November 9, 2020.

Mayor

Attest:

City Clerk

DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Anamosa, Iowa (the “City”) and Scale Tec, Ltd. (the “Company”) as of the ____ day of _____, 2020 (the “Commencement Date”).

WHEREAS, the City has established the Highway 151 Urban Renewal Area (the “Urban Renewal Area”) and has adopted a tax increment ordinance for the Urban Renewal Area; and

WHEREAS, the Company owns certain real property which is situated in the City and lies within the Urban Renewal Area and is more specifically described on Exhibit A hereto (the “Property”); and

WHEREAS, the Company has undertaken the construction of a new office and manufacturing facility on the Property (the “Project”) for use in the Company’s business operations; and

WHEREAS, the Company has requested that the City provide financial assistance to the Company in the form of incremental property tax payments to be used by the Company in paying the costs of constructing and maintaining the Project on the Property; and

WHEREAS, the base valuation (the “Base Valuation”) of the Property for purposes of calculating Incremental Property Tax Revenues (as herein defined) under this Agreement and Section 403.19 of the Code of Iowa shall be the assessed taxable valuation of the Property shown on the Jones County tax rolls as of January 1 of the year prior to the year in which the Triggering Certification (as herein defined) is filed with the City; and

WHEREAS, Chapter 403 of the Code of Iowa authorizes cities to establish urban renewal areas and to undertake economic development and blight alleviation projects; and

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

NOW THEREFORE, the parties hereto agree as follows:

A. Company’s Covenants

1. Project Construction and Operation. The Company agrees to construct the Project on the Property and to maintain and use the completed Project as part of its business operations throughout the Term, as hereinafter defined. Furthermore, the Company agrees to invest not less than \$_____ into capital improvements for the Project, including construction work and other furnishings. The Company has submitted a detailed site plan (the “Site Plan”) for the development of the Project to the City which was approved on _____, 20__ and is set forth on Exhibit B hereto. The Company agrees to construct the Project in accordance with the Site Plan and to substantially complete such construction by no later than December 31, 20__.

2. **Property Taxes.** The Company agrees to make or ensure timely payment of all property taxes as they come due with respect to the Property with the completed Project thereon throughout the Term, as hereinafter defined, and to submit a receipt or cancelled check in evidence of each such payment.

3. **Company's Certifications.** By no later than each October 15 during the Term, as hereinafter defined, commencing October 15 of the year in which the Triggering Certification, as hereinafter defined, is filed with the City, the Company agrees to submit documentation to the satisfaction of the City demonstrating that the completed Project is being used as part of the Company's business operations.

4. **Triggering Certification; Property Tax Payment Certification.** The Company agrees to certify (the "Triggering Certification") to the City of its intent for the Payments, as hereinafter defined, to commence. The Triggering Certification shall be made by no later than October 15, 20____.

For purposes of this Agreement "Annual Percentage" shall mean the annual percentage in effect from time to time as set forth in the following table:

<u>Fiscal Year of City</u>	<u>Annual Percentage</u>
First through Tenth Payment Years	100%
Eleventh Payment Year	75%
Twelfth Payment Year	50%
Thirteenth Payment Year	25%

Furthermore, the Company agrees to certify to the City by no later than October 15 of each year during the Term, as hereinafter defined, commencing on October 15 of the year in which the Triggering Certification is filed with the City, an amount (the "Company's Estimate") equal to the estimated Incremental Property Tax Revenues anticipated to be paid in the fiscal year immediately following such certification with respect to the taxable valuation of the Property factored by the Annual Percentage. In submitting each such Company's estimate, the Company will complete and submit the worksheet attached hereto as Exhibit C.

The City reserves the right to review and request revisions to each such Company's Estimate to ensure the accuracy of the figures submitted. For purposes of this Agreement, Incremental Property Tax Revenues are calculated by: (1) determining the consolidated property tax levy (city, county, school, etc.) then in effect with respect to taxation of the Property; (2) subtracting (a) the debt service levies of all taxing jurisdictions, (b) the school district instructional support and physical plant and equipment levies and (c) any other levies which may be exempted from such calculation by action of the Iowa General Assembly; (3) multiplying the resulting modified consolidated levy rate times any incremental growth in the taxable valuation of the Property, as shown on the property tax rolls of Jones County, above and beyond the Base Valuation; and (4) deducting any property tax credits which shall be available with respect to the Property.

Upon request, the City staff shall provide reasonable assistance to the Company in completing the worksheet required under this Section A.4.

5. Legal and Administrative Costs. The Company hereby agrees to pay for the legal fees and administrative costs incurred by the City in connection with the drafting, negotiation and authorization of this Agreement, including the prerequisite amendment to the urban renewal plan, up to an amount not in excess of \$7,500. The Company agrees to remit payment to the City within 30-days of the submission of reasonable documentation by the City to the Company evidencing such costs.

6. Default Provisions.

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

- I. Failure by the Company to complete construction of the Project pursuant to the terms and conditions of this Agreement.
- II. Failure by the Company to fully and timely remit payment of property taxes when due and owing.
- III. Failure by the Company to keep the completed Project in service as part of its business operations on the Property throughout the Term, as hereinafter defined.
- IV. Failure by the Company to comply with Sections A.2, A.3, A.4 or A.5 of this Agreement.
- V. Failure by the Company to observe or perform any material covenant on its part, to be observed hereunder.

B. Notice and Remedies. Whenever any event of default described in this Agreement occurs, the City shall provide written notice to the Company describing the cause of the default and the steps that must be taken by the Company in order to cure the default. The Company shall have thirty (30) days after receipt of the notice to cure the default or to provide assurances satisfactory to City that the default will be cured as soon as reasonably possible. If the Company fails to cure the default or provide assurances, the City shall then have the right to:

- I. Pursue any action available to it, at law or in equity, in order to enforce the terms of this Agreement.
- II. Withhold the Payments provided for under Section B.1 below.

B. City’s Obligations

1. Payments. In recognition of the Company’s obligations set out above, the City agrees to make thirteen (13) annual economic development tax increment payments (the “Payments” and individually each a “Payment”) to the Company during the Term, as hereinafter defined, of this Agreement, pursuant to Chapters 15A and 403 of the Code of Iowa, provided however that the aggregate, total amount of the Payments shall not exceed \$2,100,000 (the

“Maximum Payment Total”), and all Payments under this Agreement shall be subject to annual appropriation by the City Council, as provided hereunder.

The Payments shall not constitute general obligations of the City, but shall be made solely and only from Incremental Property Tax Revenues received by the City from the Jones County Treasurer attributable to the taxable valuation of the Property.

Each Payment shall not exceed an amount which represents the amount of Incremental Property Tax Revenues available to the City with respect to the Property during the twelve (12) months immediately preceding each Payment date factored by the Annual Percentage.

For example, assuming the Triggering Certification is made October 15, 20__ and all appropriation determinations are approved affirmatively by the City Council under Section B.3 below, then Payments will be made on each June 1, beginning June 1, 20__, and continuing through and including the sooner of June 1, 20__ or the date on which the aggregate sum of Payments made hereunder equals the Maximum Payment Total.

2. Annual Appropriation. Each Payment shall be subject to annual appropriation by the City Council. Prior to December 1 of each year during the Term, as hereinafter defined, of this Agreement, commencing in the calendar year in which the Triggering Certification is filed, the City Council of the City shall consider the question of obligating for appropriation to the funding of the Payment due in the following fiscal year, an amount (the “Appropriated Amount”) of Incremental Property Tax Revenues to be collected in the following fiscal year equal to or less than the most recently submitted Company’s Estimate.

In any given fiscal year, if the City Council determines to not obligate the then-considered Appropriated Amount, then the City will be under no obligation to fund the Payment scheduled to become due in the following fiscal year, and the Company will have no rights whatsoever to compel the City to make such Payment or to seek damages relative thereto or to compel the funding of such Payment in future fiscal years. A determination by the City Council to not obligate funds for any particular fiscal year’s Payment shall not render this Agreement null and void, and the Company shall make the next succeeding submission of the Company’s Estimate as called for in Section A.4 above, provided however that no Payment shall be made after June 1, 20__.

3. Payment Amounts. Each Payment shall be in an amount equal to the corresponding Appropriated Amount (for example, for the Payment due on June 1, 20__, the amount of such Payment would be determined by the Appropriated Amount determined for certification by December 1, 20__), provided, however, that no Payment shall exceed the amount of Incremental Property Tax Revenues received by the City from the Jones County Treasurer attributable to the taxable valuation of the Property with the Project thereon factored by the Annual Percentage.

4. **Certification of Payment Obligation.** In any given fiscal year, if the City Council determines to obligate the then-considered Appropriated Amount, as set forth in Section B.2 above, then the City Clerk will certify by December 1 of each such year to the Jones County Auditor an amount equal to the most recently obligated Appropriated Amount.

C. **Administrative Provisions**

1. **Amendment and Assignment.** Neither party shall have the right to cause this Agreement to be amended, assigned, assumed, sold or otherwise transferred without the prior written consent of the other party. However, the City hereby gives its permission that the Company's rights to receive the Payments hereunder may be assigned by the Company to a private lender, as security on a credit facility taken with respect to the Project, without further action on the part of the City.

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

3. **Term.** The term (the "Term") of this Agreement shall commence on the Commencement Date and end on June 1, 20__ or on such earlier date upon which the aggregate sum of Payments made to the Company equals the Maximum Payment Total.

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

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

CITY OF ANAMOSA, IOWA

By: _____
Mayor

Attest:

City Clerk

SCALE TEC, LTD.

By: _____

Its: _____

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

Certain real property situated in the City of Anamosa, Jones County, State of Iowa bearing Jones County Property Tax Parcel Identification Numbers 0536352002, 0536352003, 0536352004, 0536352008, and 0536352009.

EXHIBIT B
SITE PLAN

EXHIBIT C
COMPANY'S ESTIMATE WORKSHEET

- (1) Date of Preparation: October ____, 20__.
- (2) Assessed Valuation of Property as of January 1, 20__:
\$_____.
- (3) Base Taxable Valuation of Property:
\$_____.
- (4) Incremental Taxable Valuation of Property (2 minus 3):
\$_____ (the "TIF Value").
- (5) Current City fiscal year consolidated property tax levy rate for purposes of calculating Incremental Property Tax Revenues (the "Adjusted Levy Rate"):
\$_____ per thousand of value.
- (6) The TIF Value (4) factored by the Adjusted Levy Rate (5).
\$_____ x \$_____/1000 = \$_____ (the "TIF Estimate")
- (7) TIF Estimate (\$_____ x Annual Percentage* (____%) = Company's Estimate (\$_____).

<u>Fiscal Year of City</u>	<u>Annual Percentage</u>
First through Tenth Payment Years	100%
Eleventh Payment Year	75%
Twelfth Payment Year	50%
Thirteenth Payment Year	25%

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: ANAMOSA
Local Government Number: 53G492

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ANAMOSA SOUTH URBAN RENEWAL	53004	2
ANAMOSA CORRIDOR URBAN RENEWAL	53010	12
ANAMOSA HWY 151 URBAN RENEWAL	53011	4
ANAMOSA MEADOWRIDGE URBAN RENEWAL	53012	2
ANAMOSA HWY 64E URBAN RENEWAL	53013	3
ANAMOSA 2018 HOUSING URBAN RENEWAL	53901	0

TIF Debt Outstanding: 3,278,451

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	241,067	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	273,408
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	273,408

Rebate Expenditures:	32,924
Non-Rebate Expenditures:	231,075
Returned to County Treasurer:	0
Total Expenditures:	263,999

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	250,476	20,000	Amount of 06-30-2020 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 2,763,976

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Urban Renewal Area Data Collection

Local Government Name: ANAMOSA (53G492)
 Urban Renewal Area: ANAMOSA SOUTH URBAN RENEWAL
 UR Area Number: 53004
 UR Area Creation Date: 06/1991
 UR Area Purpose: See attached plan.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FAIRVIEW TWP/ANAMOSA SCH/SOUTH URBAN RENEWAL (ANAMOSA) INCREM	530140	530141	0
ANAMOSA CITY/ANAMOSA SCH/SOUTH URBAN RENEWAL INCREM	530142	530143	0

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: 2,690 0 **Amount of 07-01-2019 Cash Balance Restricted for LMI**

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

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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: 2,690 0 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name: ANAMOSA (53G492)
 Urban Renewal Area: ANAMOSA SOUTH URBAN RENEWAL (53004)
 TIF Taxing District Name: FAIRVIEW TWP/ANAMOSA SCH/SOUTH URBAN RENEWAL (ANAMOSA) INCREM
 TIF Taxing District Inc. Number: 530141
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1991

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ANAMOSA (53G492)
 Urban Renewal Area: ANAMOSA SOUTH URBAN RENEWAL (53004)
 TIF Taxing District Name: ANAMOSA CITY/ANAMOSA SCH/SOUTH URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 530143
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1991

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	58,195	0	0	0	0

FY 2020 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: ANAMOSA (53G492)
 Urban Renewal Area: ANAMOSA CORRIDOR URBAN RENEWAL
 UR Area Number: 53010
 UR Area Creation Date: 12/2002
 UR Area Purpose: See Attached Plan.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ANAMOSA CITY/ANAMOSA SCH/CENTRAL BUSINESS URBAN RENEWAL INCREM	530110	530111	0
ANAMOSA CITY AG/ANAMOSA SCH/EAST URBAN RENEWAL INCREMENT	530120	530121	0
FAIRVIEW TWP/ANAMOSA SCH/EAST URBAN RENEWAL (ANAMOSA) INCREM	530122	530123	0
ANAMOSA CITY/ANAMOSA SCH/EAST URBAN RENEWAL INCREM	530124	530125	0
ANAMOSA CITY AG/ANAMOSA SCH/NORTHEAST URBAN RENEWAL INCREM	530130	530131	0
ANAMOSA CITY/ANAMOSA SCH/NORTHEAST URBAN RENEWAL INCREM	530132	530133	0
ANAMOSA CITY AG/ANAMOSA SCH/NORTHEAST URBAN RENEWAL 96 ADD INCREM	530134	530135	0
ANAMOSA CITY/ANAMOSA SCH/ NORTHEAST INDUSTRIAL URBAN RENEWAL	530150	530151	0
ANAMOSA CITY AG/ANAMOSA SCH/CORRIDOR URBAN RENEWAL INCREM	530160	530161	0
ANAMOSA CITY/ANAMOSA SCH/CORRIDOR URBAN RENEWAL INCREM	530162	530163	0
ANAMOSA CITY/ANAMOSA SCH/NORTHEAST URBAN RENEWAL 96 ADD INCR	530170	530171	669,955
ANAMOSA CITY/ANAMOSA SCH/CORRIDOR 16 ADDITION URBAN RENEWAL INCREMENT	530184	530185	0

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,141,980	0	0	0	-5,556	2,136,424	0	2,136,424
Taxable	0	1,219,173	0	0	0	-5,556	1,213,617	0	1,213,617
Homestead Credits									9

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **91,804** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 21,561
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 21,561

Rebate Expenditures: 17,074
 Non-Rebate Expenditures: 8,156
 Returned to County Treasurer: 0
Total Expenditures: 25,230

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **88,135** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For ANAMOSA CORRIDOR URBAN RENEWAL

J&P Cycles Water/Sewer

Description:	Run water and sewer mains to Commercial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Fareway Development Project

Description:	Development of new grocery store
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Blue Max Enterprises, Inc.

Description:	Rebate payments to Blue Max
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

106 E Main

Description:	Grant Match
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Lot 1-Eagle View Land Development

Description:	Commercial building
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Lot 2-Eagle View Land Development

Description:	Commercial building
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Lot 3-Eagle View Land Development

Description:	Commercial building
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For ANAMOSA CORRIDOR URBAN RENEWAL

2,625,000 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	33,100
Interest:	1,044
Total:	34,144
Annual Appropriation?:	No
Date Incurred:	05/30/2012
FY of Last Payment:	2022

Fareway Stores Inc. Rebate

Debt/Obligation Type:	Rebates
Principal:	232,926
Interest:	0
Total:	232,926
Annual Appropriation?:	Yes
Date Incurred:	02/08/2016
FY of Last Payment:	2033

Blue Max Enterprises, Inc.

Debt/Obligation Type:	Rebates
Principal:	25,000
Interest:	0
Total:	25,000
Annual Appropriation?:	Yes
Date Incurred:	09/10/2018
FY of Last Payment:	2030

106 E Main

Debt/Obligation Type:	Other Debt
Principal:	20,000
Interest:	0
Total:	20,000
Annual Appropriation?:	Yes
Date Incurred:	08/22/2018
FY of Last Payment:	2022

106 E Main Admin Fees

Debt/Obligation Type:	Other Debt
Principal:	7,500
Interest:	0
Total:	7,500
Annual Appropriation?:	Yes
Date Incurred:	09/10/2018
FY of Last Payment:	2030

Lot 1-Eagle View Land Development

Debt/Obligation Type:	Rebates
Principal:	150,000
Interest:	0
Total:	150,000
Annual Appropriation?:	Yes
Date Incurred:	09/23/2019
FY of Last Payment:	2033

Lot 1-Eagle View Land Development

Debt/Obligation Type:	Other Debt
Principal:	4,500
Interest:	0
Total:	4,500
Annual Appropriation?:	Yes
Date Incurred:	09/23/2019
FY of Last Payment:	2033

Lot 2-Eagle View Land Development

Debt/Obligation Type:	Rebates
Principal:	150,000
Interest:	0
Total:	150,000
Annual Appropriation?:	Yes
Date Incurred:	09/23/2019
FY of Last Payment:	2033

Lot 2-Eagle View Land Development

Debt/Obligation Type:	Other Debt
Principal:	4,500
Interest:	0
Total:	4,500
Annual Appropriation?:	Yes
Date Incurred:	09/23/2019
FY of Last Payment:	2033

Lot 3-Eagle View Land Development

Debt/Obligation Type:	Rebates
Principal:	225,000
Interest:	0
Total:	225,000
Annual Appropriation?:	Yes
Date Incurred:	09/23/2019
FY of Last Payment:	2033

Lot 3-Eagle View Land Development

Debt/Obligation Type:	Other Debt
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Principal:	4,500
Interest:	0
Total:	4,500
Annual Appropriation?:	Yes
Date Incurred:	09/23/2019
FY of Last Payment:	2033

Non-Rebates For ANAMOSA CORRIDOR URBAN RENEWAL

TIF Expenditure Amount:	8,156
Tied To Debt:	2,625,000 GO Bonds
Tied To Project:	J&P Cycles Water/Sewer

Rebates For ANAMOSA CORRIDOR URBAN RENEWAL

402 E Main Street

TIF Expenditure Amount:	17,074
Rebate Paid To:	Fareway Stores Inc.
Tied To Debt:	Fareway Stores Inc. Rebate
Tied To Project:	Fareway Development Project
Projected Final FY of Rebate:	2033

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

TIF Taxing District Data Collection

Local Government Name:	ANAMOSA (53G492)
Urban Renewal Area:	ANAMOSA CORRIDOR URBAN RENEWAL (53010)
TIF Taxing District Name:	ANAMOSA CITY/ANAMOSA SCH/CENTRAL BUSINESS URBAN RENEWAL INCREM
TIF Taxing District Inc. Number:	530111
TIF Taxing District Base Year:	1991
FY TIF Revenue First Received:	1994
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1992

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	2,466,465	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	ANAMOSA (53G492)
Urban Renewal Area:	ANAMOSA CORRIDOR URBAN RENEWAL (53010)
TIF Taxing District Name:	ANAMOSA CITY AG/ANAMOSA SCH/EAST URBAN RENEWAL INCREMENT
TIF Taxing District Inc. Number:	530121
TIF Taxing District Base Year:	1990
FY TIF Revenue First Received:	2003
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1991

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	ANAMOSA (53G492)
Urban Renewal Area:	ANAMOSA CORRIDOR URBAN RENEWAL (53010)
TIF Taxing District Name:	FAIRVIEW TWP/ANAMOSA SCH/EAST URBAN RENEWAL (ANAMOSA)
INCREM	
TIF Taxing District Inc. Number:	530123
TIF Taxing District Base Year:	1990
FY TIF Revenue First Received:	1994
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1991

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	ANAMOSA (53G492)
Urban Renewal Area:	ANAMOSA CORRIDOR URBAN RENEWAL (53010)
TIF Taxing District Name:	ANAMOSA CITY/ANAMOSA SCH/EAST URBAN RENEWAL INCREM
TIF Taxing District Inc. Number:	530125
TIF Taxing District Base Year:	1990
FY TIF Revenue First Received:	1994
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1991

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	2,327,297	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	ANAMOSA (53G492)
Urban Renewal Area:	ANAMOSA CORRIDOR URBAN RENEWAL (53010)
TIF Taxing District Name:	ANAMOSA CITY AG/ANAMOSA SCH/NORTHEAST URBAN RENEWAL INCREM
TIF Taxing District Inc. Number:	530131
TIF Taxing District Base Year:	1991
FY TIF Revenue First Received:	2000
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1992

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	ANAMOSA (53G492)
Urban Renewal Area:	ANAMOSA CORRIDOR URBAN RENEWAL (53010)
TIF Taxing District Name:	ANAMOSA CITY/ANAMOSA SCH/NORTHEAST URBAN RENEWAL INCREM
TIF Taxing District Inc. Number:	530133
TIF Taxing District Base Year:	1991
FY TIF Revenue First Received:	2000
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1992

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	59,335	0	0	0	0

FY 2020 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name:	ANAMOSA (53G492)
Urban Renewal Area:	ANAMOSA CORRIDOR URBAN RENEWAL (53010)
TIF Taxing District Name:	ANAMOSA CITY AG/ANAMOSA SCH/NORTHEAST URBAN RENEWAL 96 ADD INCREM
TIF Taxing District Inc. Number:	530135
TIF Taxing District Base Year:	1997
FY TIF Revenue First Received:	2001
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1992

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	ANAMOSA (53G492)
Urban Renewal Area:	ANAMOSA CORRIDOR URBAN RENEWAL (53010)
TIF Taxing District Name:	ANAMOSA CITY/ANAMOSA SCH/ NORTHEAST INDUSTRIAL URBAN RENEWAL
TIF Taxing District Inc. Number:	530151
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1992

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	928,110	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	ANAMOSA (53G492)
Urban Renewal Area:	ANAMOSA CORRIDOR URBAN RENEWAL (53010)
TIF Taxing District Name:	ANAMOSA CITY AG/ANAMOSA SCH/CORRIDOR URBAN RENEWAL INCREM
TIF Taxing District Inc. Number:	530161
TIF Taxing District Base Year:	2002
FY TIF Revenue First Received:	2005
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1992

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	ANAMOSA (53G492)
Urban Renewal Area:	ANAMOSA CORRIDOR URBAN RENEWAL (53010)
TIF Taxing District Name:	ANAMOSA CITY/ANAMOSA SCH/CORRIDOR URBAN RENEWAL INCREM
TIF Taxing District Inc. Number:	530163
TIF Taxing District Base Year:	2002
FY TIF Revenue First Received:	2005
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1992

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	12,192,250	0	0	0	0

FY 2020 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name:	ANAMOSA (53G492)
Urban Renewal Area:	ANAMOSA CORRIDOR URBAN RENEWAL (53010)
TIF Taxing District Name:	ANAMOSA CITY/ANAMOSA SCH/NORTHEAST URBAN RENEWAL 96 ADD INCR
TIF Taxing District Inc. Number:	530171
TIF Taxing District Base Year:	1997
FY TIF Revenue First Received:	2006
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1992

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,141,980	0	0	0	-5,556	2,136,424	0	2,136,424
Taxable	0	1,219,173	0	0	0	-5,556	1,213,617	0	1,213,617
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	3,965	1,213,617	669,955	543,662	18,084

FY 2020 TIF Revenue Received: 21,561

TIF Taxing District Data Collection

Local Government Name:	ANAMOSA (53G492)
Urban Renewal Area:	ANAMOSA CORRIDOR URBAN RENEWAL (53010)
TIF Taxing District Name:	ANAMOSA CITY/ANAMOSA SCH/CORRIDOR 16 ADDITION URBAN RENEWAL INCREMENT
TIF Taxing District Inc. Number:	530185
TIF Taxing District Base Year:	2015
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	621,050	0	0	0	0

FY 2020 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Urban Renewal Area Data Collection

Local Government Name: ANAMOSA (53G492)
 Urban Renewal Area: ANAMOSA HWY 151 URBAN RENEWAL
 UR Area Number: 53011

 UR Area Creation Date: 04/2004

 UR Area Purpose: See attached plan.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ANAMOSA CITY AG/ANAMOSA SCH/HWY 151 URBAN RENEWAL INCR	530164	530165	0
ANAMOSA CITY/ANAMOSA SCH/HWY 151 URBAN RENEWAL INCR	530166	530167	4,409,241
FAIRVIEW TWP/ANAMOSA SCH/HWY 151 URBAN RENEWAL INCR	530168	530169	0
ANAMOSA CITY/ANAMOSA SCH/HWY 151 09 ADDITION URBAN RENEWAL INCREMENT	530182	530183	0

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	6,154,310	0	0	0	6,154,310	0	6,154,310
Taxable	0	0	5,538,879	0	0	0	5,538,879	0	5,538,879
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	33,045	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	121,427	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	121,427	

Rebate Expenditures:	15,850	
Non-Rebate Expenditures:	125,052	
Returned to County Treasurer:	0	
Total Expenditures:	140,902	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	13,570	0	Amount of 06-30-2020 Cash Balance Restricted for LMI
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Projects For ANAMOSA HWY 151 URBAN RENEWAL

Water & Swr to Comm Park

Description:	Installing water & sewer infrastructure to Comm Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Street Paving Comm Park

Description:	Install Roads in Comm Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Development Grant Comm Park

Description:	Install additional roads in Comm Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Anamosa Lodge & Suites Rebate

Description:	New hotel
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For ANAMOSA HWY 151 URBAN RENEWAL

2,625,000 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	364,200
Interest:	16,005
Total:	380,205
Annual Appropriation?:	No
Date Incurred:	05/30/2012
FY of Last Payment:	2022

Anamosa Lodge & Suites Rebate

Debt/Obligation Type:	Rebates
Principal:	15,850
Interest:	0
Total:	15,850
Annual Appropriation?:	Yes
Date Incurred:	07/09/2007
FY of Last Payment:	2020

Non-Rebates For ANAMOSA HWY 151 URBAN RENEWAL

TIF Expenditure Amount:	125,052
Tied To Debt:	2,625,000 GO Bonds
Tied To Project:	Street Paving Comm Park

Rebates For ANAMOSA HWY 151 URBAN RENEWAL

101 Harley Avenue

TIF Expenditure Amount:	15,850
Rebate Paid To:	Anamosa Lodge & Suites LLC, dba Americ Inn Hotel
Tied To Debt:	Anamosa Lodge & Suites Rebate
Tied To Project:	Anamosa Lodge & Suites Rebate
Projected Final FY of Rebate:	2020

▲ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name: ANAMOSA (53G492)
 Urban Renewal Area: ANAMOSA HWY 151 URBAN RENEWAL (53011)
 TIF Taxing District Name: ANAMOSA CITY AG/ANAMOSA SCH/HWY 151 URBAN RENEWAL INCR
 TIF Taxing District Inc. Number: 530165
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2004

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	38,440	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ANAMOSA (53G492)
 Urban Renewal Area: ANAMOSA HWY 151 URBAN RENEWAL (53011)
 TIF Taxing District Name: ANAMOSA CITY/ANAMOSA SCH/HWY 151 URBAN RENEWAL INCR
 TIF Taxing District Inc. Number: 530167
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2004

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	6,154,310	0	0	0	6,154,310	0	6,154,310
Taxable	0	0	5,538,879	0	0	0	5,538,879	0	5,538,879
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,169,915	4,984,395	4,409,241	575,154	19,131

FY 2020 TIF Revenue Received: 121,427

▲ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name: ANAMOSA (53G492)
 Urban Renewal Area: ANAMOSA HWY 151 URBAN RENEWAL (53011)
 TIF Taxing District Name: FAIRVIEW TWP/ANAMOSA SCH/HWY 151 URBAN RENEWAL INCR
 TIF Taxing District Inc. Number: 530169
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2004

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	122,510	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ANAMOSA (53G492)
 Urban Renewal Area: ANAMOSA HWY 151 URBAN RENEWAL (53011)
 TIF Taxing District Name: ANAMOSA CITY/ANAMOSA SCH/HWY 151 09 ADDITION URBAN RENEWAL INCREMENT
 TIF Taxing District Inc. Number: 530183
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2004

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	378,170	0	0	0	0

FY 2020 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: ANAMOSA (53G492)
 Urban Renewal Area: ANAMOSA MEADOWRIDGE URBAN RENEWAL
 UR Area Number: 53012
 UR Area Creation Date: 08/2007
 UR Area Purpose: See Urban Renewal Plan attached.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ANAMOSA CITY AG/ANAMOSA SCH/MEADOW RIDGE URBAN RENEWAL INCREMENT	530178	530179	0
ANAMOSA CITY/ANAMOSA SCH/MEADOW RIDGE URBAN RENEWAL INCREMENT	530180	530181	1,873,723

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,301,730	0	0	0	-5,556	3,296,174	0	3,296,174
Taxable	0	1,879,279	0	0	0	-5,556	1,873,723	0	1,873,723
Homestead Credits									13

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **45,572** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 60,687
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 60,687

Rebate Expenditures: 0
 Non-Rebate Expenditures: 54,371
 Returned to County Treasurer: 0
Total Expenditures: 54,371

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **51,888** **20,000** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For ANAMOSA MEADOWRIDGE URBAN RENEWAL

Meadow Ridge Development

Description:	Infrastructure Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Eagleview Development Grant

Description:	Development of single family residential subdivision
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For ANAMOSA MEADOWRIDGE URBAN RENEWAL

2012 GO Bonds 2.625

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	144,000
Interest:	6,959
Total:	150,959
Annual Appropriation?:	No
Date Incurred:	05/30/2012
FY of Last Payment:	2022

LMI Obligation 2012

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	81,400
Interest:	0
Total:	81,400
Annual Appropriation?:	Yes
Date Incurred:	05/30/2012
FY of Last Payment:	2022

Non-Rebates For ANAMOSA MEADOWRIDGE URBAN RENEWAL

TIF Expenditure Amount:	54,371
Tied To Debt:	2012 GO Bonds 2.625
Tied To Project:	Meadow Ridge Development

Income Housing For ANAMOSA MEADOWRIDGE URBAN RENEWAL

Amount of FY 2020 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name:	ANAMOSA (53G492)
Urban Renewal Area:	ANAMOSA MEADOWRIDGE URBAN RENEWAL (53012)
TIF Taxing District Name:	ANAMOSA CITY AG/ANAMOSA SCH/MEADOW RIDGE URBAN RENEWAL INCREMENT
TIF Taxing District Inc. Number:	530179
TIF Taxing District Base Year:	2010
FY TIF Revenue First Received:	2013
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2023

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2007

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	32,072	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	ANAMOSA (53G492)
Urban Renewal Area:	ANAMOSA MEADOWRIDGE URBAN RENEWAL (53012)
TIF Taxing District Name:	ANAMOSA CITY/ANAMOSA SCH/MEADOW RIDGE URBAN RENEWAL INCREMENT
TIF Taxing District Inc. Number:	530181
TIF Taxing District Base Year:	2010
FY TIF Revenue First Received:	2013
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2023

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2007

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,301,730	0	0	0	-5,556	3,296,174	0	3,296,174
Taxable	0	1,879,279	0	0	0	-5,556	1,873,723	0	1,873,723
Homestead Credits									13

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	529,568	1,873,723	1,873,723	0	0

FY 2020 TIF Revenue Received: 60,687

Urban Renewal Area Data Collection

Local Government Name: ANAMOSA (53G492)
 Urban Renewal Area: ANAMOSA HWY 64E URBAN RENEWAL
 UR Area Number: 53013
 UR Area Creation Date: 06/2006
 UR Area Purpose: See Urban Renewal Plan attached.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ANAMOSA CITY AG/ANAMOSA SCH/HWY 64E URBAN RENEWAL INCREMENT	530172	530173	80,932
ANAMOSA CITY/ANAMOSA SCH/HWY 64E URBAN RENEWAL INCREMENT	530174	530175	1,996,340
FAIRVIEW TWP/ANAMOSA SCH/HWY 64E URBAN RENEWAL INCREMENT	530176	530177	80,810

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	241,460	4,101,520	0	0	0	-5,556	4,337,424	0	4,337,424
Taxable	135,538	2,334,508	0	0	0	-5,556	2,464,490	0	2,464,490
Homestead Credits									15

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	67,956	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
TIF Revenue:	69,733		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	69,733		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	43,496		
Returned to County Treasurer:	0		
Total Expenditures:	43,496		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	94,193	0	Amount of 06-30-2020 Cash Balance Restricted for LMI
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Projects For ANAMOSA HWY 64E URBAN RENEWAL

Hwy 64

Description:	Extending Water & Sewer Mains to new development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ANAMOSA HWY 64E URBAN RENEWAL

2,625,000 GO Debt

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	133,200
Interest:	5,567
Total:	138,767
Annual Appropriation?:	No
Date Incurred:	05/30/2012
FY of Last Payment:	2022

Non-Rebates For ANAMOSA HWY 64E URBAN RENEWAL

TIF Expenditure Amount:	43,496
Tied To Debt:	2,625,000 GO Debt
Tied To Project:	Hwy 64

◆ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name: ANAMOSA (53G492)
 Urban Renewal Area: ANAMOSA HWY 64E URBAN RENEWAL (53013)
 TIF Taxing District Name: ANAMOSA CITY AG/ANAMOSA SCH/HWY 64E URBAN RENEWAL INCREMENT
 TIF Taxing District Inc. Number: 530173
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2006

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	144,180	0	0	0	0	0	144,180	0	144,180
Taxable	80,932	0	0	0	0	0	80,932	0	80,932
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	80,932	80,932	0	0

FY 2020 TIF Revenue Received: 1,800

TIF Taxing District Data Collection

Local Government Name: ANAMOSA (53G492)
 Urban Renewal Area: ANAMOSA HWY 64E URBAN RENEWAL (53013)
 TIF Taxing District Name: ANAMOSA CITY/ANAMOSA SCH/HWY 64E URBAN RENEWAL INCREMENT
 TIF Taxing District Inc. Number: 530175
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2006

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,938,660	0	0	0	-5,556	3,933,104	0	3,933,104
Taxable	0	2,241,812	0	0	0	-5,556	2,236,256	0	2,236,256
Homestead Credits									14

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,942,320	1,996,340	1,996,340	0	0

FY 2020 TIF Revenue Received: 66,131

TIF Taxing District Data Collection

Local Government Name:	ANAMOSA (53G492)
Urban Renewal Area:	ANAMOSA HWY 64E URBAN RENEWAL (53013)
TIF Taxing District Name:	FAIRVIEW TWP/ANAMOSA SCH/HWY 64E URBAN RENEWAL INCREMENT
TIF Taxing District Inc. Number:	530177
TIF Taxing District Base Year:	2010
FY TIF Revenue First Received:	2013
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2028

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	97,280	162,860	0	0	0	0	260,140	0	260,140
Taxable	54,606	92,696	0	0	0	0	147,302	0	147,302
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	179,330	80,810	80,810	0	0

FY 2020 TIF Revenue Received: 1,802

▲ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Urban Renewal Area Data Collection

Local Government Name: ANAMOSA (53G492)
 Urban Renewal Area: ANAMOSA 2018 HOUSING URBAN RENEWAL
 UR Area Number: 53901

 UR Area Creation Date: 12/2018

 UR Area Purpose: See Urban Renewal Plan attached.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
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Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	0	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	0	0	Amount of 06-30-2020 Cash Balance Restricted for LMI
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Projects For ANAMOSA 2018 HOUSING URBAN RENEWAL

Eagle View Land Development

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

Eagle View land Development

Description:	Infrastructure Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For ANAMOSA 2018 HOUSING URBAN RENEWAL

LMI Obligation 2018

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	445,200
Interest:	0
Total:	445,200
Annual Appropriation?:	Yes
Date Incurred:	12/17/2018
FY of Last Payment:	2030

2018 Housing UR Admin Fee

Debt/Obligation Type:	Other Debt
Principal:	8,000
Interest:	0
Total:	8,000
Annual Appropriation?:	Yes
Date Incurred:	12/17/2018
FY of Last Payment:	2030

2018 Eagle View Land Development

Debt/Obligation Type:	Rebates
Principal:	1,200,000
Interest:	0
Total:	1,200,000
Annual Appropriation?:	Yes
Date Incurred:	12/17/2018
FY of Last Payment:	2030

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

RESOLUTION 2020-

Obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year for Fareway Stores, Inc.

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

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

WHEREAS, the City has scheduled payment in the amount of \$12,806.75(the “Annual Payment”) which shall come due in the fiscal year beginning July 1, 2021 with respect to the City’s TIF Rebate Obligation to Fareway Stores, Inc. dated March 29, 2016; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2021;

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

Section 1. The City Council hereby obligates \$12,847.13 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2021.

Section 2. The City Clerk is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City’s December 1, 2020 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City’s budget for the next succeeding fiscal year.

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

Councilmember _____ introduced the foregoing **Resolution No. 2020-** and moved for its adoption. Councilmember _____ seconded the motion to adopt. The roll was called and the following indicates the result of the vote.

COUNCILMEMBER		AYES	NAYS	ABSENT
CRUMP				
KAY SMITH				
MACHART				
ROD SMITH				
SHAFFER				
WEIMER				

Passed and approved November 9, 2020.

Rod Smith, Mayor

Attest:

Beth Brincks, City Clerk

RESOLUTION NO. 2020-

**RESOLUTION SETTING PUBLIC HEARING ON PROPOSAL TO PURCHASE REAL
PROPERTY, ANAMOSA, IOWA.**

WHEREAS a portion of real property currently owned by Interstate Power and Light Company, is not currently being used and acquisition of this property by the City of Anamosa would be to the benefit of the public; and,

WHEREAS Interstate Power and Light Company has offered to sell this property to the City for \$15,000.00; and,

WHEREAS this Council believes the purchase price of this particular real property should be accepted;

BE IT RESOLVED, THEREFORE, that the proposal of this Council to purchase real property legally described as: Plat of Survey Parcel 1998-141 and Plat of Survey Parcel 2007-94, except Plat of Survey Parcel 2010-41, being a part of Lot 8, Auditor's Plat 1 in Government Lot 4 of the NE ¼ of Section 10-T84N-R4W, Jones County Iowa., From Interstate Power and Light Company for the sum of \$15,000.00 shall come on for public hearing before this Council on the 23rd day of November, 2020 at Six o'clock P.M.

Councilmember _____ introduced the foregoing **Resolution No. 2020-** and moved for its adoption. Councilmember _____ seconded the motion to adopt. The roll was called and the following indicates the result of the vote.

COUNCILMEMBER	AYES	NAYS	ABSENT	ABSTAIN
CRUMP				
SMITH				
MACHART				
ZUMBACH				
STOUT				
CAPRON				

PASSED AND APPROVED this 9th day of November, 2020.

Rod Smith, Mayor

ATTEST:

Beth Brincks, City Clerk

October 29, 2020

Proposal EB102920062

Beth Brincks
City of Anamosa
107 South Ford Street
Anamosa, Iowa 52205

Re: Proposal to Conduct a Phase I Environmental Site Assessment
Interstate Power and Light Company
1210 Walworth Avenue
Anamosa, Iowa

Dear Mrs. Brincks:

EB Solutions, Inc. is pleased to present this proposal to conduct a Phase I environmental site assessment (ESA) of the above referenced site.

The objective of the Phase I ESA is to evaluate the site for indications of recognized environmental conditions and to assist in satisfying All Appropriate Inquiries (AAI) criteria and requirements. The Phase I ESA will be conducted in general conformance with the scope and limitations of American Society for Testing Materials (ASTM) Practice E 1527-13 and 40 CFR Part 312.

We understand that the Site consists of 1.3 acres of land containing a power substation located at 1210 Walworth Avenue in Anamosa, Iowa.

Scope of Services

The following scope of services will be performed for the site listed above.

Phase I ESA

Site History Review

The Phase I ESA for each site will summarize reasonably ascertainable information pertaining to former and current land-use activities at the site. Our summary will include a review of aerial photographs, fire insurance atlases, city directories, property tax files, building records, topographic maps and/or other historical documents to satisfy the historical-use requirements of the ASTM Practice E 1527-13 and 40 CFR Part 312.

Regulatory Information Review

We will request that a national regulatory information vendor, such as Environmental Data Resources Inc. (EDR), conduct a limited file evaluation of each site. If readily available and practically reviewable, the file evaluation will include a review of the following databases within the corresponding radius indicated in the ASTM Practice E 1527-13 and 40 CFR Part 312:

- Federal National Priorities List (NPL)
- Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)
- Federal Institutional and Engineering Controls

- Federal Resource Conservation and Recovery Act (RCRA) Transport, Storage and Disposal (TSD) facilities
- Federal RCRA TSD facilities that have received RCRA corrective action activities
- Federal RCRA generators
- Federal Emergency Response Notification (ERNS) sites
- State NPL and CERCLIS equivalents
- State landfill and/or solid waste disposal sites
- State Voluntary cleanup programs
- State leaking underground and aboveground storage tank (LUST/LAST) sites
- State registered underground and aboveground storage tank (UST/AST) sites
- State Brownfield programs
- State Institutional and Engineering Controls
- State spills list
- Environmental Liens

We will review and summarize this information, and comment on known and potential environmental hazards that may impact each site. The scope of work does not include a detailed review of file information of identified facilities listed on the regulatory databases.

Site Reconnaissance and Interviews

The Phase I ESA will include a reconnaissance of each site listed. During the reconnaissance, we will note, if observed, the type of vegetation, exposed soils, open excavations or depressions, and site topography. Visible indications of underground and aboveground storage tanks, dumping, spills of petroleum and chemicals, and other obvious potential sources of contamination will be noted. In addition, we will conduct interviews with site representatives and governmental officials regarding past and current land-use activities.

Vapor Encroachment Screening

We will perform a Tier 1 vapor encroachment screening in general accordance to E2600-10 to meet ASTM E1527-13. The purpose of this Tier 1 vapor encroachment screening will be to evaluate the Site for indications of **“vapor encroachment condition (VEC).”** Vapor encroachment conditions are defined by ASTM Practice E 2600-10 as: **“The presence or likely presence of chemicals of concern (COC) vapors in the sub-surface of the target property (TP) caused by the release of vapors from contaminated soil or groundwater either on or near the TP as identified by Tier 1 or Tier 2 procedures.”**

Results and Reporting

A Phase I ESA report for the site will be sent to you for review and comment. The Phase I ESA report will remain in draft status until we are notified by you to proceed with issuance of the final Phase I ESA report.

If we encounter indications of existing or potential sources of contamination during our assessment, we will notify you to discuss how the assessment may proceed. You may wish to discontinue the Phase I ESA or you may consider expanding the assessment to further evaluate the contamination sources that are identified. If contamination at the site is confirmed, the property owner may be required to notify proper governmental authorities.

User-Provided Information

As part of Phase I ESA, the “User” should provide available information to EB Solutions, Inc. as the Environmental Professional to help identify the possibility of recognized environmental conditions in

connection with the Site. A "User" is the party seeking to use ASTM Practice E 1527-13 to complete an environmental site assessment and may include, without limitation, a potential purchaser, tenant or owner of the property, a lender, or a property manager.

The attached User questionnaire, for each site, should be completed in its entirety by the User(s) and returned with the signed authorization. If multiple Users are requesting reliance on the Phase I ESA, please provide us with a questionnaire completed by each of the appropriate entities.

Assessment Limitations

Upon completion of the Phase I ESA, EB Solutions, Inc. does not guarantee qualification for Landowner Liability Protections (LLP). Our proposed scope of work is consistent with "good commercial and customary practices" (as defined by ASTM Practice E 1527-13) conducted in an effort to evaluate recognized environmental conditions at a site in this area.

Cost

The lump-sum cost for the tasks described in this proposal is as follows.

Service Description	Lump Sum Cost
Phase I ESA	<u>\$2,000</u>
Phase I Environmental Site Assessment Total	\$2,000

Schedule

We anticipate the draft Phase I ESA report will be completed within 10 business after access is granted to the property. The Phase I ESA reports will remain in draft status until we are notified by you to proceed with issuance of the final Phase I ESA reports for the sites.

General Remarks

EB Solutions, Inc. appreciates the opportunity to present this proposal to you. *Please return the signed copy, including the completed User Questionnaire, in its entirety.*

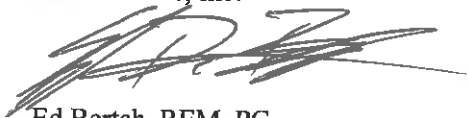
The proposed fee is based on the scope of services described and the assumption that our services will be authorized within 30 days and that others will not delay us beyond our proposed schedule.

We include the Terms and Conditions, which provide additional terms and are a part of our agreement.

We appreciate the opportunity to provide professional services for you on this project. If you have questions regarding the contents of this proposal, please call Ed Bertch at (319) 249-3293.

Sincerely,

EB Solutions, Inc.



Ed Bertch, REM, PG
Senior Geologist

Attachment:
General Conditions

Enclosures:
ASTM Practice E 1527-13 User questionnaire

The proposal is accepted, and you are authorized to proceed.

Authorizer's Firm

Authorizer's Signature

Authorizer's Name (please print or type)

Authorizer's Title

Date

ASTM Practice E 1527-13 User Questionnaire

Site: Interstate Power and Light Company
1210 Walworth Avenue
Anamosa, Iowa

Name: _____

Date: _____

Company: _____

(1) Chain-of-Title Records

Chain-of-title records may be helpful for the environmental professional to assist in evaluating the land-use history of the *property*. Please provide the chain-of-title records if you request that chain-of-title be included in the Phase I ESA for the *property*. Chain-of-title records can be ordered by EB Solutions, Inc. at an additional cost, if requested by you. Will you provide chain-of-title records?

(2) Environmental cleanup liens that are filed or recorded against the site

Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law?

(3) Activity and land-use limitations that are in place on the site or that have been filed or recorded in a registry

Are you aware of any AULs (Access and Use Limitations), such as *engineering controls*, land-use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

(4) Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (LLP)

(a) As the *User* of this *ESA*, do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

(b) As the *User* of this *ESA*, based on your knowledge and experience related to the *property*, are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

(5) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

(6) Commonly known or reasonably ascertainable information about the *property*

Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *User*,

- (a) Do you know the past uses of the *property*? If so, please explain.
- (b) Do you know of specific chemicals that are present or once were present at the *property*? If so, please explain.
- (c) Do you know of spills or other chemical releases that have taken place at the *property*? If so, please explain.
- (d) Do you know of any environmental cleanups that have taken place at the *property*? If so, please explain.

Phase I ESA References

Denise Schneider, MMC, IaCMC, IaCFO
City of Guttenberg
502 South 1st Street, PO Box 580
Guttenberg, Iowa 52052
Phone: 563-353-1161 ext 203
Email: gbergcty@alpinecom.net
Project: Former Roth Citgo

Steven Pace
Shuttleworth and Ingersoll, PLC
115 3rd Street SE, Suite 500
Cedar Rapids, Iowa 52401
Phone: 319-365-9461
Email: sjp@shuttleworthlaw.com
Project: St. Luke's Hospital-Alliant Energy Substation

Terms and Conditions

1 DEFINITIONS

The following definitions shall apply to these Terms and Conditions:

- 1.1 "Agreement" means the contract referred to in clause 2.
- 1.2 "Client" means the person, firm, company or organization for whom the Consultant is performing the Services.
- 1.3 "Consultant" means EB Solutions, Inc.
- 1.4 "Project" means the Project referred to in any proposal/offer.
- 1.5 "Services" means the Services to be performed by the Consultant on behalf of the Client in accordance with the proposal/offer.
- 1.6 "Third Party" means any person other than the Consultant, the Client or their respective employees or agents.

2 GENERAL

2.1 These terms and conditions together with any associated proposal/offer for Services and any attached Schedule of Hourly Fee Charges and/or Disbursements shall constitute a contract between the Client and the Consultant which shall be subject to any terms and conditions stated in the proposal/offer and these terms and conditions.

2.2 These terms and conditions take precedence to and supersede any terms and conditions referred to, offered or relied upon by the Client, whether in negotiation or at any stage in the dealings between the Client and the Consultant with respect to the Services. The Consultant shall not be bound by any other terms and conditions provided by the Client unless the Client notifies in writing that it intends such terms and conditions to apply and the Consultant accepts such terms and conditions in writing.

3 PERFORMANCE OF SERVICES

- 3.1 The Consultant shall exercise reasonable skill and care in the performance of the Services.
- 3.2 The Consultant retains the right, subject to written notice, to withdraw from the project if, in his view, project development falls below an acceptable professional standard or, in particular fails to provide adequate measures for the reasonable protection of the environment.

4 COMPLIANCE WITH LAW

This Agreement shall be governed by and construed in accordance with Iowa law.

5 CONFIDENTIAL INFORMATION

The Consultant shall keep confidential all information as to the business of the Client which shall come or has come to the knowledge of the Consultant in the course of performing the Services, provided that this restriction shall not apply to any information which is in, or legitimately enters, the public domain.

6 COPYRIGHT

Copyright for all reports, documents and the like (including material in electronic form) produced by the Consultant shall remain vested in the Consultant. The Consultant shall not be liable for any use of such reports and documents other than by the Client for the purposes for which they were commissioned and prepared.

7 LIABILITY AND INSURANCE

- 7.1 Provided that and without prejudice to the generality of the foregoing, the total liability of the Consultant in respect of all such claims under or in connection with this Agreement arising out of or in connection with force majeure, pollution, contamination or consequential loss is excluded.
- 7.2 The Client shall indemnify and keep indemnified the Consultant from and against all claims, demands, proceedings, damages, costs, charges and expenses arising out of or in connection with this Agreement, the Works and/or the Project in excess of the liability of the Consultant agreed in clauses 7.1 and 7.2 above, or which may be in respect of events occurring after expiry of the period of liability stated in clause 7.4.
- 7.3 No action or proceedings under or in respect of this Agreement, whether in Contract, Tort or negligence or for breach of statutory duty or otherwise shall be commenced against the Consultant following completion of the Services or other such minimum period as may be prescribed by law. The date of completion of the Services shall be that upon which the Consultant completes the Services originally specified.
- 7.4 The Consultant shall maintain professional indemnity insurance cover for an amount of not less than \$1,000,000 (One Million dollars) for each and every claim, including costs and expenses.
- 7.5 The Consultant shall use all reasonable endeavors to maintain cover as stated in clause 7.4 above, providing such insurance remains available to the Consultant at commercially reasonable rates within the United States insurance market.

7.6 The Client shall not at any time pursue any claim in contract, tort or statute (including negligence) against any individual employed by the Consultant, (whether named expressly or not), as a result of its carrying out the Services or preparing any information, documents and correspondence howsoever issued, under or in connection with these Terms & Conditions. All Employees of the Consultant are specifically excluded from having any personal liability to the Client or any third party.

8 SUPPLY OF INFORMATION AND PROJECT CHANGE

The Client shall supply in a timely fashion and without charge all necessary and relevant information (including any relevant instructions consents and approvals) in his possession or available to him from his other agents, contractors or consultants. If the Consultant has to carry out additional, repeat or revised work as a result of further or delayed information received, the Consultant shall appropriately advise the Client who shall be responsible for payment of such Services at the Consultants hourly rates in force at the time.

9 PAYMENT

9.1 In consideration of the Services performed under this Agreement, the Consultant shall be paid as set down in the proposal offer, being either monthly in arrears, or on a staged or lump sum basis, for all work completed. All sums shall become due for payment by the Client on submission of the Consultants invoice. All Reports, drawings, calculations, designs and the like remain the property of the Consultant until paid for in full by the Client. Any sums remaining unpaid at the expiry of the period of 30 days from the date of issue of the invoice, shall bear interest thereafter, calculated in accordance with a rate of 10%. The Consultant shall also be entitled to compensation for debt recovery costs.

9.2 The Client may not withhold any payment after the final date for payment of any sum due under this Agreement unless the Client gives not later than seven days before such final date a notice specifying the amount proposed to be withheld and the ground for; withholding payment or if there is more than one ground, each ground and the amount attributable to it.

10 THIRD PARTIES

10.1 All documents prepared by the Consultant in connection with the Services are for use by the Client only in connection with the Project and shall not be used nor relied upon by any Third Party without the written consent of the Consultant, or used for any other project. The Consultant accepts no responsibility or liability for any report or document prepared by it in connection with the Project to any party other than the Client.

11 TERMINATION

This Agreement may be terminated by either party upon seven (7) days prior written notice. In the event of termination, Consultant shall be paid up to the effective date of termination for all services rendered by it and all drawings or other documents prepared Consultant and need not be delivered to Client until all moneys owed to Consultant by Client (whether or not such moneys have then become due and payable) have been paid.



October 29, 2020

Beth Brincks
Interim City Administrator/City Clerk
107 S. Ford Street
Anamosa, Iowa 52205

RE: Phase I ESA Proposal
Vacant Property
1210 Walworth Avenue
Anamosa, IA
MSA Project # 08207001

Ms. Brincks:

Per your request, MSA Professional Services (MSA) has prepared this proposal to perform a Phase I Environmental Site Assessment (ESA) for the referenced property. We understand the property consists of two parcels, approximately 1.3 acres in size, and is currently vacant. The Jones County PINs for the property are 0910276005 and 0910276009.

The attached figure shows the property boundaries of the proposed ESA.

Scope of Services

MSA proposes to prepare the Phase I ESA in general conformance with the scope and limitations of ASTM Standard E1527-13 and the USEPA AAI Rule published at 40 CFR 312. This includes investigation of past uses, reconnaissance of the property, interviews with persons familiar with the property, review of Federal and State environmental databases (regulatory information), and a Tier 1 vapor encroachment screening. The purpose of the Phase I ESA is to identify, to the extent feasible, "recognized environmental conditions" (RECs) in connection with the property.

Per section 13 of the ASTM standard, the Phase I ESA does not address additional services beyond the scope of the standard, including but not limited to: asbestos-containing materials, biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, indoor air quality, industrial hygiene, lead based paint, lead in drinking water, mold, radon, regulatory compliance, or wetlands.

201 W. Springfield Avenue
Suite 400
Champaign, IL 61820

P (217) 352-6976
TF (877) 352-0081
F (217) 356-0570

www.msa-ps.com

Page 2

Beth Brincks
October 29, 2020

The final report will be delivered as a pdf file. Hard copies may be produced and delivered for an additional fee.

The quality control/quality assurance (QA/QC) officer will be Mark Davidson (MSA).

Two references include:

- *Duluth Business University Phase I ESA (May 2018)* for Karen Herman at Udac, Inc. (218) 772-5867
- *502 Kenwood Road Champaign IL Phase I ESA (October 2019)* for Matthew Cech at Campus Property Management (217) 328-3030

Professional Fees


The cost for the Phase I ESA as proposed is **\$1,900.00**.

The estimated time for completion is 10 business days from contract authorization.

Authorization of additional reliance parties other than the Client, if requested, will be charged at \$225 each.

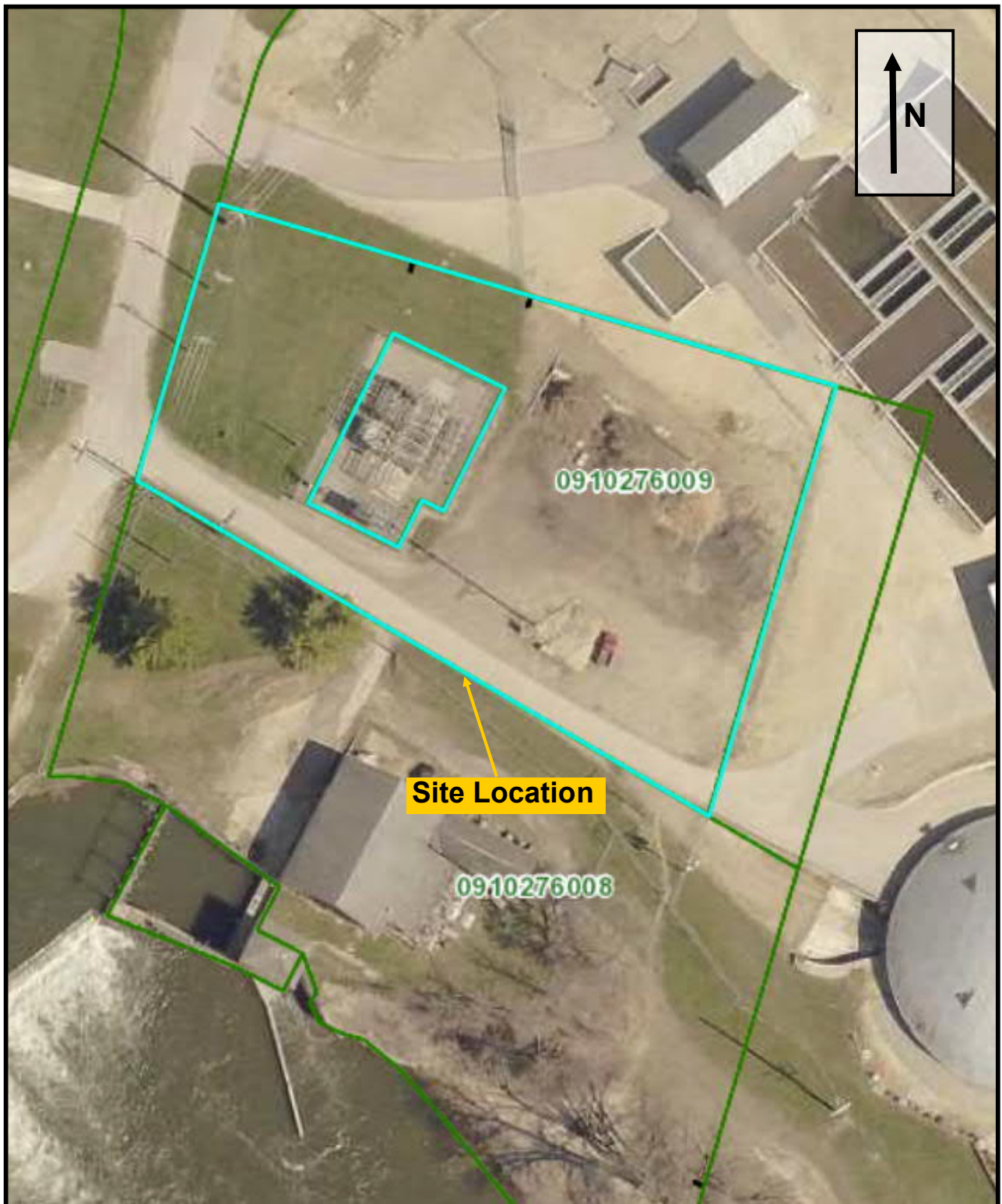
Thank you for choosing MSA as your consultant. Our Cedar Rapids, Iowa office can handle any local coordination of this effort, but I will be the project manager and report author. A contract for the service is attached; we can proceed upon receipt of signature. If you have any questions, you can reach me at 217.403.3381 or tlaros@msa-ps.com.

Regards,
MSA Professional Services



Toni Laros
Environmental Professional

Via email: beth.brincks@anamosa-ia.org



Site location - proposed Phase I ESA

2020 aerial photography obtained from Jones County IA GIS

Vacant Parcels
PINs 0910276005 and 0910276009
1210 Walworth Avenue, Anamosa IA
MSA Project # 08207001





Environmental Consulting Services Agreement Phase I ESA – MSA Project No. 08207001

This AGREEMENT ("Agreement") is made on _____, by and between THE CITY OF ANAMOSA, IOWA (OWNER) and MSA PROFESSIONAL SERVICES (MSA), Champaign, which agree as follows:

Scope of Services: MSA shall provide the scope of professional environmental consulting services for the OWNER, directly or indirectly, indicated in the letter proposal dated October 29, 2020 ("Services"). Any changes or additions to the Scope of Services shall be made by written amendment to this Agreement by MSA and OWNER.

Terms and Conditions: All Services performed by MSA pursuant to this Agreement shall be performed in accordance with, and MSA's and OWNER's obligations shall be governed by, the General Terms and Conditions attached hereto and incorporated herein by this reference. Any attachments or exhibits referenced in this Agreement are made part of this Agreement.

Authorization: MSA will commence performance of the Services on this project upon OWNER's written authorization. OWNER's written authorization is provided and acknowledged by the signatures of MSA's and OWNER's authorized representatives below. By signing this Agreement below, each of the undersigned parties represent and warrant that he or she has full right, power and authority to execute this Agreement and bind his or her respective party to the terms and conditions hereof. A copy of this fully-executed Agreement shall be returned for MSA's files.

Survival: The General Terms and Conditions incorporated into this Agreement shall survive the completion of the Services performed hereunder or the termination of this Agreement for any cause.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement and intend to be bound thereby.

THE CITY OF ANAMOSA, IOWA

MSA PROFESSIONAL SERVICES

Beth Brincks
Interim City Administrator/City Clerk

Toni Laros
Environmental Professional

Date: _____

Date: 10/29/2020

107 S. Ford Street
Anamosa, Iowa 52205
Phone: (319) 462-6055
Fax : (319) 462-6081

201 W. Springfield Avenue, Suite 400
Champaign, Illinois 61820
Phone: (217) 403-3381
Fax: (217) 356-0570

MSA PROFESSIONAL SERVICES, INC. (MSA)
GENERAL TERMS AND CONDITIONS OF SERVICES (PUBLIC)

1. **Scope and Fee.** The quoted fees and scope of services constitute the best estimate of the fees and tasks required to perform the services as defined. This agreement upon execution by both parties hereto, can be amended only by written instrument signed by both parties. For those projects involving conceptual or process development service, activities often cannot be fully defined during initial planning. As the project progresses, facts uncovered may reveal a change in direction which may alter the scope. MSA will promptly inform the OWNER in writing of such situations so that changes in this agreement can be made as required. The OWNER agrees to clarify and define project requirements and to provide such legal, accounting and insurance counseling services as may be required for the project

2. **Billing.** MSA will bill the OWNER monthly with net payment due upon receipt. Past due balances shall be subject to an interest charge at a rate of 12% per year from said thirtieth day. In addition, MSA may, after giving seven days written notice, suspend service under any agreement until the OWNER has paid in full all amounts due for services rendered and expenses incurred, including the interest charge on past due invoices.

3. **Costs and Schedules.** Costs and schedule commitments shall be subject to change for delays caused by the OWNER's failure to provide specified facilities or information or for delays caused by unpredictable occurrences including, without limitation, fires, floods, riots, strikes, unavailability of labor or materials, delays or defaults, by suppliers of materials or services, process shutdowns, acts of God or the public enemy, or acts of regulations of any governmental agency. Temporary delays of services caused by any of the above which result in additional costs beyond those outlined may require renegotiation of this agreement.

4. **Access to Site.** Owner shall furnish right-of-entry on the project site for MSA and, if the site is not owned by Owner, warrants that permission has been granted to make planned explorations pursuant to the scope of services. MSA will take reasonable precautions to minimize damage to the site from use of equipment, but has not included costs for restoration of damage that may result and shall not be responsible for such costs.

5. **Location of Utilities.** Consultant shall use reasonable means to identify the location of buried utilities in the areas of subsurface exploration and shall take reasonable precautions to avoid any damage to the utilities noted. However, Owner agrees to indemnify and defend Consultant in the event of damage or injury arising from damage to or interference with subsurface structures or utilities which result from inaccuracies in information of instructions which have been furnished to Consultant by others.

6. **Professional Representative.** MSA intends to serve as the OWNER's professional representative for those services as defined in this agreement, and to provide advice and consultation to the OWNER as a professional. Any opinions of probable project costs, reviews and observations, and other decisions made by MSA for the OWNER are rendered on the basis of experience and qualifications and represents the professional judgment of MSA. However, MSA cannot and does not guarantee that proposals, bid or actual project or construction costs will not vary from the opinion of probable cost prepared by it.

7. **Construction.** This agreement shall not be construed as giving MSA, the responsibility or authority to direct or supervise construction means, methods, techniques, sequence, or procedures of construction selected by the contractors or subcontractors or the safety precautions and programs incident to the work of the contractors or subcontractors.

8. **Standard of Care.** In conducting the services, MSA will apply present professional, engineering and/or scientific judgment, and use a level of effort consistent with current professional standards in the same or similar locality under similar circumstances in performing the Services. The OWNER acknowledges that "current professional standards" shall mean the standard for professional services, measured as of the time those services are rendered, and not according to later standards, if such later standards purport to impose a higher degree of care upon MSA.

MSA does not make any warranty or guarantee, expressed or implied, nor have any agreement or contract for services subject to the

provisions of any uniform commercial code. Similarly, MSA will not accept those terms and conditions offered by the OWNER in its purchase order, requisition, or notice of authorization to proceed, except as set forth herein or expressly agreed to in writing. Written acknowledgement of receipt, or the actual performance of services subsequent to receipt of such purchase order, requisition, or notice of authorization to proceed is specifically deemed not to constitute acceptance of any terms or conditions contrary to those set forth herein.

9. **Construction Site Visits.** MSA shall make visits to the site at intervals appropriate to the various stages of construction as MSA deems necessary in order to observe, as an experienced and qualified design professional, the progress and quality of the various aspects of Contractor's work.

The purpose of MSA's visits to, and representation at the site, will be to enable MSA to better carry out the duties and responsibilities assigned to and undertaken by MSA during the Construction Phase, and in addition, by the exercise of MSA's efforts as an experienced and qualified design professional, to provide for OWNER a greater degree of confidence that the completed work of Contractor will conform in general to the Contract Documents and that the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents has been implemented and preserved by Contractor. On the other hand, MSA shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct or have control over Contractor's work nor shall MSA have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by Contractor, for safety precautions and programs incident to the work of Contractor or for any failure of Contractor to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor's furnishing and performing the work. Accordingly, MSA neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents.

10. **Termination.** This Agreement shall commence upon execution and shall remain in effect until terminated by either party, at such party's discretion, on not less than thirty (30) days' advance written notice. The effective date of the termination is the thirtieth day after the non-terminating party's receipt of the notice of termination. If MSA terminates the Agreement, the OWNER may, at its option, extend the terms of this Agreement to the extent necessary for MSA to complete any services that were ordered prior to the effective date of termination. If OWNER terminates this Agreement, OWNER shall pay MSA for all services performed prior to MSA's receipt of the notice of termination and for all work performed and/or expenses incurred by MSA in terminating Services begun after MSA's receipt of the termination notice. Termination hereunder shall operate to discharge only those obligations which are executory by either party on and after the effective date of termination. These General Terms and Conditions shall survive the completion of the services performed hereunder or the Termination of this Agreement for any cause.

This agreement cannot be changed or terminated orally. No waiver of compliance with any provision or condition hereof should be effective unless agreed in writing and duly executed by the parties hereto.

11. **Betterment.** If, due to MSA's error, any required or necessary item or component of the project is omitted from the construction documents, MSA's liability shall be limited to the reasonable costs of correction of the construction, less what OWNER'S cost of including the omitted item or component in the original construction would have been had the item or component not been omitted. It is intended by this provision that MSA will not be responsible for any cost or expense that provides betterment, upgrade, or enhancement of the project.

12. **Hazardous Substances.** OWNER acknowledges and agrees that MSA has had no role in generating, treating, storing, or disposing of hazardous substances or materials which may be present at the project site, and MSA has not benefited from the processes that produced such hazardous substances or materials. Any hazardous substances or materials encountered by or associated with Services provided by MSA

on the project shall at no time be or become the property of MSA. MSA shall not be deemed to possess or control any hazardous substance or material at any time; arrangements for the treatment, storage, transport, or disposal of any hazardous substances or materials, which shall be made by MSA, are made solely and exclusively on OWNER's behalf for OWNER's benefit and at OWNER's direction. Nothing contained within this Agreement shall be construed or interpreted as requiring MSA to assume the status of a generator, storer, treater, or disposal facility as defined in any federal, state, or local statute, regulation, or rule governing treatment, storage, transport, and/or disposal of hazardous substances or materials.

All samples of hazardous substances, materials or contaminants are the property and responsibility of OWNER and shall be returned to OWNER at the end of a project for proper disposal. Alternate arrangements to ship such samples directly to a licensed disposal facility may be made at OWNER's request and expense and subject to this subparagraph.

13. Insurance. MSA will maintain insurance coverage for: Worker's Compensation, General Liability, and Professional Liability. MSA will provide information as to specific limits upon written request. If the OWNER requires coverages or limits in addition to those in effect as of the date of the agreement, premiums for additional insurance shall be paid by the OWNER. The liability of MSA to the OWNER for any indemnity commitments, or for any damages arising in any way out of performance of this contract is limited to such insurance coverages and amount which MSA has in effect.

14. Reuse of Documents. Reuse of any documents and/or services pertaining to this project by the OWNER or extensions of this project or on any other project shall be at the OWNER's sole risk. The OWNER agrees to defend, indemnify, and hold harmless MSA for all claims, damages, and expenses including attorneys' fees and costs arising out of such reuse of the documents and/or services by the OWNER or by others acting through the OWNER.

15. Indemnification. To the fullest extent permitted by law, MSA shall indemnify and hold harmless, OWNER, and OWNER's officers, directors, members, partners, agents, consultants, and employees (hereinafter "OWNER") from reasonable claims, costs, losses, and damages arising out of or relating to the PROJECT, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom but only to the extent caused by any negligent act or omission of MSA or MSA's officers, directors, members, partners, agents, employees, or Consultants (hereinafter "MSA"). In no event shall this indemnity agreement apply to claims between the OWNER and MSA. This indemnity agreement applies solely to claims of third parties. Furthermore, in no event shall this indemnity agreement apply to claims that MSA is responsible for attorneys' fees. This agreement does not give rise to any duty on the part of MSA to defend the OWNER on any claim arising under this agreement.

To the fullest extent permitted by law, OWNER shall indemnify and hold harmless, MSA, and MSA's officers, directors, members, partners, agents, consultants, and employees (hereinafter "MSA") from reasonable claims, costs, losses, and damages arising out of or relating to the PROJECT, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom but only to the extent caused by any negligent act or omission of the OWNER or the OWNER's officers, directors, members, partners, agents, employees, or Consultants (hereinafter "OWNER"). In no event shall this indemnity agreement apply to claims between MSA and the OWNER. This indemnity agreement applies solely to claims of third parties. Furthermore, in no event shall this indemnity agreement apply to claims that the OWNER is responsible for attorneys' fees. This agreement does not give rise to any duty on the part of the OWNER to defend MSA on any claim arising under this agreement.

To the fullest extent permitted by law, MSA's total liability to OWNER and anyone claiming by, through, or under OWNER for any cost, loss or damages caused in part or by the negligence of MSA and in part by the negligence of OWNER or any other negligent entity or individual, shall not exceed the percentage share that MSA's negligence bears to the total negligence of OWNER, MSA, and all other negligent entities and individuals.

16. Dispute Resolution. OWNER and MSA desire to resolve any disputes or areas of disagreement involving the subject matter of this Agreement by a mechanism that facilitates resolution of disputes by negotiation rather than by litigation. OWNER and MSA also acknowledge

that issues and problems may arise after execution of this Agreement which were not anticipated or are not resolved by specific provisions in this Agreement. Accordingly, both OWNER and MSA will endeavor to settle all controversies, claims, counterclaims, disputes, and other matters in accordance with the Construction Industry Mediation Rules of the American Arbitration Association currently in effect, unless OWNER and MSA mutually agree otherwise. Demand for mediation shall be filed in writing with the other party to this Agreement. A demand for mediation shall be made within a reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for mediation be made after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations. Neither demand for mediation nor any term of this Dispute Resolution clause shall prevent the filing of a legal action where failing to do so may bar the action because of the applicable statute of limitations. If despite the good faith efforts of OWNER and MSA any controversy, claim, counterclaim, dispute, or other matter is not resolved through negotiation or mediation, OWNER and MSA agree and consent that such matter may be resolved through legal action in any state or federal court having jurisdiction.

17. Exclusion of Special, Indirect, Consequential and Liquidated Damages. Consultant shall not be liable, in contract or tort or otherwise, for any special, indirect, consequential, or liquidated damages including specifically, but without limitation, loss of profit or revenue, loss of capital, delay damages, loss of goodwill, claim of third parties, or similar damages arising out of or connected in any way to the project or this contract.

18. State Law. This agreement shall be construed and interpreted in accordance with the laws of the State of IOWA.

19. Jurisdiction. OWNER hereby irrevocably submits to the jurisdiction of the state courts of the State of IOWA for the purpose of any suit, action or other proceeding arising out of or based upon this Agreement. OWNER further consents that the venue for any legal proceedings related to this Agreement shall be, at MSA's option, Sauk County, Wisconsin, or any county in which MSA has an office.

20. Understanding. This agreement contains the entire understanding between the parties on the subject matter hereof and no representations, inducements, promises or agreements not embodied herein (unless agreed in writing duly executed) shall be of any force or effect, and this agreement supersedes any other prior understanding entered into between the parties on the subject matter hereto.

STATE OF IOWA 2020 FINANCIAL REPORT FISCAL YEAR ENDED JUNE 30, 2020 CITY OF ANAMOSA, IOWA DUE: December 1, 2020	
	16205300100000
	CITY OF ANAMOSA
	107 S Ford Street
	ANAMOSA IA 52205-1841
	POPULATION: 5533

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)
Revenues and Other Financing Sources				
Taxes Levied on Property	1,825,576		1,825,576	1,875,103
Less: Uncollected Property Taxes-Levy Year	0		0	0
Net Current Property Taxes	1,825,576		1,825,576	1,875,103
Delinquent Property Taxes	10		10	0
TIF Revenues	273,409		273,409	231,075
Other City Taxes	603,802	0	603,802	665,687
Licenses and Permits	169,201	0	169,201	600
Use of Money and Property	107,248	30,949	138,197	63,100
Intergovernmental	1,152,148	0	1,152,148	967,434
Charges for Fees and Service	75,358	2,714,350	2,789,708	2,883,984
Special Assessments	0	0	0	0
Miscellaneous	157,653	48,239	205,892	329,625
Other Financing Sources	1,605,700	357,214	1,962,914	
Transfers In	1,600,012	357,214	1,957,226	2,447,959
Total Revenues and Other Sources	5,970,105	3,150,752	9,120,857	9,464,567
Expenditures and Other Financing Uses				
Public Safety	1,163,485		1,163,485	1,158,204
Public Works	880,274		880,274	907,186
Health and Social Services	0		0	0
Culture and Recreation	834,280		834,280	965,565
Community and Economic Development	32,924		32,924	46,639
General Government	676,445		676,445	600,612
Debt Service	377,347		377,347	377,402
Capital Projects	201,588		201,588	1,365,000
Total Governmental Activities Expenditures	4,166,343	0	4,166,343	5,420,608
BUSINESS TYPE ACTIVITIES		2,421,730	2,421,730	2,992,926
Total All Expenditures	4,166,343	2,421,730	6,588,073	8,413,534
Other Financing Uses	1,396,554	560,672	1,957,226	0
Transfers Out	1,396,554	560,672	1,957,226	2,447,959
Total All Expenditures/and Other Financing Uses	5,562,897	2,982,402	8,545,299	10,861,493
Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses	407,208	168,350	575,558	-1,396,926
Beginning Fund Balance July 1, 2019	5,975,173	4,651,005	10,626,178	9,447,012
Ending Fund Balance June 30, 2020	6,382,381	4,819,355	11,201,736	8,050,086

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, 2020	Amount	Indebtedness at June 30, 2020	Amount
General Obligation Debt	781,400	Other Long-Term Debt	0
Revenue Debt	3,049,579	Short-Term Debt	0
TIF Revenue Debt	0		
		General Obligation Debt Limit	11,857,427

CERTIFICATION	
The forgoing report is correct to the best of my knowledge and belief	
	Publication 10/29/2020
Signature of Preparer	
Printed name of Preparer Beth Brincks, City Clerk	Phone Number 3194626055
	Date Signed
Signature of Mayor or other City official (Name and Title)	
PLEASE PUBLISH THIS PAGE ONLY	

REVENUE P2
CITY OF ANAMOSA
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2020
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)	
Section A - Taxes	1									1
Taxes levied on property	2 1,239,214	512,761		73,601			1,825,576		1,825,576	2
Less: Uncollected Property Taxes - Levy Year	3						0		0	3
Net Current Property Taxes	4 1,239,214	512,761		73,601	0	0	1,825,576		1,825,576	4
Delinquent Property Taxes	5 10						10		10	5
Total Property Tax	6 1,239,224	512,761		73,601	0	0	1,825,586		1,825,586	6
TIF Revenues	7		273,409				273,409		273,409	7
Other City Taxes										
Utility Tax Replacement Excise Taxes	8 30,638	15,361		2,089			48,088		48,088	8
Utility Franchise Tax (Chapter 364.2, Code of Iowa)	9						0		0	9
Parimutuel Wager Tax	10						0		0	10
Gaming Wager Tax	11						0		0	11
Mobile Home Tax	12 9,171			626			9,797		9,797	12
Hotel / Motel Tax	13 62,808						62,808		62,808	13
Other Local Option Taxes	14	483,109					483,109		483,109	14
Total Other City Taxes	15 102,617	498,470		2,715	0	0	603,802	0	603,802	15
16 169,201							169,201		169,201	16
Section B - Licenses and Permits	17									17
Section C - Use of Money and Property										
Interest	18 35,101	4,234		642			39,977	30,949	70,926	18
Rents and Royalties	19 67,271						67,271		67,271	19
Other Miscellaneous Use of Money and Property	20						0		0	20
21							0		0	21
Total Use of Money and Property	22 102,372	4,234	0	642	0	0	107,248	30,949	138,197	22
Section D - Intergovernmental	24									24
Federal Grants and Reimbursements	26									26
Federal Grants	27 97,107						97,107		97,107	27
Community Development Block Grants	28				119,361		119,361		119,361	28
Housing and Urban Development	29						0		0	29
Public Assistance Grants	30						0		0	30
Payment in Lieu of Taxes	31						0		0	31
32							0		0	32
Total Federal Grants and Reimbursements	33 97,107	0		0	119,361	0	216,468	0	216,468	33

REVENUE P3
CITY OF ANAMOSA
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2020
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)	
Section D - Intergovernmental - Continued	41									41
State Shared Revenues	43									43
Road Use Taxes	44	711,203					711,203		711,203	44
Other state grants and reimbursements	48									48
State grants	49	6,880					6,880		6,880	49
Iowa Department of Transportation	50						0		0	50
Iowa Department of Natural Resources	51						0		0	51
Iowa Economic Development Authority	52				60,000		60,000		60,000	52
CEBA grants	53						0		0	53
Commercial & Industrial Replacement Claim	54	48,693	13,146	1,788			63,627		63,627	54
	55						0		0	55
	56						0		0	56
	57						0		0	57
	58						0		0	58
	59						0		0	59
Total State	60	55,573	724,349	1,788	60,000	0	841,710	0	841,710	60
Local Grants and Reimbursements										
County Contributions	63						0		0	63
Library Service	64	19,743					19,743		19,743	64
Township Contributions	65	66,227					66,227		66,227	65
Fire/EMT Service	66						0		0	66
Police-JCERT	67	8,000					8,000		8,000	67
	68						0		0	68
	69						0		0	69
Total Local Grants and Reimbursements	70	93,970	0	0	0	0	93,970	0	93,970	70
Total Intergovernmental (Sum of lines 33, 60, and 70)	71	246,650	724,349	1,788	179,361	0	1,152,148	0	1,152,148	71
Section E -Charges for Fees and Service	72									72
Water	73						0	934,964	934,964	73
Sewer	74						0	1,779,386	1,779,386	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)	
Section E - Charges for Fees and Service - Continued	81									81
Transit	82						0		0	82
Cable TV	83						0		0	83
Internet	84						0		0	84
Telephone	85						0		0	85
Housing Authority	86						0		0	86
Storm Water	87						0		0	87
Other:	88									88
Nursing Home	89						0		0	89
Police Service Fees	90						0		0	90
Prisoner Care	91						0		0	91
Fire Service Charges	92						0		0	92
Ambulance Charges	93						0		0	93
Sidewalk Street Repair Charges	94						0		0	94
Housing and Urban Renewal Charges	95						0		0	95
River Port and Terminal Fees	96						0		0	96
Public Scales	97						0		0	97
Cemetery Charges	98					1,650	1,650		1,650	98
Library Charges	99	2,742					2,742		2,742	99
Park, Recreation, and Cultural Charges	100	70,966					70,966		70,966	100
Animal Control Charges	101						0		0	101
	102						0		0	102
	103						0		0	103
Total Charges for Service	104	73,708	0	0	0	1,650	75,358	2,714,350	2,789,708	104
Section F - Special Assessments	106						0		0	106
Section G - Miscellaneous	107									107
Contributions	108	11,046					11,046		11,046	108
Deposits and Sales/Fuel Tax Refunds	109						0	4,163	4,163	109
Sale of Property and Merchandise	110						0		0	110
Fines	111	5,271					5,271		5,271	111
Internal Service Charges	112						0		0	112
	113						0		0	113
Sales tax	114	1,247					1,247		1,247	114
Miscellaneous	115	44,213			10,500		54,713	44,076	98,789	115
Other refunds	116	74,192					74,192		74,192	116
Concessions	117	11,184					11,184		11,184	117
	118						0		0	118
	119						0		0	119
Total Miscellaneous	120	147,153	0	0	10,500	0	157,653	48,239	205,892	120

REVENUE P5
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 (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Total All Revenues (Sum of lines 6, 7, 15,16,22, 71, 104, 106, and 120)	121 2,080,925	1,739,814	273,409	78,746	189,861	1,650	4,364,405	2,793,538	7,157,943	121
Section H - Other Financing Sources	123									123
Proceeds of capital asset sales	124 5,688						5,688		5,688	124
Proceeds of long-term debt (Excluding TIF internal borrowing)	125						0		0	125
Proceeds of anticipatory warrants or other short- term debt	126						0		0	126
Regular transfers in and interfund loans	127 1,300,670			68,267			1,368,937	357,214	1,726,151	127
Internal TIF loans and transfers in	128			231,075			231,075		231,075	128
	129								0	129
	130								0	130
Total Other Financing Sources	131 1,306,358	0	0	299,342	0	0	1,605,700	357,214	1,962,914	131
Total Revenues Except for Beginning Balances (Sum of lines 121 and 131)	132 3,387,283	1,739,814	273,409	378,088	189,861	1,650	5,970,105	3,150,752	9,120,857	132
Beginning Fund Balance July 1, 2019	134 3,277,687	2,322,079	241,068	90,235	-49,549	93,653	5,975,173	4,651,005	10,626,178	134
Total Revenues and Other Financing Sources (Sum of lines 132 and 134)	136 6,664,970	4,061,893	514,477	468,323	140,312	95,303	11,945,278	7,801,757	19,747,035	136

EXPENDITURES P6
CITY OF ANAMOSA
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2020
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 (through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section A — Public Safety	1										1
Police Department/Crime Prevention	2	858,678						858,678		858,678	2
Jail	3							0	0	0	3
Emergency Management	4							0	0	0	4
Flood control	5							0	0	0	5
Fire Department	6	252,617				5,600		258,217		258,217	6
Ambulance	7							0	0	0	7
Building Inspections	8							0	0	0	8
Miscellaneous Protective Services	9							0	0	0	9
Animal Control	10	725						725		725	10
Other Public Safety	11							0	0	0	11
Emergency Services	12	45,865						45,865		45,865	12
	13							0	0	0	13
Total Public Safety	14	1,157,885	0		0	5,600	0	1,163,485		1,163,485	14
Section B — Public Works	15										15
Roads, Bridges, Sidewalks	16	413,676	310,553					724,229		724,229	16
Parking Meter and Off-Street	17							0		0	17
Street Lighting	18		72,271					72,271		72,271	18
Traffic Control Safety	19		1,213					1,213		1,213	19
Snow Removal	20		38,196					38,196		38,196	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	44,365						44,365		44,365	24
Other Public Works	25							0		0	25
	26							0		0	26
	27							0		0	27
Total Public Works	28	458,041	422,233		0	0	0	880,274		880,274	28
Section C — Health and Social Services	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
Total Health and Social Services	39	0	0		0	0	0	0		0	39
Section D — Culture and Recreation	40										40
Library Services	41	283,894	27,430					311,324		311,324	41
Museum, Band, Theater	42							0		0	42
Parks	43	61,688	6,132					67,820		67,820	43
Recreation	44	291,014	9,114					300,128		300,128	44
Cemetery	45	26,317						26,317		26,317	45
Community Center, Zoo, Marina, and Auditorium	46	126,122						126,122		126,122	46
Other Culture and Recreation	47							0		0	47
Senior Center	48	2,569						2,569		2,569	48
	49							0		0	49
Total Culture and Recreation	50	791,604	42,676		0	0	0	834,280		834,280	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 (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section E — Community and Economic Development	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			32,924				32,924		32,924	57
	58							0		0	58
Total Community and Economic Development	59	0	0	32,924	0	0	0	32,924		32,924	59
Section F — General Government	60										60
Mayor, Council and City Manager	61	265,912	5,320					271,232		271,232	61
Clerk, Treasurer, Financial Administration	62	286,795	32,780					319,575		319,575	62
Elections	63	6,403						6,403		6,403	63
Legal Services and City Attorney	64	56,860						56,860		56,860	64
City Hall and General Buildings	65	9,318						9,318		9,318	65
Tort Liability	66	13,057						13,057		13,057	66
Other General Government	67							0		0	67
	68							0		0	68
	69							0		0	69
Total General Government	70	638,345	38,100		0	0	0	676,445		676,445	70
Section G — Debt Service	71				377,347			377,347		377,347	71
	72							0		0	72
	73							0		0	73
Total Debt Service	74	0	0	0	377,347	0	0	377,347		377,347	74
Section H — Regular Capital Projects — Specify	75										75
Water treatment plant expansion	76					118,366		118,366		118,366	76
Downtown Projects	77					83,222		83,222		83,222	77
Subtotal Regular Capital Projects	78	0	0		0	201,588	0	201,588		201,588	78
TIF Capital Projects — Specify	79										79
	80							0		0	80
	81							0		0	81
Subtotal TIF Capital Projects	82	0	0		0	0	0	0		0	82
Total Capital Projects	83	0	0		0	201,588	0	201,588		201,588	83
Total Governmental Activities Expenditures	84	3,045,875	503,009	32,924	377,347	207,188	0	4,166,343		4,166,343	84
(Sum of lines 14, 28, 39, 50, 59, 70, 74, 83)	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
Section 1 — Business Type Activities	87										87
Water — Current Operation	88								604,573	604,573	88
Capital Outlay	89								35,509	35,509	89
Debt Service	90								191,772	191,772	90
Sewer and Sewage Disposal — Current Operation	91								787,265	787,265	91
Capital Outlay	92								652,891	652,891	92
Debt Service	93								149,720	149,720	93
Electric — Current Operation	94									0	94
Capital Outlay	95									0	95
Debt Service	96									0	96
Gas Utility — Current Operation	97									0	97
Capital Outlay	98									0	98
Debt Service	99									0	99
Parking — Current Operation	100									0	100
Capital Outlay	101									0	101
Debt Service	102									0	102
Airport — Current Operation	103									0	103
Capital Outlay	104									0	104
Debt Service	105									0	105
Landfill/Garbage — Current operation	106									0	106
Capital Outlay	107									0	107
Debt Service	108									0	108
Hospital — Current Operation	109									0	109
Capital Outlay	110									0	110
Debt Service	111									0	111
Transit — Current Operation	112									0	112
Capital Outlay	113									0	113
Debt Service	114									0	114
Cable TV, Telephone, Internet — Current Operation	115									0	115
Capital Outlay	116									0	116
Housing Authority — Current Operation	117									0	117
Capital Outlay	118									0	118
Debt Service	119									0	119
Storm Water — Current Operation	120									0	120
Capital Outlay	121									0	121
Debt Service	122									0	122
Other Business Type — Current Operation	123									0	123
Capital Outlay	124									0	124
Debt Service	125									0	125
Internal Service Funds — Specify	126										126
	127									0	127
	128									0	128
Total Business Type Activities	129								2,421,730	2,421,730	129

EXPENDITURES P9
CITY OF ANAMOSA
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2020 -- 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
Subtotal Expenditures (Sum of lines 84 and 129)	130	3,045,875	503,009	32,924	377,347	207,188	0	4,166,343	2,421,730	6,588,073	130
Section J — Other Financing Uses Including Transfers Out	131										131
Regular transfers out	132	341,084	824,395					1,165,479	560,672	1,726,151	132
Internal TIF loans/repayments and transfers out	133			231,075				231,075		231,075	133
	134							0		0	134
Total Other Financing Uses	135	341,084	824,395	231,075	0	0	0	1,396,554	560,672	1,957,226	135
Total Expenditures and Other Financing Uses (Sum of lines 130 and 135)	136	3,386,959	1,327,404	263,999	377,347	207,188	0	5,562,897	2,982,402	8,545,299	136
	137										137
Ending fund balance June 30, :	138										138
Governmental:	139										139
Nonspendable	140						95,303	95,303		95,303	140
Restricted	141		2,734,489	250,478	90,976	-66,876		3,009,067		3,009,067	141
Committed	142							0		0	142
Assigned	143	142,237						142,237		142,237	143
Unassigned	144	3,135,774						3,135,774		3,135,774	144
Total Governmental	145	3,278,011	2,734,489	250,478	90,976	-66,876	95,303	6,382,381		6,382,381	145
Proprietary	146								4,819,355	4,819,355	146
Total Ending Fund Balance June 30,	147	3,278,011	2,734,489	250,478	90,976	-66,876	95,303	6,382,381	4,819,355	11,201,736	147
Total Requirements (Sum of lines 136 and 147)	148	6,664,970	4,061,893	514,477	468,323	140,312	95,303	11,945,278	7,801,757	19,747,035	148

OTHER P10

Part III Intergovernmental Expenditures Please report below expenditures made to the State or to other local governments on a reimbursement or cost sharing basis. Include these expenditures in part II. Enter amount.			
Purpose	Amount paid to other local governments	Purpose	Amount paid to State
Correction		Highways	
Health		All other	
Highways			
Transit Subsidies			
Libraries			
Police protection	19,340		
Sewerage			
Sanitation			
All other	4,200		

Part IV Wages & Salaries Report here the total salaries and wages paid to all employees of your government before deductions of social security, retirement, etc. Include also salaries and wages paid to employees of any utility owned and operated by your government, as well as salaries and wages of municipal employees charged to construction projects.			
YOU ARE REQUIRED TO ENTER SALARY DOLLARS IN THE Amount areas FOR SALARIES AND WAGES PAID			
Total Salaries and Wages Paid			Amount
			1,645,150

Part V Debt Outstanding, Issued, and Retired			
Transit subsidies			
A. Long-Term Debt			

Debt During the Fiscal Year							
Purpose	Line	Debt Outstanding JULY 1, 2019	Issued	Retired	General Obligation	TIF Revenue	Revenue
Water Utility	1.	2,462,579		245,000			2,217,579
Sewer Utility	2.	963,000		131,000			832,000
Electric Utility	3.						
Gas Utility	4.						
Transit-Bus	5.						
Industrial Revenue	6.						
Mortgage Revenue	7.						
TIF Revenue	8.						
Other Purposes / Miscellaneous	9.						
GO	10.	1,129,900		348,500	781,400		
Parking	11.						
Airport	12.						
Stormwater	13.						
Section 108	14.						
Total Long-Term		4,555,479	0	724,500	781,400	0	3,049,579
B. Short-Term Debt Amount							
Outstanding as of July 1, 2019							
Outstanding as of JUNE 30, 2020							
DEBT LIMITATION FOR GENERAL OBLIGATIONS							
Part VI Actual valuation -- January 1, 2018							
Amount							
						237,148,553	x.0.5 = \$ 11,857,427.65

B. Short-Term Debt Amount		
Outstanding as of July 1, 2019		
Outstanding as of JUNE 30, 2020		
DEBT LIMITATION FOR GENERAL OBLIGATIONS		
Part VI	Amount	
Actual valuation -- January 1, 2018	237,148,553	x.0.5 = \$
11,857,427.65		
Part VII CASH AND INVESTMENT ASSETS AS OF JUNE 30, 2020		

REMARKS	
-	

FY22 Budget Timeline

January 4th – Department Budget Requests Due

January 5th thru 15th – Review and Edit Budget

January 11th – Regular City Council Meeting with Review of Mayor, City Council, Administration and Library Budgets

January 20th – Special Council Meeting to Review Police, Parks & Rec, and Street Department Budgets

January 25th – Regular Council Meeting to Review Wastewater and Water Budgets

February 5th – Notice of Public Hearing #1 Due to Journal Eureka

February 8th – Regular City Council Meeting (No Budget Items)

February 11th – Notice of Public Hearing #1 Published in Journal Eureka

February 22nd – Regular Council Meeting with Public Hearing #1 and Resolution to Approve Maximum Dollar Amount. *(Adopted Resolution must be placed on website, social media, and submitted to County Auditor)*

March 5th – Notice of Public Hearing #2 Due to Journal Eureka

March 8th – Regular City Council Meeting (No Budget Items)

March 11th – Notice of Public Hearing #2 Published in Journal Eureka

March 22nd – Regular Council Meeting with Public Hearing #2 and Resolution to Approve Budget

March 31st – Budget Forms Due

CITY OF ANAMOSA
APPROVAL FORM FOR LIQUOR AND BEER LICENSE APPLICATIONS

Class C Beer/Liquor
Sunday: Yes X No
New Renewal Amended
Circle Appropriate Info.

NAME OF APPLICANT: DIRK DOWNING
TRADE NAME (DBA): TYLER & DOWNING'S BATTERY / Gypsy Moon Boutique
STREET ADDRESS: 122 East Main St.
PHONE (BUSINESS): 3194625533 HOME (OR CELL): 3192107955

The undersigned have by the signatures of the officials noted below, certify that the above mentioned structure conforms to all laws within the jurisdictional limits of enforcement of said officials and may receive approval of this application.

ANAMOSA POLICE DEPARTMENT

The above named applicant(s) is approved by this department to have a beer and/or liquor license at the above location.

[Signature] 10/30/20
Police Chief Date
Leave form at City Hall after Fire and Health signatures are complete

ANAMOSA FIRE DEPARTMENT: Fire Inspection Fee -- \$35.00, includes two inspections. Each inspection after that will be \$25 each. (Make check out to: City of Anamosa)

[Signature] 10-21-20
Fire Chief (or designee) Date
Phone: 319-462-4434 for appointment

JONES COUNTY ENVIRONMENTAL HEALTH DEPARTMENT: (If applicable)

The above mentioned structure and business is in compliance with the Jones County Board of Health Regulations.

[Signature] 10-22-20
Jones County Environmental Health Official Date
Phone: 319-462-4715 for appointment

PLEASE RETURN FORM TO REENIE AT CITY HALL WHEN COMPLETED

Received at City Hall _____ for the _____ Council Meeting

City of Anamosa
Treasurer's Monthly Report
as of October 31, 2020

Fund		Beginning Cash Balance	Monthly Revenue	Monthly Expenditure	Monthly Transfer In	Monthly Transfer Out	Investment Interest	Ending Cash Balance	Investment Balance	Petty Cash	Ending Fund Balance
General **	01	2,787,379.60	559,112.62	284,146.49				3,062,345.73	9,193.59	750.00	3,072,289.32
Fortiture- Police Dept	02	618.25						618.25			618.25
Police Canine	03	4,388.98	0.19					4,389.17			4,389.17
Local Access	04	3,885.86	0.82					3,886.68			3,886.68
Road Use Tax	06	1,231,162.85	47,850.32	7,560.29				1,271,452.88			1,271,452.88
Local Option-35%	09	351,290.04	14,771.71					366,061.75			366,061.75
Local Option-65%	09	457,672.31	27,392.13	59,148.15				425,916.29			425,916.29
Debt Service	11	98,928.52	24,141.80					123,070.32			123,070.32
TIF	12	315,456.47	82,955.84					398,412.31			398,412.31
Special Assessment	13	87,279.85	60.59					87,340.44			87,340.44
Employee Benefit	20	170,897.90	184,279.35					355,177.25			355,177.25
Library Special Gift	21	0.00						0.00	599,333.68		599,333.68
Library Campaign Fund	22	0.00						0.00			0.00
Cemetery Operations	25	10,000.00						10,000.00			10,000.00
Cemetery Perpertual Care	26	96,727.52	225.00					96,952.52			96,952.52
Wetlands Project	46	800.53						800.53			800.53
Consumer Deposits	50	193,065.91	651.10					193,717.01			193,717.01
Water	51	949,209.61	156,377.52	104,974.41				1,000,612.72			1,000,612.72
WasteWater	52	3,675,825.96	186,966.73	84,275.53				3,778,517.16			3,778,517.16
Senior Center	66	0.00						0.00			0.00
Street Projects	70	-5,255.19		8,794.00				-14,049.19			-14,049.19
Water Projects	71	-728,168.25						-728,168.25			-728,168.25
Sewer Projects	72	599,142.44		29,682.50				569,459.94			569,459.94
Downtown Projects	73	-13,659.98						-13,659.98			-13,659.98
Building Projects	74	-5,600.00						-5,600.00			-5,600.00
Park & Rec Projects	75	35,235.50						35,235.50			35,235.50
Capitla Projects	76	0.38						0.38			0.38
Payroll Clearing	99	0.00						0.00			0.00
TOTAL		10,316,285.06	1,284,785.72	578,581.37	0.00	0.00	0.00	11,022,489.41	608,527.27	750.00	11,631,766.68

**Includes Savings Acct and \$7,000 in Library Fund and \$600,000 CD for LCC

Investments can only be used for specific purposes

The beginning cash balance increased by \$18,637.00 due to an adjusting JE from auditor to reflect payroll account balance as of 6/30/14

The beginning cash balance increased by \$9,259.00 due to an adjusting JE from auditor to reflect payroll account balance as of 6/30/15

The beginning cash balance decreased by \$27,650.00 due to an adjusting JE from auditor to reflect payroll account balance as of 6/30/16

(NOTE: General Fund starting balance reflects a JE from auditor to account for payroll account outstanding checks totaling \$14,750 as of 6/30/17)

The beginning cash balance decreased by \$3,301.00 due to an adjusting JE from auditor to reflect payroll account balance as of 6/30/18

CITY OF ANAMOSA

Payments Approved by City Council on November 9, 2020

October Consumer Deposit Refunds

Vendor Name	Description	Amount
BATCHELLER/HALEY	BATCHELLER CONS DEP REF	5.84
FORGE INC	FORGE INC DEP REF	59.50
HERMAN/LUCIA	HERMAN CONS DEP REF	66.97
KRUMHOLZ/ERIK	KRUMHOLZ CONS DEP REF	87.42
LARUE/BRENDA	LARUE CONS DEP REF	41.12
LEE/BRIAN AND ERIN	LEE CONS DEP REF	45.72
MADELINE STUDIOS PHOTO	MADELINE STUDIOS DEP REF	53.29
MARING/DUNCAN	MARING CONS DEP REF	3.47
TAUKE/KARISTA	TAUKE CONS DEP REF	48.75
WIMER/KEVIN	WIMER CONS DEP REF	59.21
WINEKAUF/ANGELA	WINEKAUF CONS DEP REF	82.19
	Final Totals...	553.48

FUND RECAP:

FUND	DESCRIPTION	DISBURSEMENTS
51	WATER FUND	553.48
	TOTAL ALL FUNDS	553.48

October Manual Checks

Date Issued	Warrant	In Favor of	Check Amount	Description
10/31/2020	63754	LAFFER/KRYSTINA	3.14-	CHECK VOID TREASURE HUNT
10/31/2020	63826	TAYLOR/MYRNA	259.71-	OVERPAYMENT VOID
10/31/2020	63915	GREGORY/TIM	76.29-	CHECK VOID TREASURE HUNT
10/31/2020	63927	SURI/RAJINDAR	30.03-	CHECK VOID TREASURE HUNT
10/31/2020	64185	FRIZZELL/HALLEE	5.53-	REFUND VOID TREASURE HUNT
10/31/2020	64415	LARRIMORE/ROBERT & KATHY	71.71-	CHECK VOID TREASURE HUNT
10/31/2020	64747	MI2 OPERATING SYSTEMS	2,500.00-	PAYMENT VOID
10/31/2020	65922	PAYROLL TRANSFER	91,582.18	PAYROLL TRANS OCT 2
10/31/2020	65923	FBI-LEEDA	695.00	CLI-CLIVE BROLAW
10/31/2020	65925	US POSTMASTER	114.33	UB REMINDER NOTICES
10/31/2020	65926	PAYROLL TRANSFER	3,944.83	COUNCIL PAYROLL
10/31/2020	65927	A-1 CRANE RENTAL & MACHINERY	312.00-	WRONG VENDOR

10/31/2020	65928	ACME TOOLS
10/31/2020	65992	AT&T MOBILITY

449.88-	DUPLICATE PAYMENT
49.82	CELL PHONE SRVS ADMIN
49.82	CELL PHONE SRVS STREET
49.82	CELL PHONE SRVS LCC
99.64	CELL PHONE SRVS WATER
194.23	CELL PHONE SRVS WWTR
49.82	CELL PHONE SRVS LIBRARY

TOTAL **	65992	
10/31/2020	65993	INTERNAL REVENUE SERVICE
10/31/2020	65994	PAYROLL TRANSFER
10/31/2020	65995	US POSTMASTER
10/31/2020	66053	PAYROLL TRANSFER
TOTAL		

493.15	
1,152.49	941 DEPOSIT/INTEREST
68,280.99	OCT 16 PAYROLL TRANS
531.36	SEP UB BILLINGS
68,307.14	OCT 30 PAYROLL TRANSFER
231,393.18	

FUND RECAP:

FUND	DESCRIPTION
01	GENERAL FUND
06	ROAD USE TAX FUND
51	WATER FUND
52	WASTEWATER FUND
TOTAL	ALL FUNDS

DISBURSEMENTS

182,908.94
49.82
20,563.76
27,870.66
231,393.18

November 9, 2020 Council Vouchers

Date Issued Warrant In Favor of

11/09/2020	66055	AEROMOD
11/09/2020	66056	ALLIANT ENERGY

Check Amount	Description
472.76	VALVE GASKET REPAIR KITS
142.69	PD
170.57	FD
6,580.06	WELLS
5,386.81	STREET LIGHTS
34.93	SIREN
1,064.27	LIBRARY
451.01	PARKS
113.12	POOL
113.12	STREETS DEPT
427.05	CITY HALL
1,097.11	LCC

			12,810.38	WWTR PLANT
TOTAL **	66056		28,391.12	
11/09/2020	66057	AT&T MOBILITY	49.87	ADMIN
			49.87	STREET
			452.76	PD
			49.87	LCC
			99.74	WATER
			194.45	WWTR
			49.87	LIBRARY
TOTAL **	66057		946.43	
11/09/2020	66058	AUTOMOTIVE SERVICES	1,059.17	4 TIRES ALIGNMENT TRUCK
11/09/2020	66059	BARRON MOTOR SUPPLY	8.76	GROTE
			650.00	55G EXP 15W40 CORE
TOTAL **	66059		658.76	
11/09/2020	66060	BRINCKS/BETH	20.00	PHONE REIMB
			173.65	IMFO CONFERENCE MILEAGE
TOTAL **	66060		193.65	
11/09/2020	66061	BROKAW/NICK	146.05	MILEAGE FBI LEADERSHIP
			72.33	MEALS FBI LEADERSHIP
TOTAL **	66061		218.38	
11/09/2020	66062	CENTURYLINK	124.55	PD
			56.38	FD
			153.06	LIBRARY
			274.27	CITY HALL
			63.57	WATER DEPT
			225.70	WWTR
TOTAL **	66062		897.53	
11/09/2020	66063	CREATIVE FORMS & CONCEPT, INC.	320.68	W2 AND 1099 FORMS
11/09/2020	66064	CREATIVE SVS OF NEW ENGLAND	184.95	JUNIOR BADGE STICKERS
11/09/2020	66065	CYRIL FROMMELT	32,000.00	DERECHO TREE REMOVAL
11/09/2020	66066	DIGITAL ALLEY, INC	480.00	16 BATTERIES
			32.00	8 FABRIC CLIPS
			390.00	2 CHEST CAMERAS
			80.00	EXTENDED BATTERY COVERS
			50.00	SHIPPING
TOTAL **	66066		1,032.00	

11/09/2020	66067	DOCHTERMAN/KYLE	20.00	PHONE REIMB
11/09/2020	66068	ELAN-CARDMEMBER SERVICE	45.35	GASOLINE
			1.00	LAST PAYMENT LEFT OVER
			25.00	BUDGET WORKSHOP
			3.88	4 AEROSOL
			45.89	HP 63 COMBO
			35.76	64G USB 2PK
			5.99	SALES TAX WASTEWATER
TOTAL **	66068		162.87	
11/09/2020	66069	HOLIDAY INN AIRPORT DES MOINES	100.80	IMFOA CONF BRINCKS LODGE
11/09/2020	66070	HOUSBY HEAVY EQUIPMENT	476.75	SKIDSTEER GLASS REPLACMT
11/09/2020	66071	HOWARD R GREEN	22,659.51	WELL #6 PRELIM DESIGN
			161.25	FIRE FLOW DATA & MAP
TOTAL **	66071		22,820.76	
11/09/2020	66072	IIW	1,266.75	BRIDGE INSPECTION
11/09/2020	66073	INFRASTRUCTURE TECHNOLOGY SOLU	143.00	GB ITS ONLINE BACKUP
11/09/2020	66074	IOWA ASSOC. OF MUNICIPAL UTIL.	784.40	ICIASSO DUES
			1,568.80	ECIASSO DUES
TOTAL **	66074		2,353.20	
11/09/2020	66075	IOWA DEPT OF NATURAL RESOURCES	60.00	DOCHTERMAN EXAM FEE
			30.00	NEVERMAN EXAM FEE
TOTAL **	66075		90.00	
11/09/2020	66076	IOWA DEPT. OF PUBLIC HEALTH	453.00	JULY-SEPT IA ONLINE WARR
11/09/2020	66077	IOWA ONE CALL	83.30	EMAIL NOTFICATIONS
			83.30	EMAIL NOTIFICATIONS
TOTAL **	66077		166.60	
11/09/2020	66078	IOWA PRISON INDUSTRIES	161.25	COPIES
			41.72	AIR FILTERS
			62.40	STREET SIGN
			115.00	DOOR HANGERS
TOTAL **	66078		380.37	
11/09/2020	66079	IOWA RURAL WATER ASSOCIATION	340.00	WATER & WASTEWATER CLASS
11/09/2020	66080	J&R RENTAL	15.00	HARD HAT
11/09/2020	66081	JOHN DEERE FINANCIAL	310.96	JEANS BIBS BOOT CARSON
			128.19	SHOP TOWELS CLEANER LUBE
			285.99	GREASE GUN 2 YEAR WARRTY

			5.91	BOLTS NUTS
			2.45	BOLTS NUTS WASHERS
			16.98	PRESSURE VALVES REGULTRS
			99.99	LINED BIB DOCHTERMAN
			49.98	2 GRASS SEED EROSION
			4.99	LED BULB
TOTAL **	66081		905.44	
11/09/2020	66082	JULIAN PRINTING COMPANY	272.85	BOTTLE TARGETS
11/09/2020	66083	KONICA MINOLTA BUSINESS SOLUTI	30.02	COPIES
11/09/2020	66084	KONICA PREMIER FINANCE	75.85	COPIER RENTAL
11/09/2020	66085	KRAUS PLUMBING & HEATING	5,176.35	402 N WILLIAMS SERVICE
11/09/2020	66086	L.L. PELLING COMPANY	818.10	PREMIX
			540.00	STREETS PREMIX
TOTAL **	66086		1,358.10	
11/09/2020	66087	LINOH20, LLC	260.00	CALIBRATED NEW DO PROBE
			1,200.00	REFORM FLOW METER CALIBR
TOTAL **	66087		1,460.00	
11/09/2020	66088	LODE/ERIC	20.00	PHONE REIMB
11/09/2020	66089	LYNCH DALLAS, P.C.	1,657.00	GENERAL LEGAL
			562.00	REAL ESTATE
			156.95	POLICE PROSECUTION
			423.50	NUISANCE ENFORCEMENT
			431.00	NUISANCE
			346.50	HUMAN RESOURCES
TOTAL **	66089		3,576.95	
11/09/2020	66090	MATHESON TRI-GAS INC	57.21	OCT RENTAL
11/09/2020	66091	MCALEER	17.00	WWTR COOLER RENT
			29.00	CH COOLER RENT
TOTAL **	66091		46.00	
11/09/2020	66092	MEDIACOM	51.57	ONLINE MODEM SERVICE
11/09/2020	66093	MUNICIPAL SUPPLY, INC.	710.00	1.5 METER REGISTER
			7,776.00	510M RADIO READS
TOTAL **	66093		8,486.00	
11/09/2020	66094	RECREATIONAL MOTOR SPORTS	301.60	SHIPPING BOXES
			51.77	CHAIN LUB AIR FILTERS
TOTAL **	66094		353.37	

11/09/2020	66095	RED'S SALES & SERVICE	35.95	OIL CHANGE LUBE
11/09/2020	66096	SADDLER POWER TRAIN	492.55	TRUCK LIGHTS REFL STOCK
			1,784.65	HEAVY TRUCK JACK STANDS
			132.79	LED LIGHT TRUCK
			58.90	AIR TANK STRAP
			982.24	AIR TANK REPLACEMENT
TOTAL **	66096		3,451.13	
11/09/2020	66097	SCHNEITER WEERS INSURANCE	3,861.00	108 N FORD PD INSURANCE
11/09/2020	66098	STOREY KENWORTHY	313.84	COPY PAPER ENVELOPES
11/09/2020	66099	THOMAS/GINGER	20.00	PHONE REIMB
11/09/2020	66100	TREASURER STATE OF IOWA	832.00	SEWER SALES
			139.00	SEWER LOST
			4,857.00	WATER WET
TOTAL **	66100		5,828.00	
11/09/2020	66101	TRUCK COUNTRY OF CEDAR RAPIDS	13.97	SWITCH PRESSURE
11/09/2020	66102	U.S. CELLULAR	18.22	TABLET 4620033
			62.61	TABLET 480 7928
			47.67	TABLET 480 8342
			172.88	PD MOBILE INTERNET
TOTAL **	66102		301.38	
11/09/2020	66103	USA BLUE BOOK	176.40	MLSS FILTERS
11/09/2020	66104	WEBER STONE COMPANY	567.25	BLACK DIRT
11/09/2020	66105	WELAND CLINCAL LABS	127.00	DRUG SCREEN INVESTIGTRY
11/09/2020	66106	WOODWARD COMMUNITY MEDIA	45.00	SUBSCRIPTIONS
TOTAL			131,775.16	

FUND RECAP:

FUND	DESCRIPTION	DISBURSEMENTS
01	GENERAL FUND	53,959.92
06	ROAD USE TAX FUND	6,857.69
09	LOCAL OPTION TAX	5,386.81
51	WATER FUND	22,230.99
52	WASTEWATER FUND	20,680.24
71	WATER PROJECTS	22,659.51
TOTAL	ALL FUNDS	131,775.16

October Cash Receipts by Fund

FUND RECAP:

FUND	DESCRIPTION	RECEIPTS
01	GENERAL FUND	42,353.12
06	ROAD USE TAX FUND	47,850.32
09	LOCAL OPTION TAX	42,141.74
26	CEMETERY PERPETUAL CARE FUND	225.00
50	CONSUMER DEPOSITS FUND	2,400.00
51	WATER FUND	801.28
52	WASTEWATER FUND	48,597.80
TOTAL	ALL FUNDS	184,369.26