

AGENDA

COUNCIL MEETING
Tuesday, March 8, 2022
5:30 P.M.

CITY HALL COUNCIL CHAMBERS

I. CALL TO ORDER:

II. OPEN FORUM: This is a time for any concerned citizen to speak to the Council on an item that is not on the agenda. Limit of 3-5 minutes per speaker.

III. CONSENT ITEMS:

- A. 2/22/22 regular Council minutes.
- B. Peony Chinese Restaurant, Special Class C Liquor License
- C. Pay estimate #3 of \$8,812.00 of CDBG funds for 200 E. State Street.
- D. Payment of monthly bills

IV. NEW BUSINESS:

- A. Public Hearing for adoption of 2022-2023 Budget.
- B. Consider approval of resolution adopting 2022-2023 budget.
- C. Public Hearing on the sale of property located at 107 North Chestnut Street.
- D. Consider resolution approving sale and redevelopment of property located at 107 North Chestnut Street.
- E. Consider resolution approving economic development forgivable loan agreement with Cretsinger & Greiner Properties, LLC.
- F. Public Hearing on the sale of property located at 105 North Chestnut Street.
- G. Consider resolution approving sale and redevelopment of property located at 105 North Chestnut Street.
- H. Consider resolution approving economic development forgivable loan agreement with Heisterkamp Properties, LLC.
- I. Consider approval of Market to Market event for Saturday, May 14, 2022
- J. Consider approval to hire Elijah Block as Golf Course Clubhouse Manager.
- K. Consider approval to hire Dave Destival as Golf Course Greenskeeper at \$20 per hour.
- L. Consider approval to hire Cemetery/Parks Worker
- M. Consider approval to promote Duane Onken to Lead Position for Cemetery and Parks
- N. Consider approval of one-time funding request for Bell Tower Festival Committee.
- O. Main Street/Chamber Quarterly Report.

V. REPORTS:

- A. Engineer, City Clerk, Attorney, City Administrator
- B. Departments
- C. Council & Committees
- D. Mayor

VI. ADJOURN.

AGENDA SUMMARY

DATE 3/8/22

NEW BUSINESS

- A. **Public Hearing for adoption of 2022-2023 Budget.** Attached is the proposed budget.
- B. **Consider approval of resolution adopting 2022-2023 budget.**
- C. **Public Hearing on the sale of property located at 107 North Chestnut Street.**
- D. Consider resolution approving sale and redevelopment of property located at 107 North Chestnut Street.
- E. Consider resolution approving economic development forgivable loan agreement with Cretsinger & Greiner Properties, LLC. Attached is the agreement.
- F. **Public Hearing on the sale of property located at 105 North Chestnut Street.**
- G. Consider resolution approving sale and redevelopment of property located at 105 North Chestnut Street. Attached is the agreement
- H. Consider resolution approving economic development forgivable loan agreement with Heisterkamp Properties, LLC.
- I. **Consider approval of Market to Market event for Saturday, May 14, 2022.** Request reviewed by Street committee to hold the Market to Market race event on Lincoln Way from approximately 5:00 AM to 11:00 AM.
- J. **Consider approval to hire Elijah Block as Golf Course Clubhouse Manager.** The position is an 8 month seasonal position with a recommended salary of \$30,000.
- K. Consider approval to hire Dave Destival as Golf Course Greenskeeper at \$20 per hour.
- L. Consider approval to hire Cemetery/Parks Worker.
- M. Consider approval to promote Duane Onken to Lead Position for Cemetery and Parks.
- N. **Consider approval for one time funding request for Bell Tower Festival Committee.** At the 2/22/22 Council meeting the Council was favorable of a one time request for \$12,170 towards for the enhancement of the 2022 Bell Tower Festival. The Council directed Staff to review sources of funding. Staff is recommending the use of Hotel/Motel funds.
- O. **Main Street/Chamber Quarterly Report.** Report attached

COUNCIL MEETING
FEBRUARY 22, 2022
5:30 P.M.

PRESENT: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek
ABSENT: None

Mayor Gordon presided.

No citizens spoke during Open Forum.

On motion by Sloan, second by Jackson, the Council approved the following consent agenda:
February 8, 2022 Council Minutes.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek
NAY: None

Michael Palmer, City Administrator recognized Dave Davis with 34+ years of service. Dave has been with the City of Jefferson since October 1, 1987 and will retire on February 28, 2022.

RESOLUTION NO. 11-22

On motion by Ahrenholtz, second by Zmolek, the Council approved Resolution No. 11-22, a resolution setting time and place for public hearing concerning the Budget for Fiscal Year 2022/2023. Public Hearing will be held March 8, 2022 at 5:30 p.m.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz
NAY: None

RESOLUTION NO. 12-22

On motion by Sloan, and second by Wetrich, the Council approved Resolution No. 12-22, a resolution proposing agreement for sale and redevelopment of property at 107 North Chestnut Street and setting Public Hearing for March 8, 2022 at 5:30 p.m.

AYE: Jackson, Ahrenholtz, Sloan, Zmolek, Wetrich
NAY: None

RESOLUTION NO. 13-22

On motion by Wetrich, and second by Jackson, the Council approved Resolution No. 13-22, a resolution proposing agreement for sale and redevelopment of property at 105 North Chestnut Street and setting Public Hearing for March 8, 2022 at 5:30 p.m.

AYE: Wetrich, Zmolek, Ahrenholtz, Jackson, Sloan
NAY: None

On motion by Jackson, second by Zmolek, the Council approved the assignment of Development Agreement from Jefferson Veterinary Clinic to Fairview Veterinary Clinic.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz
NAY: None

On motion by Sloan, second by Wetrich, the Council approved to purchase interior equipment for animal shelter for Dog Kennels in the amount of \$21,860.80 and Cat Cages in the amount of \$13,942.73 for a total of \$35,803.53.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek
NAY: None

On motion by Sloan, second by Zmolek, the Council approved of engineering agreement with Bolton and Menk of \$68,200.00 for Russell Street water line replacement project.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz
NAY: None

On motion by Wetrich, second by Ahrenholtz, the Council approved a service agreement with Bolton and Menk of \$74,370.00 for Public Utility Data Collection and ArcGIS Online Administration.

AYE: Sloan, Jackson, Zmolek, Wetrich, Ahrenholtz
NAY: None

On motion by Jackson, second by Wetrich, the Council approved an addendum to professional service agreement with Bolton and Menk of \$2,500.00 for East Lincoln Way Corridor improvements.

AYE: Zmolek, Ahrenholtz, Jackson, Sloan, Wetrich
NAY: None

Bell Tower Festival Committee gave a presentation on the Bell Tower Festival Proposal asking the Council to cover the cost of "Gotcha Games" carnival in the amount of \$12,170.00. No action was taken. Item will be added to next Council meeting agenda.

There being no further business the Council agreed to adjourn at 6:03 p.m.

Matt Gordon, Mayor

Roxanne Gorsuch, City Clerk

BUDGET FY 2022		General Accounting Expenditure								DOCUMENT NUMBER 3						
		DATE 3/3/2022				ACCTG PERIOD (mm/yy)										
VENDOR CODE						AGENCY NAME										
VENDOR NAME AND ADDRESS City of Jefferson 220 N. Chestnut Jefferson, IA 50129						BILL TO ADDRESS (ORDERING AGENCY) Iowa Economic Development Authority 200 E. Grand Ave. Des Moines, Iowa 50309				SHIP TO ADDRESS						
TERMS		FOB		ORDER APPROVED BY				GOODS RECEIVED/SERVICES PERFORMED								
								DATE		INITIALS						
QUANTITY				VENDOR'S INVOICE NUMBER 3												
ORDERED	RECEIVED	UNIT OF MEASURE		Request for Payment under CDBG Contract Number: #20-HSGU-001 Report Number: <u> 3 </u>				UNIT PRICE		TOTAL PRICE 8,812.00						
DOCUMENT TOTAL									8,812.00							
CLAIMANT'S CERTIFICATION						AGENCY CERTIFICATION										
I CERTIFY THAT THE ITEMS FOR WHICH PAYMENT IS CLAIMED WERE FURNISHED FOR STATE BUSINESS UNDER THE AUTHORITY OF THE LAW AND THAT THE CHARGES ARE REASONABLE, PROPER, AND CORRECT, AND NO PART OF THIS CLAIM HAS BEEN PAID.						I CERTIFY THAT THE ABOVE EXPENSE WERE INCURRED AND THE AMOUNTS ARE CORRECT AND SHOULD BE PAID FROM THE FUNDS APPROPRIATED BY: CODE OR CHAPTER SECTION(S)										
DATE		TITLE														
CLAIMANT'S SIGNATURE						AUTHORIZED SIGNATURE										
THE FOLLOWING FIELDS ARE FOR STATE ACCOUNTING USE ONLY																
DOC TYPE (GAX) GAX		DOC NUMBER 3		DOC DATE		ACCTG PRD	BUDGET FY #####	ACTION NEW/MOD	PO SHIP INSTR	GAX TYPE 1	INT IND	INT SELLER FUND	INT SELLER AGCY			
VENDOR CODE 2129431		ADDR OVERRIDE	F/A INDICATOR	EFT IND Y	TEXT -po's only (Y/N)			TEXT (po's only)								
REF DOC TYPE		REF DOC NUMBER		REF DOC LINE		COM LN	VEND INVOICE # 3		COMMODITY CODE		GS CONTRACT					
LINE	FUND	AGCY	ORG	SUB ORG	ACTV	FUNC	OBJT	SUB OBJT	JOB NUMBER	REP CAT	QUANTITY / UNITS	I/D	DESCRIPTION	AMOUNT	I/D	P/F
01	0340	269	4610	#2			4125							8,812.00		
02																
03																
04																
05																
06																
07																

DOCUMENT TOTAL **8,812.00**

GAX

WARRANT #

AUDITED BY

PAID DATE

FISCAL YEAR JULY 1, 2022 - JUNE 30, 2023
 ADOPTION OF BUDGET AND CERTIFICATION OF CITY TAXES
 The City of: JEFFERSON County Name: GREENE COUNTY

Adopted On: 3/8/2022 Resolution: 14-22

The below-signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages.

		With Gas & Electric		Without Gas & Electric	
Regular	2a	140,765,495	2b	137,932,978	City Number: 37-349 Last Official Census: 4,182
DEBT SERVICE	3a	175,784,930	3b	172,952,413	
Ag Land	4a	2,228,878			

TAXES LEVIED

Purpose	Dollar Limit	ENTER FIRE DISTRICT RATE BELOW		Request with Utility Replacement	Property Taxes Levied		Rate
Regular General levy	8.10000		5	1,140,201	1,117,257	43	8.10000
Non-Voted Other Permissible Levies							
Contract for use of Bridge	0.67500		6		0	44	0.00000
Opr & Maint publicly owned Transit	0.95000		7		0	45	0.00000
Rent, Ins. Maint of Civic Center	Amt Nec		8		0	46	0.00000
Opr & Maint of City owned Civic Center	0.13500		9		0	47	0.00000
Planning a Sanitary Disposal Project	0.06750		10		0	48	0.00000
Aviation Authority (under sec.330A.15)	0.27000		11		0	49	0.00000
Levee Impr. fund in special charter city	0.06750		13		0	51	0.00000
Liability, property & self insurance costs	Amt Nec		14	50,000	48,994	52	0.35520
Support of a Local Emerg.Mgmt.Comm.	Amt Nec		462		0	465	0.00000
Voted Other Permissible Levies							
Instrumental/Vocal Music Groups	0.13500		15		0	53	0.00000
Memorial Building	0.81000		16		0	54	0.00000
Symphony Orchestra	0.13500		17		0	55	0.00000
Cultural & Scientific Facilities	0.27000		18		0	56	0.00000
County Bridge	As Voted		19		0	57	0.00000
Missi or Missouri River Bridge Const.	1.35000		20		0	58	0.00000
Aid to a Transit Company	0.03375		21		0	59	0.00000
Maintain Institution received by gift/devise	0.20500		22		0	60	0.00000
City Emergency Medical District	1.00000		463		0	466	0.00000
Support Public Library	0.27000		23		0	61	0.00000
Unified Law Enforcement	1.50000		24		0	62	0.00000
Total General Fund Regular Levies (5 thru 24)			25	1,190,201	1,166,251		
Ag Land	3.00375		26	6,695	6,695	63	3.00375
Total General Fund Tax Levies (25 + 26)			27	1,196,896	1,172,946		
Special Revenue Levies							
Emergency (if general fund at levy limit)	0.27000		28	38,007	37,242	64	0.27000
Police & Fire Retirement	Amt Nec		29		0		0.00000
FICA & IPERS (if general fund at levy limit)	Amt Nec		30	252,218	247,143		1.79176
Other Employee Benefits	Amt Nec		31	335,097	328,354		2.38053
Total Employee Benefit Levies (29,30,31)			32	587,315	575,497	65	4.17229
Sub Total Special Revenue Levies (28+32)			33	625,322	612,739		
As Req		With Gas & Elec Valuation		Without Gas & Elec Valuation			
SSMID 1		0	34	0	0	66	0.00000
SSMID 2		0	35	0	0	67	0.00000
SSMID 3		0	36	0	0	68	0.00000
SSMID 4		0	37	0	0	69	0.00000
SSMID 5		0	555	0	0	565	0.00000
SSMID 6		0	556	0	0	566	0.00000
SSMID 7		0	1177	0	0	1179	0.00000
SSMID 8		0	1185	0	0	1187	0.00000
Total Special Revenue Levies			39	625,322	612,739		
Debt Service Levy 76.10(6)	Amt Nec		40	426,202	419,335	70	2.42457
Capital Projects (Capital Improv. Reserve)	0.67500		41		0	71	0.00000
Total Property Taxes (27+39+40+41)			42	2,248,420	2,205,020	72	15.32206

(Signature)

(Date)

(County Auditor)

(Date)



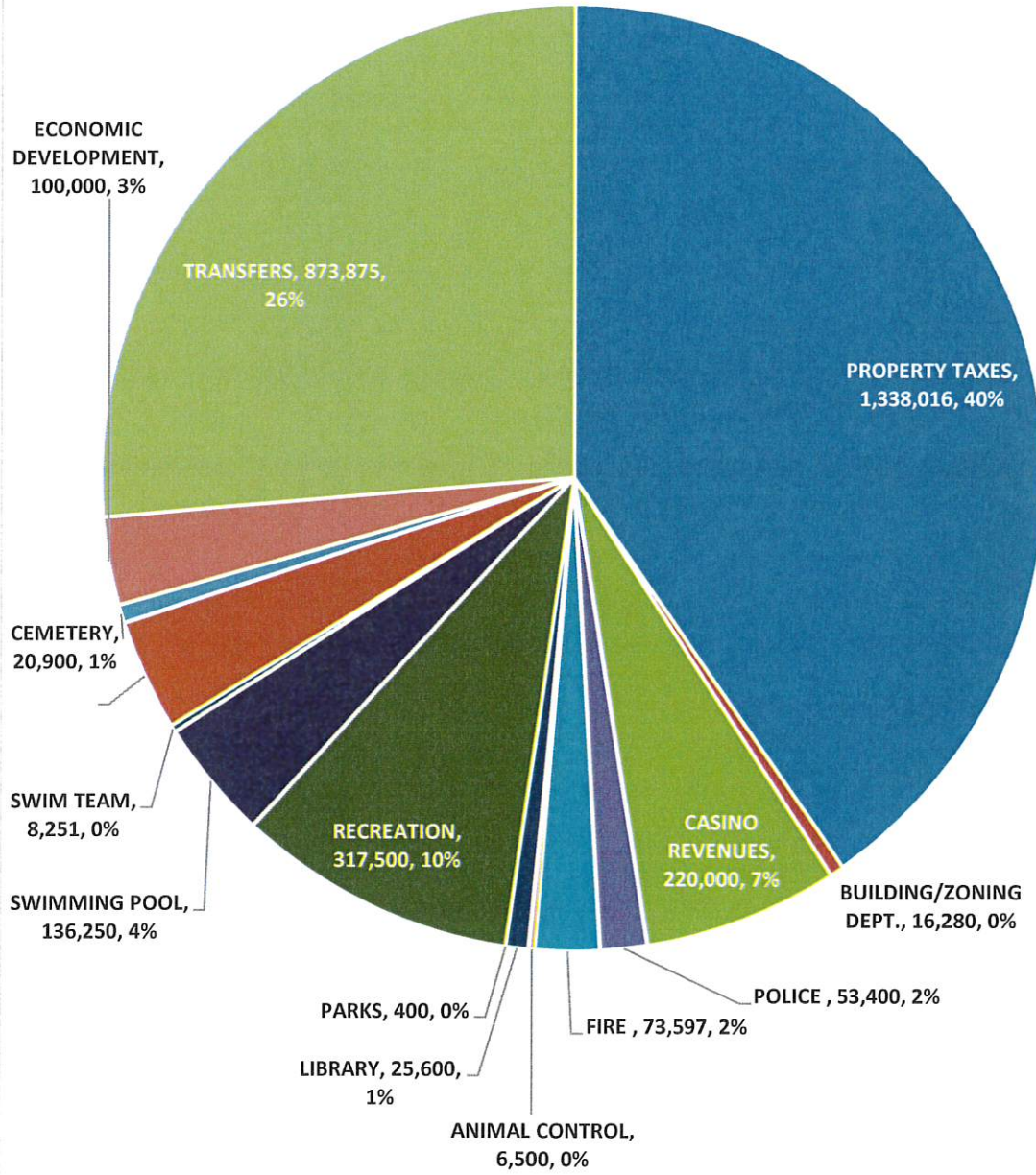
*2022-2023 Budget
City of Jefferson*

Table of Contents

<i>Valuation/Levy Information.....</i>	<i>1</i>
<i>General Fund Revenue Pie Chart.....</i>	<i>2</i>
<i>General Fund Expenditure Pie Chart.....</i>	<i>3</i>
<i>Summary of General Fund Revenues/Expenditures.....</i>	<i>4</i>
<i>Police.....</i>	<i>7</i>
<i>Fire.....</i>	<i>8</i>
<i>Animal Control/Sirens/Streets/Pest Control.....</i>	<i>9</i>
<i>Parks.....</i>	<i>10</i>
<i>Library.....</i>	<i>11</i>
<i>Recreation.....</i>	<i>12</i>
<i>Pool/Swim Team.....</i>	<i>13</i>
<i>Golf Course.....</i>	<i>14</i>
<i>Cemetery/ Economic Development.....</i>	<i>15</i>
<i>Building Department.....</i>	<i>16</i>
<i>Administration.....</i>	<i>17</i>
<i>Road Use Tax.....</i>	<i>18</i>
<i>Water.....</i>	<i>19</i>
<i>Wastewater.....</i>	<i>21</i>
<i>Sanitation.....</i>	<i>22</i>
<i>Recycling.....</i>	<i>23</i>
<i>Airport.....</i>	<i>24</i>
<i>L.O.S.T.....</i>	<i>25</i>

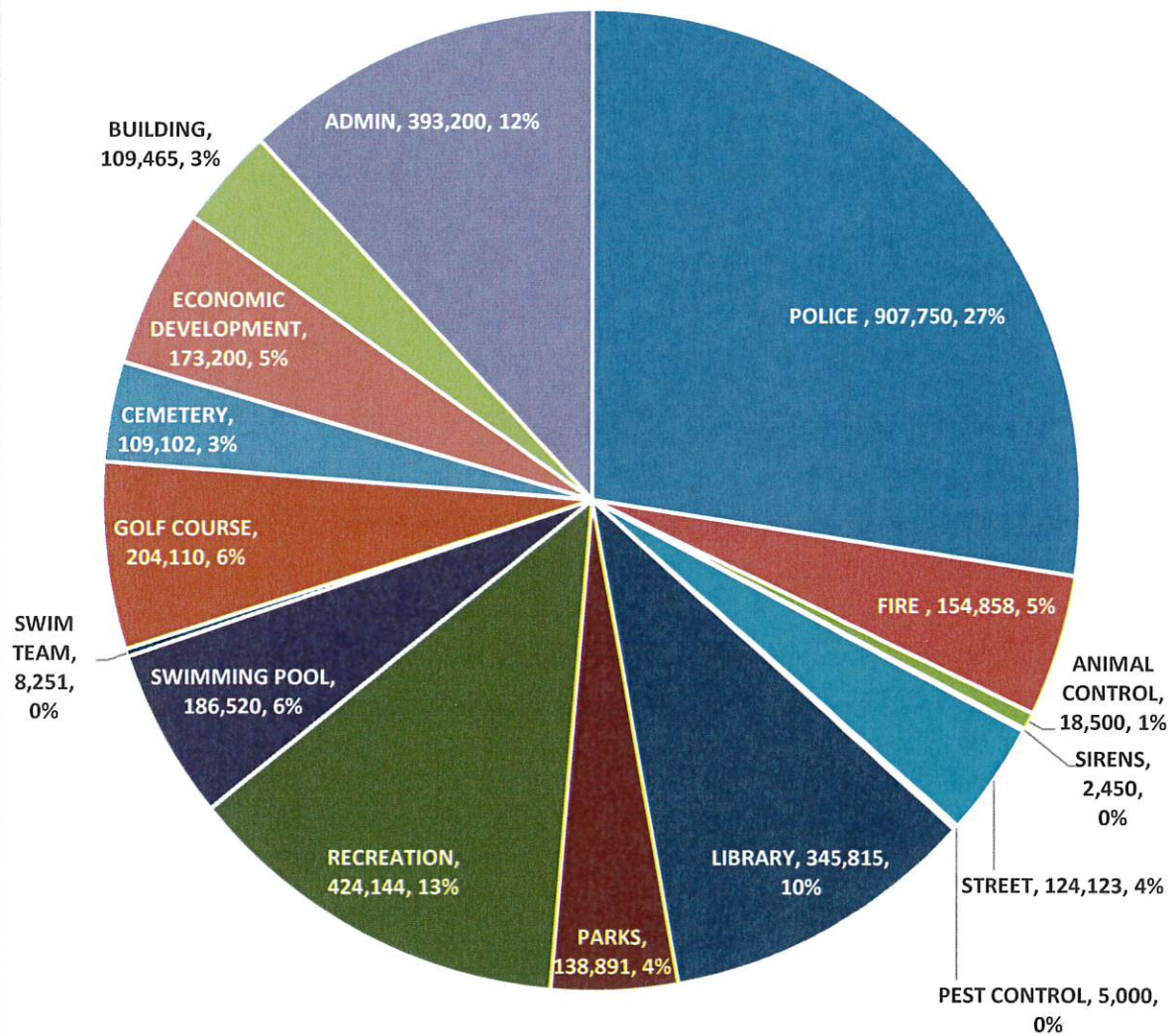
	100% Valuation	Rollback Percent Residential	Rollback Percent Commercial	Rollback Percent Multi-Family	Valuation General Fund Use	Valuation Debt Serv. Use	General Fund Levy	Debt Service Levy	Total GF/DS Levy
Jan, 2021 for FY2022-2023	284,311,704	54.1302	90.00	0	140,765,495	175,784,930	12.9	2.42	15.32
Jan, 2020 for FY2021-2022	274,618,100	56.4094	90.00	67.50	147,690,938	176,334,388	12.55	2.36	14.91
Jan, 2019 for FY 2020-2021	278,774,398	55.0743	90.00	71.25	148,811,130	177,904,241	12.39	2.71	15.10
Jan , 2018 for FY 2019-2020	251,946,171	56.9180	90.00	75.00	142,727,395	161,489,546	12.48	2.33	14.81
Jan , 2017 for FY 2018-2019	246,680,059	55.6209	90.00	78.75	136,624,253	158,450,947	12.68	2.15	14.83
Jan , 2016 for FY 2017-2018	224,673,142	56.9391	90.00	82.50	129,606,848	146,926,129	12.83	2.32	15.15
Jan , 2015 for FY 2016-2017	203,550,090	55.6259	90.00	86.25	123,067,968	128,171,661	12.58	2.64	15.22
Jan , 2014 for FY 2015-2016	197,160,516	55.7335	90.00	100.00	120,866,664	123,886,721	12.59	2.67	15.26
Jan 1, 2013 for FY 2014-2015	194,295,200	54.4002	95.00	100.00	121,154,451	124,220,910	12.3879	2.89686	15.28476
Jan 1, 2012 for FY 2013-2014	194,295,200	52.8166	100.00	100.00	119,879,443	122,994,012	12.3267	2.98023	15.30693
Jan 1, 2011 for FY 2012-2013	195,382,976	50.7518	100.0000	100.00	118,280,054	121,624,254	12.25063	2.89239	15.14302
Jan 1, 2010 for FY 2011-2012	195,862,599	48.5299	100.0000	100.00	117,611,598	118,916,898	12.19016	2.95286	15.14302
Jan 1, 2009 for FY 2010-2011	193,896,249	46.9094	100.0000	100.00	112,572,174	115,628,478	12.26359	2.98612	15.24971
Jan 1, 2008 for FY 2009-2010	191,503,061	45.5893	100.0000	100.00	110,013,482	112,810,083	12.28633	2.96295	15.24928
Jan 1, 2007 for FY 2008-2009	188,042,384	44.0803	99.7312	100.00	106,333,538	109,080,138	12.51916	3.09865	15.61781
Jan 1, 2006 for FY 2007-2008	169,473,485	45.5596	100.0000	100.00	94,120,103	102,560,876	12.78758	3.32664	16.11422
Jan 1, 2005 for FY 2006-2007	167,093,600	45.9960	99.1509	100.00	94,461,798	101,746,895	12.43423	3.99824	16.43247
Jan 1, 2004 for FY 2005-2006	163,748,548	47.9642	100.0000	100.00	95,912,127	101,718,512	12.37732	4.08516	16.46248

FY 2022-2023 General Fund Revenues



TOTAL GENERAL FUND REVENUE: \$3,316,869

FY 2022-2023 General Fund Expenditures



TOTAL GENERAL FUND EXPENDITURES: \$3,305,379

	2017-2018	2018-2019	2018-2019	2019-2020	2019-2020	2020-2021	2020-2021	2021-2022	2022-2023
<u>GENERAL FUND REVENUES</u>	BUDGET	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	PROPOSED
PROPERTY TAXES	1,050,996	1,031,656	1,200,662	1,116,092	1,249,030	1,205,370	1,304,829	1,230,000	1,203,968
AG LAND PROPERTY TAXES	4,500	5,601	5,627	5,778	5,735	5,771	5,720	6,000	5,750
PROPERTY TAX BACKFILL	-	0	0	0	0	0	0	90,000	78,000
PROPERTY TAXES-LIAB INS.	42,000	42,000	0	45,000	0	50,000	0	50,000	50,000
	1,097,496	1,079,257	1,206,289	1,166,870	1,254,765	1,261,141	1,310,549	1,376,000	1,337,718
BEER LICENSES	5,600	5,600	5,707	5,600	7,133	5,600	2,810	7,000	6,000
CIGARETTE PERMITS	600	600	825	675	675	675	600	700	650
	6,200	6,200	6,532	6,275	7,808	6,275	3,410	7,700	6,650
<u>BUILDING/ZONING DEPT.</u>									
BUILDING/CONSTRUCTION PERM	8,000	9,000	23,589	10,000	27,349	10,000	15,450	10,000	14,000
CODE ENFORCEMENT LIENS	2,000	1,000	130	500	0	500	0	200	130
MOW/SNOW PROPERTIES	-	0	3,055	0	0	0	2,600	1,000	1,000
PLANNING & ZONING FEES	100	200	0	200	250	200	533	200	250
PRELIMINARY PLAT/PLAT OF SURVEY	-	0	850	0	450	0	0	300	300
WATER, SEWER, EXCAV. PERMI	100	100	0	100	0	100	0	100	100
MISC. LICENSES & PERMITS	500	400	335	400	625	400	420	500	500
SALE OF LOTS/DONATIONS	0	0	0	0	0	0	45,423	0	0
	10,700	10,700	27,959	11,200	28,674	11,200	64,426	12,300	16,280
CASINO REVENUES	148,000	141,000	145,261	138,000	112,132	138,000	160,212	138,000	170,000
GROW GREENE COUNTY	50,000	40,000	0	40,000	40,000	40,000	40,000	40,000	50,000
	198,000	181,000	145,261	178,000	152,132	178,000	200,212	178,000	220,000
INTEREST ON INVESTMENTS (GF IPAIT)	25	25	1,210	10	614	10	173	600	2,300
INTEREST NOW ACCOUNT	1,500	1,500	3,364	2,500	2,950	8,400	2,695	3,000	3,000
INTEREST ON RUT INVESTMENT	800	800	3,534	800	13,853	800	1,347	1,000	1,450
RENTAL-GRAVITATE/WELCH AVE LLC	-	0	0	0	4,400	0	17,938	9,000	23,876
RENTAL-HEARTLAND BANK	-	0	0	0	0	0	31,414	10,800	0
	2,325	2,325	8,108	3,310	21,818	9,210	53,567	24,400	30,626
MISCELLANEOUS	15,000	15,000	49,802	20,000	22,960	20,000	48,146	20,000	25,000
<u>POLICE DEPARTMENT</u>									
BIKES AND MISCELLANEOUS	5,000	5,000	1,578	5,000	3,136	5,000	96,406	5,000	5,000
COURT FINES	13,000	18,000	39,105	26,000	27,971	29,000	29,590	24,000	29,000
ANIMAL LICENSING FEES	1,500	1,500	1,120	1,200	613	1,300	581	1,200	700
PARKING TICKETS	1,850	1,500	610	1,000	950	1,000	866	1,000	1,000
TOWED VEHICLES/IMPOUND FEES	2,000	2,000	4,164	2,000	10,081	3,500	930	3,500	3,500
GTSB PROGRAM		0	3,790	4,500	4,200	4,500	3,995	4,200	4,200
ACADEMY REPAYMENT			11,824	5,000	1,250	5,000	47,377	10,000	10,000
DONATIONS	100		0	100	0	100	600	100	0
	23,450	28,000	62,191	44,800	48,200	49,400	180,345	49,000	53,400
<u>FIRE DEPARTMENT</u>									
MISCELLANEOUS	1,000	1,000	8,721	1,000	149,516	1,000	2,445	1,000	1,000
TOWNSHIP FIRE TAX	41,602	41,602	44,628	45,903	45,142	45,903	58,227	45,903	45,903
TOWNSHIP TRUCK SET ASIDE			0	6,694	0	6,694	0	6,694	6,694
SALE OF TRUCK			0	32,000	0	0	0	0	0
GRANT- EQUIPMENTS									20,000
	42,602	42,602	53,349	85,597	194,658	53,597	60,672	53,597	73,597
<u>ANIMAL CONTROL</u>									
SHELTER FEES	1,200	1,200	765	800	515	550	430	500	500
COUNTY FUNDS/COUNTY SHARE	6,000	6,000	1,500	6,000	1,500	6,000	2,646	6,000	6,000
	7,200	7,200	2,265	6,800	2,015	6,550	3,076	6,500	6,500
<u>LIBRARY</u>									
COUNTY FUNDS/COUNTY SHARE	19,600	19,600	20,600	19,600	21,188	20,600	21,188	19,600	21,000
E-RATE REIMBURSEMENT	700	250	0	500	756	500	756	500	500
LIBRARY FEES	7,000	7,000	7,128	7,000	4,273	7,000	1,763	6,000	4,000
MISCELLANEOUS	50	50	700	50	0	50	80	50	50
REIMBURSEMENT	50	50	0	50	250	50	0	50	50
PHOTO KIOSK			5,364	5,000	5,060	4,000	1,958	3,000	0
SALES TAX			337	400	355	280	138	210	0
	27,400	26,950	28,428	32,600	31,882	32,480	25,882	29,410	25,600

	2017-2018	2018-2019	2018-2019	2019-2020	2019-2020	2020-2021	2020-2021	2021-2022	2022-2023
	BUDGET	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	PROPOSED
<u>PARKS</u>									
PARK SHELTER RENTAL	300	300	310	300	400	300	0	300	300
MISCELLANEOUS	100	100	1,487	100	0	100	42	100	100
	400	400	1,797	400	400	400	42	400	400
<u>RECREATION</u>									
RECREATION HOTEL/MOTEL	16,000	25,000	47,108	25,000	22,586	25,000	11,976	25,000	25,000
RECREATION ROOM RENTAL	4,000	3,000	3,042	3,000	2,831	3,000	14,592	3,000	3,000
RECREATION CANOE RENTAL	200	200	20	200	260	200	1,055	200	200
RN SCHOOL SHARE	10,800	10,800	10,800	10,800	0	10,800	10,800	10,800	10,800
RECREATION MEMBERSHIPS	175,000	180,000	183,162	180,000	171,553	180,000	158,197	180,000	180,000
RECREATION DAILY FEES	6,000	6,000	2,574	6,000	4,543	6,000	9,586	6,000	6,000
RECREATION ENTRY FEES	70,000	75,000	56,725	75,000	40,015	75,000	49,718	60,000	60,000
MISCELLANEOUS	500	500	14,474	500	1,380	500	698	500	500
RECREATION CONCESSIONS	3,500	3,500	2,392	3,500	2,945	3,500	5,273	2,500	4,000
RECREATION DONATIONS	2,000	1,000	4,242	1,000	475	1,000	42,780	1,000	2,000
P.A.C.E. REIMB	8,867	0	0	0	0	8,000	0	8,000	10,000
HESS MEMORIAL FUND REIMB	5,000	15,000	14,547	15,000	0	15,000	11,716	15,000	15,000
CREDIT CARD FEES	500	500	510	500	613	500	1,069	500	1,000
GREENE CO. COMMFOUND GRANT					8,700		0		0
	302,367	320,500	339,596	320,500	255,900	328,500	317,461	312,500	317,500
<u>SWIMMING POOL</u>									
FACILITY RENTAL			0		0		760	500	750
POOL FEES	34,000	30,000	29,393	30,000	22,271	30,000	35,271	25,000	30,000
SWIMMING LESSONS	3,000	3,000	3,220	3,000	2,550	3,000	2,050	3,000	2,500
SWIMMING POOL CONCESSIONS	5,200	5,200	4,035	5,200	3,878	5,200	5,207	5,200	3,000
DONATIONS	-		700	3,350	0	0	0	0	0
MISCELLANEOUS						0	117		0
HOTEL-MOTEL REIMB									100,000
	42,500	38,600	37,878	41,950	28,998	38,600	43,404	33,900	136,250
<u>SWIM TEAM</u>									
SWIM TEAM DONATIONS	-	0	0	0	0	0	150	0	0
SWIM TEAM SALARY/BENEFIT REIMB	8,251	8,251	5,059	8,251	6,136	8,251	0	8,251	8,251
	8,251	8,251	5,059	8,251	6,136	8,251	150	8,251	8,251
<u>GOLF COURSE</u>									
MEMBERSHIPS	44,000	44,500	35,849	40,000	29,375	39,500	32,335	35,000	32,000
DAILY GREENS FEES	9,000	8,500	6,744	9,000	9,425	8,500	11,947	9,500	11,000
CART RENTAL	27,000	27,000	9,804	24,500	22,047	25,000	28,122	23,000	20,000
CART STORAGE			12,925		11,026		12,026		11,000
CLUB HOUSE RENTALS	4,400	5,000	4,766	5,000	3,947	6,000	3,520	4,500	4,500
ADVERTISING	1,800	1,400	899	1,400	0	1,400	100	1,400	800
BEVERAGE SALES	39,000	36,500	28,823	34,000	23,153	33,000	26,779	33,000	31,000
FOOD SALES	10,000	6,500	1,955	2,500	1,454	2,500	3,133	2,500	3,000
PRO SHOP SALES	18,000	27,500	29,086	16,500	23,456	21,000	23,196	21,000	12,000
MISCELLANEOUS	200	500	1,593	500	311	500	0	500	1,000
	153,400	157,400	132,444	133,400	124,194	137,400	141,158	130,400	126,300
<u>CEMETERY</u>									
INTEREST ON INVESTMENTS	400	400	1,090	400	546	400	574	100	400
CEM. GRAVE OPENINGS	17,000	17,000	16,200	17,000	13,900	17,000	23,125	15,000	15,000
SALE OF CEMETERY LOTS	2,700	2,700	9,125	2,700	7,000	2,700	6,750	5,000	5,000
AVENUE OF FLAGS DONATIONS	100	500	2,095	100	20	500	0	500	500
MISC					6,500				0
	20,200	20,600	28,510	20,200	27,966	20,600	30,449	20,600	20,900
<u>ECONOMIC DEVELOPMENT</u>									
HOTEL/MOTEL TAX	80,000	100,000	78,206	100,000	90,344	90,000	47,906	90,000	100,000
	80,000	100,000	78,206	100,000	90,344	90,000	47,906	90,000	100,000
TOTAL OPERATING REVENUES	2,037,491	2,044,985	2,213,674	2,180,153	2,298,849	2,251,604	2,530,855	2,352,958	2,504,972

	2017-2018 BUDGET	2018-2019 BUDGET	2018-2019 ACTUAL	2019-2020 BUDGET	2019-2020 ACTUAL	2020-2021 BUDGET	2020-2021 ACTUAL	2021-2022 BUDGET	2022-2023 PROPOSED
TOTAL OPERATING REVENUES	2,037,491	2,044,985	2,213,674	2,180,153	2,298,849	2,251,604	2,530,855	2,352,958	2,495,270
TRANSFER FROM SPECIAL REVS	532,000	583,204	532,391	597,448	597,448	588,736	588,736	607,000	558,875
TRANSFER FROM ENTERPRISES	258,000	181,000	180,000	170,000	170,000	170,000	170,000	170,000	170,000
TRANSFER FROM AP TO PA		10,000	10,000	10,000	10,000	10,000	10,000	10,000	20,000
TRANSFER FROM ISF TO PD (CAR)	71,947	16,420	0	49,000	1,800	0	0	0	0
TRANSFER FROM PACE FOR RN CTR IMPROV		80,000	14,650	12,600	11,961	8,000	8,000	8,000	10,000
TRANSFER FROM TIF (LMI) FOR OO REHAB			5,000	5,000	5,000	5,000	5,000	5,000	0
TRANSFER FROM TIF TO BLDG DEPT (SAL/BEN)						20,000	20,000	10,000	0
TRANSFER FROM HOT/MOT RECREATION TO POOL									100,000
TRANSFER FROM LOST PD									15,000
TOTAL TRANSFERS IN	861,947	870,624	742,041	844,048	796,209	801,736	801,736	810,000	873,875
subtotal operating & transfers	2,899,438	2,915,609	2,955,715	3,024,201	3,095,058	3,053,340	3,332,591	3,162,958	3,378,847
TOTAL GENERAL FUND REVS	2,899,438	2,915,609	2,955,715	3,024,201	3,095,058	3,053,340	3,332,591	3,162,958	3,378,847
TOTAL REVENUES	2,899,438	2,915,609	2,955,715	3,024,201	3,095,058	3,053,340	3,332,591	3,162,958	3,378,847
TOTAL EXPENDITURES	2,735,869	2,889,991	2,921,682	3,006,853	3,023,734	2,980,984	2,848,032	3,071,791	3,305,234
REVENUES OVER(UNDER) EXPEND	163,569	25,618	34,033	17,348	71,324	72,356	484,559	91,167	73,613

	2018-2019	2018-2019	2019-2020	2019-2020	2020-2021	2020-2021	2021-2022	2022-2023
POLICE DEPT. EXPENDITURES	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	PROPOSED
SALARIES	407,396	383,845	411,983	400,895	430,447	375,113	450,000	450,000
OVERTIME	11,000	6,037	16,000	7,052	16,000	12,170	16,000	16,000
HOLIDAY PAY	18,000	21,026	26,500	24,201	27,000	25,414	27,000	27,000
COURT TIME	2,000	1,986	2,500	1,423	2,500	1,773	2,500	2,500
FICA	33,538	31,672	36,184	33,162	37,290	31,402	31,000	37,000
IPERS - CITY SHARE	44,761	42,123	48,292	42,824	46,844	38,805	48,000	48,000
GROUP INSURANCE - CITY SHAR	99,485	87,034	114,534	108,823	128,305	91,691	111,000	115,000
CLOTHING ALLOWANCE	5,600	5,264	5,600	10,096	6,000	5,383	6,400	6,400
TRAINING, SCHOOL, CONTINUIN	4,500	13,877	18,000	16,645	23,000	42,480	23,500	24,500
GASOLINE/FUEL	13,000	15,400	13,500	13,771	13,500	11,031	13,500	14,000
VEHICLE MAINT. & REPAIR	6,500	10,405	7,000	8,802	7,500	3,163	7,500	7,500
RADIO MAINTENANCE	1,000	32	1,000	382	1,000	208	1,000	1,000
TELEPHONE & SYSTEM FEES	3,500	2,533	3,500	2,018	5,500	5,258	5,500	5,500
IOWA SYSTEMS FEES (COMPUTERS)	1,500	1,800	2,000	1,995	-	245	-	-
OPERATING & OFFICE SUPPLIES	4,000	4,452	7,000	5,162	7,000	6,020	7,000	7,000
L.E.C. - CITY SHARE 40% & Dispatcher	16,000	16,116	61,000	52,360	56,000	71,477	90,000	91,500
ANIMAL LICENSING SUPPLIES	100	161	100	183	100	-	150	150
MISCELLANEOUS	100	31,179	100	786	100	10,140	100	100
								10,000
INVESTIGATIONS	1,000	300	1,000	200	1,000	50	1,000	1,000
DONATION PURCHASES	100	225	100	0	100	-	100	100
GTSB PROGRAM	4,500	4,970	4,500	4,500	4,500	4,217	4,200	4,200
ABANDONED/TOWED VEHICLES	2,000	1,391	2,000	1,849	2,000	1,164	2,000	2,000
COLLECTIVE BARGAINING		-		0	1,500	2,765	-	-
CRIM JUSTICE DEGREE COMP					-	2,600		2,400
TOTAL OPERATING	679,580	687,828	798,393	745,629	828,686	768,569	847,450	872,850
EQUIPMENT PURCHASE	2,000	-	49,000	66,926	-	-	-	-
CAPITAL OUTLAY- DUTY CAR		-		64,930				
CAPITAL OUTLAY- ADMIN CAR								
TOTAL CAPITAL OUTLAY	2,000	-	49,000	66,926	-	-	-	-
TRANSFER DUTY VEHICLE 1/2 PURCHASE	23,350		23,350	64,293	31,500	31,500	26,000	26,500
TRANSFER ADMIN VEHICLE 1/3 PURCHASE	-		-		-	-	7,000	7,000
TRANSFER BODY ARMOR REPLACE	1,360		1,500		1,400	1,400	1,400	1,400
TOTAL TRANSFERS	24,710	-	24,850	64,293	32,900	32,900	34,400	34,900
TOTAL POLICE DEPT. EXP	706,290	687,828	872,243	876,848	861,586	801,469	881,850	907,750
REVENUES	32,500	62,191	44,800	48,200	49,400	180,345	49,000	53,400
	(673,790)	(625,637)	(827,443)	(828,648)	(812,186)	(621,124)	(832,850)	(854,350)

	2018-2019	2018-2019	2019-2020	2019-2020	2020-2021	2020-2021	2021-2022	2022-2023
FIRE DEPT. EXPENDITURES	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	PROPOSED
PART-TIME SALARIES	4,900	4,405	4,900	4,615	4,900	4,615	4,900	4,900
FIRES/DRILLS	26,000	20,793	26,000	23,813	26,000	25,625	26,000	28,000
FICA - CITY SHARE	2,364	1,927	2,364	2,175	2,364	2,313	2,364	2,364
IPERS - CITY SHARE	1,000	543	1,000	733	1,000	704	1,000	1,000
CLOTHING ALLOWANCE	12,000	25,962	12,000	26,253	12,000	13,057	12,000	12,000
TRAINING, SCHOOL, CONTINUIN	1,500	860	1,500	236	1,500	877	1,500	1,500
BUILDING & GROUNDS MAINTENA	1,000	1,086	1,000	2,408	1,000	4,196	1,000	1,000
GASOLINE/FUEL	2,500	1,697	2,500	1,293	2,500	1,795	2,500	2,500
EQUIPMENT MAINTENANCE	15,000	11,846	15,000	12,971	20,000	23,293	20,000	20,000
RADIO AND PAGER REPAIR	700	0	700	0	700	0	700	700
MEDICAL TESTING	1,500	609	1,500	279	1,500	0	1,500	1,500
CLEANING SUPPLIES	200	20	200	0	200	0	200	200
FIREWORKS	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
HAZ MAT CLEAN UP SUPPLIES	1,000	755	1,500	0	1,500	1,150	1,500	1,500
AIR PACKS	1,000	15,800	1,000	11,220	1,000	0	0	0
NEW HOSE	1,000	705	1,500	0	1,500	4,600	1,500	1,500
MISCELLANEOUS	500	302	500	281	500	29	500	500
EQUIPMENT (grant match)						0	20,000	20,000
NEW EQUIPMENT	7,000	19,744	7,000	10,040	7,000	1,382	7,000	7,000
	17,000	0	17,000	0	17,000	7,730	17,000	17,000
TOTAL OPERATING	99,164	110,054	100,164	99,316	105,164	94,366	124,164	126,164
TRANSFER TOWNSHIP\$ FOR TRUCK	22,000		22,000	0	22,000	22,000	22,000	22,000
TRANSFER TOWNSHIP SET-A-SIDE	5,396		6,694	0	6,694	6,694	6,700	6,694
TOTAL TRANSFERS	27,396		28,694	0	28,694	28,694	28,700	28,694
subtotal operating & transfers	126,560	110,054	128,858	99,316	133,858	123,060	152,864	154,858
TOTAL FIRE DEPT. EXPEND.	126,560	110,054	128,858	99,316	133,858	123,060	152,864	154,858
REVENUES	42,602	42,602	85,597	85,597	53,597	60,672	53,597	73,597
	-83,958	-67,452	-43,261	-13,719	-80,261	-62,388	-99,267	-81,261

	2018-2019 BUDGET	2018-2019 ACTUAL	2019-2020 BUDGET	2019-2020 ACTUAL	2020-2021 BUDGET	2020-2021 ACTUAL	2021-2022 BUDGET	2022-2023 PROPOSED
ANIMAL CONTROL EXPENDITURES								
PART-TIME SALARIES	0	0	0	0	0	0	0	0
FICA	0	0		0	0	0	0	0
IPERS	0	0	0	0	0	0	0	0
VETERINARIAN EXPENSES	2,500	814	2,500	1,029	2,500	303	2,500	1,500
ANIMAL CONTROL EXPENSES	8,000	9,652		8,540		6,661	0	8,900
ANIMAL SHELTER LICENSING		75		75		416		100
PAWS	6,000	6,000	6,000	6,000	6,000	7,500	7,500	8,000
TOTAL ANIMAL CONT EXP	16,500	16,541	8,500	15,644	8,500	14,879	10,000	18,500
REVENUES	7,200	2,265	6,800	2,015	6,550	3,076	6,500	6,500
	(9,300)	(14,276)	(1,700)	(13,629)	(1,950)	(11,803)	(3,500)	(12,000)

	2018-2019 BUDGET	2018-2019 ACTUAL	2019-2020 BUDGET	2019-2020 ACTUAL	2020-2021 BUDGET	2020-2021 ACTUAL	2021-2022 BUDGET	2022-2023 PROPOSED
SIRENS EXPENDITURES								
SIREN REPAIR SUPPLIES	250	311	250	2,131	250	300	250	250
SIREN-UTILITIES	2,200	2,106	2,200	2,413	2,200	2,104	2,200	2,200
TOTAL SIRENS EXPEND	2,450	2,417	2,450	4,544	2,450	2,404	2,450	2,450
	0	0	0	0	0	0	0	0
	(2,450)	(2,417)	(2,450)	(4,544)	(2,450)	(2,404)	(2,450)	(2,450)

	2018-2019 BUDGET	2018-2019 ACTUAL	2019-2020 BUDGET	2019-2020 ACTUAL	2020-2021 BUDGET	2020-2021 ACTUAL	2021-2022 BUDGET	2022-2023 PROPOSED
RUT/STREET EXPENDITURES								
FICA - CITY SHARE	14,791	12,414	15,780	16,288	11,278	16,797	11,616	18,867
IPERS - CITY SHARE	18,251	29,652	19,102	32,261	13,916	33,782	14,333	23,282
GROUP INSURANCE - CITY SHAR	66,042	64,221	54,294	80,819	69,430	78,490	71,513	80,574
CLOTHING ALLOWANCE	1,920	0	1,980	0	2,100	0	2,100	1,400
TOTAL RUT/STREET DEPT. EXP.	101,004	106,287	91,156	129,368	96,724	129,069	99,562	124,123
REVENUES	0	0	0	0	0	0	0	0
	(101,004)	(106,287)	(91,156)	(129,368)	(96,724)	(129,069)	(99,562)	(124,123)

	2018-2019 BUDGET	2018-2019 ACTUAL	2019-2020 BUDGET	2019-2020 ACTUAL	2020-2021 BUDGET	2020-2021 ACTUAL	2021-2022 BUDGET	2022-2023 PROPOSED
PEST CONTROL EXPENDITURES								
PEST CONTROL	4,500	3,960	4,300	4,290	5,000	0	5,000	5,000
TOTAL PEST CONT EXP	4,500	3,960	4,300	4,290	5,000	0	5,000	5,000
REVENUES	0	0	0	0	0	0	0	0
	(4,500)	(3,960)	(4,300)	(4,290)	(5,000)	0	(5,000)	(5,000)

	2018-2019	2018-2019	2019-2020	2019-2020	2020-2021	2020-2021	2021-2022	2022-2023
PARKS EXPENDITURES	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	PROPOSED
SALARIES	45,542	49,183	51,772	52,123	53,318	54,404	54,918	55,474
OVERTIME	1,304	2,050	1,347	202	1,380	2,480	1,647	1,671
HOLIDAY PAY	100	92	100	235	100	93	100	100
FICA - CITY SHARE	3,593	3,799	4,072	3,868	4,192	4,195	4,317	4,578
IPERS	4,434	4,501	5,024	4,477	5,173	4,864	5,328	5,650
GROUP INSURANCE - CITY SHARE	14,676	15,850	17,605	18,799	22,513	17,679	23,188	21,993
CLOTHING ALLOWANCE	385	306	390	336	390	466	405	450
TRAINING, SCHOOL, CONTINUIN	1,000	1,254	1,000	1,274	1,100	882	1,100	1,100
BUILDING & GROUNDS MAINTENA	9,500	10,951	9,500	13,494	9,500	10,850	9,500	11,000
GASOLINE/FUEL	6,500	6,131	6,500	5,065	6,500	4,026	6,500	5,000
VEHICLE MAINT. & REPAIR	3,500	2,754	3,500	3,014	3,500	1,707	3,500	3,500
PLAY EQUIPMENT REPAIR & REP	2,000	153	2,000	0	2,000	1,810	2,000	2,000
UTILITIES	6,600	8,188	6,600	5,965	6,600	6,885	6,600	7,000
SAFETY EQUIPMENT/CLOTHING	500	149	500	269	500	569	500	500
TREE PLANTING & BEAUT. COMM	2,000	2,000	2,000	0	2,000	-	2,000	2,000
MISCELLANEOUS	500	-	500	31	500	-	500	500
COLLECTIVE BARGAINING		-		0	250	785	0	0
TOTAL OPERATING	102,134	107,361	112,410	109,151	119,516	111,695	122,103	122,516
	6,000	6,594	6,500.00	6,500	0.00	0.00	11,000.00	12,000
PAINT TENNIS COURT	7,500	8,320	0.00	0	0	0	-	0
TOTAL CIP	13,500	14,914	6,500.00	6,500	0.00	0.00	11,000	12,000
TOTAL PARKS EXPEND	115,634	122,275	118,910	115,651	119,516	111,695	133,103	134,516
REVENUES	400	1797	400	400	400.00	41.96	400	400
	(115,234)	(120,478)	(118,510)	(115,251)	(119,116)	(111,653)	(132,703)	(134,116)

	2018-2019	2018-2019	2019-2020	2019-2020	2020-2021	2020-2021	2021-2022	2022-2023
	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	PROPOSED
LIBRARY EXPENDITURES								
SALARIES	84,654	84,616	86,247	87,148	90,060	90,111	93,975	88,700
PART-TIME SALARIES	55,727	38,903	60,736	45,819	59,987	47,972	84,190	99,775
JANITORIAL SERVICES	4,810	4,604	5,560	4,872	5,500	3,663	5,900	7,060
FICA - CITY SHARE	11,075	9,801	11,690	10,545	12,365	10,844	14,465	14,770
IPERS	12,888	11,191	14,400	11,900	15,258	13,187	17,340	18,210
GROUP INSURANCE - CITY SHAR	13,900	13,692	13,600	15,681	13,600	15,098	14,000	18,000
PROFESSIONAL DEVELOPMENT	2,000	1,688	1,000	672	2,000	738	1,500	1,500
BUILDING & GROUNDS MAINTENANA	3,700	13,563	4,000	4,713	3,000	5,389	4,000	4,600
UTILITIES	13,500	11,693	13,500	10,941	12,800	9,285	13,500	13,500
TELEPHONE	3,000	2,962	3,000	2,800	3,200	3,020	3,500	3,500
ELECTRONIC SERVICES	2,500	1,565	1,500	1,657	2,000	2,109	2,250	2,400
OCLC OPERATING EXPENSE	6,400	6,467	8,500	6,466	6,800	7,294	7,000	7,000
POSTAGE & FREIGHT	900	1,280	400	618	550	550	600	600
BUILDING EQUIPMENT	4,200	3,505	4,000	3,746	4,000	4,026	4,000	4,200
PRINTING AND SUPPLIES	5,750	6,664	10,600	8,074	8,000	6,048	8,300	8,000
BOOKS/MATERIALS	32,750	23,388	31,850	21,061	27,500	22,724	22,000	23,000
A.V.		5,486		5,383	5,000	4,536	5,800	5,500
PERIODICALS	2,000	2,501	2,500	1,554	1,800	669	2,500	2,200
PROGRAMMING AND PUBLIC RELA	2,000	2,330	2,500	2,050	1,800	2,388	2,450	3,000
	17,000	15,539	17,000	24,720	18,000	15,195	19,000	18,000
MISCELLANEOUS	300	300	300	334	300	304	300	300
SALES TAX		461	400	331	280	110	210	-
TOTAL OPERATING	279,054	261,738	293,283	271,087	293,800	265,261	326,780	343,815
BUILDING IMPROVEMENTS	4,000	-	-	0	-	-	0	
TOTAL CIP	4,000	-	-	0	-	-	0	
	283,054	261,738	293,283	271,087	293,800	265,261	326,780	343,815
TRANSFER AUTOMATION	3,000		2,500	0	2,000	2,000	2,000	2,000
subtotal operating & transfers	286,054	261,738	295,783	271,087	295,800	267,261	328,780	345,815
CITY FLAT AMOUNT FOR LIBRARY	276,000	276,000	282,000	279,500	287,000	287,000	328,780	343,815
TOTAL LIBRARY EXP	276,000	276,000	282,000	271,087	287,000	287,000	328,780	345,815
REVENUES	26,950	28,428	32,600	31,882	32,480.00	25,882.25	29,410	25,600
	(249,050)	(247,572)	(249,400)	(239,205)	(254,520)	(261,118)	(299,370)	(320,215)

	2018-2019	2018-2019	2019-2020	2019-2020	2020-2021	2020-2021	2021-2022	2022-2023
RECREATION EXPENDITURES	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	PROPOSED
SALARIES	52,697	52,855	54,846	93,351	54,700	93,667	54,700	101,184
PART-TIME SALARIES	29,800	20,778	25,000	22,105	29,800	26,620	45,000	31,368
JANITORIAL SERVICES	28,000	27,324	28,000	22,680	28,000	27,648	28,000	28,000
FICA-CITY SHARE	13,280	9,618	10,803	11,126	11,487	10,169	11,487	10,140
IPERS - CITY SHARE	16,388	10,461	13,330	11,879	14,175	12,339	14,175	12,452
GROUP INSURANCE - CITY SHAR	35,400	25,820	32,271	33,679	36,445	29,584	25,000	36,000
PROFESSIONAL DEVELOPMENT	2,000	1,745	2,000	370	2,000	800	2,000	2,000
BUILDING & GROUNDS MAINTENA	18,500	18,340	18,500	18,717	18,500	9,557	18,500	18,500
GASOLINE/FUEL	500	300	500	0	500	0	500	500
UTILITIES	35,000	37,817	35,000	32,996	35,000	33,175	35,000	38,000
TELEPHONE	4,500	5,134	4,500	4,415	4,500	4,254	4,000	4,500
PROMOTION AND ADVERTISING	2,400	4,569	3,000	4,251	3,000	5,120	4,000	6,000
CONTRACTURAL EXPENSES	15,500	14,182	15,500	14,085	15,500	12,820	15,500	15,500
SALES TAX	15,000	13,294	15,000	12,992	15,000	9,986	15,000	14,000
REFUNDS	1,000	702	1,000	555	1,000	166	1,000	1,000
CONCESSIONS	3,000	1,713	3,000	1,575	3,000	2,093	3,000	3,000
OFFICE SUPPLIES	2,500	3,279	2,500	1,606	2,500	1,084	2,500	2,000
	7,000	9,531	7,500	6,678	7,000	5,505	7,000	7,000
POSTAGE & FREIGHT	500	300	500	0	500	110	500	500
PROGRAMS	40,000	24,597	40,000	28,005	40,000	20,453	40,000	30,000
HOTEL/MOTEL	16,000	26,941	16,000	12,594	0	0	0	25,000
MISCELLANEOUS	500	0	500	846	500	280	500	500
FITNESS EQUIPMENT MAINTENANCE	2,600	2,727	2,600	3,471	2,600	3,462	3,000	4,000
COMPUTER & PROGRAMMING	2,500	2,818	2,500	6,840	2,500	7,198	6,000	8,000
FITNESS ROOM EQUIPMENT					0	13,382		15,000
TOTAL OPERATING	405,865	365,046	395,712	373,369	399,159	342,454	375,812	414,144
REPLACE BLDG INFRASTRUCTURE ITEMS	86,000	0	12,600	0	15,000	0	15,000	10,000
TOTAL CIP	101,000	7,987	27,600	14,950	23,000	0	23,000	10,000
TOTAL RECREATION EXPEND	506,865	373,033	423,312	388,319	422,159	342,454	398,812	424,144
REVENUES	320,500	339,596	320,500	255,900	328,500	317,461	312,500	317,500
	(186,365)	(33,437)	(102,812)	(132,419)	(93,659)	(24,993)	(86,312)	(106,644)

	2018-2019	2018-2019	2019-2020	2019-2020	2020-2021	2020-2021	2021-2022	2022-2023
	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	PROPOSED
SWIM POOL EXPENDITURES								
SWIM LESSONS	3,000	1,268	3,000	1086	3,000	1,565	3,000	2,000
PART-TIME SALARIES	37,516	27,907	37,516	31719	37,516	29,083	32,000	32,000
FICA - CITY SHARE	3,482	2,355	3,100	2503	3,100	2,337	3,000	3,000
IPERS - CITY SHARE	4,297	901	3,825	931	3,825	675	3,800	3,800
GROUP HEALTH INSURANCE	1,200	1,362	1,430	1561	1,500	541	1,500	1,500
BUILDING & GROUNDS MAINTENA	6,500	28,884	6,500	52199	6,500	7,498	6,500	7,000
UTILITIES	12,000	12,321	12,000	15433	12,000	12,453	12,000	13,500
SALES TAX	2,500	783	2,500	2277	2,500	2,687	2,500	3,000
CHEMICALS & TESTING	12,000	12,321	12,000	11,681	6,000	4,229	6,000	12,000
CONCESSIONS	3,200	3,853	3,200	3445	3,200	2,657	3,200	3,200
SUPPLIES	2,000	944	2,000	1082	2,000	512	2,000	2,000
PRINTING AND SUPPLIES	100	-	100	10	100	0	100	100
STATE REGISTRATION FEE	600	162	600	70	600	570	600	600
PETTY CASH	50	-	50	0	50	0	50	50
MISC/MISC IMPROVEMENTS	500	-	3,850	151	500	744	500	500
TOTAL OPERATING	88,945	93,061	91,671	124148	83,391	65,552	77,250	84,250
EQUIPMENT PURCH	2,500	114,827	5,210	2839	-	300	0	2,000
	16,420	-	5,210	0	0	0	0	100,000
TOTAL CIP	18,920	114,827	10,420	2839	0	300	0	102,000
TOTAL SWIM POOL EXP	107,865	207,888	102,091	126987	83,391	65,852	77,250	186,250
REVENUES	38,600	37,878	41,950	28998	38,600	43,404	33,900	136,250
	(69,265)	(170,010)	(60,141)	(97,989)	(44,791)	(22,448)	(43,350)	(50,000)
SWIM TEAM EXPENDITURES								
PART-TIME SALARIES	7200	2350	7,200	5700	7,200	-	7,200	7,200
FICA - CITY SHARE	551	179	551	436	551	-	551	551
IPERS - CITY SHARE	500	0	500	0	500	-	500	500
TOTAL SWIM TEAM EXP	8,251	2,529	8,251	6136	8,251	-	8,251	8,251
REVENUES	8,251	5,059	8,251	6136	8,251	-	8251	8251
	0	2,530	0	0	0	0	0	0

	2018-2019	2018-2019	2019-2020	2019-2020	2020-2021	2020-2021	2021-2022	2022-2023
GOLF COURSE EXPENDITURES	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	PROPOSED
SALARY-MANAGER	45,700	33,000	33,000	33,000	34,400	33,560	36,000	37,210
PART-TIME SALARIES	22,200	34,662	42,000	37,975	42,000	39,695	42,000	42,000
FICA	5,195	5,230	5,738	5,420	5,845	5,599	5,845	6,050
IPERS	6,410	4,830	7,080	5,822	7,213	6,275	7,213	6,600
STAFF CLOTHING	700	97	700	93	700	318	700	700
UTILITIES	5,000	10,600	9,000	10,563	10,500	8,584	10,500	10,500
HORTICULTURE CHEM & APPLICATN	8,000	2,540	8,000	12,154	8,000	8,906	8,000	8,000
EQUIPMENT PURCHASE	4,000	0	4,000	2,339	3,000	0	3,000	3,000
COURSE EQ PURCHASE	0	0	2,000	2,572	1,500	488	1,500	1,500
FUEL	4,000		4,500	4,780	5,000	2,588	5,000	5,000
GROUNDS MAINT	19,000		19,000	9,137	15,000	13,905	15,000	14,000
CLUBHOUSE MAINT	4,000	4,180	4,000	4,477	3,500	2,688	3,500	2,500
EQUIPMENT MAINT	4,500	36,909	4,500	12,627	4,500	11,850	4,500	4,500
INSURANCE (UNGER)	1,100	1,095	1,100	1,096	1,100	750	1,100	1,100
MISCELLANEOUS	1,000	4,859	1,000	5,388	1,000	7,046	1,000	1,500
CREDIT CARD FEES								5,500
SUPPLIES	2,500	3,042	3,500	2,179	3,500	956	3,500	3,500
	1,486	1,632	1,550	1,632	1,550	150	1,550	1,550
PHONE, INTERNET	5,400	6,347	5,400	6,052	5,400	6,225	5,400	5,400
CART RENTAL	6,700	7,275	7,500	7,500	7,275	0	7,275	7,500
ADVERTISING	3,500	4,992	4,000	14,360	6,000	6,414	6,000	6,000
BEVERAGE PRODUCTS	20,000	16,342	17,500	12,027	16,500	14,123	16,500	16,500
SALES TAX	3,000	2,568	3,000	2,293	2,500	2,861	2,500	2,500
FOOD ITEMS	5,000	2,291	2,500	2,157	2,500	2,619	2,500	2,500
PRO SHOP SUPPLIES	25,000	35,730	15,000	26,193	15,000	28,124	15,000	9,000
PLAY EQUIPMENT PURCHASE					281	281	0	0
TOTAL EXPENSES	203,391	218,221	205,568	221,837	203,764	206,556	205,083	204,110
REVENUES	157,400	132,444	133,400	124,194	137,400	141,158	130,400	126,300
	-45,991	-85,777	-72,168	-97,643	-66,364	-65,398	-74,683	-77,810

	2017-2018	2018-2019	2018-2019	2019-2020	2019-2020	2020-2021	2020-2021	2021-2022	2022-2023
CEMETERY EXPENDITURES	BUDGET	BUDGET	ACUTAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	PROPOSED
SALARIES	56,650	50,524	56,114	58,104	58,636	59,624	63,522	61,413	48,000
OVERTIME	1,475	1,473	-	1,509	0	1,547	-	1,593	1,250
HOLIDAY PAY	500	500	173	500	471	500	414	500	500
FICA - CITY SHARE	4,219	4,016	4,083	4,600	4,267	4,718	4,616	4,859	3,672
IPERS - CITY SHARE	4,925	4,956	4,971	5,402	5,025	5,822	5,461	5,996	4,531
GROUP INSURANCE - CITY SHAR	14,676	14,676	15,811	17,769	18,799	22,723	17,679	23,404	22,199
CLOTHING ALLOWANCE	380	385	286	390	418	390	271	405	450
BLDG/GROUNDS MAINTENANCE	4,000	4,000	4,366	4,000	5,857	4,000	3,167	4,000	6,000
EQUIPMENT MAINTENANCE	3,500	3,500	1,886	3,500	482	3,500	2,082	3,500	3,500
OPERATING & OFFICE SUPPLIES	250	250	590	1,000	169	1,000	512	1,500	1,000
MISCELLANEOUS	500	500	1,058	500	501	500	188	500	500
MONUMENT-STONE REPAIR	5,000	5,000	4,972	5,000	5,190	5,000	5,820	5,000	5,000
AVENUE OF FLAGS	500	500	1,807	500	316	500	-	500	500
EQUIPMENT	500	500	-	500	0	500	-	500	-
SAFETY EQUIPMENT			-	500	0	-	-	-	-
TOTAL OPERATING	97,075	90,780	96,117	103,774	100,131	110,324	103,731	113,669.72	97,102
EQUIPMENT PURCH-1/2 Kubota and attachn	5,000	6,000	5,775	12,000	6,571	-	-	11,000	12,000
TOTAL CIP	5,000	6,000	5,775	12,000	6,571	-	-	11,000	12,000
TOTAL CEMETERY EXP	102,075	96,780	101,892	115,774	106,703	110,324	103,731	124,670	109,102
REVENUES	20,200	20,600	20,600	20,200	21,466	20,600	30,449	20,600	20,900
	(81,875)	(76,180)	(81,292)	(95,574)	(85,237)	(89,724)	(73,282)	(104,070)	(88,202)

	2017-2018	2018-2019	2018-2019	2019-2020	2019-2020	2020-2021	2020-2021	2021-2022	2022-2023
ECONOMIC DEVELOPMENT EXPEND	BUDGET	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	PROPOSED
BELL TOWER FOUNDATION	5,000	5,000	5,000	5,000	5,000	5,000	5,000	6,000	7,500
GREENE COUNTY DEVELOPMENT	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
HOTEL/MOTEL	60,000	100,000	141,474	90,000	77,965	75,000	77,572	25,000	90,000
HOUSING OWNER/OCCUP REHAB	10,000	10,000	-	10,000	0	10,000	-	10,000	-
DOWNPAYMENT ASSISTANCE- ROG12	-	-	-	5,000	5,625	5,000	11,250	5,000	6,000
MAINSTREET/CHAMBER	15,000	15,000		15,000	20,000	20,000	20,000	70,000	20,000
WARIN OIL	4,000	4,000		-	239		194	-	200
REG 12 HOUSING TRUST FUND						0	1,000		1,000
US HIGHWAY 30 COALITION									5,000
TOTAL OPERATING	144,000	184,000	196,474	175,000	158,829	165,000	165,017	166,000	179,700
REVENUES	80,000	100,000	78,206	100,000	90,344	90,000	47,906	90,000	100,000
	(64,000)	(84,000)	(118,268)	(75,000)	(68,485)	(75,000)	(117,111)	(76,000)	(79,700)

	2018-2019	2018-2019	2019-2020	2019-2020	2020-2021	2020-2021	2021-2022	2022-2023
BUILDING DEPARTMENT EXPEND	BUDGET	ACTUALS	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	PROPOSED
SALARIES	65,965	66,036	68,604	60812	60,948	62,698	56,000	59,500
SPECIAL PROJECT COORDINATOR		-		7392	10,000	2,135	-	-
FICA	5,047	5,040	5,249	5075	5,428	4,858	5,428	4,550
IPERS	6,228	6,227	6,477	6438	6,698	5,470	6,698	5,615
GROUP INSURANCE	5,714	7,523	16,453	18746	21,040	13,320	21,040	9,000
PROFESSIONAL DEVELOP/MATERIALS	1,100	863	1,100	4529	1,100	521	2,500	2,500
FUEL	1,000	587	1,000	427	1,000	248	1,000	1,000
VEHICLE MAINT	1,200	482	1,500	869	1,500	47	1,500	1,500
PHONE	450	563	450	551	450	562	450	600
MISC.	500	107	500	70	500	466	500	500
LEGAL	3,000	393	3,000	663	3,000	8,136	3,000	4,000
OFFICE SUPPLIES	250	369	600	160	600	25	600	500
RECORDING	200	-	200	0	200	-	200	200
NEIGHBORHOOD IMPROV PROG	20,000	6,372	50,000	7200	20,000	15,412	20,000	20,000
TOTAL EXPENDITURE	110,654	94,562	155,133	112932	132,464	113,897	118,916	109,465
REVENUES	10,700	27,959	11,200	28,674	11,200	64,426	12,300	16,280
	(99,954)	(66,603)	(143,933)	(84,258)	(121,264)	(49,472)	(106,616)	(93,185)

	2018-2019	2018-2019	2019-2020	2019-2020	2020-2021	2020-2021	2021-2022	2022-2023
ADMINISTRATION EXPENDITURES	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	PROPOSED
CITY ADMINISTRATOR SALARY	48,672	48,762	50,619	50,648	52,644	52,483	54,800	56,700
MAYOR SALARY	2,400	2,400	2,400	3,600	4,800	4,800	4,800	4,800
COUNCIL SALARY	4,200	3,000	4,200	3,360	8,400	6,900	8,400	7,500
FICA - CITY SHARE	4,228	3,842	4,378	3,953	5,037	4,049	5,500	4,338
IPERS	5,218	4,819	5,402	5,254	6,216	5,917	6,500	5,352
GROUP INSURANCE - CITY SHAR	14,676	15,017	8,227	9,820	10,520	8,633	13,000	10,277
CITY CLERK SALARY	32,187	32,277	33,469	33,561	34,001	30,018	35,500	28,000
FICA - CITY SHARE	4,925	2,291	2,561	2,481	2,601	2,154	3,000	2,100
IPERS	6,077	4,063	3,160	2,854	3,210	2,793	3,500	2,600
GROUP INSURANCE - CITY SHAR	14,676	14,586	8,227	9,373	10,520	10,339	13,000	10,277
ELECTION EXPENSE	4,000		4,000	8,072	4,000	-	4,000	4,000
SALARIES	29,120	9,109	17,306	24,209	17,998	21,740	19,000	21,632
OVERTIME	840	1,770	500	1,045	520	2,970	1,000	1,000
FICA - CITY SHARE	2,292	4,051	1,363	1,746	1,417	1,804	2,000	1,655
IPERS - CITY SHARE	2,829	5,091	1,681	2,340	1,748	1,455	2,500	2,042
GROUP INSURANCE - CITY SHAR	4,403	27,952	6,581	9,555	8,415	2,817	9,000	10,277
LEGAL FEES		31647.41		30,762	0	25,101		35,000
LEGAL FEES-ENFORCEMENT	7,000	7,179	7,000	8,161	7,000	10,129	8,000	15,000
LEGAL FEES-COUNCIL MEETINGS	2,000	4,432	2,000	8,873	2,000	7,606	2,000	20,000
BUILDING & GROUNDS MAINT (INCLUDE .	8,000	10,613	8,000	12,152	8,000	34,656	8,000	10,000
MAINT AGREEMENT-COMPUTER& E	14,000	9,087	14,000	5,492	14,000	14,332	14,000	14,000
FUEL-ADMIN		0		162	200	134	200	150
UTILITIES	10,000	11,169	11,000	10,478	11,000	11,086	11,000	11,000
TELEPHONE	9,000	5,031	9,000	5,305	9,000	6,130	9,000	7,000
INSURANCE	42,000	46,872	45,000	45,000	50,000	49,200	50,000	50,500
PROFESSIONAL DEVELOPMENT & DUES	5,000	800	6,000	5,490	-	3,578	6,000	4,500
AUDIT	7,000	13,606	7,000	12,736	8,000	15,212	10,000	13,000
PRINTING/PUBLICATIONS/RECOR	4,900	4,560	5,000	5,253	5,500	8,115	6,000	6,000
OPERATING & OFFICE SUPPLIES	5,000	4,979	5,000	2,267	5,000	4,864	5,000	5,000
SPECIAL EVENTS/FLAGS/XMAS	1,200	702	1,200	386	1,200	272	1,000	500
MISCELLANEOUS	4,500	3,269	4,500	530	4,500	(331)	3,000	2,000
WEBSITE	100	1,735	7,500	414	2,000	-	2,000	1,000
VIDEO SERVICES	0	0	0	11,943	-	4,876	6,000	6,000
COMPUTER & PROGRAMMING	2,000	4,003	2,000	0	2,500	13,698	2,500	10,000
GROW GREENE COUNTY		75,019		23,985		26,157		
TOTAL OPERATING	307,193	415,983	293,024	361,259	325,197	393,688	352,200	383,200
TRANSFER TO H.INS. SINK FUN	9,000	0	9,000		9,000	9,000	9,000	10,000
TOTAL TRANSFERS	9,000	0	9,000	23,985	9,000	9,000	9,000	10,000
subtotal operating & transfers	316,193	415,983	302,024	385,244	334,197	402,688	361,200	393,200
TOTAL ADMINISTRATION EXP	316,193	415,983	302,024	385,244	334,197	402,688	361,200	393,200

	2018-2019 BUDGET	2018-2019 ACTUAL	2019-2020 BUDGET	2019-2020 ACTUAL	2020-2021 BUDGET	2020-2021 ACTUAL	2021-2022 BUDGET	2022-2023 PROPOSED
ROAD USE TAX REVENUES								
RUT MONTHLY RECEIVER	523,572	561,312	525,745	558,499	538,780	650,282	545,000	524,841
MISCELLANEOUS	5,000	5,164	5,000	2,788	5,000	9,349	3,000	5,000
TRANSFER IN FROM ISF								225,000
TOTAL OPERATING REVENUES	528,572	566,476	530,745	561,287	543,780	659,631	548,000	759,310
	30,000		0		0	0		
TOTAL TRANSFERS IN	30,000		0		0	0	0	
TOTAL OPERATING REVENUES	558,572	566,476	530,745	561,287	543,780	659,631	548,000	759,310
ROAD USE TAX EXPENDITURES								
SALARIES	223,879	211,263	230,595	216,134	135,360	224,439	139,420	246,629
PART TIME HELP	5,000	5,811	7,000	2,280	7,000	0	7,000	7,000
OVERTIME	4,223	2,740	4,445	791	4,556	3,473	4,692	5,000
HOLIDAY PAY	500	263	600	863	500	149	500	
PROFESSIONAL DEVELOPMENT	1,100	1,059	1,100	1,200	1,300	882	1,300	1,300
BUILDING & GROUNDS MAINTENA	7,000	8,317	7,000	2,417	7,000	4,929	7,000	7,000
ENGINEERING	1,000	0	1,000	0	1,000	0	1,000	1,000
GASOLINE/FUEL	20,500	22,806	19,750	20,687	19,750	19,821	19,750	21,000
	18,000	15,508	20,000	15,832	20,000	29,500	20,000	25,000
UTILITIES	7,500	8,958	7,500	7,178	9,000	7,544	9,000	9,000
TELEPHONE	1,750	2,082	1,750	2,141	3,500	2,227	3,500	2,500
INSURANCE	35,000	40,089	35,000	40,029	40,100	47,464	41,303	47,000
OPERATING SUPPLIES & MATERI	8,500	9,402	8,500	5,064	8,500	8,145	8,500	8,500
SEAL AND REPLACE	7,000	0	7,000	0	7,000	829	7,000	7,000
STREET LIGHTING UTILITY	94,000	94,292	94,000	98,370	94,000	89,343	96,820	52,500
TRAFFIC CONTROL - PAINT, ET	7,500	5,060	7,500	920	7,500	4,410	7,500	8,000
SNOW REMOVAL, SALT, SAND	18,000	14,135	19,000	25,276	19,000	8,775	19,000	21,000
GREENE COUNTY TRANSIT-WITS BUS	4,600	4,217	4,600	4,829	4,600	4,164	4,600	4,700
TREE REMOVAL	12,000	11,659	12,000	17,393	14,000	1,801	14,000	14,000
MISCELLANEOUS	2,000	5,477	2,000	193	2,000	7,759	2,000	2,000
COLLECTIVE BARGAINING	0	0	0	0	1,000	916	0	0
SAFETY CLOTHING/EQUIPMENT	600	187	600	1,453	600	446	600	600
AUDIT	2,000	0	2,000	0	2,000	0	2,000	2,000
PERSONNEL POLICY UPDATE	1,500	1,000	0	0	0	0	0	0
TOTAL OPERATING	483,152	464,325	492,940	463,050	409,266	467,017	416,485	492,729
	0							
CAPITAL OUTLAY	120,000	86,178	151,000	147,569	152,000	157,625	115,500	225,000
TOTAL CIP	120,000	86,178	151,000	147,569	152,000	157,625	115,500	225,000
TRANSFER TO GENERAL	77,000	77,000	50,000	50,000	50,000	50,000	50,000	50,000
TRANSFER TO ISF- EQUIPMENT								22,128
TOTAL TRANSFERS	77,000	77,000	50,000	50,000	50,000	50,000	50,000	72,128
subtotal operating & transfers	680,152	627,503	693,940	660,619	611,266	674,642	581,985	789,857
TOTAL ROAD USE TAX EXP	680,152	627,503	693,940	660,619	611,266	674,642	581,985	789,857
TOTAL REVENUES	558,572	566,476	530,745	561,287	543,780	659,631	548,000	759,310
TOTAL EXPENDITURES	680,152	627,503	693,940	660,619	611,266	674,642	581,985	789,857
REVENUES OVER(UNDER) EXPEND	-121,580	-61,027	-163,195	-99,332	-67,486	-15,010	-33,985	-30,547

	2018-2019	2018-2019	2019-2020	2019-2020	2020-2021	2020-2021	2021-2022	2022-2023
	BUDGET	ACUTAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	PROPOSED
WATER REVENUES								
INTEREST NOW ACCOUNT	1,000	1,681	1,000	1,475	1,000	1,347	1,400	1,400
SALE OF METERED WATER	1,167,000	992,500	1,202,100	1,036,776	1,238,100	1,081,173	1,238,000	1,330,000
METER CHANGES	2,000	2,737	2,000	7,197	2,000	6,453	7,000	6,500
CONNECTION/DISCONNECT FEES	4,500	11,627	4,500	9,293	4,500	8,972	8,000	8,900
SOLD AT PLANT	3,500	1,372	3,500	728	3,500	(1,657)	1,000	3,200
CREDIT CARD FEES	375	2,612	375	4,101	375	3,752	4,000	3,700
MISCELLANEOUS	2,000	487	2,000	2,451	2,000	1,581	2,000	2,000
TOTAL OPERATING REVENUES	1,180,375	1,013,025	1,215,475	1,062,026	1,251,475	1,101,621	1,261,400	1,355,700
TRANSFER-WA REVENUE INTEREST	1,000	81	1,000	0	1,000	1,000	1,000	1,000
TRANSFER-WA CAPITAL INTEREST	1,000	1,048	1,000	0	1,000	1,000	1,000	1,000
TOTAL TRANSFERS IN	87,000	1,129	2,000	0	2,000	2,000	2,000	2,000
TOTAL WATER REVENUES	1,267,375	1,014,154	1,217,475	1,062,026	1,253,475	1,103,621	1,263,400	1,357,700
WATER EXPENDITURES								
	199,151	191,773	226,078	201,309	234,183	209,655	241,208	210,134
OVERTIME	4,442	2,331	3,703	1,659	4,035	4,635	4,156	4,196
HOLIDAY PAY	1,000	1,539	1,000	1,044	1,000	1,462	1,000	1,000
FICA - CITY SHARE	15,652	13,508	17,653	14,880	18,301	15,892	18,850	16,075
IPERS - CITY SHARE	19,314	16,544	21,766	18,472	22,583	19,096	23,260	19,837
GROUP INSURANCE - CITY SHAR	58,704	48,393	77,328	70,429	85,549	61,508	88,115	66,802
CLOTHING ALLOWANCE	1,155	1,235	1,170	1,589	1,185	588	1,215	1,350
PROFESSIONAL DEVELOPMENT	5,000	3,450	5,000	3,960	5,200	2,117	5,200	5,200
BUILDING & GROUNDS MAINTENA	1,200	3,899	1,200	21,722	1,200	8,913	1,200	8,000
ENGINEERING	2,000	264	2,000	3,611	22,000	14,010	6,000	22,000
PLANT MAINTENANCE & SUPPLIE	45,000	11,399	55,000	156,371	90,000	261,985	173,000	90,000
STORAGE MAINTENANCE	200	-	200	0	200	-	200	200
GASOLINE/FUEL	5,000	5,043	6,000	3,609	5,500	3,598	5,500	4,000
VEHICLE MAINT. & REPAIR	3,000	3,343	3,000	2,232	3,000	2,601	3,000	3,000
UTILITIES	67,000	71,003	67,000	79,118	67,000	64,309	67,000	72,000
TELEPHONE	5,400	4,717	5,400	4,682	5,400	5,052	5,400	5,400
INSURANCE	25,000	30,000	25,000	41,484	25,000	46,579	30,000	47,000
ACCOUNTING, COLLECTIONS & SALES	56,000	58,684	57,680	60,165	59,410	59,132	61,192	59,410
REFUNDS	500	-	500	0	500	(94)	500	500
TESTING	6,600	1,988	7,500	1,543	7,725	2,713	8,000	7,725
CHEMICALS & TESTING	120,000	116,201	125,000	132,529	131,000	143,977	136,000	137,000
PURCHASE OF EQUIPMENT	6,000	949	6,000	6,164	6,000	2,305	6,000	6,000
EQUIPMENT REPLACEMENT-PLANT	14,000	-	14,000	0	14,000	-	14,000	14,000
SYSTEM MAINT		900		28,060	5,000	-	0	0
MAINTENANCE TOOLS	500	318	500	1,755	500	181	500	500
OPERATING & OFFICE SUPPLIES	4,200	6,613	4,200	10,197	4,200	8,885	4,200	4,200
CLEANING SUPPLIES	1,500	616	1,500	244	1,500	-	1,500	1,500
LAB SUPPLIES	5,000	7,047	5,200	6,034	5,200	9,622	6,000	7,500
METERS & METER MAINTENANCE	8,000	33,696	8,000	30,521	12,000	25,526	23,000	30,000
LEGAL FEES	2,000	-	2,000	90	2,000	914	2,000	-
MISCELLANEOUS	5,100	4,822	5,100	2,739	5,100	12,957	5,100	5,100
COLLECTIVE BARGAINING	-	-	-	0	1,000	1,015		0
SAFETY CLOTHING/EQUIPMENT	600	107	600	258	600	230	600	4,100
PERSONNEL POLICY UPDATE	1,500	1,000	-	0	-	-		0
AUDIT	2,500	-	2,500	0	2,500	-	2,500	2,500
PURCHASES FROM LOST	85,000	72,071	-	542	-	-		0
TOTAL OPERATING	777,218	713,453	758,778	907,013	849,571	989,361	945,396	856,228

	2018-2019 BUDGET	2018-2019 ACUTAL	2019-2020 BUDGET	2019-2020 ACTUAL	2020-2021 BUDGET	2020-2021 ACTUAL	2021-2022 BUDGET	2022-2023 PROPOSED
PICKUP	-	-			-	-		0
PORTABLE GENERATOR	-	-	41,000	27,430	-	-		0
VALVE EXERCISER & PUMP	-	-			-	-		0
GIS COLLECTION & LOCATOR								40,000
1/2 MINI EXCAVATOR								35,000
TOTAL CIP	-	-	41,000	27,430	-	-	-	75,000
TRANSFER FOR WELLS	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
TRANSFER FOR WA PLT REPLACE	270,000	250,000	270,000	270,000	250,000	250,000	250,000	250,000
TRANSFER WATER TOWER REPAIR	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
TRANSFER TO WA CAP IMPROV	63,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000
TRANSFER TO GENERAL	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
TOTAL TRANSFERS OUT	423,000	395,000	415,000	415,000	395,000	395,000	395,000	395,000
subtotal operating & transfers	1,200,218	1,108,453	1,214,778	1,349,443	1,244,571	1,384,361	1,340,396	1,326,228
TOTAL WATER EXPEND	1,200,218	1,108,453	1,214,778	1,349,443	1,244,571	1,384,361	1,340,396	1,326,228
TOTAL REVENUES	1,267,375	1,014,154	1,217,475	1,062,026	1,253,475	1,103,621	1,263,400	1,357,700
TOTAL EXPENDITURES	1,200,218	1,108,453	1,214,778	1,349,443	1,244,571	1,384,361	1,340,396	1,326,228
REVENUES OVER(UNDER) EXPEND	67,157	(94,299)	2,697	(287,417)	8,904	(280,740)	(76,996)	31,472

	2018-2019	2018-2019	2019-2020	2019-2020	2020-2021	2020-2021	2021-2022	2022-2023
	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	PROPOSED
WASTEWATER REVENUES								
INTEREST ON INVESTMENTS	1,500	699	1,500	588	1,500	60	560	1,000
INTEREST NOW ACCOUNT	1,000	1,681	1,000	1,475	1,000	1,347		1,400
INDUSTRIAL TESTING	4,000	1,968	4,000	2,206	4,000	1,190	2,200	2,500
SEWER RECEIPTS	1,003,220	931,397	1,033,316	964,929	1,064,316	976,385	993,928	1,545,209
MISCELLANEOUS	5,000	4,110	5,000	90	5,000	53	0	5,000
CONNECT/DISCONNECT FEES	1,000	-	1,000	0	1,000	(1,000)	1,000	1,000
TOTAL OPERATING REVENUES	1,015,720	939,855	1,045,816	969,287	1,076,816	978,035	997,688	1,556,109
TRANSFER IN FROM LOST	79,000		-		-	-		
TOTAL REVENUES	1,094,720	939,855	1,045,816	969,287	1,076,816	978,035	997,688	1,556,109
WASTEWATER EXPENDITURES								
SALARIES	143,010	142,814	155,021	157,354	154,638	159,005	159,277	163,893
OVERTIME	1,544	1,243	1,588	1,906	1,695	3,051	1,746	1,700
HOLIDAY PAY	400	437	400	916	1,635	573	1,635	1,200
FICA - CITY SHARE	11,089	9,724	12,015	11,745	12,085	11,987	12,477	12,538
IPERS - CITY SHARE	13,684	11,758	14,823	14,333	14,913	14,565	15,360	15,471
GROUP INSURANCE - CITY SHAR	25,127	32,793	44,423	51,638	56,807	47,340	58,511	54,469
	770	306	780	288	780	801	810	900
TRAINING, SCHOOL, CONTINUIN	2,500	1,179	2,500	1,341	2,700	1,382	2,700	2,700
PLANT MAINTENANCE & SUPPLIE	35,000	52,795	35,000	19,678	45,000	19,220	55,000	45,000
ENGINEERING	1,000	9,278	1,000	28,725	4,000	55,953	4,000	35,000
GASOLINE/FUEL	3,500	3,189	3,500	1,321	3,500	2,032	3,500	2,500
VEHICLE MAINT. & REPAIR	5,000	1,218	5,000	762	5,000	2,187	5,000	5,000
UTILITIES	93,000	91,148	95,000	95,772	95,000	83,122	95,000	96,000
TELEPHONE	8,000	2,973	8,000	2,941	6,000	3,077	6,000	3,500
INSURANCE	25,000	27,560	25,000	41,063	28,000	46,633	29,500	47,000
SALES TAX	12,000	12,853	12,000	13,597	12,000	13,138	12,000	14,000
TESTING	18,000	7,520	19,000	24,366	19,000	22,330	21,000	25,000
CHEMICALS & TESTING	21,000	25,431	23,000	14,613	26,000	1,825	26,000	26,000
SYSTEM MAINT		-		41,416	44,000	34,228	32,000	45,000
PURCHASE OF EQUIPMENT	5,000	15,464	4,000	135,685	4,000	1,014	4,000	5,000
OPERATING & OFFICE SUPPLIES	6,000	4,976	6,000	5,924	6,000	8,547	6,000	7,000
SAFETY CLOTHING	600	134	600	94	600	275	600	4,100
MISCELLANEOUS	4,000	9,107	4,000	15,061	4,000	9,962	4,000	4,000
COLLECTIVE BARGAINING	-	-	-	0	1,000	620	1,000	0
SLUDGE REMOVAL	25,000	24,205	25,000	14,406	25,000	730	25,000	26,000
PERSONNEL POLICY UPDATE	1,500	1,000	-	0	-	-	0	0
AUDIT	2,000	-	2,000	0	2,000	-	2,000	2,000
PURCHASES FROM LOST	79,000	-	-	0	-	-	0	0
TOTAL OPERATING	542,724	489,105	499,650	694,944	575,353	543,598	584,116	644,971
EQUIPMENT	46,000	-	107,000	3,384	-	-	15,000	35,000
GIS COLLECTION & LOCATE								40,000
TOTAL CIP	46,000	-	107,000	3,384	-	-	15,000	75,000
TRANSFER BOND & INT	290,045	290,545	294,563	0	291,500	291,500	291,500	293,060
TRANSFER FOR PLANT REPLACE	50,000	50,000	85,000	85,000	85,000	85,000	85,000	485,000
TRANSFER TO GENERAL FUND	62,000	62,000	37,000	0	37,000	37,000	37,000	37,000
TOTAL TRANSFERS OUT	402,045	402,545	416,563	0	413,500	413,500	413,500	815,060
subtotal operating & transfers	990,769	891,650	1,023,213	698,328	988,853	957,098	1,012,616	1,535,031
TOTAL WASTEWATER EXP	990,769	891,650	1,023,213	698,328	988,853	957,098	1,012,616	1,535,031
TOTAL REVENUES	1,094,720	939,855	1,045,816	969,287	1,076,816	978,035	997,688	1,556,109
TOTAL EXPENDITURES	990,769	891,650	1,023,213	698,328	988,853	957,098	1,012,616	1,535,031
REVENUES OVER(UNDER) EXPEND	103,951	48,205	22,603	270,959	87,963	20,938	(14,928)	21,078

	2018-2019	2018-2019	2019-2020	2019-2020	2020-2021	2020-2021	2021-2022	2022-2023
	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	PROPOSED
SANITATION REVENUES								
LANDFILL FEES	63,000	60,919	63,000	61,272	63,000	61,439	63,000	63,000
GARBAGE FEES	400,000	411,000	400,000	407,379	412,000	417,258	421,000	425,000
YARDWASTE SITE FEES	21,600	21,194	21,600	21,388	21,600	21,434	21,600	21,600
EXTRA BAGS/CANS FEE	5,500	-	5,500	2,665	5,500	612	2,700	5,000
DUMPSTER CHARGES	27,200	8,080	28,000	20,934	28,000	23,860	21,000	21,000
E-WASTE	3,000	189	3,000	2,416	3,000	2,474	3,000	2,500
EXTRA PICKUP ITEMS FEE	8,100	7,284	8,100	6,640	8,100	8,472	6,600	8,100
COMPOSTING	300	169	300	115	300	165	200	300
MISCELLANEOUS	1,500	9,834	1,500	1,278	1,500	113	1,300	1,500
TOTAL SANITATION REVS	530,200	518,669	531,000	524,087	543,000	535,827	540,400	548,000
SANITATION EXPENDITURES								
SALARIES	139,769	156,080	183,898	167,245	188,785	178,144	194,485	201,101
PART-TIME SALARIES	5,000	4,171	5,000	10,970	5,000	8,037	5,000	5,000
OVERTIME	3,104	2,923	4,749	941	4,866	2,320	5,012	5,162
HOLIDAY PAY	1,700	1,104	1,700	1,662	1,751	1,610	1,751	1,803
FICA - CITY SHARE	11,442	11,185	14,944	13,289	15,331	13,953	15,790	15,384
IPERS - CITY SHARE	14,119	8,862	16,441	11,437	18,918	12,423	19,486	18,983
	36,690	41,403	61,698	61,063	78,898	56,145	81,265	71,530
CLOTHING ALLOWANCE	1,348	1,115	1,348	673	1,383	787	1,215	1,350
DUES AND PER CAPITA	33,650	33,331	1,100	5,431	1,000	5,431	12,000	12,000
BUILDING & GROUNDS MAINTENA	5,000	4,949	5,000	3,809	5,000	3,224	5,000	5,000
GASOLINE/FUEL	14,500	17,471	13,000	15,772	14,500	13,955	14,500	20,000
VEHICLE MAINT. & REPAIR	11,500	13,298	12,500	6,932	11,500	6,298	15,500	15,500
UTILITIES	3,000	908	3,000	937	3,000	999	3,000	3,000
INSURANCE	23,500	38,000	23,500	46,730	38,000	45,366	45,000	31,000
SALES TAX	7,700	8,205	7,700	8,448	8,200	8,472	8,200	8,500
LANDFILL FEES	102,000	100,370	102,000	98,104	102,000	98,379	105,000	105,000
OPERATING & OFFICE SUPPLIES	6,000	4,790	6,000	3,308	6,000	5,702	6,000	6,000
YARDWASTE SITE	21,000	20,550	21,000	19,800	21,000	247,727	21,000	21,000
CONTAINERS	5,000	-	5,000	6,390	5,000	5,320	6,000	5,000
MISCELLANEOUS	2,000	2,397	2,000	3,496	2,000	4,971	2,000	2,000
COLLECTIVE BARGAINING	-	-	-	0	1,000	1,410	0	0
SAFETY SUPP & CLOTHING	600	777	600	0	600	-	600	600
PERSONNEL POLICY UPDATE	500	1,000	-	0	-	-	0	0
TOTAL OPERATING	449,122	472,889	492,178	486,437	533,732	720,675	567,804	554,913
NEW TRUCK	-	-	-	-	-	-	0	0
CAPITAL IMPROVEMENTS	-	-	-	-	-	-	0	0
TOTAL CIP	-	-	-	-	-	-	-	-
TRANSFER TO GENERAL	77,000	77,000	43,000	43,000	43,000	43,000	43,000	43,000
TRANSFER TO ISF (NEW TRUCK	20,000	20,000	20,000	20,000	20,000	20,000	20,000	19,475
TOTAL TRANSFERS OUT	97,000	97,000	63,000	63,000	63,000	63,000	63,000	62,475
subtotal operating & transfers	546,122	569,889	555,178	549,437	596,732	783,675	630,804	617,388
TOTAL SANITATION EXP	546,122	569,889	555,178	549,437	596,732	783,675	630,804	617,388
TOTAL REVENUES	530,200	518,669	531,000	524,087	543,000	535,827	540,400	548,000
TOTAL EXPENDITURES	546,122	569,889	555,178	549,437	596,732	783,675	630,804	617,388
REVENUES OVER(UNDER) EXPEND	(15,922)	(51,220)	(24,178)	(25,350)	(53,732)	(247,847)	(90,404)	(69,388)

	2018-2019	2018-2019	2019-2020	2019-2020	2020-2021	2020-2021	2021-2022	2022-2023
	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	PROPOSED
RECYCLING REVENUES								
FEES	86,000	84,907	86,000	91,085	86,000	121,121	147,000	156,000
CITIES & CO. CONTRIBUTIONS	40,304	34,401	40,304	68,029	40,000	62,465	65,000	65,000
MISCELLANEOUS	2,000	51	2,000	87	2,000	2,000	0	2,000
TOTAL OPERATING REVENUES	128,304	119,359	128,304	159,201	128,000	185,586	212,000	223,000
RECYCLING EXPENDITURES								
SALARIES	40,710	51,772	42,058	44,829	44,904	49,072	46,251	54,770
OVERTIME	1,184	287	1,214	637	1,306	512	1,345	1,505
HOLIDAY PAY	500	795	500	713	500	773	500	500
FICA - CITY SHARE	3,244	3,364	3,349	3,375	3,574	3,698	3,682	4,190
IPERS - CITY SHARE	4,002	229	4,132	262	4,410	283	4,542	5,170
GROUP INSURANCE - CITY SHAR	14,676	8,963	16,453	19,730	21,040	19,640	21,672	21,582
CLOTHING ALLOWANCE	385	-	390	240	395	170	405	450
GASOLINE/FUEL	7,000	8,291	6,500	8,694	12,000	8,848	12,000	10,000
VEHICLE MAINT & REPAIR	6,100	6,249	6,600	2,331	6,100	14,716	8,000	12,000
INSURANCE	12,000	11,999	12,000	12,000	12,000	19,632	12,360	12,000
RECYCLING TONNAGE (MARKETING) FEES	46,000	61,785	46,000	62,340	25,000	26,916	28,000	28,000
OPERATING & OFFICE SUPPLIES	1,900	1,525	1,900	1,756	1,900	1,517	1,900	1,900
	6,000	4,331	5,000	3,130	5,000	2,460	5,000	5,000
EDUCATION PROMOTIONS	2,000	811	2,000	1,802	2,000	1,855	2,000	2,000
MISCELLANEOUS	1,000	5,398	1,000	416	1,000	9,557	1,000	1,000
SAFETY EQUIP & CLOTHING	200	14	200	201	200	-	200	200
COLLECTIVE BARGAINING	-	-	-	0		620	0	0
TOTAL OPERATING	146,901	165,813	149,296	162,454	141,329	160,268	148,857	160,267
TRANSFER TO GENERAL FUND	7,000	7,000	5,000	5,000	5,000	5,000	5,000	5,000
TRANSFER TO ISF FOR TRUCK R	7,500	7,500	7,500	7,500	7,500	7,500	7,500	56,648
TOTAL TRANSFERS OUT	14,500	14,500	12,500	12,500	12,500	12,500	12,500	61,648
subtotal operating & transfers	161,401	180,313	161,796	174,954	153,829	172,768	161,357	221,915
TOTAL RECYCLING EXP	161,401	180,313	161,796	174,954	153,829	172,768	161,357	221,915
TOTAL REVENUES	128,304	119,359	128,304	159,201	128,000	185,586	212,000	223,000
TOTAL EXPENDITURES	161,401	180,313	161,796	174,954	153,829	172,768	161,357	221,915
REVENUES OVER(UNDER) EXPEND	(33,097)	(60,954)	(33,492)	(15,753)	(25,829)	12,817	50,643	1,085

	2018-2019 BUDGET	2018-2019 ACTUAL	2019-2020 BUDGET	2020-2021 BUDGET	2020-2021 ACTUAL	2021-2022 BUDGET	2022-2023 PROPOSED
AIRPORT REVENUES							
RENTAL	17,000	27,488	17,000	17,000	30,850	20,000	30,000
CASH RENT ON FARM LAND	34,000	27,624	34,000	34,000	27,625	28,000	34,000
HOUSE RENTAL		4,200		4,200	3,150	3,000	3,000
SALE OF FUEL	45,400	34,272	45,400	45,400	36,011	62,000	62,000
MISCELLANEOUS	500	7,740	500	500	-9	500	500
INTEREST ON INVESTMENTS				0	25		590
TOTAL OPERATING REV	96,900	101,324	96,900	101,100	97,652	113,500	130,090
AIRPORT EXPENDITURES							
BUILDING & GROUNDS MAINT	9,000	7,130	9,000	9,000	11,826	25,000	25,000
FUEL	34,500	22,830	34,500	9,000	11,826	60,000	50,000
RADIO MAINTENANCE	3,000	480	3,000	3,000	0	2,000	2,000
UTILITIES	6,200	6,230	6,200	6,200	6,677	6,200	6,200
TELEPHONE	1,400	2,523	1,400	6,200	6,677	2,700	2,700
INSURANCE	2,000	1,695	2,000	2,000	2,322	2,000	2,000
CONTRACT SERVICES	0	0	7,200	7,200	7,200	7,200	7,200
MISCELLANEOUS	2,000	4,419	2,000	7,000	5,578	7,000	7,000
CAPITAL IMPROVMENTS	2,500	30,000	2,500	2,500	0	0	0
TOTAL OPERATING	60,600	75,307	67,800	52,100	52,107	112,100	102,100
TRANSFER TO PA	0	0	10,000	10,000	10,000	10,000	20,000
TOTAL AIRPORT EXP	60,600	75,307	77,800	62,100	62,107	122,100	122,100
TOTAL REVENUES	96,900	101,324	96,900	101,100	97,652	113,500	130,090
TOTAL EXPENDITURES	60,600	75,307	77,800	62,100	62,107	122,100	122,100
REVENUES OVER(UNDER) EXPEND	36,300	26,017	19,100	39,000	35,545	(8,600)	7,990

	2018-2019 PROPOSED	2018-2019 ACTUAL	2019-2020 PROPOSED	2019-2020 ACTUAL	2020-2021 BUDGET	2020-2021 ACTUAL	2021-2022 BUDGET	2022-2023 PROPOSED
L.O.S.T. REVENUES								
STATE OF IOWA	425,000	467,920	425,000	462,178	425,000	489,848	450,000	555,750
TOTAL REVENUE	425,000	467,920	425,000	462,178	425,000	489,848	450,000	555,750
L.O.S.T. EXPENDITURES								
STREET IMPROVEMENTS	155,000	121,124	155,000	139,044	155,000	219,371	155,000	275,000
RUT BUILDING REPAIR & MT		-	-		37,000	34,382	10,000	-
COMMUNITY CENTER	11,947	9,766	20,000	11,961	-	-	-	-
FIRE REPLACE PUMP		-			30,000	33,828	-	-
POOL	16,420	-	10,000	10,000	-	-	-	-
LIBRARY	15,000	-	20,000	1,999	-	-	-	-
GOLF COURSE	40,000	-	20,000	(11,486)	-	14,603	-	-
CEMETERY	1,500	2,520	1,500	0	1,500	-	1,500	30,000
SEWER SYSTEM MAINTENANCE	40,000	74,027	70,000	76,840	26,000	35,000	70,000	40,000
SEWER MANHOLE REHAB	-	-	-		-	-	-	-
SEWER DRAIN TILE MAINTENANCE	9,000	94	9,000	-	9,000		9,000	9,000
WATER SYSTEM MAINTENANCE	25,000	108,461	25,000	31,464	25,000	19,504	25,000	25,000
WATER HYDRANT/VALVE REPLACE	30,000	52,080	30,000	46,429	30,000	24,418	30,000	30,000
WATER SERVICE LINE REPAIRS	30,000	13,872	30,000	5,321	25,000	13,099	25,000	15,000
		-	581,000		75,000		-	75,000
ALLEY REPLACEMENT PROJECT		-			-		165,000	
SIDEWALK PROGRAM	15,000	12,743	15,000	14,742	-		15,000	50,000
2020 ALLEY RECONSTRUCTION					-	14,711		
WASHINTON/CHESTNUT WA						253,498		
WINDOWS								15,000
STREET LIGHTING FROM RUT								52,500
TOTAL EXPENDITURES	388,867	394,687	986,500	326,315	428,500	662,414	520,500	616,500
TRANSFER TO GENERAL FOR PD								15000
TOTAL EXPENDITURES	388,867	394,687	986,500	326,315	428,500	662,414	520,500	631,500
TOTAL REVENUES	425,000	467,920	425,000	462,178	425,000	489,848	450,000	555,750
TOTAL EXPENDITURES	388,867	394,687	986,500	326,315	428,500	662,414	520,500	631,500
REVENUES OVER(UNDER) EXPEND	36,133	73,233	(561,500)	135,863	(3,500)	(172,566)	(70,500)	(75,750)

NOTICE OF MEETING OF THE CITY COUNCIL
OF JEFFERSON, IOWA, AND OF PUBLIC HEARING
ON PROPOSAL TO SELL PROPERTY LOCATED
AT 107 NORTH CHESTNUT STREET

The City Council of the City of Jefferson, Iowa, will hold a public hearing at its regular meeting at the Municipal Center in Jefferson, Iowa, on March 8, 2022, at 5:30 p.m., on the City Council's proposal to sell property located at 107 North Chestnut Street, in Jefferson, Iowa, legally described as Parcel A of Lot 146, in the Original Town (now City) of Jefferson, Greene County, Iowa to Cretsinger & Greiner Properties, LLC, for the sum of \$45,000.00, of which \$45,000.00 will be financed by a forgivable loan from the City, all pursuant to the terms and provisions of a sale and redevelopment agreement. All local residents who appear at said meeting shall be given an opportunity to express their views for or against the proposal. At the meeting, or any adjournment thereof, the City Council of Jefferson may adopt resolutions and motions, as necessary, determining whether or not to proceed with the proposal.

This notice is given by order of the City Council on February 22, 2022.

ROXANNE GORSUCH
City Clerk of Jefferson

AGREEMENT FOR SALE AND REDEVELOPMENT OF PROPERTY

This Agreement for Sale and Redevelopment of Property (the “**Agreement**”) is dated _____, 2022, and is between the City of Jefferson, Iowa (the “**City**”), and Cretsinger & Greiner Properties, LLC, a limited liability company formed under the laws of the State of Iowa (the “**Developers**”).

The City has acquired ownership of a building and real estate located at 107 N. Chestnut St., in Jefferson, Iowa (more specifically described below; the Property), which is located across from the main square of the City’s central business district and is currently vacant and in need of improvements. The Property is located within the Jefferson Urban Renewal Area, as previously adopted and amended.

The City previously published an advertisement seeking proposals for the redevelopment of the Property, and the Developers have submitted a proposal to the City which it desires to accept.

It has been proposed that the City transfer ownership of the Property and provide financial assistance to the Developers for the improvement of the Property for the purpose of opening a new business in exchange for their forgivable promissory notes and other covenants under this Agreement.

Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, and other financial assistance to or for the benefit of private persons.

The parties therefore agree as follows:

1. **Sale of Property.** On the terms set forth in this Agreement, City agrees to sell to Developers and Developers agree to purchase and accept from City the following described real estate:

Parcel A of Lot 146, in the Original Town (now City) of Jefferson, Greene County, Iowa,

the exact legal description of which will be taken from the abstract of title, which has a local street address of 107 N. Chestnut St., Jefferson, Iowa, together with all easements and servient estates appurtenant thereto and all improvements situated thereon, subject to easements for public utilities and streets, subject to zoning restrictions, and subject to such other easements, covenants, restrictions, and reservations as Developers may approve (the “**Property**”).

2. **Purchase Price - \$45,000.00 Forgivable Loan.** Developers agree to pay for the Property the sum of \$45,000.00 (the “**Purchase Price**”) which shall be paid to City at the time of closing by the execution and delivery of Developers’ \$45,000.00 promissory note to the City in the form of Exhibit A attached hereto (the “**\$45,000.00 Note**”), which amount shall be secured by a real estate mortgage covering the Property (on the most current Iowa State Bar Association form of real estate mortgage - Form No. 128) (the “**\$45,000.00 Mortgage**”), which mortgage shall be a first lien against the Property. The loan evidenced by the \$45,000.00 Note is a forgivable loan, the principal of which, subject to Developers’ fulfillment of the terms of this

Agreement, will be forgiven by the City in 10 equal annual installments of \$4,500.00 each on _____ of each year beginning _____, 2023.

3. **Taxes.** City shall pay all regular real estate taxes for fiscal year 2020-2021 (those due and payable in fiscal year 2021-2022) and all special assessments which are a lien on the Property as of the date of this Agreement, and Developers agree to accept the Property subject to all subsequent taxes and assessments beginning with the installment payable September 2022. No proration or adjustment for taxes shall be made at closing, and each party shall pay taxes for which it is responsible directly to the County Treasurer.

4. **Abstract.** City agrees to deliver to Developers for their examination an abstract of title covering the above described real estate continued to the current time and showing merchantable title in City in accordance with Iowa Title Standards, subject to the matters permitted by this Agreement. Upon receipt of the continued abstract Developers shall have 20 days within which to notify City in writing of any objections to title. If no written objections are made within this time then title shall be deemed approved for all purposes under this Agreement. City may but will not be required to cure any title exceptions or objections to title. If there are any objections to title which significantly affect the value or marketability of title to the Property that City will not cure, then Developers will have the right to rescind and terminate this Agreement.

5. **Risk of Loss and Insurance.** City shall bear the risk of loss or damage to the Property prior to delivery of possession, and thereafter such risk of loss shall be borne by Developers.

6. **Conditions to Closing.** City will not be required to complete the closing of the sale of the Property until the conditions of this Agreement have been met.

7. **Condition of Property.** (a) Developers acknowledge that they have inspected the Property covered by this Agreement and are satisfied with its condition and are relying solely on their own inspection and investigation and not on any statement or representation made by City or its agents.

(b) City represents that it has no knowledge of any wells, solid waste disposal sites, hazardous wastes, underground storage tanks, private burial sites, or any private sewage disposal systems on the Property, and agrees to deliver at closing a groundwater hazard statement confirming such representation.

(c) **DISCLAIMER.** SUBJECT TO CITY'S REPRESENTATIONS IN (b) ABOVE THE PROPERTY IS BEING SOLD BY CITY TO DEVELOPERS IN "AS IS-WHERE IS" CONDITION AND WITH ALL FAULTS AND EXCEPT AS OTHERWISE EXPRESSLY SET FORTH IN THIS AGREEMENT CITY MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE CONDITION OF THE PROPERTY.

8. **Closing and Possession.** (a) Closing of the sale of the Property under this Agreement shall be held within 10 days after City's abstracting obligations under this Agreement have been met at the offices of Hoyt, Morain & Hommer Law Firm or at such other place as may be mutually agreed upon by City and Developers.

(b) At closing City shall deliver to Developers, in addition to any other items required under this Agreement, the following: (i) a quitclaim deed conveying marketable title to the Property to Developers, free and clear of all liens, charges and encumbrances, except taxes and assessments required to be paid by Developers under this Agreement, easements for public utilities and streets and such other easements, covenants, restrictions and reservations as Developers may approve, (ii) a real estate transfer declaration of value, (iii) a groundwater hazard statement, (iv) a closing statement, executed by City, and (v) such other documents as may be reasonably and customarily required in connection with the transaction contemplated by this Agreement, each executed and acknowledged as applicable by City.

(c) At closing Developers shall deliver to City, in addition to any other items required under this Agreement, the following: (i) the \$45,000.00 Note and the \$45,000.00 Mortgage required under this Agreement, (ii) the \$30,000.00 Note and the \$30,000.00 Mortgage required under this Agreement, (iii) a closing statement, duly executed by Developers, and (iv) such other documents as may be reasonably and customarily required in connection with the transaction contemplated by this Agreement, each executed and acknowledged as applicable by Developers.

(d) Possession of the Property shall be delivered by City to Developers upon the completion of closing.

9. **Redevelopment.** Commencing immediately after closing Developers agree to repair, improve, redevelop and rehabilitate the building located on the real estate substantially in accordance with plans submitted by them to the City for approval (the "**Improvement Project**"). The Improvement Plans must be approved by the City prior to Closing in order for Closing to occur.

Developers shall assure that all repairs and improvements are completed in a good and workmanlike manner and in compliance with all applicable historic guidelines, codes and ordinances. Developers shall make sure that all contractors, subcontractors and materialmen are timely paid and that the Property is kept free and clear of any mechanic's liens. The Improvement Project shall be substantially completed on or before _____, 2022.

10. **\$30,000.00 Forgivable Loan by City for Improvements.** (a) Subject to Developers' fulfillment of the terms and conditions required of them under this Agreement, City agrees to make a forgivable loan to Developers in an amount up to \$45,000.00 to assist with the Improvement Project (the "**\$30,000.00 Forgivable Loan**"). At the time of closing Developers shall execute and deliver to City their \$75,000.00 promissory note in the form of Exhibit B attached hereto (the "**\$30,000.00 Note**"), which amount shall be secured by an open-end real estate mortgage covering the Property (on the most current Iowa State Bar Association form of real estate mortgage (open end) - Form No. 127) (the "**\$30,000.00 Mortgage**"), which mortgage shall be a second lien against the Property, subject only to the first lien of City's \$45,000.00 Mortgage. The loan evidenced by the \$30,000.00 Note is a forgivable loan, the principal of which, subject to Developers' fulfillment of the terms of this Agreement, will be forgiven by the City in 10 equal annual installments in an amount equal to 1/10 of the actual total amount of funds advanced by the City under this loan on _____ of each year beginning _____, 2023.

(b) Developers have estimated the total cost of the Improvement Project to be \$75,000.00, which is to be funded by the \$45,000.00 forgivable loan from the City for the purchase price of the building, and \$30,000.00 forgivable loan from the City for improvements.

(c) The City will establish and maintain a separate trust and agency account for the purpose of coordinating the disbursement of payments for bills incurred for this Improvement Project. Developers shall utilize funds from the City's \$30,000.00 Forgivable Loan for payment of bills incurred in the Improvement Project. Disbursement of funds from the any grants will be handled in accordance with the requirements of the grant program, and Developers agree to strictly comply with the requirements of that program in order to obtain the release of those funds in a timely manner. City will be requiring progress lien waivers as bills are paid and Developers will cooperate and assist City in obtaining such waivers. City shall not be required to make disbursements more frequently than monthly and City will in no event be obligated to pay any bills from any sources other than those described above.

(d) Attached to this Agreement are copies of the proposed plans for the Improvement Project and of the budget previously presented by Developers to the City, and Developers represent that the budget is still accurate and represents the total estimated amount required to complete the Improvement Project. Developers agree to promptly notify City if there are any changes to the budget or the estimated amount required to complete the Improvement Project.

(e) Developers agree to keep City advised at all times of the names of all contractors and subcontractors providing labor, equipment or materials for the Improvement Project, and of the type of work, material, equipment or services and dollar amount covered by each of their respective contracts or subcontracts. Upon request of the City, Developers shall deliver to City a copy of each contract and subcontract. City will only disburse funds to the contractors and subcontractors whose names and contract descriptions have been provided to it.

(f) Developers will submit all invoices, bills, statements, and claims for payment in connection with the Improvement Project to City promptly upon receipt of the same and shall certify to City that services or materials for which payment is requested have been satisfactorily performed or delivered to the site. City may also make its own inquiry or inspection before making disbursement. City, in its discretion, may disburse to the Developers, directly to the contractor or subcontractor requesting payment, or jointly to both. Prior to making any disbursement City may require that it be provided with lien waivers for all work or materials previously paid for.

(g) Developers shall also on a monthly basis provide to City an updated budget showing services and materials paid for to date and that the remaining sources of funds described in this Agreement will be sufficient to cover all remaining costs. If remaining sources of funds are insufficient to cover remaining costs, then City will have no obligation to advance any additional funds under this Agreement.

11. **Conditions of Forgivable Loans.** The conditions of the \$45,000.00 Note and the \$30,000.00 Note being forgiven in accordance with this Agreement are that for a period of ten years Developers: (i) own, operate, and keep the Property open during all normal business hours

and (ii) not sell, assign, transfer, further mortgage or encumber all or any part of the Property without City's prior written consent. Developers agree to pay all unforgiven principal of the \$45,000.00 Note and the \$30,000.00 Note in one installment on the maturity date stated in such notes, unless the loans are otherwise forgiven.

12. **Waiver of Tax Abatement.** In consideration of the economic benefits provided by City under this Agreement, Developers waive any right they may have to receive any exemption from taxation for the value of improvements to be added to the Property, and they agree not to file any application or claim for such benefits.

13. **Own Legal Counsel and Tax Advisors.** Developers acknowledge that they have had the opportunity to consult with their own legal counsel and tax advisors as to the legal and tax effects of this Agreement and are not relying on any representation or statement made by City or the Main Street organization (local and State levels).

14. **Events of Default.** The following shall constitute events of default ("Events of Default") under this Agreement:

(a) Developers shall fail to perform any covenant or agreement required to be performed by them before closing.

(b) Developers shall fail to pay any amounts required of them at closing.

(c) Developers shall fail to substantially complete the Improvement Project by the agreed deadline.

(d) Default in the payment of any principal under the \$45,000.00 Note or the \$30,000.00 Note given pursuant to this Agreement when and as the same shall become due and payable, or default in the payment of any other amounts required to be paid under the 45,000.00 Note or the \$75,000.00 Note, when and as the same shall become due and payable, whether at maturity or by acceleration or otherwise.

(e) Default in the performance, or breach, of any covenant or agreement of the Developers in this Agreement (other than their agreement to make principal and other payments under the \$45,000.00 Note and the \$30,000.00 Note) and the continuance of such default for 10 days after written notice specifying such default and requiring the same to be remedied shall have been given to Developers by the City.

(f) Default in the performance, or breach, of any covenant or agreement of the Developers under the \$45,000.00 Mortgage or \$30,000.00 Mortgage given pursuant to this Agreement.

15. **Rights and Remedies.** Upon the occurrence of an Event of Default or at any time thereafter until such Event of Default is cured or waived, the City may exercise any or all of the following rights and remedies:

(a) If any Event of Default occurs prior to closing, then City may forfeit this Agreement as provided by Chapter 656 of the Iowa Code in which event any payments made and

improvements made on the Property shall be forfeited and City shall have no further obligation under this Agreement.

(b) City may terminate and not make any further advances under its \$75,000.00 Forgivable Loan.

(c) By notice to the Developers, City may declare the entire unpaid principal amount of the \$45,000 Forgivable Loan and the \$30,000.00 Forgivable Loan, and all other amounts due and payable under this Agreement, to be immediately due and payable, whereupon all amounts due under this Agreement and the unforgiven portions of the \$45,000.00 Forgivable Loan and \$30,000.00 Forgivable Loan shall be due and payable, without presentment, demand, protest or further notice of any kind.

(d) City may exercise and enforce the rights and remedies available to it under the \$45,000.00 Note, the \$45,000.00 Mortgage, the \$30,000.00 Note, and the \$30,000.00 Mortgage, or any one or more of them.

(e) City may exercise any other right or remedy as may be provided by law or equity.

(f) In any action or proceeding relating to this Agreement City shall be entitled to receive reasonable attorneys' fees and costs as permitted by law.

16. **Purpose of Agreement and Survival.** This Agreement covers the rights of the parties with respect to both the sale of the Property and the rehabilitation and redevelopment of the Property after closing. All covenants, agreements, indemnities and representations of City and Developers under this Agreement shall survive the closing of the sale of the Property and shall continue until the forgivable loans being made by City to Developers under this Agreement have been completely forgiven.

17. **Entire Agreement.** This Agreement embodies the entire agreement and understanding between the parties relating to the transaction contemplated hereby and may not be amended, waived or discharged except by an instrument in writing executed by the party against whom enforcement of such amendment, waiver or discharge is sought. If any clauses or provisions herein contained would invalidate this Agreement in whole or in part, such clauses or provisions only shall be invalid, and the remainder of this Agreement will remain in full force and effect.

18. **Notices.** Any notice to either party that may be required hereunder or which either party is permitted or may desire to give to the other party must be in writing and may be given by personal delivery, by reputable overnight courier, or by registered or certified mail, return receipt requested, postage prepaid, to the party for whom it is intended at the address stated below or such other address as it may have designated in writing in the manner provided in this paragraph. Any such notice will be deemed to have been given (i) if personally delivered, when so delivered; (ii) if sent by reputable national overnight courier, upon confirmation of receipt; or (iii) if mailed by registered or certified mail, return receipt requested, postage prepaid, upon confirmation of receipt.

If to City:

City of Jefferson
Attn: City Administrator
220 N. Chestnut St.
Jefferson, Iowa 50129

If to Developers:

Cretsinger & Greiner Properties, LLC
220 6th Avenue, Ste. 2
Coon Rapids, IA 50058

19. **Miscellaneous.** The provisions of this Agreement shall be binding upon and shall inure to the benefit of the parties, their heirs, personal representatives, successors and assigns. The use of any gender shall include all genders, and the use of any number shall be construed as singular or plural as the case may require. All obligations, covenants, agreements and warranties contained herein are and shall be joint and several as to each party bound thereby. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Agreement.

SIGNATURE PAGE TO FOLLOW

The parties are signing this Agreement as of the date stated in the introductory paragraph.

CITY OF JEFFERSON

J. Wiltse Kretsinger, Developer

By _____
Matt Gordon, Mayor

Attest:

Roxanne Gorsuch, City Clerk

PROMISSORY NOTE

\$45,000.00

Jefferson, Iowa
_____, 2022

For value received, the undersigned, J. Wiltse Cretsinger by and thru Cretsinger & Greiner Properties, LLC, a limited liability company formed under the laws of the State of Iowa, (the "**Borrowers**"), promise to pay to the order of the City of Jefferson (the "**City**"), the principal sum of \$45,000.00, with no interest, on _____, 2032.

Pursuant to that certain Agreement for Sale and Redevelopment of Property between the City and Borrowers dated _____, (the "**Agreement**"), the City has made a forgivable loan to the Borrowers in the principal amount of \$45,000.00 (the "**\$45,000.00 Forgivable Loan**"), which amount represents the purchase price of the Property sold to the Borrowers under the Agreement, and reference is made to the Agreement for a more complete description of the rights and obligations of the parties.

The \$45,000.00 Forgivable Loan shall be forgiven by the City in accordance with the terms and schedule set forth in the Agreement.

Payment of principal of the \$45,000.00 Forgivable Loan, if required, shall be made to the City at the following address: City of Jefferson, Attn: City Clerk, 220 North Chestnut Street, Jefferson, IA 50129, unless sooner forgiven in accordance with the Agreement.

Borrowers may prepay the principal of this Note, in whole or in part, without penalty, at any time prior to maturity.

In the event of a default under the Agreement which is not cured in accordance with the terms of the Agreement, including the failure to make payments of principal as they may come due under the terms of the Agreement, the Borrowers agree to pay all costs and expenses of collection, including reasonable attorneys' fees.

Presentment, notice of dishonor, and protest are hereby waived by all makers, sureties, guarantors and endorsers hereof. This Note shall be the joint and several obligation of all makers, sureties, guarantors and endorsers, and shall be binding upon them and their successors and assigns.

This Note is secured by a real estate mortgage covering the Property sold to the Borrowers under the Agreement.

J. Wiltse Cretsinger

PROMISSORY NOTE

\$30,000.00

Jefferson, Iowa
_____, 2022

For value received, the undersigned, J. Wiltse Cretsinger by and thru Cretsinger & Greiner Properties, LLC, a limited liability company formed under the laws of the State of Iowa, (the "**Borrowers**"), promise to pay to the order of the City of Jefferson (the "**City**"), the principal sum of \$30,000.00, with no interest, on _____, 2032.

Pursuant to that certain Agreement for Sale and Redevelopment of Property between the City and Borrowers dated _____, (the "**Agreement**"), the City has made a forgivable loan to the Borrowers in the principal amount of \$30,000.00 (the "**\$30,000.00 Forgivable Loan**"), the proceeds of which are to be used for the improvement of Property sold to the Borrowers under the Agreement, and reference is made to the Agreement for a more complete description of the rights and obligations of the parties.

The \$30,000.00 Forgivable Loan shall be forgiven by the City in accordance with the terms and schedule set forth in the Agreement.

Payment of principal of the \$30,000.00 Forgivable Loan, if required, shall be made to the City at the following address: City of Jefferson, Attn: City Clerk, 220 North Chestnut Street, Jefferson, IA 50129, unless sooner forgiven in accordance with the Agreement.

Borrowers may prepay the principal of this Note, in whole or in part, without penalty, at any time prior to maturity.

In the event of a default under the Agreement which is not cured in accordance with the terms of the Agreement, including the failure to make payments of principal as they may come due under the terms of the Agreement, the Borrowers agree to pay all costs and expenses of collection, including reasonable attorneys' fees.

Presentment, notice of dishonor, and protest are hereby waived by all makers, sureties, guarantors and endorsers hereof. This Note shall be the joint and several obligation of all makers, sureties, guarantors and endorsers, and shall be binding upon them and their successors and assigns.

This Note is secured by a real estate mortgage covering the Property sold to the Borrowers under the Agreement.

J. Wiltse Cretsinger

NOTICE OF MEETING OF THE CITY COUNCIL
OF JEFFERSON, IOWA, AND OF PUBLIC HEARING
ON PROPOSAL TO SELL PROPERTY LOCATED
AT 105 NORTH CHESTNUT STREET

The City Council of the City of Jefferson, Iowa, will hold a public hearing at its regular meeting at the Municipal Center in Jefferson, Iowa, on March 8, 2022, at 5:30 p.m., on the City Council's proposal to sell property located at 105 North Chestnut Street, in Jefferson, Iowa, legally described as Parcel B of Lot 146, in the Original Town (now City) of Jefferson, Greene County, Iowa to Heisterkamp Properties, LLC, for the sum of \$51,000.00, of which \$51,000.00 will be financed by a forgivable loan from the City, all pursuant to the terms and provisions of a sale and redevelopment agreement. All local residents who appear at said meeting shall be given an opportunity to express their views for or against the proposal. At the meeting, or any adjournment thereof, the City Council of Jefferson may adopt resolutions and motions, as necessary, determining whether or not to proceed with the proposal.

This notice is given by order of the City Council on February 22, 2022.

ROXANNE GORSUCH
City Clerk of Jefferson

AGREEMENT FOR SALE AND REDEVELOPMENT OF PROPERTY

This Agreement for Sale and Redevelopment of Property (the “**Agreement**”) is dated _____, 2022, and is between the City of Jefferson, Iowa (the “**City**”), and Heisterkamp Properties, LLC, a limited liability company formed under the laws of the State of Iowa (the “**Developers**”).

The City has acquired ownership of a building and real estate located at 105 N. Chestnut St., in Jefferson, Iowa (more specifically described below; the Property), which is located across from the main square of the City’s central business district and is currently vacant and in need of improvements. The Property is located within the Jefferson Urban Renewal Area, as previously adopted and amended.

The City previously published an advertisement seeking proposals for the redevelopment of the Property, and the Developers have submitted a proposal to the City which it desires to accept.

It has been proposed that the City transfer ownership of the Property and provide financial assistance to the Developers for the improvement of the Property for the purpose of opening a new business in exchange for their forgivable promissory notes and other covenants under this Agreement.

Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, and other financial assistance to or for the benefit of private persons.

The parties therefore agree as follows:

1. **Sale of Property.** On the terms set forth in this Agreement, City agrees to sell to Developers and Developers agree to purchase and accept from City the following described real estate:

Parcel B of Lot 146, in the Original Town (now City) of Jefferson, Greene County, Iowa,

the exact legal description of which will be taken from the abstract of title, which has a local street address of 105 N. Chestnut St., Jefferson, Iowa, together with all easements and servient estates appurtenant thereto and all improvements situated thereon, subject to easements for public utilities and streets, subject to zoning restrictions, and subject to such other easements, covenants, restrictions, and reservations as Developers may approve (the “**Property**”).

2. **Purchase Price - \$51,000.00 Forgivable Loan.** Developers agree to pay for the Property the sum of \$51,000.00 (the “**Purchase Price**”) which shall be paid to City at the time of closing by the execution and delivery of Developers’ \$51,000.00 promissory note to the City in the form of Exhibit A attached hereto (the “**\$51,000.00 Note**”), which amount shall be secured by a real estate mortgage covering the Property (on the most current Iowa State Bar Association form of real estate mortgage - Form No. 128) (the “**\$51,000.00 Mortgage**”), which mortgage shall be a first lien against the Property. The loan evidenced by the \$51,000.00 Note is a forgivable loan, the principal of which, subject to Developers’ fulfillment of the terms of this

Agreement, will be forgiven by the City in 10 equal annual installments of \$5,100.00 each on _____ of each year beginning _____ 2023.

3. **Taxes.** City shall pay all regular real estate taxes for fiscal year 2020-2021 (those due and payable in fiscal year 2021-2022) and all special assessments which are a lien on the Property as of the date of this Agreement, and Developers agree to accept the Property subject to all subsequent taxes and assessments beginning with the installment payable September 2022. No proration or adjustment for taxes shall be made at closing, and each party shall pay taxes for which it is responsible directly to the County Treasurer.

4. **Abstract.** City agrees to deliver to Developers for their examination an abstract of title covering the above described real estate continued to the current time and showing merchantable title in City in accordance with Iowa Title Standards, subject to the matters permitted by this Agreement. Upon receipt of the continued abstract Developers shall have 20 days within which to notify City in writing of any objections to title. If no written objections are made within this time then title shall be deemed approved for all purposes under this Agreement. City may but will not be required to cure any title exceptions or objections to title. If there are any objections to title which significantly affect the value or marketability of title to the Property that City will not cure, then Developers will have the right to rescind and terminate this Agreement.

5. **Risk of Loss and Insurance.** City shall bear the risk of loss or damage to the Property prior to delivery of possession, and thereafter such risk of loss shall be borne by Developers.

6. **Conditions to Closing.** City will not be required to complete the closing of the sale of the Property until the conditions of this Agreement have been met.

7. **Condition of Property.** (a) Developers acknowledge that they have inspected the Property covered by this Agreement and are satisfied with its condition and are relying solely on their own inspection and investigation and not on any statement or representation made by City or its agents.

(b) City represents that it has no knowledge of any wells, solid waste disposal sites, hazardous wastes, underground storage tanks, private burial sites, or any private sewage disposal systems on the Property, and agrees to deliver at closing a groundwater hazard statement confirming such representation.

(c) **DISCLAIMER.** SUBJECT TO CITY'S REPRESENTATIONS IN (b) ABOVE THE PROPERTY IS BEING SOLD BY CITY TO DEVELOPERS IN "AS IS-WHERE IS" CONDITION AND WITH ALL FAULTS AND EXCEPT AS OTHERWISE EXPRESSLY SET FORTH IN THIS AGREEMENT CITY MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE CONDITION OF THE PROPERTY.

8. **Closing and Possession.** (a) Closing of the sale of the Property under this Agreement shall be held within 10 days after City's abstracting obligations under this Agreement have been met at the offices of Hoyt, Morain & Hommer Law Firm or at such other place as may be mutually agreed upon by City and Developers.

(b) At closing City shall deliver to Developers, in addition to any other items required under this Agreement, the following: (i) a quitclaim deed conveying marketable title to the Property to Developers, free and clear of all liens, charges and encumbrances, except taxes and assessments required to be paid by Developers under this Agreement, easements for public utilities and streets and such other easements, covenants, restrictions and reservations as Developers may approve, (ii) a real estate transfer declaration of value, (iii) a groundwater hazard statement, (iv) a closing statement, executed by City, and (v) such other documents as may be reasonably and customarily required in connection with the transaction contemplated by this Agreement, each executed and acknowledged as applicable by City.

(c) At closing Developers shall deliver to City, in addition to any other items required under this Agreement, the following: (i) the \$51,000.00 Note and the \$51,000.00 Mortgage required under this Agreement, (ii) the \$24,000.00 Note and the \$24,000.00 Mortgage required under this Agreement, (iii) a closing statement, duly executed by Developers, and (iv) such other documents as may be reasonably and customarily required in connection with the transaction contemplated by this Agreement, each executed and acknowledged as applicable by Developers.

(d) Possession of the Property shall be delivered by City to Developers upon the completion of closing.

9. **Redevelopment.** Commencing immediately after closing Developers agree to repair, improve, redevelop and rehabilitate the building located on the real estate substantially in accordance with plans submitted by them to the City for approval (the "**Improvement Project**"). The Improvement Plans must be approved by the City prior to Closing in order for Closing to occur.

Developers shall assure that all repairs and improvements are completed in a good and workmanlike manner and in compliance with all applicable historic guidelines, codes and ordinances. Developers shall make sure that all contractors, subcontractors and materialmen are timely paid and that the Property is kept free and clear of any mechanic's liens. The Improvement Project shall be substantially completed on or before _____, 2022.

10. **\$24,000.00 Forgivable Loan by City for Improvements.** (a) Subject to Developers' fulfillment of the terms and conditions required of them under this Agreement, City agrees to make a forgivable loan to Developers in an amount up to \$51,000.00 to assist with the Improvement Project (the "**\$24,000.00 Forgivable Loan**"). At the time of closing Developers shall execute and deliver to City their \$75,000.00 promissory note in the form of Exhibit B attached hereto (the "**\$24,000.00 Note**"), which amount shall be secured by an open-end real estate mortgage covering the Property (on the most current Iowa State Bar Association form of real estate mortgage (open end) - Form No. 127) (the "**\$24,000.00 Mortgage**"), which mortgage shall be a second lien against the Property, subject only to the first lien of City's \$51,000.00 Mortgage. The loan evidenced by the \$24,000.00 Note is a forgivable loan, the principal of which, subject to Developers' fulfillment of the terms of this Agreement, will be forgiven by the City in 10 equal annual installments in an amount equal to 1/10 of the actual total amount of funds advanced by the City under this loan on _____ of each year beginning _____, 2023.

(b) Developers have estimated the total cost of the Improvement Project to be \$75,000.00, which is to be funded by the \$51,000.00 forgivable loan from the City for the purchase price of the building, and \$24,000.00 forgivable loan from the City for improvements.

(c) The City will establish and maintain a separate trust and agency account for the purpose of coordinating the disbursement of payments for bills incurred for this Improvement Project. Developers shall utilize funds from the City's \$24,000.00 Forgivable Loan for payment of bills incurred in the Improvement Project. Disbursement of funds from the any grants will be handled in accordance with the requirements of the grant program, and Developers agree to strictly comply with the requirements of that program in order to obtain the release of those funds in a timely manner. City will be requiring progress lien waivers as bills are paid and Developers will cooperate and assist City in obtaining such waivers. City shall not be required to make disbursements more frequently than monthly and City will in no event be obligated to pay any bills from any sources other than those described above.

(d) Attached to this Agreement are copies of the proposed plans for the Improvement Project and of the budget previously presented by Developers to the City, and Developers represent that the budget is still accurate and represents the total estimated amount required to complete the Improvement Project. Developers agree to promptly notify City if there are any changes to the budget or the estimated amount required to complete the Improvement Project.

(e) Developers agree to keep City advised at all times of the names of all contractors and subcontractors providing labor, equipment or materials for the Improvement Project, and of the type of work, material, equipment or services and dollar amount covered by each of their respective contracts or subcontracts. Upon request of the City, Developers shall deliver to City a copy of each contract and subcontract. City will only disburse funds to the contractors and subcontractors whose names and contract descriptions have been provided to it.

(f) Developers will submit all invoices, bills, statements, and claims for payment in connection with the Improvement Project to City promptly upon receipt of the same and shall certify to City that services or materials for which payment is requested have been satisfactorily performed or delivered to the site. City may also make its own inquiry or inspection before making disbursement. City, in its discretion, may disburse to the Developers, directly to the contractor or subcontractor requesting payment, or jointly to both. Prior to making any disbursement City may require that it be provided with lien waivers for all work or materials previously paid for.

(g) Developers shall also on a monthly basis provide to City an updated budget showing services and materials paid for to date and that the remaining sources of funds described in this Agreement will be sufficient to cover all remaining costs. If remaining sources of funds are insufficient to cover remaining costs, then City will have no obligation to advance any additional funds under this Agreement.

11. **Conditions of Forgivable Loans.** The conditions of the \$51,000.00 Note and the \$24,000.00 Note being forgiven in accordance with this Agreement are that for a period of ten years Developers: (i) own, operate, and keep the Property open during all normal business hours

and (ii) not sell, assign, transfer, further mortgage or encumber all or any part of the Property without City's prior written consent. Developers agree to pay all unforgiven principal of the \$51,000.00 Note and the \$24,000.00 Note in one installment on the maturity date stated in such notes, unless the loans are otherwise forgiven.

12. **Waiver of Tax Abatement.** In consideration of the economic benefits provided by City under this Agreement, Developers waive any right they may have to receive any exemption from taxation for the value of improvements to be added to the Property, and they agree not to file any application or claim for such benefits.

13. **Own Legal Counsel and Tax Advisors.** Developers acknowledge that they have had the opportunity to consult with their own legal counsel and tax advisors as to the legal and tax effects of this Agreement and are not relying on any representation or statement made by City or the Main Street organization (local and State levels).

14. **Events of Default.** The following shall constitute events of default ("Events of Default") under this Agreement:

(a) Developers shall fail to perform any covenant or agreement required to be performed by them before closing.

(b) Developers shall fail to pay any amounts required of them at closing.

(c) Developers shall fail to substantially complete the Improvement Project by the agreed deadline.

(d) Default in the payment of any principal under the \$51,000.00 Note or the \$24,000.00 Note given pursuant to this Agreement when and as the same shall become due and payable, or default in the payment of any other amounts required to be paid under the 51,000.00 Note or the \$75,000.00 Note, when and as the same shall become due and payable, whether at maturity or by acceleration or otherwise.

(e) Default in the performance, or breach, of any covenant or agreement of the Developers in this Agreement (other than their agreement to make principal and other payments under the \$51,000.00 Note and the \$24,000.00 Note) and the continuance of such default for 10 days after written notice specifying such default and requiring the same to be remedied shall have been given to Developers by the City.

(f) Default in the performance, or breach, of any covenant or agreement of the Developers under the \$51,000.00 Mortgage or \$24,000.00 Mortgage given pursuant to this Agreement.

15. **Rights and Remedies.** Upon the occurrence of an Event of Default or at any time thereafter until such Event of Default is cured or waived, the City may exercise any or all of the following rights and remedies:

(a) If any Event of Default occurs prior to closing, then City may forfeit this Agreement as provided by Chapter 656 of the Iowa Code in which event any payments made and

improvements made on the Property shall be forfeited and City shall have no further obligation under this Agreement.

(b) City may terminate and not make any further advances under its \$75,000.00 Forgivable Loan.

(c) By notice to the Developers, City may declare the entire unpaid principal amount of the \$51,000.00 Forgivable Loan and the \$24,000.00 Forgivable Loan, and all other amounts due and payable under this Agreement, to be immediately due and payable, whereupon all amounts due under this Agreement and the unforgiven portions of the \$51,000.00 Forgivable Loan and \$24,000.00 Forgivable Loan shall be due and payable, without presentment, demand, protest or further notice of any kind.

(d) City may exercise and enforce the rights and remedies available to it under the \$45,000.00 Note, the \$51,000.00 Mortgage, the \$24,000.00 Note, and the \$24,000.00 Mortgage, or any one or more of them.

(e) City may exercise any other right or remedy as may be provided by law or equity.

(f) In any action or proceeding relating to this Agreement City shall be entitled to receive reasonable attorneys' fees and costs as permitted by law.

16. **Purpose of Agreement and Survival.** This Agreement covers the rights of the parties with respect to both the sale of the Property and the rehabilitation and redevelopment of the Property after closing. All covenants, agreements, indemnities and representations of City and Developers under this Agreement shall survive the closing of the sale of the Property and shall continue until the forgivable loans being made by City to Developers under this Agreement have been completely forgiven.

17. **Entire Agreement.** This Agreement embodies the entire agreement and understanding between the parties relating to the transaction contemplated hereby and may not be amended, waived or discharged except by an instrument in writing executed by the party against whom enforcement of such amendment, waiver or discharge is sought. If any clauses or provisions herein contained would invalidate this Agreement in whole or in part, such clauses or provisions only shall be invalid, and the remainder of this Agreement will remain in full force and effect.

18. **Notices.** Any notice to either party that may be required hereunder or which either party is permitted or may desire to give to the other party must be in writing and may be given by personal delivery, by reputable overnight courier, or by registered or certified mail, return receipt requested, postage prepaid, to the party for whom it is intended at the address stated below or such other address as it may have designated in writing in the manner provided in this paragraph. Any such notice will be deemed to have been given (i) if personally delivered, when so delivered; (ii) if sent by reputable national overnight courier, upon confirmation of receipt; or (iii) if mailed by registered or certified mail, return receipt requested, postage prepaid, upon confirmation of receipt.

If to City:

City of Jefferson
Attn: City Administrator
220 N. Chestnut St.
Jefferson, Iowa 50129

If to Developers:

Heisterkamp Properties, LLC
707 S. Oak St.
Jefferson, IA 50129

19. **Miscellaneous.** The provisions of this Agreement shall be binding upon and shall inure to the benefit of the parties, their heirs, personal representatives, successors and assigns. The use of any gender shall include all genders, and the use of any number shall be construed as singular or plural as the case may require. All obligations, covenants, agreements and warranties contained herein are and shall be joint and several as to each party bound thereby. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Agreement.

SIGNATURE PAGE TO FOLLOW

The parties are signing this Agreement as of the date stated in the introductory paragraph.

HEISTERKAMP PROPERTIES, LLC

CITY OF JEFFERSON

Philip Heisterkamp, Developer

By _____
Matt Gordon, Mayor

Attest:

Bridgette Heisterkamp, Developer

Roxanne Gorsuch, City Clerk

PROMISSORY NOTE

\$51,000.00

Jefferson, Iowa
_____, 2022

For value received, the undersigned, Philip Hesiterkamp and Bridgette Heisterkamp by and thru Heisterkamp Properties, LLC, a limited liability company formed under the laws of the State of Iowa, (the "**Borrowers**"), promise to pay to the order of the City of Jefferson (the "**City**"), the principal sum of \$51,000.00, with no interest, on _____, 2032.

Pursuant to that certain Agreement for Sale and Redevelopment of Property between the City and Borrowers dated _____, (the "**Agreement**"), the City has made a forgivable loan to the Borrowers in the principal amount of \$51,000.00 (the "**\$51,000.00 Forgivable Loan**"), which amount represents the purchase price of the Property sold to the Borrowers under the Agreement, and reference is made to the Agreement for a more complete description of the rights and obligations of the parties.

The \$51,000.00 Forgivable Loan shall be forgiven by the City in accordance with the terms and schedule set forth in the Agreement.

Payment of principal of the \$51,000.00 Forgivable Loan, if required, shall be made to the City at the following address: City of Jefferson, Attn: City Clerk, 220 North Chestnut Street, Jefferson, IA 50129, unless sooner forgiven in accordance with the Agreement.

Borrowers may prepay the principal of this Note, in whole or in part, without penalty, at any time prior to maturity.

In the event of a default under the Agreement which is not cured in accordance with the terms of the Agreement, including the failure to make payments of principal as they may come due under the terms of the Agreement, the Borrowers agree to pay all costs and expenses of collection, including reasonable attorneys' fees.

Presentment, notice of dishonor, and protest are hereby waived by all makers, sureties, guarantors and endorsers hereof. This Note shall be the joint and several obligation of all makers, sureties, guarantors and endorsers, and shall be binding upon them and their successors and assigns.

This Note is secured by a real estate mortgage covering the Property sold to the Borrowers under the Agreement.

Philip Heisterkamp

Bridgette Heisterkamp

PROMISSORY NOTE

\$24,000.00

Jefferson, Iowa
_____, 2022

For value received, the undersigned, Philip Heisterkamp and Bridgette Heisterkamp by and thru Heisterkamp Properties, LLC, a limited liability company formed under the laws of the State of Iowa, (the "**Borrowers**"), promise to pay to the order of the City of Jefferson (the "**City**"), the principal sum of \$24,000.00, with no interest, on _____, 2032.

Pursuant to that certain Agreement for Sale and Redevelopment of Property between the City and Borrowers dated _____, (the "**Agreement**"), the City has made a forgivable loan to the Borrowers in the principal amount of \$24,000.00 (the "**\$24,000.00 Forgivable Loan**"), the proceeds of which are to be used for the improvement of Property sold to the Borrowers under the Agreement, and reference is made to the Agreement for a more complete description of the rights and obligations of the parties.

The \$24,000.00 Forgivable Loan shall be forgiven by the City in accordance with the terms and schedule set forth in the Agreement.

Payment of principal of the \$24,000.00 Forgivable Loan, if required, shall be made to the City at the following address: City of Jefferson, Attn: City Clerk, 220 North Chestnut Street, Jefferson, IA 50129, unless sooner forgiven in accordance with the Agreement.

Borrowers may prepay the principal of this Note, in whole or in part, without penalty, at any time prior to maturity.

In the event of a default under the Agreement which is not cured in accordance with the terms of the Agreement, including the failure to make payments of principal as they may come due under the terms of the Agreement, the Borrowers agree to pay all costs and expenses of collection, including reasonable attorneys' fees.

Presentment, notice of dishonor, and protest are hereby waived by all makers, sureties, guarantors and endorsers hereof. This Note shall be the joint and several obligation of all makers, sureties, guarantors and endorsers, and shall be binding upon them and their successors and assigns.

This Note is secured by a real estate mortgage covering the Property sold to the Borrowers under the Agreement.

Philip Heisterkamp

Bridgette Heisterkamp



**Jefferson Matters: A Main Street & Chamber Community
City Quarterly Report
March 8, 2022**

***Purpose:** Our organization's purpose is to support, promote, and preserve the historic downtown of Jefferson, Iowa, while contributing to the greater community's continued vitality.*

Jefferson Matters: A Main Street & Chamber Community 2022 Board Members:

Jamie Daubendiek: President
Philip Heisterkamp: Vice-President, Events Team
Ian Wilkinson: Vice-President
Carol Ahrenholtz: Secretary, Organization Team
Danille Curtis: Treasurer
Pete Bardole: County Supervisor representative & Events Team
Emily Dyer: Economic Vitality Team & Events Team
Jean Feldmann: Promotions Team
Karen Lawton: Design Team
Deb McGinn: Tourism Team & Tower View Team
Jill Morton: Economic Vitality Team & Events Team
Bonnie Silbaugh: Promotions Team
Dave Sloan: City representative
Chad Stevens: Economic Vitality Team

2022 Priorities

- 1. Fill 2 downtown buildings with businesses that provide a net positive effect on the community.*
- 2. Teams filled with energized volunteers of all ages*
- 3. Successful fundraising campaign that includes educating the public & creates awareness of our organization*
- 4. Promote and create experiences that showcase Jefferson as a culturally vibrant destination to shop, eat, play, and stay.*
- 5. New executive team in place and succession plans for all board positions*
- 6. Secure funding from county and create a farmer's market experience*
- 7. Receive Iowa Great Place designation*

Design Team:

- Building façade mini grants – Beginning a new cycle of offering façade and signage mini-grants, \$3,000 budgeted for façade mini-grant & \$2,500 budgeted for signage
- Empty window displays – Mason Building will have a spring display
- Pillar planters and cluster planters
 - Adopt A Planter group repaired greenery from wind damage
 - Pillar planters will be getting centerpiece installed from GCHS industrial arts program
 - Pillar planters & clusters scheduled to be updated for spring May 11
 - Cluster Planters to be installed in Arch Alley by Garden Club & City
- Main Street Iowa design assistance –Apothecary, The Centennial, barber shop, TJG, the Stitch, Hearing Unlimited

Economic Vitality Team (including Ambassadors):

- Rural Return Grant Received for \$20,000
- Ambassadors Ribbon-cutting events to be scheduled at The Washing Well & Fairview Veterinary Clinic
- Ambassadors investigating options to expand their reach to new residents
- Companion Veterinary Clinic received \$500 existing business growth mini-grant for dental equipment
- Newcomer Bags continue to be given to new residents to promote local businesses/organizations and welcome new residents
- Support SBDC, ICCC and other business workshops offered in Jefferson
- New business incentive brochure, information about community and resources for potential businesses & financial incentives for new and existing businesses and contacts
- Existing Business Visits
- Support for City's acquired buildings

Promotion Team (formerly Retail Revamped):

- Social Media Internship Program & Greene County Community Foundation Grant Application
- Spring Open House & Triangular Main Street Shopping Event

Tourism Team:

- Iowa tourism award submissions for Outstanding Retail Experience & Outstanding Niche Market Initiative
- ICAN tourism videos on cable TV through Jefferson Telecom
- Jeff from Jefferson videos to promote businesses and events
- KKRL Advertising every month
- Year of the Road Trip: Purchased ad space in Midwest Living, Our Iowa and The Iowan magazines
- Update Jefferson IA App with all Jefferson businesses
- Jefferson Area Day Trip Itineraries on website & Travel Iowa website
- Attend Iowa Tourism Conference April 19, 2022

Organization Team:

- Contribution Drive initiated in December
- Community Appreciation Night March 22 at 6:30 at GCHS Performing Arts Center
- ABC Award to be presented at Community Appreciation Night

Tower View Team:

- 2022 Ring Out for Art sculpture applications received & selected
- Imagination Alley Subcommittee: rehabilitating west side alley to be called "Once Upon A Time"
- Rooftop Art above Peony Restaurant made possible through American Rescue Grant, awarded \$2500.
- Back Alley mural (behind the ShineOn designs store)
- Art on the Square September 24

Events Team:

- BRAG (Bike Ride Around Greene County) May 28
- Bell Tower Festival 2022 June 9, 10, 11
- Jefferson Matters Golf Tournament, June 24
- Cruisin' to the Square, August 11

Board of Directors:

- National Main Street Accreditation was completed in January
- Main Street Iowa Award Submissions for Main Street Placemaking Project Award (small scale & comprehensive placemaking effort) & Leadership Award
- Main Street Iowa Spring Conference, March 22-23
- [Main Street Iowa Development Awards Ceremony, April 22](#) (click for link to registration)
- Main Street America Partnership Visit, July 19

Upcoming Local Events

Spring Open Houses	March 10-12
Community Appreciation Night	March 22
BRAG (Bike Ride Around Greene County)	May 28
Bell Tower Festival	June 10-11
Jefferson Matters Golf Tournament	June 24
Cruisin' to the Square	August 11
Art on the Square	September 24

****Total Volunteer Hours since 2012: 43,690**