

**REGULAR CITY COUNCIL MEETING
TUESDAY – OCTOBER 6, 2020 – 6:00 PM
EVANSDALE CITY HALL**

AGENDA

1. Call to order
2. Pledge of Allegiance
3. Roll call
4. Approval of the October 6, 2020 agenda
5. Approval of September 15, 2020 regular meeting minutes and September 25, 2020 special meeting minutes
6. Approval of the Consent Agenda – All items listed under the consent agenda will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time Council votes on the motion
 - a. Liquor License Renewal: Fareway Stores #067 – LE0001585 – effective 11/16/2020
 - b. Tobacco Permit:
 - a. New Permit – The Smoking Dragon, 3521 Lafayette; Effective 10/06/20
 - c. Appointment: Library Board Trustee (Appointed by Mayor approved by Council)
 - a. Jackie Wilson – to fill a vacancy with term ending 06/30/2021
 - d. Request from City to participate in the Iowa GEMT Medicaid Program and issue payment for current invoice due in the amount of \$26,139.68 to collect approximately \$39,000 in revenues from the program
 - e. Request to reschedule the November 3, 2020 council meeting to November 4, 2020 due to the presidential election
7. Council to consider extension for “Notice of Cure” for Evansdale Youth Sports Assoc. and progress update from board
8. Council to consider Building Products, Inc. request for reimbursement
9. Speer Financial to deliver Tax Increment Financing Annual Report
10. Council to consider the sale of city property originally approved from 20x200’ to 30x200’
11. Approval of the Resolution Calendar – All items listed under the Resolution Calendar will be enacted by one vote. There will be no separate discussion of these items unless a request is made prior to the time Council votes on the motion.
 - a. Resolution 6454 authorizing payment of bills and transfers
 - b. Resolution 6455 approving FY2019 Urban Renewal Report
 - c. Resolution 6456 approving weed, mowing, clean-up, and sump pump surcharge fee assessments
 - d. Resolution 6457 authorizing the City to enter into an agreement with Nutri-Ject Systems, Inc. for the removal of Waste Water Treatment Plant’s biosolids, and authorize the Mayor to sign said agreement

- e. Resolution 6458 setting the date of public hearing as of October 20, 2020 to dispose of city property in the amount of \$1.00 to Kevin and Melissa Wilkens
 - f. Resolution 6459 approving property tax abatement for 219 Collins Avenue
 - g. Resolution 6460 approving property tax abatement for 221 Collins Avenue
12. Request from Public Works Director to accept updated bid of \$25,821.36 for crack sealing with Kluesner Construction for the various crack seal projects as budgeted for FY21
 13. Request from Wastewater Foreman to amend original amount requested for the replacement of the CPU at the wastewater plant to Automatic Systems in the amount of \$3,760
 14. Request to approve Business Associate Agreement and Medical Director Contract for the ambulance service Medical Director appointment required by the State of Iowa and authorize Mayor to sign said agreements
 15. Council to consider the planting of rye in the Doris Drive Development
 16. Public discussion: Non agenda items
 17. Mayor/Council Reports
 18. Adjournment

CITY HALL
EVANSDALE, IOWA, SEPTEMBER 15, 2020
CITY COUNCIL
TROY BEATTY, MAYOR, PRESIDING

The City Council of the City of Evansdale, Iowa met in regular session, according to law, the rules of said Council and prior notice given each member thereof, in the Council Chambers of City Hall of Evansdale, Iowa at 6:00 p.m. on the above date. Council members present in order of roll call: Beam, Dewater, Seible, Bender, and Walker. Quorum present.

Seible/Beam to approve the September 15, 2020 agenda as amended by pausing item 5 – request from FBI until they arrived. Ayes-Five. Motion carried

Mayor Beatty read Disable American Veterans Day – September 25, 2020 proclamation.

Walker/Beam to approve the following items on the September 15, 2020 consent agenda. a. Approval of September 1, 2020 regular meeting minutes and September 3, 2020 special meeting minutes. b. Accept and place on file the minutes and reports from the following Departments, Boards, and Commissions (n/a = not available): Ambulance & Fire Report (n/a), Building Inspection Report (Aug), Clerk/Treasurer Report (Aug), Code Enforcement Report (Aug), Evansdale Municipal Housing (n/a), Library (n/a), Parks & Rec Dept. (Aug), Planning & Zoning (n/a), Police Dept. (Aug), Storm Water Commission (n/a), and Water Works (Aug). c. Setting the date of Trick or Treat for October 31st from 6 p.m.-8 p.m. d. Formal request to approve the replacement of the Wastewater air conditioning unit with Bergen Plumbing Heating Cooling in the amount of \$2,800. e. Liquor License Renewal: Station Mart #1-LE0003348-effective 10/01/2020. Roll call vote: Ayes-Five.

Dewater/Seible to approve the Resolution Calendar as follows: a. Resolution 6447 authorizing payment of bills and transfers. b. Resolution 6448 setting compensation for Cody Paine as Grade II Laborer, Public Works Department. c. Resolution 6449 approving the FY2020 Annual Financial Report. d. Resolution 6450 authorizing and approving a certain Loan Agreement, providing for the issuance of \$2,265,000 General Obligation Urban Renewal Bonds, Series 2020A, and providing for the levy of taxes to pay the same. e. Resolution 6451 authorizing and approving a certain Loan Agreement, providing for the issuance of \$2,235,000 Taxable General Obligation Urban Renewal Bonds, Series 2020B, and providing for the levy of taxes to pay the same. Roll call vote: Ayes-Five.

Walker/Dewater to open public hearing: FY2021 Budget Amendment at 6:04 p.m. Proof of publication on file, no public comments were received. Ayes-Five. Motion carried. Seible/Dewater to close public hearing at 6:04 p.m. Ayes-Five. Motion carried.

Dewater/Seible to approve Resolution 6452 FY2021 Budget Amendment. Roll call vote: Ayes-Five.

Walker/Beam to approve request from Public Works director to accept the low bid of \$21,208.98 for crack sealing with Kluesner Construction, Inc. for the various street crack seal project FY21 as budgeted. Mayor Beatty stated that there was a wide difference between the two quotes causing him to reach out to a trusted person in the business and they stated that Kluesner was fair priced and a great company to work with. Ayes-Five. Motion carried.

Dewater/Seible to approve request from Public Works director to accept the low bid of \$5,764.02 for crack sealing with Kluesner Construction, Inc. for the Community Response Center crack seal project. Ayes-Five. Motion carried.

Walker/Dewater to approve the sale of a 20x200' portion of city property parcel ID 8912-32-401-025 located just east of 852 Central Ave. for \$1. Owner would be responsible for survey and closing fees. Mayor Beatty explained the property in question and why the homeowner next to the parcel wanted to purchase said property. He also stated that he had reached out to the City Attorney, IA League of Cities and a realtor to know what said property is worth. There would be a couple ways the sale could be handled. One way is to charge \$.10 per square foot of property or the second is we would charge a \$1 and quit claim deed the property since the purchaser would build on the property and add to the city's assessable value. Councilor Beam questioned if city utilities were involved. Mayor Beatty responded no. Ayes-Five. Motion carried.

Public Discussion: Kevin Wilkens, 852 Central Ave. stated that he had been the one interested in the property and had been maintaining the property for the last 20 years. He wanted to thank council for approving the purchase.

FBI to thank Barry Bodecker for his help during their work in our City. Chief Dean discussed an incident that had taken place last May where the FBI had enlisted many departments in the area to include the FBI, DCI, Evansdale Police Department, and the Evansdale Public Works Dept. Scott Irwin asked to come to a council meeting to recognize Mr. Bodecker's help in the project. Scott Irwin, FBI Agent, stated that they had a letter of appreciation and wanted to thank Mr. Bodecker for his professionalism in handling the situation. Mr. Irwin read the letter stating "Mr. Bodecker's expert handling of the heavy equipment, in a very precise and delicate manor expedited the collection of evidence without compromising the scene or other evidence or material. Your assistance played a vital role in the success for the FBI that day and helped bring closure to a grieving family. The skills and experience you brought to the scene that day had a tremendous impact and was appreciated by our whole team, signed Christine Johnson Special Agent in Charge, FBI." Mr. Irwin also presented Mr. Bodecker a challenge coin in their appreciation.

Mayor/Council Reports: Mayor Beatty updated council on the audio card for the sound system in the chambers; online bill-pay and paperless billing will be coming soon with a company called Paymentus. He also stated that he had spoken with Mr. Bennett, City of Waterloo, regarding the waste water plant and that McClure is taking the lead and discussing the plans with the IA DNR. We are at the place that we need to expedite the plan and move forward. Councilor Beam stated that he had spoken with Chris Even, Wastewater Foreman, regarding the condition of the infrastructure and that Beam was concerned that the infrastructure was deteriorating. He also stated that there was an assumption that our infrastructure was in good condition and he believed it wasn't. He also suggested expediting line televising and to also consider to line or replace deteriorated infrastructure to reduce infiltration. Mayor Beatty responded that it is important to reduce the infiltration, however, for the current WWT project an infiltration evaluation is not possible. We will have to have an evaluation completed if we combine with Waterloo wastewater, as would be paying for that storm water to be treated. Councilor Dewater questioned if we will rebuild or replace infrastructure. Beam responded that lining/repairing is the least expensive, however, it needs to be addressed and lines televised. Councilor Seible questioned if we can proceed with these repairs before we decide on a plan for the WWTP. Mayor Beatty responded that that ship had sailed and that we need to decide within the next month and a half on our WWTP plan. He also stated if you wanted to speed up the televising project, that hiring additional help

would be an option. Councilor Bender questioned if the City would be creating a Facebook page to keep the public informed on city business as the community page has become negative. We need a good social presence for those moving into the city. Beam questioned the status on the needed repairs at the CRC. Mayor Beatty responded that a portion of the budget amendment was to move forward with that project, however, the water table is down and there are no issues at this time. We will investigate and watch it further. Council Dewater questioned who was filling the edge of the Cedar River from the Heights. Chris Schares, Public Works Director responded that the homeowners had received permission from the IADNR as the bank was eroding away.

There being no further discussion, Seible/Beam to adjourn the meeting at 6:35 p.m. Motion carried.

ATTEST:

Troy Beatty, Mayor

DeAnne Kobliska, City Clerk

CITY HALL
EVANSDALE, IOWA, SEPTEMBER 25, 2020
CITY COUNCIL
RICHARD DEWATER, MAYOR PRO TEM, PRESIDING

The City Council of the City of Evansdale, Iowa met in special session, according to law, the rules of said Council and prior notice given each member thereof, VIA Go to Meeting application due to public restrictions set during the COVID-19 pandemic at 8:00 A.m. on the above date. Council members present in order of roll call: Dewater, Seible, Bender, Walker, and Beam. Quorum present.

Walker/Seible to approve the September 25, 2020 agenda. Ayes-Five. Motion carried.

Seible/Beam to approve Resolution 6453 approving the request for reimbursement from the Iowa Covid-19 Government Relief Fund. Councilor Seible requested more information. Clerk Kobliska responded that the Stat of Iowa received \$125 million in funding and that each city was able to submit their Covid-19 related expenses as well as 25% of their public safety payroll. Roll call vote: Ayes-Five.

Clerk Kobliska also brought to the Councils attention the city's participation in the State of Iowa GEMT program and that it would be on the next agenda for approval.

There being no further discussion, Seible/Beam to adjourn the meeting at 8:07 p.m. Ayes-Five. Motion carried.

ATTEST:

Richard Dewater, Mayor Pro Tem

DeAnne Kobliska, City Clerk

Applicant License Application (LE0001585)

Name of Applicant: <u>Fareway Stores, Inc.</u>		
Name of Business (DBA): <u>Fareway Stores, Inc. #067</u>		
Address of Premises: <u>215 S Evans Road</u>		
City <u>Evansdale</u>	County: <u>Black Hawk</u>	Zip: <u>50707</u>
Business <u>(319) 287-5142</u>		
Mailing <u>2300 Industrial Park Road</u>		
City <u>Boone</u>	State <u>IA</u>	Zip: <u>50036</u>

Contact Person

Name <u>Tracey Wilson</u>			
Phone: <u>(515) 433-5336</u>	Email	<u>twilson@farewaystores.com</u>	

Classification Class E Liquor License (LE)

Term: 12 months

Effective Date: 11/16/2020

Expiration Date: 11/15/2021

Privileges:

Class B Wine Permit

Class C Beer Permit (Carryout Beer)

Class E Liquor License (LE)

Status of Business

BusinessType: <u>Privately Held Corporation</u>	
Corporate ID Number: <u>XXXXXXXXXX</u>	Federal Employer ID <u>XXXXXXXXXX</u>

Ownership

Fred E. Vitt Control Trust

First Name: Fred E. **Last Name:** Vitt Control Trust
City: Boone **State:** Iowa **Zip:** 50036
Position: Trust
% of Ownership: 10.87% **U.S. Citizen:** Yes

Garrett S Piklapp

First Name: Garrett S **Last Name:** Piklapp
City: Huxley **State:** Iowa **Zip:** 50124
Position: Secetary
% of Ownership: 0.00% **U.S. Citizen:** Yes

Fareway Control Trust

First Name: Fareway **Last Name:** Control Trust
City: Boone **State:** Iowa **Zip:** 50036

Position: Trust

% of Ownership: 55.88%

U.S. Citizen: **Yes**

Various Individuals & Trust each holding less than 5%.

First Name: Various Individuals & Trust **Last Name:** each holding less than 5%

City: Unknown

State: Iowa

Zip: 55555

Position: Stockholders

% of Ownership: 33.25%

U.S. Citizen: **Yes**

Insurance Company Information

Insurance Company: <u>Merchants Bonding Company</u>	
Policy Effective Date: <u>11/16/2020</u>	Policy Expiration <u>01/01/1900</u>
Bond Effective <u>2</u>	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

Instructions on the reverse side

For period (MM/DD/YYYY) ___/___/___ through June 30, ___

I/we apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products:

Business Information:

Trade Name/DBA The Smoking Dragon Candle Co.
Physical Location Address 3521 Lafayette Rd City Evansdale ZIP 50707
Mailing Address 8133 Buckridge Rd City Cedar Falls State IA ZIP 50613
Business Phone Number 319-290-3036

Legal Ownership Information:

Type of Ownership: Sole Proprietor Partnership Corporation LLC LLP
Name of sole proprietor, partnership, corporation, LLC, or LLP Josh Rodgers
Mailing Address 8133 Buckridge Rd City Cedar Falls State IA ZIP 50613
Phone Number 319-290-3036 Fax Number _____ Email Smdrcandles@
Gmail.Com

Retail Information:

Types of Sales: Over-the-counter Vending machine
Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes No
Types of Products Sold: (Check all that apply)
Cigarettes Tobacco Alternative Nicotine Products Vapor Products

Type of Establishment: (Select the option that best describes the establishment)

Alternative nicotine/vapor store Bar Convenience store/gas station Drug store
Grocery store Hotel/motel Liquor store Restaurant Tobacco store
Has vending machine that assembles cigarettes Other _____

If application is approved and permit granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

Signature of Owner(s), Partner(s), or Corporate Official(s)

Name (please print) Josh Rodgers Name (please print) _____
Signature Josh Rodgers Signature _____
Date 09/29/20 Date _____

Send this completed application and the applicable fee to your local jurisdiction. If you have any questions contact your city clerk (within city limits) or your county auditor (outside city limits).

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

- Fill in the amount paid for the permit: _____
- Fill in the date the permit was approved by the council or board: _____
- Fill in the permit number issued by the city/county: _____
- Fill in the name of the city or county issuing the permit: _____
- New Renewal

Send completed/approved application to Iowa Alcohol-Beverages Division within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

- Email: iapledge@iowaabd.com
- Fax: 515-281-7375

GEMT PROGRAM

What is GEMT?

GEMT is short for Ground Emergency Medical Transportation as defined by CMS. This is a program that is included in the Medicare regulations and is governed by CMS. This program is available only to states in which the Medicaid payment for services falls below the Medicare equivalent payment rate for the same service. The program is funded by Federal money but is managed by the state Medicaid program. The state of Iowa pays much less than the Medicare fee schedule, so this qualifies Iowa to opt into this program. As of July 1st, 2019, the state Medicaid program was supposed to start utilizing this GEMT supplemental payment program.

How it works:

GEMT is a supplemental payment program for Medicaid patients that do not have any other insurance coverage. The supplemental payment comes from federal dollars and paid thru the state Medicaid payment system. The payment is dependent on the number of Medicaid beneficiaries and the actual cost of operation for an ambulance service. If an ambulance service shows a cost per transport at \$600 and the Medicaid payment for these services provided is \$100, then the GEMT program would reimburse the additional \$500 to the ambulance service.

Annual Requirements for Ambulance:

In order to participate with this program, the ambulance service must complete and submit the CMS-approved GEMT cost report. This report covers the previous Fiscal Year cost analysis in order to set the base amount for the cost per transport referenced above. This is required to be completed 5 months after the fiscal year ends.

Ambulance services must also complete and sign the IGT agreement (Inter Governmental Transfer) for the state's share to administer this program.

Since the state does not have any costing reporting completed before July 1st, 2019, there is a set rate proposed at \$1,183 for cost per transport for all ambulance services that participate. Once the first cost reports have been submitted and approved for each individual ambulance service, an adjustment will be included in the payment rate starting July 1st, 2020. This adjustment will only be required for the first year.

**On a side note, this cost reporting shouldn't necessarily sway ambulances to participate or not. Rumors abound that Medicare will be implementing this cost reporting requirement in the next 5 years, so the state of Iowa will be ahead of the other states in understanding and filing these costing reports.*

State Cost Share:

The state Medicaid program will share in the increased reimbursement for these Medicaid beneficiaries. For the example above the additional \$400 reimbursed to the ambulance service will be shared with the state in order to cover the cost to administer this GEMT program. This rate is not approved by CMS as of today (9/25/19) but the intent is that the ambulance will

keep \$300 and the state will get \$200. Full payment will be sent to the ambulance service. Essentially the ambulance will keep 60% of this reimbursement and pay the state 40% thru the IGT funds transfer.

The bottom Line:

The ambulance service has been accustomed to receiving \$100 for the services provided in the example above. After July 1st, 2019 the ambulance will receive \$100 + \$300 GEMT for a total of \$400 for the same transport. Of course, this is an example only and will fluctuate each year based on actual costing reporting by each ambulance service.

This is a link to the IME site specific for GEMT. It has all the latest information on it.

<https://dhs.iowa.gov/ime/providers/tools-trainings-and-services/medicaid-initiatives/GEMT>

To register to participate the City/County must sign the IGT (Intergovernmental Transfer) agreement. It is located on the site above, but here is a direct link to download the form. Once this is filled out the City/County will need to email the form to the state at costaudit@dhs.state.ia.us. For questions they can call 866-863-8610.

<https://dhs.iowa.gov/sites/default/files/GEMT%20Intergovernmental%20Transfer%20Agreement.pdf?101620192028>

Iowa GEMT Payment Program

Iowa Medicaid Enterprise
PO Box 36450
Des Moines, IA, 50315

Invoice

Date

9/11/2020

Bill To

Evansdale Fire Rescue
911 Evans Rd
Evansdale IA 507070000

Invoice #

10 2020

Item	Description	Amount
MCO GEMT	July 2020 State Share of GEMT Payment	286.72
MCO GEMT	August 2020 State Share of GEMT Payment	286.72
MCO GEMT	September 2020 State Share of GEMT Payment	286.72
MCO GEMT	October 2020 State Share of GEMT Payment	326.16

Current Invoice Amount

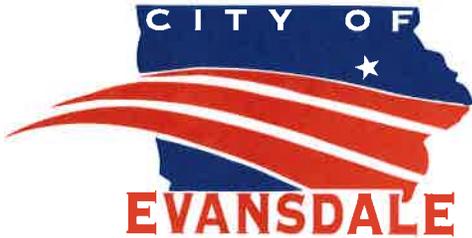
\$1,186.32

Total Outstanding Balance

\$26,139.68

Due Date

9/30/2020



CITY OF EVANSDALE, IOWA

123 N. EVANS ROAD • EVANSDALE, IA 50707 • (319)232.6683 • FAX (319)232.1586

September 4, 2020

Evansdale Youth Sports Assoc.
2008 Mulberry St.
Waterloo, IA 50703

TROY BEATTY
Mayor

CITY COUNCIL
MEMBERS:

CHARLES BEAM
Ward 1

GENE WALKER
Ward 2

STEVEN SEIBLE
Ward 3

DICK DEWATER
Ward 4

LYNN BENDER
At-Large

RE: NOTICE TO CURE – EYSA Softball Complex

Dear Evansdale Youth Sports Assoc.,

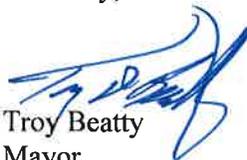
Under the Agreement between the City of Evansdale (“City”) and the Evansdale Youth Sports Association (“EYSA”), the EYSA agreed to comply with city codes and be responsible for all maintenance and up-keep of the EYSA Softball Complex. The following deficiencies have come to the attention of the City:

Code Violations:

- There is no exterior plug-in lighting behind home plate on Field #5, which is in violation of City of Evansdale Ordinance 162.02.
- There is an exterior plug-in with exposed wiring and a damaged conduit with exposed wires at ground level in Field #5. This is in violation of City of Evansdale Ordinance 162.02.
- There is exposed wiring on the outside of the bathrooms that is in violation of City of Evansdale Ordinance 162.02.
- The piping used for conduit for the lighting on the exterior of the bathrooms is in violation of City of Evansdale Ordinance 162.02.
- Concrete in dugouts on Field #6 is a violation of City of Evansdale Ordinance 155.01.
- The grounds around the concessions and bleachers create a hazardous condition in violation of City of Evansdale Ordinance 50.02(14).
- All exterior outlets are not weatherproof and GFCI’s. This is in violation of City of Evansdale Ordinance 162.02

This letter serves as a notice from the City that the EYSA has 60 days to remedy the above deficiencies. It is the City’s hope that EYSA will work swiftly to correct these issues and come into compliance with the City’s ordinances and the terms of the Agreement. Failure to do so may result in termination of the Agreement. Please contact me to discuss any of these in further detail.

Sincerely,


Troy Beatty
Mayor

Dear Council Member Walker,

Building Products Inc (BPI) has been a proud member of the Evansdale community since 1984. Over the years we have purchased more land, properties and underwent numerous expansions. The largest expansion/new building project to date is still currently underway. In the planning stage, we worked closely with the City and Mayor Faas to create a structure that satisfied all City and building requirements, was aesthetically pleasing, and fit our needs. We did not ask the City or taxpayers for any financial assistance or tax deferments for our project.

During the construction process we encountered a major problem with water as we tried to connect service to the City's water main. Connection attempts were made in the Fall 2019 and January 2020. During each undertaking, we used water pumps in an attempt to evacuate water near the water main. This included one pump from the Water Works department. After several weeks of pumping water without success, a de-watering well was required to solve the issue. This process was not only expensive, but frustrating for all parties involved. Connecting to the water main along Technology Drive was already a known issue to the City and a de-watering well had been required every time a new connection was needed. The City of Evansdale and its representatives failed to inform BPI of this known problem during any of our numerous meetings with them. Had this complication been mentioned, BPI would have proactively asked for the City to provide this service.

I have communicated our issue with Mayor Beatty on 3-2-2020, 3-12-2020, 3-18-2020, 5-28-2020, 6-9-2020 and 7-8-2020. At Mayor Beatty's request, we attended the 7-14-2020 Water Works Board meeting. The Board voted to remove the invoice from the Water department for the water pump and labor for Mike Ellison's time. Mike reiterated on record that the water issues on Technology Drive were a known issue with the City. We were encouraged to go back and talk to the City for financial assistance.

The purpose of this letter is to ask the City and council members to reimburse the cost associated with the connection to the city's water main. BPI spent an unexpected \$38,203.96 for the de-watering to make the connection required for our new building.

Building Products Inc has always tried to be a good neighbor and friend to the community. We are humbled to be the largest employer in Evansdale and are proud that our property taxes benefit the schools and community. We have continued to increase our number of employees, many who live and shop in the local economy. In the last 4 years alone, BPI's property taxes were \$336,426.00 which contributed \$60,084.26 to the City of Evansdale and \$89,790.59 to the Urban Renewal TIF. We feel this request for \$38,203.96 is not unreasonable and we are flexible in the reimbursement.

Please let us know what the next step is. I appreciate your time and consideration on this important matter. Thank you.

Kurt Katuin



Building Products Inc

Invoice

Evansdale Water Works

To: Plumb Tech Inc

From: Sandy Clements, Office Manager

Date: January 13, 2020

Re: 1 Technology Drive, to assist with tapping an 8" Fire Protection line

DESCRIPTION	TOTAL
01-08-20:	
5 Hours Skid loader & hydraulic pump @ \$115.00/hour	\$575.00
5 Hours Labor: Mike Ellison @ \$27.196	\$135.98
	<hr/>
TOTAL DUE	\$710.98

19937
BPI
Extra
Dewatering
Ally B
K

123 NORTH EVANS ROAD, EVANSDALE, IOWA 50707-1199 PHONE 319-233-5524 FAX 319-232-1586

OFFICE HOURS 8:00 A.M. -5:00 P.M., MONDAY THROUGH FRIDAY

Invoice

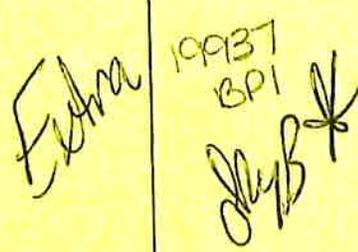
Frickson Bros. Excavating

737 Colleen Ave.
Evansdale, Iowa
50707

Date	Invoice #
12/3/2019	2332

Bill To
Plumb Tech 3261 w. Airline Highway Waterloo, Iowa 50703

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			12/3/2019			
Quantity	Item Code	Description			Price Each	Amount
6	backhoe	Job for Plumb Tech At 1 Technology Dr Used tractor backhoe and labor fom 9:00 to 3 :00 digging for well pits to dewater holes. 6 hrs at \$300.00 = \$1,800.00.			300.00	1,800.00
12.68	roadstone	Used 12.68 ton of 1" clean roadstone at \$25.31 per ton = \$320.93. 12/4/19			25.31	320.93
4	backhoe	Used tractor backhoe and excavator from 8:30 to 12:30 digging to sink dewatering wells. 4 hrs at \$300.00 per hr = \$1,200.00.			300.00	1,200.00
30.21	dump truck	Used dump truck to haul 30.21 ton of 1" clean roadstone at \$25.31 per ton = \$764.62. 12/5/19			25.31	764.62
5	backhoe	Used excavator , tractor backhoe and labor from 9:00 to 2:00 digging to dewater water main area. 5 hrs at \$300.00 per hr = \$1,500.00.			300.00	1,500.00
15.63	dump truck	Used dump truck to haul 1 load of 1" clean roadstone. 15.63 ton a4 \$25.31 per ton = 395.60. Total price= \$5,981.15.			25.31	395.60
We Appreciate Your Business. Thank You.						
					Total	\$5,981.15

Frickson Brothers. Excavating
 737 Colleen Ave
 Evansdale, Iowa
 50707

Invoice

Bill To
Plumb Tech Inc
3261 W. Airline Hwy
Waterloo, Iowa
50703

*Extra Dewatering
 days*

*19737
 BPI*

Date	Invoice No.	P.O. Number	Terms	Project
01/03/20	15			

Item	Description	Quantity	Rate	Amount
	Job for Plumb Tech At #1 Technology Dr Evansdale, Iowa			
Excavator	Used excavator - labor 4 hrs digging at water main at \$375.00 per hr = \$1,500.00.	375	4.00	1,500.00
Roadstone	Used 1 load of 1" clean roadstone for pump wells. 18.06 ton at \$25.31 per ton = \$457.10.	25.31	18.06	457.10
Fuel Truck	Used fuel truck to fuel diesel generator 60 gallons -1/1/20=\$168.00.		168.00	168.00
Fueled generator	Fueled generator 1/3/20 80 gallons= \$224.00		224.00	224.00
Fueled generator	1/5/20 Fueled generator with 60 gallons of diesel fuel= \$168.00.		168.00	168.00
	1/6/20			
Dump Truck	Used dump truck to haul 1 load of 1" clean roadstone 17.97 ton at \$25.31 per ton = \$454.82.	25.31	17.97	454.82
	1/7/20			
Dump Truck	Used dump truck's to haul 2 loads of 1" clean roadstone 32.42 ton at \$25.31 per ton = \$820.55.	25.31	32.42	820.55
Excavator	Used excavator and labor from 8:30 to 3:00 digging and shoring trench. 6.5 hrs at \$375.00 per hr = \$2,437.50.	375	6.50	2,437.50
Fuel Truck	Used fuel truck to fill generato 90 gallons = \$252.00.		252.00	252.00

Subtotal	\$6,481.97
Sales Tax	\$0.00
Total	\$6,481.97

*Total price of Job
 \$15,922.84*

Frickson Brothers. Excavating
 737 Colleen Ave
 Evansdale, Iowa
 50707

Invoice

Bill To
Plumb Tech Inc 3261 W. Airline Hwy Waterloo, Iowa 50703

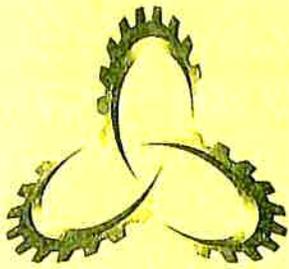
19937
 BPI

Date	Invoice No.	P.O. Number	Terms	Project
01/08/20	16			

Item	Description	Quantity	Rate	Amount
	Job For Plumb Tech at #1 Technogy Dr. Evansdale			
Excavator	Used excavator and labor from 8:00 tor 3:00 to install valve-sleeve. 7 hrs at \$375.00 per hr= \$2,625.00.	7	375.00	2,625.00
Roadstone	Used 2 loads of 1" clean roadstone 31.74 ton at \$25.31 per ton = \$803.34. 1/9/20	31.74	25.31	803.34
Excavator	Used excavator and labor from 8:00 to 4:30 to replace side top valve with tee and valve. 8.5 hrs at \$375.00 per hr = \$3,187.50.	8.5	375.00	3,187.50
Fuel Truck	Used 90 gallons of diesel fuel for generator= \$252.00.	252	1.00	252.00
Concrete Thrust Block	Used 2 yds of concrete for thrust block= \$274.00.	274	1.00	274.00
Excavator	Used excavator, uni loader and tractor backhoe to backfill water main trench from 8:00 to 12:00. 4 hrs at \$375.00 per hr = \$1,500.00.	4	375.00	1,500.00
Concrete Thrust Block	Used concrete for thrust block 3 yds= \$411.00.	411	1.00	411.00
Pump Rental	Pump Rental for 3 electric pumps= \$388.00. Total Price of job = \$15,922.81.	388	1.00	388.00

Subtotal	\$9,440.84
Sales Tax	\$0.00
Total	\$9,440.84

Total price of job \$15,922.81



GINGERICH

WELL & PUMP SERVICE, LLC

YOUR WELL-BEING OUR BUSINESS

1331 Highway 1
 Kalona, IA 52247
 (319) 656-2664
 Fax (319) 656-2676
 (800) 356-2664

Date	Invoice
1/3/2020	19495

Mailing Address:
 Plumb Tech Inc
 3261 W Airline Hwy
 Waterloo, IA 50703

Site Address:
 Plumb Tech Inc
 1 Technology Dr
 Evansdale, IA 50707

Phone	Due Date	Sales Rep
319-233-5616	1/13/2020	Dillon

Quantity	Description	Price	Amount
1.00	12" Casing & Screens	\$0.00	\$0.00
1.00	Gravel Pack	\$0.00	\$0.00
1.00	Drilling of 24" bore hole to depth of 20'	\$0.00	\$0.00
1.00	Development of Well	\$0.00	\$0.00
1.00	Installation of Pump & 1 month rental	\$0.00	\$0.00
1.00	Starter Controls	\$0.00	\$0.00
1.00	Skid Loader	\$0.00	\$0.00
1.00	Bucket Drilling Rig	\$0.00	\$0.00
1.00	Generator	\$0.00	\$0.00
1.00	100' of water discharge hose & 150' of water supply hose	\$0.00	\$0.00
1.00	Water Well Construction Permit	\$0.00	\$0.00
1.00	Total Cost for Well, Pump, & Controls	\$16,300.00	\$16,300.00
* Thank You *		Sales Tax	\$0.00
		Total	\$16,300.00

MBT
 BPI
[Signature]

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Balance due in 10 days. All past due accounts are subject to a late payment fee of 1.5% per month.

City of Evansdale, Black Hawk County, IA

General Obligation Debt

Date	Fiscal Year	2012		2013		2015		2016		FY
		\$310,000 GO Corp. Purp.		\$1,730,000 GO Refunding Bonds		\$2,200,000 GO Corp Purp & Ref Bonds		\$575,000 GO Corp Purp Bonds		
		Issued: 9/16/2010 TIC - 1.9821%		Issued: 7/2/2013 TIC - 1.6433%		Issued: 5/5/2015 TIC - 1.9226%		Issued: 6/28/2016 TIC - 1.4838%		
		"callable" Principal	Principal & Interest	"callable" Principal	Principal & Interest	Principal	Principal & Interest	Principal	Principal & Interest	
01-Dec-2020			\$ 440.00		\$ 3,455.00		\$ 17,931.25		\$ 2,081.25	
01-June-2021	2021	\$ 40,000.00	40,440.00	\$ 200,000.00	203,455.00	\$ 210,000.00	227,931.25	\$ 95,000.00	97,081.25	21
01-Dec-2021					1,505.00		15,831.25		1,463.75	
01-June-2022	2022			140,000.00	141,505.00	210,000.00	225,831.25	95,000.00	96,463.75	22
01-Dec-2022							13,206.25		775.00	
01-June-2023	2023					215,000.00	228,206.25	100,000.00	100,775.00	23
01-Dec-2023							10,518.75			
01-June-2024	2024					225,000.00	235,518.75			24
01-Dec-2024							7,425.00			
01-June-2025	2025					225,000.00	232,425.00			25
01-Dec-2025							4,050.00			
01-June-2026	2026					200,000.00	204,050.00			26
01-Dec-2026							1,050.00			
01-June-2027	2027					35,000.00	36,050.00			27
01-Dec-2027							525.00			
01-June-2028	2028					35,000.00	35,525.00			28
01-Dec-2028										
01-June-2029	2029									29
01-Dec-2029										
01-June-2030	2030									30
01-Dec-2030										
01-June-2031	2031									31
01-Dec-2031										
01-June-2032	2032									32
01-Dec-2032										
01-June-2033	2033									33
01-Dec-2033										
01-June-2034	2034									34
01-Dec-2034										
01-June-2035	2035									35
01-Dec-2035										
01-June-2036	2036									36
01-Dec-2036										
01-June-2037	2037									37
01-Dec-2037										
01-June-2038	2038									38
01-Dec-2038										
01-June-2039	2039									39

\$ 40,000.00 \$ 40,880.00
 \$ 340,000.00 \$ 349,920.00
 \$ 1,355,000.00 \$ 1,496,075.00
 \$ 290,000.00 \$ 298,640.00

City of Evansdale, Black Hawk County, IA

General Obligation Debt

FY	2017A		2017B Taxable		2020A		2020B Taxable		Total Principal	Total Principal & Interest	FY
	\$1,500,000 GO Corp Purp Bonds		\$510,000 Taxable GO Corp Purp Bonds		\$2,265,000 GO Urb Ren Bonds		\$2,235,000 Taxable GO Urb Ren Bonds				
	Issued: 8/29/2017	TIC - 2.0909%	Issued: 8/29/2017	TIC - 2.5666%	Issued: 9/30/2020	TIC - 1.5465%	Issued: 9/30/2020	TIC - 1.9716%			
	Principal	Principal & Interest	Principal	Principal & Interest	Principal	Principal & Interest	Principal	Principal & Interest			
21	\$ 130,000.00	\$ 143,187.50	\$ 70,000.00	\$ 74,635.00	\$ 23,293.32	\$ 23,293.32	\$ 26,110.01	\$ 26,110.01	\$ 745,000.00	\$ 836,133.33	21
22	130,000.00	141,887.50	75,000.00	78,970.00		17,397.50		19,501.25	650,000.00	71,556.25	22
23	135,000.00	145,587.50	75,000.00	78,070.00		17,397.50	\$ 30,000.00	19,501.25	555,000.00	64,537.50	23
24	135,000.00	144,237.50	75,000.00	77,170.00	\$ 15,000.00	17,397.50	30,000.00	19,388.75	480,000.00	58,712.50	24
25	140,000.00	147,887.50	80,000.00	81,120.00	15,000.00	17,345.00	30,000.00	19,276.25	490,000.00	53,053.75	25
26	140,000.00	146,487.50			20,000.00	17,292.50	30,000.00	19,163.75	390,000.00	46,993.75	26
27	145,000.00	150,052.50			130,000.00	17,222.50	125,000.00	19,051.25	435,000.00	42,376.25	27
28	140,000.00	143,457.50			155,000.00	16,767.50	130,000.00	18,488.75	460,000.00	39,238.75	28
29	145,000.00	146,812.50			160,000.00	16,147.50	135,000.00	17,838.75	440,000.00	35,798.75	29
30					160,000.00	15,347.50	135,000.00	17,028.75	295,000.00	32,376.25	30
31					165,000.00	14,507.50	150,000.00	16,083.75	315,000.00	30,591.25	31
32					170,000.00	13,600.00	165,000.00	14,958.75	335,000.00	28,558.75	32
33					170,000.00	12,325.00	170,000.00	13,638.75	340,000.00	25,963.75	33
34					175,000.00	11,050.00	175,000.00	12,151.25	350,000.00	23,201.25	34
35					180,000.00	9,300.00	180,000.00	10,488.75	360,000.00	19,788.75	35
36					180,000.00	7,500.00	180,000.00	8,688.75	360,000.00	16,188.75	36
37					185,000.00	5,700.00	185,000.00	6,798.75	370,000.00	12,498.75	37
38					190,000.00	3,850.00	190,000.00	4,717.50	380,000.00	8,567.50	38
39					195,000.00	1,950.00	195,000.00	2,437.50	390,000.00	4,387.50	39
	\$ 1,240,000.00	\$ 1,379,195.00	\$ 375,000.00	\$ 404,930.00	\$ 2,265,000.00	\$ 2,752,488.32	\$ 2,235,000.00	\$ 2,779,515.01	\$ 8,140,000.00	\$ 9,501,643.33	

City of Evansdale, Black Hawk County, IA

General Obligation Debt

FY	Less T.I.F. Revenue	Less Water Revenue "2012"	Less Sewer Revenue "2013 (Ref 2001)"	Less Sewer Revenue "2013 (Ref 2002)"	Less Water Revenue "2015"	Less Water Revenue "2016 & 2017"	Less Cash East Heights District - 2020	Less Local Option Sales Tax Revenue "2016"	Total Property Taxes	FY
	21	\$ 534,865.00	\$ 30,660.00	\$ 66,267.50	\$ 41,747.50	\$ 34,112.50	\$ 37,577.50	\$ 49,403.33	\$ 61,585.00	
22	604,480.00			45,967.50	33,512.50	37,052.50		60,875.00	11,225.00	22
23	538,737.50				32,762.50	41,490.00		60,060.00	11,025.00	23
24	549,587.50				37,012.50	10,825.00			-	24
25	549,432.50				36,050.00	10,625.00			-	25
26	473,562.50					10,425.00			-	26
27	509,532.50					10,220.00			-	27
28	538,477.50								-	28
29	511,597.50								-	29
30	359,752.50									30
31	376,182.50									31
32	392,117.50									32
33	391,927.50									33
34	396,402.50									34
35	399,577.50									35
36	392,377.50									36
37	394,997.50									37
38	397,135.00									38
39	398,775.00									39
	\$ 8,709,517.50	\$ 30,660.00	\$ 66,267.50	\$ 87,715.00	\$ 173,450.00	\$ 158,215.00	\$ 49,403.33	\$ 182,520.00	\$ 43,895.00	

City of Evansdale, Black Hawk County, Iowa

TIF Revenue Abatement

Date	Fiscal Year	East Heights District		East Heights District		Transfer To General Obligation Debt Service Principal & Interest	Northwest District		Northwest District		FY
		2020A		2020B			2015		2017A		
		GO Urban Renewal Bonds		Taxable GO Urban Renewal Bonds			\$430,000 GO Corp. Purp. Ref Bonds		\$270,000 GO Corp Purp		
		Issued: 9/16/2010		Issued:			Issued: 5/5/2015		Issued: 8/29/2017		
		Principal	Principal & Interest	Principal	Principal & Interest		Principal	Principal & Interest	Principal	Principal & Interest	
01-Dec-2020											
01-June-2021	21						\$ 45,000.00	\$ 3,618.75	\$ 25,000.00	\$ 2,450.00	21
01-Dec-2021			\$ 17,397.50		\$ 19,501.25			48,618.75		27,450.00	
01-June-2022	22		17,397.50		19,501.25	\$ 73,797.50	45,000.00	3,168.75	25,000.00	2,200.00	22
01-Dec-2022			17,397.50		19,501.25			2,606.25		1,950.00	
01-June-2023	23		17,397.50	\$ 30,000.00	49,501.25	103,797.50	45,000.00	47,606.25	25,000.00	26,950.00	23
01-Dec-2023			17,397.50		19,388.75			2,043.75		1,700.00	
01-June-2024	24	\$ 15,000.00	32,397.50	30,000.00	49,388.75	118,572.50	45,000.00	47,043.75	25,000.00	26,700.00	24
01-Dec-2024			17,345.00		19,276.25			1,425.00		1,450.00	
01-June-2025	25	15,000.00	32,345.00	30,000.00	49,276.25	118,242.50	45,000.00	46,425.00	25,000.00	26,450.00	25
01-Dec-2025			17,292.50		19,163.75			750.00		1,200.00	
01-June-2026	26	20,000.00	37,292.50	30,000.00	49,163.75	122,912.50	50,000.00	50,750.00	25,000.00	26,200.00	26
01-Dec-2026			17,222.50		19,051.25					943.75	
01-June-2027	27	130,000.00	147,222.50	125,000.00	144,051.25	327,547.50			25,000.00	25,943.75	27
01-Dec-2027			16,767.50		18,488.75					668.75	
01-June-2028	28	155,000.00	171,767.50	130,000.00	148,488.75	355,512.50			25,000.00	25,668.75	28
01-Dec-2028			16,147.50		17,838.75					375.00	
01-June-2029	29	160,000.00	176,147.50	135,000.00	152,838.75	362,972.50			30,000.00	30,375.00	29
01-Dec-2029			15,347.50		17,028.75						
01-June-2030	30	160,000.00	175,347.50	135,000.00	152,028.75	359,752.50					30
01-Dec-2030			14,507.50		16,083.75						
01-June-2031	31	165,000.00	179,507.50	150,000.00	166,083.75	376,182.50					31
01-Dec-2031			13,600.00		14,958.75						
01-June-2032	32	170,000.00	183,600.00	165,000.00	179,958.75	392,117.50					32
01-Dec-2032			12,325.00		13,638.75						
01-June-2033	33	170,000.00	182,325.00	170,000.00	183,638.75	391,927.50					33
01-Dec-2033			11,050.00		12,151.25						
01-June-2034	34	175,000.00	186,050.00	175,000.00	187,151.25	396,402.50					34
01-Dec-2034			9,300.00		10,488.75						
01-June-2035	35	180,000.00	189,300.00	180,000.00	190,488.75	399,577.50					35
01-Dec-2035			7,500.00		8,688.75						
01-June-2036	36	180,000.00	187,500.00	180,000.00	188,688.75	392,377.50					36
01-Dec-2036			5,700.00		6,798.75						
01-June-2037	37	185,000.00	190,700.00	185,000.00	191,798.75	394,997.50					37
01-Dec-2037			3,850.00		4,717.50						
01-June-2038	38	190,000.00	193,850.00	190,000.00	194,717.50	397,135.00					38
01-Dec-2038			1,950.00		2,437.50						
01-June-2039	39	195,000.00	196,950.00	195,000.00	197,437.50	398,775.00					39
		\$ 2,265,000.00	\$ 2,729,195.00	\$ 2,235,000.00	\$ 2,753,405.00	\$ 5,482,600.00	\$ 275,000.00	\$ 302,225.00	\$ 230,000.00	\$ 255,875.00	

City of Evansdale, Black Hawk County, Iowa

TIF Revenue Abatement

FY	Northwest District		Northwest District	Home Acres District		Home Acres District		Home Acres District		Home Acres District	FY	
	2017B Taxable		Transfer To General Obligation Debt Service Principal & Interest	2013		2015		2017A		Transfer To General Obligation Debt Service Principal & Interest		
	\$430,000 GO Corp. Purp. Ref Bonds Issued: 5/5/2015			\$820,000 GO Ref Bonds (Ref 2002A) Issued: 7/2/2013		\$1,055,000 G.O. Corp Purp Ref Bonds Issued: 5/5/2015		\$1,130,000 GO Corp Purp Bonds Issued: 5/5/2015				
	Principal	Principal & Interest		Principal	Principal & Interest	Principal	Principal & Interest	Principal	Principal & Interest			
21	\$ 70,000.00	\$ 4,635.00 74,635.00	\$ 161,407.50	\$ 95,000.00	\$ 1,947.50 96,947.50	\$ 105,000.00	\$ 8,562.50 113,562.50	\$ 95,000.00	\$ 10,025.00 105,025.00	\$ 336,070.00	21	
22	75,000.00	3,970.00 78,970.00	163,677.50	95,000.00	1,021.25 96,021.25	105,000.00	7,512.50 112,512.50	95,000.00	9,075.00 104,075.00	330,217.50	22	
23	75,000.00	3,070.00 78,070.00	160,252.50			105,000.00	6,200.00 111,200.00	100,000.00	8,125.00 108,125.00	233,650.00	23	
24	75,000.00	2,170.00 77,170.00	156,827.50			110,000.00	4,887.50 114,887.50	100,000.00	7,125.00 107,125.00	234,025.00	24	
25	80,000.00	1,120.00 81,120.00	157,990.00			110,000.00	3,375.00 113,375.00	105,000.00	6,125.00 111,125.00	234,000.00	25	
26			78,900.00			115,000.00	1,725.00 116,725.00	105,000.00	5,075.00 110,075.00	233,600.00	26	
27			26,887.50					110,000.00	3,998.75 113,998.75	117,997.50	27	
28			26,337.50					115,000.00	2,788.75 117,788.75	120,577.50	28	
29			30,750.00					115,000.00	1,437.50 116,437.50	117,875.00	29	
30										-	30	
31										-	31	
32										-	32	
33										-	33	
34										-	34	
35										-	35	
36										-	36	
37										-	37	
38										-	38	
39										-	39	
		\$ 375,000.00	\$ 404,930.00	\$ 963,030.00	\$ 190,000.00	\$ 195,937.50	\$ 650,000.00	\$ 714,525.00	\$ 940,000.00	\$ 1,047,550.00	\$ 1,958,012.50	

City of Evansdale, Black Hawk County, Iowa

TIF Revenue Abatement

FY	New Residential District		New Residential District Transfer To General Obligation Debt Service Principal & Interest	Tax Increment Financing Rebate Agreements	East Heights District	Home Acres District	Northwest District	New Residential District	All Districts	FY
	2015				Total T. I. F.	Total T. I. F.	Total T. I. F.	Total T. I. F.	Total T. I. F.	
	\$310,000 G.O. Corp Purp Ref Bonds Issued: 5/5/2015				Taxes	Taxes	Taxes	Taxes	Taxes	
	Principal	Principal & Interest			Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	
			Certify December 1st	Certify December 1st	Certify December 1st	Certify December 1st	Certify December 1st	Certify December 1st		
21	\$ 30,000.00	\$ 3,693.75 33,693.75	\$ 37,387.50		\$ -	\$ 336,070.00	\$ 161,407.50	\$ 37,387.50	\$ 534,865.00	21
22	30,000.00	3,393.75 33,393.75	36,787.50		73,797.50	330,217.50	163,677.50	36,787.50	604,480.00	22
23	35,000.00	3,018.75 38,018.75	41,037.50		103,797.50	233,650.00	160,252.50	41,037.50	538,737.50	23
24	35,000.00	2,581.25 37,581.25	40,162.50		118,572.50	234,025.00	156,827.50	40,162.50	549,587.50	24
25	35,000.00	2,100.00 37,100.00	39,200.00		118,242.50	234,000.00	157,990.00	39,200.00	549,432.50	25
26	35,000.00	1,575.00 36,575.00	38,150.00		122,912.50	233,600.00	78,900.00	38,150.00	473,562.50	26
27	35,000.00	1,050.00 36,050.00	37,100.00		327,547.50	117,997.50	26,887.50	37,100.00	509,532.50	27
28	35,000.00	525.00 35,525.00	36,050.00		355,512.50	120,577.50	26,337.50	36,050.00	538,477.50	28
29			-		362,972.50	117,875.00	30,750.00	-	511,597.50	29
30			-		359,752.50	-	-	-	359,752.50	30
31			-		376,182.50	-	-	-	376,182.50	31
32			-		392,117.50	-	-	-	392,117.50	32
33			-		391,927.50	-	-	-	391,927.50	33
34			-		396,402.50	-	-	-	396,402.50	34
35			-		399,577.50	-	-	-	399,577.50	35
36			-		392,377.50	-	-	-	392,377.50	36
37			-		394,997.50	-	-	-	394,997.50	37
38			-		397,135.00	-	-	-	397,135.00	38
39			-		398,775.00	-	-	-	398,775.00	39
\$ 270,000.00		\$ 305,875.00	\$ 305,875.00	\$ -	\$ 5,482,600.00	\$ 1,958,012.50	\$ 963,030.00	\$ 305,875.00	\$ 8,709,517.50	

City of Evansdale, Black Hawk County, Iowa

General Obligation Debt Capacity

Column:	#1	#2	#3	#4	#5
	FY 19-20 1/1/2018	FY 20-21 1/1/2019	FY 21-22 1/1/2020	FY 22-23 1/1/2021	FY 23-24 1/1/2022
Assessed Valuation(100%)/GO Bond Capacity					
Property Valuation @(100%)(Actual/Projected)	\$240,155,631	\$243,001,302	\$244,216,309	\$245,437,390	\$246,664,577
Statutory GO Debt Limit @ 5% of 100% Value	\$12,007,782	\$12,150,065	\$12,210,815	\$12,271,870	\$12,333,229
Bonds Outstanding (Beginning Fiscal Year)					
GO Bonds (Outstanding - Maturities)	\$ 4,470,000.00	\$ 3,640,000.00	\$ 7,395,000.00	\$ 6,745,000.00	\$ 6,190,000.00
TIF Revenue Bonds Outstanding (Principal Only)					
TIF Rebate Agreements Outstanding					
Other Debt Outstanding (Principal Only)					
Bonds Paid (During Fiscal Year)					
GO Debt (Principal Only) (Paid)	\$ 830,000.00	\$ 745,000.00	\$ 650,000.00	\$ 555,000.00	\$ 480,000.00
Refunded Debt (Principal Only) (Paid)					
TIF Rebate Agreements (Paid)					
Other Debt (Principal Only) (Paid)					
Bonds Issued (During Fiscal Year)					
GO Bonds (Principal Only) (Issued)		\$ 4,500,000.00			
TIF Debt (Principal Only) (Issued)					
TIF Rebate Agreements (Issued)					
Other Debt (Principal Only) (Issued)					
Remaining GO Debt Capacity (Not Obligated)	\$8,367,782	\$4,755,065	\$5,465,815	\$6,081,870	\$6,623,229
Percent of Capacity Remaining	69.69%	39.14%	44.76%	49.56%	53.70%
GO Contingency Reserve (% of GO Capacity)	20%	\$2,401,556	\$2,430,013	\$2,442,163	\$2,454,374
Total GO Capacity - Less Contingency Reserve	\$5,966,225	\$2,325,052	\$3,023,652	\$3,627,496	\$4,156,583
Percent of Capacity Remaining	49.69%	19.14%	24.76%	29.56%	33.70%
Percent Increase for Property Valuation Projection	1.185%	0.500%	0.500%	0.500%	0.500%

City of Evansdale, Black Hawk County, Iowa

T. I. F. Debt Report

East Heights District

Frozen Base Value - \$14,458,240

Column:	#1	#2	#3	#4	#5
Fiscal Year	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24
County Assessor's Value as of	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022

TIF Value Existing

TIF Captured Value (Commercial Property @ 100%)	\$7,305,237	\$7,389,655	\$7,426,603	\$7,463,736	\$7,501,055
Commercial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Commercial Property Rollback Value)	\$6,574,713	\$6,650,690	\$6,683,943	\$6,717,363	\$6,750,949

TIF Industrial Property @ 100%	\$1,109,808	\$1,115,600	\$1,121,178	\$1,126,784	\$1,132,418
Industrial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Industrial Property Rollback Value)	\$998,827	\$1,004,040	\$1,009,060	\$1,014,106	\$1,019,176

TIF Personal Property/Agricultural/M&E/Military	\$0	\$0	\$0	\$0	\$0
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TIF Captured Value (Residential Property 100 % Value)	\$43,246,048	\$44,442,457	\$44,664,669	\$44,887,993	\$45,112,433
Residential Property Rollback %	56.9180%	55.0743%	55.0743%	55.0743%	55.0743%
TIF Captured Value (Residential Property Rollback Value)	\$24,614,786	\$24,476,372	\$24,598,754	\$24,721,748	\$24,845,356

TIF Captured Value (Multi-Residential Property 100 % Value)	\$103,717	\$104,258	\$104,258	\$104,258	\$104,258
Multi- Residential Property Rollback %	75.0000%	71.2500%	67.5000%	63.7500%	63.7500%
TIF Captured Value (Multi-Residential Property Rollback Value)	\$77,788	\$74,284	\$70,374	\$66,464	\$66,464

Total TIF Property Value (Taxable)	\$32,266,114	\$32,205,385	\$32,362,131	\$32,519,680	\$32,681,946
Rate/Thousand	\$27.859	\$26.754	\$26.754	\$26.754	\$26.754
Total TIF Revenue (Taxable Value x Rate/Thousand)	\$ 898,891.02	\$ 861,608.71	\$ 865,802.22	\$ 870,017.22	\$ 874,358.42

Total TIF Dollars Available	\$ 898,891.02	\$ 861,608.71	\$ 865,802.22	\$ 870,017.22	\$ 874,358.42
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Current / Future Debt Service Requirements GO Obligations	\$ 56,595.00		\$ 73,797.50	\$ 103,797.50	\$ 118,572.50
Current / Future TIF Rebate Obligations					
Current / Future Interfund Loans					

UNCLAIMED T.I.F. DOLLARS	\$ 842,296	\$ 861,609	\$ 792,005	\$ 766,220	\$ 755,786
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TIF Value Future Growth-Building Completed In Calendar Year:	2018	2019	2020	2021	2022
Commercial Property (100%)	\$0	\$0	\$0	\$0	\$0
Industrial Property (100%)	\$0	\$0	\$0	\$0	\$0
Agricultural Property (100%)	\$0	\$0	\$0	\$0	\$0
Housing Units Constructed/Year	0	0	0	0	0
Housing Unit Value/Unit	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Housing Units Constructed 100% Value	\$0	\$0	\$0	\$0	\$0
Total Future Value	\$0	\$0	\$0	\$0	\$0
Valuation Growth Factor	-0.188%	0.500%	0.500%	0.500%	0.500%

City of Evansdale, Black Hawk County, Iowa

T. I. F. Debt Report

Northwest District

Fozen Base Value - \$4,689,032

Column: Fiscal Year	#1 FY 19-20 1/1/2018	#2 FY 20-21 1/1/2019	#3 FY 21-22 1/1/2020	#4 FY 22-23 1/1/2021	#5 FY 23-24 1/1/2022
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TIF Value Existing

TIF Captured Value (Commercial Property @ 100%)	\$9,400,162	\$9,577,807	\$9,625,696	\$9,673,825	\$9,722,194
Commercial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Commercial Property Rollback Value)	\$8,460,146	\$8,620,026	\$8,663,126	\$8,706,442	\$8,749,974

TIF Industrial Property @ 100%	\$897,741	\$901,578	\$906,086	\$910,616	\$915,169
Industrial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Industrial Property Rollback Value)	\$807,967	\$811,420	\$815,477	\$819,555	\$823,652

TIF Personal Property/Agricultural @ 100%	\$2,090	\$0	\$0	\$0	\$0
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TIF Captured Value (Residential Property 100 % Value)	\$1,249,474	\$1,253,521	\$1,259,789	\$1,266,088	\$1,272,418
Residential Property Rollback %	56.9180%	55.0743%	55.0743%	55.0743%	55.0743%
TIF Captured Value (Residential Property Rollback Value)	\$711,176	\$690,368	\$693,820	\$697,289	\$700,775

TIF Captured Value (Multi-Residential Property 100 % Value)	\$264,801	\$265,212	\$265,212	\$265,212	\$265,212
Multi- Residential Property Rollback %	75.0000%	71.2500%	67.5000%	63.7500%	63.7500%
TIF Captured Value (Multi-Residential Property Rollback Value)	\$198,601	\$188,964	\$179,018	\$169,073	\$169,073

Total TIF Property Value (Taxable)	\$10,179,979	\$10,310,778	\$10,351,442	\$10,392,358	\$10,443,475
Rate/Thousand	\$27.859	\$26.754	\$26.754	\$26.754	\$26.754
Total TIF Revenue (Taxable Value x Rate/Thousand)	\$ 283,600.68	\$ 275,850.02	\$ 276,937.91	\$ 278,032.58	\$ 279,400.13

Total TIF Dollars Available with Backfill	\$ 283,600.68	\$ 275,850.02	\$ 276,937.91	\$ 278,032.58	\$ 279,400.13
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Current / Future Debt Service Requirements GO Obligations	\$ 179,662.50	\$ 161,407.50	\$ 163,677.50	\$ 160,252.50	\$ 156,827.50
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Current / Future TIF Revenue Obligations					
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Current / Future TIF Rebate Agreements					
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UNCLAIMED T.I.F. DOLLARS	\$ 103,938	\$ 114,443	\$ 113,260	\$ 117,780	\$ 122,573
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TIF Value Future Growth-Building Completed In Calendar Year:	2018	2019	2020	2021	2022
Commercial Property (100%)	\$0	\$0	\$0	\$0	\$0
Industrial Property (100%)	\$0	\$0	\$0	\$0	\$0
Agricultural Property (100%)	\$0	\$0	\$0	\$0	\$0
Housing Units Constructed/Year	0	0	0	0	0
Housing Unit Value/Unit	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Housing Units Constructed 100% Value	\$0	\$0	\$0	\$0	\$0
Total Future Value	\$0	\$0	\$0	\$0	\$0
Valuation Growth Factor	1.285%	0.500%	0.500%	0.500%	0.500%

City of Evansdale, Black Hawk County, Iowa

T. I. F. Debt Report

Home Acres District

Frozen Base Value - \$6,866,258

Column: Fiscal Year County Assessor's Value as of	#1 FY 19-20 1/1/2018	#2 FY 20-21 1/1/2019	#3 FY 21-22 1/1/2020	#4 FY 22-23 1/1/2021	#5 FY 23-24 1/1/2022
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TIF Value Existing

TIF Captured Value (Commercial Property @ 100%)	\$3,462,667	\$3,045,098	\$3,045,098	\$3,045,098	\$3,045,098
Commercial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Commercial Property Rollback Value)	\$3,116,400	\$2,740,588	\$2,740,588	\$2,740,588	\$2,740,588
TIF Industrial Property @ 100%	\$0	\$0	\$0	\$0	\$0
Industrial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Industrial Property Rollback Value)	\$0	\$0	\$0	\$0	\$0
TIF Personal Property/Agricultural @ 100%	\$0	\$0	\$0	\$0	\$0
TIF Captured Value (Residential Property 100 % Value)	\$108,405,067	\$109,028,836	\$109,028,836	\$109,028,836	\$109,028,836
Residential Property Rollback %	56.9180%	55.0743%	55.0743%	55.0743%	55.0743%
TIF Captured Value (Residential Property Rollback Value)	\$61,701,996	\$60,046,868	\$60,046,868	\$60,046,868	\$60,046,868
TIF Captured Value (Multi-Residential Property 100 % Value)	\$2,659,368	\$2,689,020	\$2,689,020	\$2,689,020	\$2,689,020
Multi-Residential Property Rollback %	75.0000%	71.2500%	67.5000%	63.7500%	63.7500%
TIF Captured Value (Multi-Residential Property Rollback Value)	\$1,994,526	\$1,915,927	\$1,815,089	\$1,714,250	\$1,714,250

Total TIF Property Value (Taxable)	\$66,812,922	\$64,703,383	\$64,602,545	\$64,501,707	\$64,501,707
Rate/Thousand	\$27.859	\$26.754	\$26.754	\$26.754	\$26.754
Total TIF Revenue (Taxable Value x Rate/Thousand)	\$ 1,861,319.16	\$ 1,731,045.84	\$ 1,728,348.06	\$ 1,725,650.28	\$ 1,725,650.28

Total TIF Dollars Available	\$ 1,861,319.16	\$ 1,731,045.84	\$ 1,728,348.06	\$ 1,725,650.28	\$ 1,725,650.28
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Current / Future Debt Service Requirements GO Obligations	\$ 336,585.00	\$ 336,070.00	\$ 330,217.50	\$ 233,650.00	\$ 234,025.00
Current / Future TIF Revenue Obligations					
Current / Future TIF Rebate Agreements					

UNCLAIMED T.I.F. DOLLARS	\$ 1,524,734	\$ 1,394,976	\$ 1,398,131	\$ 1,492,000	\$ 1,491,625
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TIF Value Future Growth-Building Completed In Calendar Year:	2018	2019	2020	2021	2022
Commercial Property (100%)	\$0	\$0	\$0	\$0	\$0
Industrial Property (100%)	\$0	\$0	\$0	\$0	\$0
Agricultural Property (100%)	\$0	\$0	\$0	\$0	\$0
Housing Units Constructed/Year	0	0	0	0	0
Housing Unit Value/Unit	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Housing Units Constructed 100% Value	\$0	\$0	\$0	\$0	\$0
Total Future Value	\$0	\$0	\$0	\$0	\$0
Valuation Growth Factor	-3.157%	0.000%	0.000%	0.000%	0.000%

City of Evansdale, Black Hawk County, Iowa

T. I. F. Debt Report

Housing TIF District

Frozen Base Value - \$22,953,330

Column: Fiscal Year	#1 FY 19-20 1/1/2018	#2 FY 20-21 1/1/2019	#3 FY 21-22 1/1/2020	#4 FY 22-23 1/1/2021	#5 FY 23-24 1/1/2022
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TIF Captured Value (Commercial Property @ 100%)	\$0	\$0	\$0	\$0	\$0
Commercial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Commercial Property Rollback Value)	\$0	\$0	\$0	\$0	\$0

TIF Industrial Property @ 100%	\$0	\$0	\$0	\$0	\$0
Industrial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Industrial Property Rollback Value)	\$0	\$0	\$0	\$0	\$0

TIF Personal Property/Agricultural @ 100%	\$9,010	\$9,010	\$9,190	\$9,374	\$9,561
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TIF Captured Value (Residential Property 100 % Value)	\$1,533,405	\$2,193,304	\$2,237,170	\$2,281,913	\$2,327,552
Residential Property Rollback %	56.9180%	55.0743%	55.0743%	55.0743%	55.0743%
TIF Captured Value (Residential Property Rollback Value)	\$872,783	\$1,207,947	\$1,232,106	\$1,256,748	\$1,281,883

TIF Captured Value (Multi-Residential Property 100 % Value)	\$127,165	\$235,246	\$235,246	\$235,246	\$235,246
Multi-Residential Property Rollback %	75.0000%	71.2500%	67.5000%	63.7500%	63.7500%
TIF Captured Value (Multi-Residential Property Rollback Value)	\$95,374	\$167,613	\$158,791	\$149,969	\$149,969

Total TIF Property Value (Taxable)	\$977,167	\$1,384,570	\$1,400,087	\$1,416,091	\$1,441,414
Rate/Thousand	\$27.859	\$26.754	\$26.754	\$26.754	\$26.754
Total TIF Revenue (Taxable Value x Rate/Thousand)	\$ 27,222.58	\$ 37,042.17	\$ 37,457.31	\$ 37,885.48	\$ 38,562.95

Total TIF Dollars Available	\$ 27,250.44	\$ 37,068.92	\$ 37,484.07	\$ 37,912.23	\$ 38,589.70
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Current / Future Debt Service Requirements GO Obligations	\$ 37,987.50	\$ 37,387.50	\$ 36,787.50	\$ 41,037.50	\$ 40,162.50
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Current / Future TIF Revenue Obligations					
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Current / Future TIF Rebate Agreements					
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UNCLAIMED T.I.F. DOLLARS	\$ (10,737)	\$ (319)	\$ 697	\$ (3,125)	\$ (1,573)
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	2018	2019	2020	2021	2022
Commercial Property (100%)	\$0	\$0	\$0	\$0	\$0
Industrial Property (100%)	\$0	\$0	\$0	\$0	\$0
Agricultural Property (100%)	\$0	\$0	\$0	\$0	\$0
Housing Units Constructed/Year	0	0	0	0	0
Housing Unit Value/Unit	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Housing Units Constructed 100% Value	\$0	\$0	\$0	\$0	\$0
Valuation Growth Factor	29.42%	2.000%	2.000%	2.000%	2.000%

RESOLUTION 6454

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVANSDALE, IOWA, THAT
THE FOLLOWING BILLS BE PAID AND THE TRANSFERS ARE HEREBY ALLOWED**

	AUTO PLUS	RU-WHEEL BEARINGS #12	215.34
		RU-BALL JOINTS/WIPER BLADE #12	63.70
		RU-BALL JOINT TOOL	127.08
		RU-RETURN WIPER BLADES #12	(12.98)
		RU-WIPER BLADES #12	28.70
		Total	421.84
A-07/08/20	AUTOMATIC SYSTEMS	SR-REPLACE CPU @ WWTP	3,760.00
A-09/15/20	BERGEN	SR-REPLACE A/C-OFFICE & LAB	2,810.00
	BLACKHAWK WASTE	SEPTEMBER 2020 RECYCLE	4,367.50
		SEPTEMBER 2020 GARBAGE	17,435.06
		Total	21,802.56
	BOUND TREE	FD-MEDICAL SUPPLIES	140.40
		FD-MEDICAL SUPPLIES	7.02
		FD-MEDICAL SUPPLIES	149.31
		FD-MEDICAL SUPPLIES	74.37
		FD-MEDICAL SUPPLIES	45.87
		FD-MEDICAL SUPPLIES	19.56
		FD-MEDICAL SUPPLIES	42.58
		FD-MEDICAL SUPPLIES	23.46
		FD-MEDICAL SUPPLIES	118.78
		Total	621.35
	CAMPBELL SUPPLY	RU-AIR HAMMER	70.69
	CENTURY LINK	SR-INTERNET	78.99
	CITY LAUNDERING	LIB-MONTHLY MATS	44.28
		CH-MONTHLY MATS	77.15
		Total	121.43
	COURIER	PY-PH BUDGET AMENDMENT	125.44
		PY-NPDES	33.20
		PY-9/3 MINUTES	27.16
		PY-9/1 MINUTES/BILLS	120.22
		Total	306.02
	MERCYONE	FD-MUTUAL AID	136.00
		FD-MUTUAL AID	132.00
		FD-MEDICAL SUPPLIES	77.58
		Total	345.58
	CREATIVE IMPACT	FD-4-NAME PLATES	36.00
	CULLIGAN	SR-WATER	15.00
	D & D TIRE	PD-LAWN MOWER TUBE	6.00
		FD-LAWN MOWER TUBE	6.00
		RU-2-TIRES #12	260.00
		Total	272.00
	EMSLRC	FD-COURSE FEE	20.00
		FD-BLS CARD-1	8.00
		Total	28.00
	EWV	PD-WATER EXPENSE	141.30
		FD-WATER EXPENSE	141.30
		Total	282.60
	FAREWAY	SR-DISTILLED WATER	9.90
A-05/19/20	FRICKSON BROS	SW-INTAKE REPAIRS	14,400.00
	GORDON FLESCH	FD-COPIER CONTRACT	43.00
	IOWA ONE CALL	RU-AUGUST LOCATES	9.07
		SR-AUGUST LOCATES	9.07
		Total	18.14
	IA WORKFORCE	RU-STATE UNEMPLOYMENT COMP	382.89
		PD-STATE UNEMPLOYMENT COMP	434.50
		FD-STATE UNEMPLOYMENT COMP	143.81
		BLD INSP-STATE UNEMPLOYMEN	91.69
		AC-STATE UNEMPLOYMENT COMP	13.93

	LIB-STATE UNEMPLOYMENT COM	115.24	
	PK-STATE UNEMPLOYMENT COMP	64.98	
	PY-STATE UNEMPLOYMENT COMP	153.73	
	CH-STATE UNEMPLOYMENT COMP	4.34	
	SR-STATE UNEMPLOYMENT COMP	87.06	
	Total	1,492.17	
K & S WHEEL	RU-ALIGNMENT #12	80.00	
KEYSTONE	SR-LAB TESTING	120.00	
	SR-LAB TESTING	120.00	
	SR-LAB TESTING	120.00	
	Total	360.00	
KLOCKE'S	FD-LIGHT #238	203.39	
LJ'S WELDING	CH-MIC STAND	20.00	
	RU-ALUMINUM TRAILER RPR	87.50	
	Total	107.50	
MARC	RU-SOAP-TRUCK WASH	165.23	
MENARDS	SR-FAN/DUCT-ARBUTUS LFT STN	42.61	
MCCLURE ENGINEERING	SR-WWTP FACILITY PLAN	1,140.00	
PCC	PY-AUG AMB BILLING	1,048.37	
A-08/18/20 PLANETARY	RU-9-TREE/STUMP REMOVAL	4,600.00	
PLATINUM PEST	LIB-PEST SERVICE	11.25	
	LIB-PEST SERVICE	11.25	
	CH-PEST SERVICE	33.75	
	CH-PEST SERVICE	33.75	
	Total	90.00	
STAPLES	CH-SURGE PROTEC/BATTERY BKUP	51.97	
STOREY KENWORTHY	PD-TISSUE PAPER/RESTROOM SUPPLY'S	38.76	
	FD-COPY PAPER	35.99	
	FD-TISSUE PAPER/RESTROOM SUPPLY'S	38.76	
	LIB-GARBAGE BAGS	7.84	
	LIB-PAPER TOWELS/CLEANING SUPPLY'S	19.15	
	CH-GARBAGE BAGS	23.52	
	CH-POST ITS	22.79	
	CH-PAPER TOWELS/CLEANING SUPPLY'S	57.44	
	CH-3-USB FLASHDRIVES	24.48	
	CH-ADDING MACHINE PAPER	8.65	
	RU-PENS/NOTEBOOKS	27.11	
	SR-7-USB FLASHDRIVES	57.19	
	Total	361.68	
SUPERIOR	FD-RECHARGE EXTINGUISHER #202	187.66	
TAPCO	RU-28-SIGN POSTS	910.60	
UECO	SR-3-FLANGE-EAST END LFT STN	148.70	
	001 GENERAL FUND	3,674.75	
	005 STREETS	4,627.11	
	110 ROAD USE TAX	2,387.82	
	112 EMPLOYEE BENEFIT	1,022.22	
	610 SEWER FUND	8,518.52	
	670 LANDFILL/GARBAGE	21,802.56	
	740 STORM WATER	14,400.00	
	GRAND TOTAL:	56,432.98	
PREPAYS:			
85507	ARCTIC GLACIER	PK-ICE	637.38
85508	D&D TIRE	PK-JD TIRE RPR	110.00
85509	EWV	PK-WATER EXPENSE	191.28
85510	MENARDS	PK-BOX FANS/BULBS/WRENCH/SOCKET	46.05
85511	P&K	PK-WIRING HARNESS Z920A	39.70
85512	PLATINUM PEST	PK-PEST SERVICE	115.00
85513	STOREY KENWORTHY	PK-TISSUE PAPER/CLEANING SUPPLIES	382.61
85514	STROHECKER, ROGER	PK-RMBRSE-WEED SPRAYER PUMP	119.99
85515	THE SLED SHED	PK-BAR/SHARPEN CHAINSAW	57.01
85555	AFLAC	P/R DEDUCTION	76.44
85556	MEDIACOM	OCTOBER INTERNET	666.09

85557	METLIFE	LIFE/DENTAL/VISION	2,477.34
85559	MFPRSI	RETIREMENT	10,173.79
85560	NURTI-JECT	FALL 2020 SLUDE REMOVAL	25,054.80
85561	POLICE ASSOC	P/R DEDUCTION	60.00
85562	WELLMARK	HEALTH INS	15,107.26
85563	WINDSTREAM	AUGUST PHONES	469.22
DRAFT	ADVANTAGE ADMIN	HEALTH INS	653.82
DRAFT	IPERS	RETIREMENT	7,614.86
DRAFT	TREAS-STATE OF IA	P/R DEDUCTION	3,086.00
		TOTAL PREPAYS	67,138.64

SEPTEMBER PAYROLL

EFTPS	20,356.42
BIWEEKLY PR	58,764.35
FIRE PAYROLL	2,534.11
COUNCIL PR 3RD QTR	1,800.46
TOTAL	83,455.34

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF EVANSDALE, IOWA, ON THIS 6TH DAY OF OCTOBER 2020

ATTEST:

Troy Beatty, Mayor

DeAnne Kobliska, City Clerk

RESOLUTION 6455

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVANSDALE, IOWA APPROVING THE URBAN RENEWAL REPORT FOR THE FISCAL YEAR 2020 AND AUTHORIZING THE CITY CLERK TO SUBMIT SAID REPORT

WHEREAS, new Urban Renewal Area reporting requirements have become effective beginning July 1, 2012 and require cities with active Urban Renewal Areas to provide specified information concerning active Urban Renewal Areas and any associated Tax Increment Financing Districts.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Evansdale, Iowa that the attached Urban Renewal Area Report for the fiscal year 2020 is hereby approved.

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized to submit said Urban Renewal Area Report to the Iowa Department of Management.

PASSED AND APPROVED THIS 6th DAY OF OCTOBER 2020

ATTEST:

Troy Beatty, Mayor

DeAnne Kobliska, City Clerk

Annual Urban Renewal Report, Fiscal Year 2018 - 2019

Levy Authority Summary

Local Government Name: EVANSDALE
 Local Government Number: 07G049

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
EVANSDALE EAST URBAN RENEWAL	07003	2
EVANSDALE NW IND URBAN RENEWAL	07004	3
EVANSDALE WATERLOO HOME ACRES URBAN RENEWAL	07018	1
EVANSDALE HOUSING UR	07046	2
EVANSDALE HOUSING URBAN RENEWAL AREA	07900	0

TIF Debt Outstanding: 4,477,192

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:	68,651	0	Amount of 07-01-2018 Cash Balance Restricted for LMI
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TIF Revenue:	589,866
TIF Sp. Revenue Fund Interest:	2,230
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	22,264
Total Revenue:	614,360

Rebate Expenditures:	0
Non-Rebate Expenditures:	632,414
Returned to County Treasurer:	0
Total Expenditures:	632,414

TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:	50,597	0	Amount of 06-30-2019 Cash Balance Restricted for LMI
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Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 3,794,181

Urban Renewal Area Data Collection

Local Government Name: EVANSDALE (07G049)
 Urban Renewal Area: EVANSDALE EAST URBAN RENEWAL
 UR Area Number: 07003

UR Area Creation Date: 02/1982

UR Area Purpose: The East Urban Renewal Plan's main goal is to design and construct public infrastructure to promote private development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
EVANSDALE CITY/WATERLOO SCH/EVANSDALE EAST UR TIF INCR	07101	07102	2,060,794
EVANSDALE CITY AG/WATERLOO SCH/EVANSDALE EAST UR TIF INCR	07103	07104	0

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	223,250	54,491,890	9,163,770	1,408,655	0	-137,048	65,150,517	0	65,150,517
Taxable	121,556	30,308,870	8,247,393	1,267,789	0	-137,048	39,808,560	0	39,808,560
Homestead Credits									319

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018: **43,169** **0** **Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue:	58,975
TIF Sp. Revenue Fund Interest:	502
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	59,477

Rebate Expenditures:	0
Non-Rebate Expenditures:	78,401
Returned to County Treasurer:	0
Total Expenditures:	78,401

TIF Sp. Rev. Fund Cash Balance as of 06-30-2019: **24,245** **0** **Amount of 06-30-2019 Cash Balance Restricted for LMI**

Projects For EVANSDALE EAST URBAN RENEWAL

TIMBERCREEK ESTATES

Description:	GRANT TO DEVELOPER TO FUND IMPROVEMENTS
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

PRAIRIE INDUSTRIAL PARK

Description:	DORIS DRIVE EXTENSION AND ECONOMIC DEVELOPMENT GRANT
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

URBAN RENEWAL REVIEW

Description:	URBAN RENEWAL LEGAL REVIEW
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

2015 GENERAL OBLIGATION BOND

Description:	2007 REFUNDING BOND
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

CDBG PROGRAM

Description:	HOUSING REHABILITATION
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

INTERNAL LOAN

Description:	INTERNAL LOAN
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	Yes

Debts/Obligations For EVANSDALE EAST URBAN RENEWAL

2010 GO CORP PURP BONDS

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	105,000
Interest:	4,565
Total:	109,565
Annual Appropriation?:	No
Date Incurred:	09/16/2010
FY of Last Payment:	2020

CDBG HOUSING PROGRAM

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	3,000
Interest:	0
Total:	3,000
Annual Appropriation?:	No
Date Incurred:	09/15/2015
FY of Last Payment:	2019

INTERNAL LOAN

Debt/Obligation Type:	Internal Loans
Principal:	22,264
Interest:	0
Total:	22,264
Annual Appropriation?:	No
Date Incurred:	06/01/2019
FY of Last Payment:	2019

Non-Rebates For EVANSDALE EAST URBAN RENEWAL

TIF Expenditure Amount:	31,924
Tied To Debt:	2010 GO CORP PURP BONDS
Tied To Project:	TIMBERCREEK ESTATES

TIF Expenditure Amount:	21,213
Tied To Debt:	2010 GO CORP PURP BONDS
Tied To Project:	PRAIRIE INDUSTRIAL PARK

TIF Expenditure Amount:	3,000
Tied To Debt:	CDBG HOUSING PROGRAM
Tied To Project:	CDBG PROGRAM

TIF Expenditure Amount:	22,264
Tied To Debt:	INTERNAL LOAN
Tied To Project:	INTERNAL LOAN

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2019

TIF Taxing District Data Collection

Local Government Name:	EVANSDALE (07G049)
Urban Renewal Area:	EVANSDALE EAST URBAN RENEWAL (07003)
TIF Taxing District Name:	EVANSDALE CITY/WATERLOO SCH/EVANSDALE EAST UR TIF INCR
TIF Taxing District Inc. Number:	07102
TIF Taxing District Base Year:	1982
FY TIF Revenue First Received:	1985
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	02/1982
Economic Development	02/1982

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	54,491,890	9,163,770	1,408,655	0	-137,048	64,927,267	0	64,927,267
Taxable	0	30,308,870	8,247,393	1,267,789	0	-137,048	39,687,004	0	39,687,004
Homestead Credits									319

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	14,092,700	39,687,004	2,060,794	37,626,210	1,021,313

FY 2019 TIF Revenue Received: 58,975

TIF Taxing District Data Collection

Local Government Name:	EVANSDALE (07G049)
Urban Renewal Area:	EVANSDALE EAST URBAN RENEWAL (07003)
TIF Taxing District Name:	EVANSDALE CITY AG/WATERLOO SCH/EVANSDALE EAST UR TIF INCR
TIF Taxing District Inc. Number:	07104
TIF Taxing District Base Year:	1982
FY TIF Revenue First Received:	1985
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	02/1982
Economic Development	02/1982

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	223,250	0	0	0	0	0	223,250	0	223,250
Taxable	121,556	0	0	0	0	0	121,556	0	121,556
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	365,540	0	0	0	0

FY 2019 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: EVANSDALE (07G049)
 Urban Renewal Area: EVANSDALE NW IND URBAN RENEWAL
 UR Area Number: 07004
 UR Area Creation Date: 08/1978

UR Area Purpose: This plan was implemented to finance a buyout of several residential properties to construct an industrial park.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
EVANSDALE CITY/WATERLOO SCH/EVANSDALE NW UR TIF INCR	07095	07096	4,690,251
EVANSDALE CITY AG/WATERLOO SCH/EVANSDALE NW UR TIF INCR	07167	07168	0
EVANSDALE CITY/WATERLOO SCH EVANSDALE NORTHWEST INDUSTRIAL TIF AMD1 INCR	07325	07326	2,366,586

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	46,950	1,573,070	13,660,320	1,070,080	0	0	16,589,320	0	16,589,320
Taxable	25,563	874,957	12,294,289	963,072	0	0	14,346,013	0	14,346,013
Homestead Credits									8

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018: **504** **0** **Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue: 192,289
 TIF Sp. Revenue Fund Interest: 564
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 192,853

Rebate Expenditures: 0
 Non-Rebate Expenditures: 178,684
 Returned to County Treasurer: 0
Total Expenditures: 178,684

TIF Sp. Rev. Fund Cash Balance as of 06-30-2019: **14,673** **0** **Amount of 06-30-2019 Cash Balance Restricted for LMI**

Projects For EVANSDALE NW IND URBAN RENEWAL

DUBUQUE ROAD PROJECT

Description:	2010 DUBUQUE ROAD RECONSTRUCTION
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

DUBUQUE ROAD BRIDGE PROJECT

Description:	2015 DUBUQUE ROAD BRIDGE PROJECT
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

URBAN RENEWAL REVIEW

Description:	URBAN RENEWAL LEGAL REVIEW
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

EVANSDALE INVESMENTS

Description:	DEVELOPMENT AGREEMENT
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

DUBUQUE RD PROJECT

Description:	DUBUQUE ROAD BRIDGE PROJECT
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2017 ST REHABILITATION PROJ

Description:	2017 STREET REHABILITATION PROJECT
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

ACQIUSTION OF BLIGHT PROPERTY

Description:	ACQIUSTION OF BLIGHT PROPERTY
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For EVANSDALE NW IND URBAN RENEWAL

2010 GO CORP PURP BONDS

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	50,000
Interest:	2,137
Total:	52,137
Annual Appropriation?:	No
Date Incurred:	09/16/2010
FY of Last Payment:	2020

2015 GENERAL OBLIGATION BOND

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	355,000
Interest:	44,100
Total:	399,100
Annual Appropriation?:	No
Date Incurred:	05/05/2015
FY of Last Payment:	2026

2017A GENERAL OBLIGATION

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	270,000
Interest:	36,715
Total:	306,715
Annual Appropriation?:	No
Date Incurred:	08/29/2018
FY of Last Payment:	2029

2017B GENERAL OBLIGATION

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	510,000
Interest:	52,365
Total:	562,365
Annual Appropriation?:	No
Date Incurred:	08/29/2018
FY of Last Payment:	2025

Non-Rebates For EVANSDALE NW IND URBAN RENEWAL

TIF Expenditure Amount:	26,579
Tied To Debt:	2010 GO CORP PURP BONDS
Tied To Project:	DUBUQUE ROAD PROJECT

TIF Expenditure Amount:	48,963
Tied To Debt:	2015 GENERAL OBLIGATION BOND
Tied To Project:	DUBUQUE RD PROJECT

TIF Expenditure Amount:	25,707
Tied To Debt:	2017A GENERAL OBLIGATION
Tied To Project:	2017 ST REHABILITATION PROJ

TIF Expenditure Amount:	77,435
Tied To Debt:	2017B GENERAL OBLIGATION
Tied To Project:	ACQUISTION OF BLIGHT PROPERTY

Rebates For EVANSDALE NW IND URBAN RENEWAL

3550 LAFAYETTE RD

TIF Expenditure Amount:	0
Rebate Paid To:	EVANSDALE INVESTMENTS
Tied To Debt:	2015 GENERAL OBLIGATION BOND
Tied To Project:	EVANSDALE INVESMENTS
Projected Final FY of Rebate:	2018

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2019

TIF Taxing District Data Collection

Local Government Name: EVANSDALE (07G049)
 Urban Renewal Area: EVANSDALE NW IND URBAN RENEWAL (07004)
 TIF Taxing District Name: EVANSDALE CITY/WATERLOO SCH/EVANSDALE NW UR TIF INCR
 TIF Taxing District Inc. Number: 07096

TIF Taxing District Base Year:	1978	UR Designation	
FY TIF Revenue First Received:	1981	Slum	No
Subject to a Statutory end date?	No	Blighted	08/1978
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,573,070	11,071,680	1,029,180	0	0	13,912,830	0	13,912,830
Taxable	0	874,957	9,964,513	926,262	0	0	11,953,864	0	11,953,864
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	2,055,532	11,857,298	4,690,251	7,167,047	194,540

FY 2019 TIF Revenue Received: 192,289

TIF Taxing District Data Collection

Local Government Name: EVANSDALE (07G049)
 Urban Renewal Area: EVANSDALE NW IND URBAN RENEWAL (07004)
 TIF Taxing District Name: EVANSDALE CITY AG/WATERLOO SCH/EVANSDALE NW UR TIF INCR
 TIF Taxing District Inc. Number: 07168

TIF Taxing District Base Year:	1978	UR Designation	
FY TIF Revenue First Received:	1981	Slum	No
Subject to a Statutory end date?	No	Blighted	08/1978
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	46,950	0	0	0	0	0	46,950	0	46,950
Taxable	25,563	0	0	0	0	0	25,563	0	25,563
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	44,860	2,090	0	2,090	46

FY 2019 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: EVANSDALE (07G049)
 Urban Renewal Area: EVANSDALE NW IND URBAN RENEWAL (07004)
 TIF Taxing District Name: EVANSDALE CITY/WATERLOO SCH EVANSDALE NORTHWEST INDUSTRIAL
 TIF AMD1 INCR
 TIF Taxing District Inc. Number: 07326
 TIF Taxing District Base Year: 2014
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,588,640	40,900	0	0	2,629,540	0	2,629,540
Taxable	0	0	2,329,776	36,810	0	0	2,366,586	0	2,366,586
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	2,588,640	40,900	2,366,586	-2,325,686	-63,128

FY 2019 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: EVANSDALE (07G049)
 Urban Renewal Area: EVANSDALE WATERLOO HOME ACRES URBAN RENEWAL
 UR Area Number: 07018
 UR Area Creation Date: 04/1967

UR Area Purpose: This plan was set up under the Housing Act of 1949 to provide financial assistance to carry out urban renewal projects.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
EVANSDALE CITY/WATERLOO SCH/ EVANSDALE HOME ACRES UR TIF INCR	07093	07094	11,851,878

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	113,644,700	3,629,305	0	0	-307,432	119,785,378	0	119,785,378
Taxable	0	63,210,169	3,266,375	0	0	-307,432	68,388,923	0	68,388,923
Homestead Credits									709

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018: **24,978** **0** **Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue:	321,970
TIF Sp. Revenue Fund Interest:	1,129
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	323,099

Rebate Expenditures:	0
Non-Rebate Expenditures:	336,617
Returned to County Treasurer:	0
Total Expenditures:	336,617

TIF Sp. Rev. Fund Cash Balance as of 06-30-2019: **11,460** **0** **Amount of 06-30-2019 Cash Balance Restricted for LMI**

Projects For EVANSDALE WATERLOO HOME ACRES URBAN RENEWAL

CRC BUILDING CONSTRUCTION

Description:	THE CONSTRUCTION OF THE COMMUNITY RESPONSE CENTER (POLICE AND FIRE DEPT)
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

URBAN RENEWAL REVIEW

Description:	URBAN RENEWAL LEGAL REVIEW
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

RIVER FOREST ROAD RECONSTRUCTION

Description:	RECONSTRUCT RIVER FOREST RD
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

RIVER FOREST RD BIKE TRAIL

Description:	CONSTRUCT BIKE TRAIL
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2017 STREET REHABILITATION PROJ

Description:	OVERLAY & RECONSTRUCT CITY STREETS
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For EVANSDALE WATERLOO HOME ACRES URBAN RENEWAL

2013 REFUNDING BONDS

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	375,000
Interest:	18,307
Total:	393,307
Annual Appropriation?:	No
Date Incurred:	07/02/2013
FY of Last Payment:	2022

2015 GENERAL OBLIGATION BOND

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	850,000
Interest:	104,775
Total:	954,775
Annual Appropriation?:	No
Date Incurred:	05/05/2015
FY of Last Payment:	2026

2017A GO BOND

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,130,000
Interest:	152,590
Total:	1,282,590
Annual Appropriation?:	No
Date Incurred:	08/29/2017
FY of Last Payment:	2029

2017B GO BOND NW TIF

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	8,924
Total:	8,924
Annual Appropriation?:	No
Date Incurred:	08/29/2017
FY of Last Payment:	2018

Non-Rebates For EVANSDALE WATERLOO HOME ACRES URBAN RENEWAL

TIF Expenditure Amount:	97,110
Tied To Debt:	2013 REFUNDING BONDS
Tied To Project:	CRC BUILDING CONSTRUCTION

TIF Expenditure Amount:	121,250
Tied To Debt:	2015 GENERAL OBLIGATION BOND
Tied To Project:	RIVER FOREST ROAD RECONSTRUCTION

TIF Expenditure Amount:	118,257
Tied To Debt:	2017A GO BOND
Tied To Project:	2017 STREET REHABILITATION PROJ

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2019

TIF Taxing District Data Collection

Local Government Name:	EVANSDALE (07G049)	
Urban Renewal Area:	EVANSDALE WATERLOO HOME ACRES URBAN RENEWAL (07018)	
TIF Taxing District Name:	EVANSDALE CITY/WATERLOO SCH/ EVANSDALE HOME ACRES UR TIF INCR	
TIF Taxing District Inc. Number:	07094	
TIF Taxing District Base Year:	1967	UR Designation
FY TIF Revenue First Received:	1970	Slum 04/1967
Subject to a Statutory end date?	No	Blighted 04/1967
		Economic Development 04/1967

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	113,644,700	3,629,305	0	0	-307,432	119,785,378	0	119,785,378
Taxable	0	63,210,169	3,266,375	0	0	-307,432	68,388,923	0	68,388,923
Homestead Credits									709

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	6,866,258	68,388,923	11,851,878	56,537,045	1,534,622

FY 2019 TIF Revenue Received: 321,970

Urban Renewal Area Data Collection

Local Government Name: EVANSDALE (07G049)
 Urban Renewal Area: EVANSDALE HOUSING UR
 UR Area Number: 07046
 UR Area Creation Date: 12/2014
 UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
EVANSDALE CITY/WATERLOO SCH/EVANSDALE NEW RESIDENTIAL INCR	07351	07352	610,720
EVANSDALE CITY AG/WATERLOO SCH/EVANSDALE NEW RESIDENTIAL INCR	07353	07354	9,010

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	18,900	22,425,500	0	0	0	-64,820	23,573,060	0	23,573,060
Taxable	10,290	12,473,270	0	0	0	-64,820	13,358,605	0	13,358,605
Homestead Credits									143

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018: **0** **0** **Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue: 16,632
 TIF Sp. Revenue Fund Interest: 35
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 22,264
Total Revenue: 38,931

Rebate Expenditures: 0
 Non-Rebate Expenditures: 38,712
 Returned to County Treasurer: 0
Total Expenditures: 38,712

TIF Sp. Rev. Fund Cash Balance as of 06-30-2019: **219** **0** **Amount of 06-30-2019 Cash Balance Restricted for LMI**

Projects For EVANSDALE HOUSING UR

NORMA AVE EXTENSION PROJECT

Description:	CONSTRUCT ROAD ON NORMA AVE FOR NEW DEVELOPMENT
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For EVANSDALE HOUSING UR

2015 GO BOND

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	330,000
Interest:	52,450
Total:	382,450
Annual Appropriation?:	No
Date Incurred:	05/05/2015
FY of Last Payment:	2028

Non-Rebates For EVANSDALE HOUSING UR

TIF Expenditure Amount:	38,712
Tied To Debt:	2015 GO BOND
Tied To Project:	NORMA AVE EXTENSION PROJECT

TIF Taxing District Data Collection

Local Government Name: EVANSDALE (07G049)
 Urban Renewal Area: EVANSDALE HOUSING UR (07046)
 TIF Taxing District Name: EVANSDALE CITY/WATERLOO SCH/EVANSDALE NEW RESIDENTIAL INCR
 TIF Taxing District Inc. Number: 07352
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received: 2019
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2014

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	22,425,500	0	0	0	-64,820	23,554,160	0	23,554,160
Taxable	0	12,473,270	0	0	0	-64,820	13,348,315	0	13,348,315
Homestead Credits									143

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	22,943,440	675,540	610,720	64,820	1,759

FY 2019 TIF Revenue Received: 16,632

TIF Taxing District Data Collection

Local Government Name: EVANSDALE (07G049)
 Urban Renewal Area: EVANSDALE HOUSING UR (07046)
 TIF Taxing District Name: EVANSDALE CITY AG/WATERLOO SCH/EVANSDALE NEW RESIDENTIAL INCR
 TIF Taxing District Inc. Number: 07354
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	18,900	0	0	0	0	0	18,900	0	18,900
Taxable	10,290	0	0	0	0	0	10,290	0	10,290
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	9,890	9,010	9,010	0	0

FY 2019 TIF Revenue Received: 0

RESOLUTION 6456

A RESOLUTION DIRECTING THE ASSESSMENT OF UNPAID WEED, MOWING AND/OR YARD CLEAN-UP, AND SUMP PUMP SURCHARGE FEES FOR THE CALENDAR YEAR ENDING DECEMBER 31, 2020

WHEREAS, the City Clerk has on file a schedule of lots, tracts and parcels of property to be assessed for nonpayment of weed, mowing, yard clean-up, and sump pump surcharge fees; and

WHEREAS, the City Council deems the attached schedule of proposed assessments to be proper and that such assessment should be made.

NOW THEREFORE, BE IT RESOLVED, by the Evansdale City Council of the City of Evansdale, Iowa, that:

1. The properties and persons listed in the attached Exhibit "A" are hereby assessed a special tax for nonpayment of outstanding weed, mowing, yard clean-up, and sump pump surcharge fees.
2. The City Clerk shall certify such assessments and tax to the Black Hawk County Treasurer, to be placed upon the tax books and collected together with interest and penalty after due, in the same manner as other unpaid taxes.

PASSED AND APPROVED THIS 6TH DAY OF OCTOBER 2020

ATTEST:

Troy Beatty, Mayor

DeAnne Kobliska, City Clerk

2020 MOW/CLEAN-UP ASSESSMENTS								
DEED HOLDER	CONTRACT BUYER	ADDRESS	PARCEL #	INVOICE DATE	MOW & CLEAN UP	ADMIN FEE	ASSESS FEE	TOTAL
ROGER SAURER-FORECLOSURE		225 DOYLE	8812-06-127-013	08/06/2020	184.00	25.00	2.50	\$211.50
BERGMANN, COLIN H		4024 LAFAYETTE RD	8912-32-477-009	04/24/2020	986.64	25.00	2.50	\$1,014.14
BERGMANN, COLIN H		4024 LAFAYETTE RD	8912-32-477-009	06/01/2020	309.00	25.00	2.50	\$336.50
BERGMANN, COLIN H		4024 LAFAYETTE RD	8912-32-477-009	07/28/2020	284.00		2.50	\$286.50
WHITEMAN, SERENA		314 GRAND BLVD	8912-32-476-006	08/13/2020	1,204.16	25.00	2.50	\$1,231.66
TOTAL								\$3,080.30

2019/2020 SUMP-PUMP SURCHARGE - MONTHLY SURCHARGE								
DEED HOLDER	CONTRACT BUYER	ADDRESS	PARCEL #	INVOICE DATE	SUMP PUMP SURCHRG	ASSESS FEE		TOTAL
BAILEY, RONALD		240 FELDT AVE.	8912-33-353-008	02/01/2020	\$130.65	\$2.50		133.15
PEARSON, SHAWN LEE		319 GRAND BLVD.	8912-32-477-061	10/01/2020	\$500.00	\$2.50		502.50
CLAPPER, MOLLY		230 FELDT AVE.	8912-33-353-037	02/01/2020	\$112.91	\$2.50		115.41
TOTAL								751.06

RESOLUTION 6457

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVANSDALE, IOWA TO ENTER INTO A THREE (3) YEAR CONTRACT WITH NUTRI-JECT SYSTEMS, INC., TO PROVIDE FOR THE REMOVAL, TRANSPORTATION AND DISPOSAL OF WASTE WATER TREATMENT PLANTS BIOSOLIDS ON AN ANNUAL BASIS

WHEREAS, the City Council of the City of Evansdale desires to enter into a contract for the removal, transportation and disposal of City biosolids on an annual basis; and

WHEREAS, Nutri-Ject Systems, Inc. has the personnel and experience to remove, transport, and dispose the biosolids from the City's water pollution system.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Evansdale, Iowa, authorizes the Mayor to sign said contract for the removal, transportation, and disposal of city biosolids with Nutri-Ject Systems, Inc.

PASSED AND ADOPTED THIS 6TH DAY OF OCTOBER 2020

ATTEST:

Troy Beatty, Mayor

DeAnne Kobliska, City Clerk



515 FIFTH STREET
BOX 398
HUDSON, IOWA 50643
PHONE (319) 988-4601
FAX (319)-988-3506

September 24, 2020
Mr. Troy Beatty, Mayor
City of Evansdale
123 N. Evans Rd.
Evansdale, IA 50707-1199

Re: Biosolids Land Application Contract and Cost Comparisons

Honorable Mayor Beatty and Council,

With our contract now up for renewal I have compiled the following information to aid you in your review and ultimately you and the City of Evansdale's decision to extend our contract for an additional (3) three years.

The following are representative costs for residuals application contract rates for various Cities. The City of Evansdale, IA has enjoyed a lower cost than some of these Cities because of your layout of your facility and the ability to land apply the solids on the local farmland as well as some inherent efficiency we have because of logistics and adjustments we have made in our land application operations.

City of New Hampton
Population: 3,692
5 to 7 mile haul
.0495 per gal.
transport & apply only no removal
1,000,000 -1,500,000 gallons annually

City of Grinnell
Population: 9,105
1/4-2 mile haul
.0480 per gal.
transport & apply only
1,100,000 gallons annually

City of Winterset
Population: 4,768
5 to 7 mile haul
.048 per gal.
transport & apply only no removal
500,000 - 750,000 gallons annually

City of Coralville
Population: 15,123
5 mile haul
.053 per gal.
remove, transport, & apply
1,700,000 gallons annually



515 FIFTH STREET
BOX 398
HUDSON, IOWA 50643
PHONE (319) 988-4601
FAX (319)-988-3506

City of Pekin, IL
Population: 33,857
4 to 5 mile haul
.0485 per gal.
removal, transport & apply
2,400,000 gallons annually

City of Quincy, IL
Population: 40,366
1/4 to 5 mile haul
.0405 per gal.
transport & apply only no removal
City provides, dredge, semis, and
applicator.

City of Austin, MN
Population: 23,300
5 mile haul
.044 per gal.
removal, transport & apply
2,500,000 gallons annually

Clear Lake, IA
Population: 8,160
Less than 1 mile haul
.045 per gal.
transport & apply
2,000,000 gallons annually

We are proposing a no change in our current contract price for transportation and application and of the City of Evansdale's biosolids. All other terms and conditions to remain the same as our present contract inclusive of the IDNR Annual Biosolids Report by February 1st. of each contract year.

We have enjoyed a good relationship for the past 10 years and I believe the decision that was made by the City of Evansdale to partner with Nutri-Ject Systems, Inc. was a good decision and has been mutually beneficial to both parties. We are bringing to the table a proven track record of excellence with 150,000,000 to 200,000,000 gallons of residuals land applied annually by our firm in and around the Midwest and an impeccable reputation within the industry as well as with the Iowa Department of Natural Resources. Our staff has in excess of 150 years combined experience in land application and the management of residuals and our mission is "To provide outrageous service to our customers by doing whatever it takes to get the job done in a timely and environmentally sound manner, while providing a safe and secure, stable future for the men and women we work with!"

Mayor Beatty, thank you in advance for your consideration in this matter, and we look forward to working with you and your staff in the future.

Sincerely Yours,

R. Scott Wienands, President
Nutri-Ject Systems, Inc.

AGREEMENT

This agreement made and entered into this _____ day of _____ 2020 by and between the City of Evansdale _____ doing business in Evansdale (hereinafter referred to as "City") and Nutri-Ject Systems, Inc., a corporation organized and existing under the laws of the State of Iowa and authorized to do business in the State of Iowa, (hereinafter referred to as "Contractor"),

WITNESSETH:

That for and in considerations set forth herein, the sufficiency of which is hereby acknowledged the parties agree as follows:

A. GENERAL PROVISIONS

1. Purpose: The purpose of this agreement is to provide for the removal, transportation and disposal of City biosolids by Contractor on an annual basis. City will provide the biosolids in the form and quantities hereinafter specified. Contractor will remove the biosolids from City's water pollution control facility, transport and dispose of it as is hereinafter set forth. All responsibility for said biosolids, after removal from the water pollution control plant, will be the sole obligation of Contractor and City assumes no responsibility for same, except as provided for in this agreement and as provided by law.
2. Duration of agreement: This agreement shall commence on the _____ day of _____ 2020 and shall continue through _____, 2023 unless terminated sooner as provided herein. Yearly on January 1st and each year and hereafter the contract rate will be adjusted per the Construction Cost Index (CCI) not to exceed 2.5% annually.
3. Consideration by City: City shall pay Contractor at the end of each land application period at the following rate:

300,000 to 400,000 gallons yearly.

- a) All biosolids removed, transported, and applied at a rate of: \$0.04533 per gallon.
- b) N/C per day for the use of Contractor's pump. No charge for unit setting idle due to break down of contractor's equipment, or inclement weather.
- c) The price per gallon applied does include all costs associated with transporting the biosolids to various sites and agronomic application of the solids.
- d) Any need for dust control will be determined by the City and the costs incurred for dust control will be paid by the Contractor. Contractor shall be responsible to coordinate the application at no charge to the City.
 - 1) Determination of gallons hauled per application event: Actual volume to be removed per application event will be by approval of the WWTP Superintendent. Quantities removed will be based upon inches of biosolids removed and to be determined by Wastewater Treatment Plant Superintendent.

Contractor shall keep and maintain a log book to record daily loads and volumes and submit totals based on same at the end of each application period which City shall compare with its own records. City will authorize payment based on storage tank measurements, and payment shall be made to Contractor within 30 days of invoice submission.

In the event discrepancies arise between City and Contractor on volumes, the parties shall immediately attempt to resolve said discrepancies and if unable to do so, it shall be submitted to binding arbitration as provided in paragraph D (1).

Billing presented by the 10th of the month, will be approved by the Council the 3rd Tuesday of each month. Generally, the check will be mailed out that week.

B. RESPONSIBILITY OF CITY

1. City Duties: City shall perform its duties and responsibilities in a timely and workmanlike manner and shall use its employees and facilities to carry out the intent of this agreement.
2. City will provide stabilized biosolids from the anaerobic digestion of organic solids at its water pollution control plant in the quantities set forth below for land application.
 - a) Approximately 300,000 to 400,000 gallons per year.
3. City shall have a biosolids management plan.
4. City shall provide Contractor access to the solids loading facility on a 24-hour daily basis.
5. City shall keep and maintain its biosolids management plan in conjunction with the contractor and shall timely seek and obtain such additional permits and licenses in the future as may be required to maintain said plan. Contractor shall cooperate with City in obtaining said permits and licenses upon request by City.

C. RESPONSIBILITY OF CONTRACTOR

1. Contractor's duties: Contractor shall perform its duties and responsibilities in a timely and workmanlike manner and shall use its employees, equipment, and facilities to carry out the intent of this agreement. Contractor shall comply with all laws, rules, and regulations of any Federal, State or local jurisdiction relating to its duties under this agreement as same now exists or as they may be in the future. Fines as a result of laws, rules, and regulations that were violated by the contractor shall be paid by the contractor.

2. The transportation and application of biosolids shall be done in strict accordance with all Federal, State and local statutes, laws, rules or regulations as same now exists or as they may be altered in the future.
3. Contractor shall provide City with all information requested by the City relating to its transportation and application of biosolids including but not limited to:
 - a) Semi tractor load sheets - cumulative metal loading as well agronomic rate biosolids are applied at and certification of vector attraction
 - b) Applicator load sheets
 - c) Gallons applied
 - d) Acres covered
 - e) Drawing of area covered
 - f) Gallons/acre
 - g) Dates of application per area
 - h) Cumulative metal loading, as well as agronomic rate biosolids are applied at and certification of vector attraction
 - l) Such other information as City may request
4. Contractor shall be responsible for collecting a grab sample of the biosolids being loaded every 4 hours during the application period.
5. Contractor shall be responsible for maintaining the loading facility at the water pollution control plant in a clean and neat manner and shall promptly, at time of occurrence, clean up any spills at said plant. Contractor shall be solely responsible for any spills in transit or at the farm site and shall promptly, at time of occurrence, clean up any such spills. Transport vehicles will be kept clean and free of spilled biosolids.
6. Contractor shall provide all equipment and personnel required to load, transport, store, and dispose of biosolids to include a minimum of two tankers of not less than 6,000 gallons each in capacity. Contractor shall comply with all Federal, State and local laws

relating to transportation and application of biosolids, as well as local traffic laws and shall adhere to the directions of the water pollution control plant Director in operating vehicles at said plant. All equipment will be maintained in leak proof and spill proof condition.

7. Contractor shall apply the biosolids to the farm ground at a rate not to exceed agronomic rate per acre, or less if any law, statute, rule or regulation shall prohibit application at that rate.
8. Contractor shall be familiar with State/Federal rules and regulations governing the low rate application of sewage biosolids (Chapter 67) and shall adhere to these rules.
9. Contractor will maintain his equipment at his own expense and shall keep it in good condition. City's facilities shall not be used by Contractor for private use or the storage of Contractor's equipment. Disabled equipment shall be removed from City's property in a timely manner.
10. Contractor shall designate an administrator of this agreement, as well as up-to-date address and telephone number.
11. The following land application periods are anticipated and the Contractor shall be available at these times, weather permitting. Application periods will be: November 1-15th. Weather dependent.
12. In the event adverse weather conditions makes application impossible or disrupts application, the Contractor shall be available to commence or continue application as soon as weather conditions permit.
13. The land owner and operator shall always have the authority over the use of the property and the Contractor shall always work with the said owner or operator to insure proper application and good public relations.

14. Contractor shall provide at least one surface or injection application spreader with at least 3,000 gallons of capacity or an umbilical cord system for each application. The application method shall be determined by the City and the land Owner/operator.
15. Contractor shall develop and maintain with current field descriptions a (5) year biosolids management plan per IDNR Chapter 567-67.4 (455B).
16. Contractor shall pull all biosolids samples and provide for said analysis per IDNR Chapter 567 67.8 (3) frequency of monitoring for Class II biosolids.
17. Contractor shall develop and prepare for the City of Evanston the Annual Biosolids report per IDNR Chapter 567 67.8 (4)b and deliver to the City for review and signatures no later than February 10th. Annually to allow for submission to the IDNR and the USEPA by February 19th.

D. OTHER PROVISIONS

1. Arbitration: In the event a dispute arises between the parties as to the meaning or intent of any portions of this agreement, the parties shall promptly meet and attempt to settle same. If they are unable to settle the matter, they shall promptly submit same to an arbitration proceeding. The arbitration shall be as follows:

City and Contractor shall each pick one arbitrator and the arbitrators so selected shall pick a third arbitrator. The parties shall then submit the matter to the three arbitrators who shall then settle the dispute by a simple majority vote. Each party shall be responsible for payment of its own arbitrator and shall each pay one-half the costs of the third arbitrator and of any expenses incurred in the arbitration procedures.

2. Insurance: Contractor shall obtain and carry throughout the term of this agreement

insurance with a reputable company, acceptable to the City and admitted to do business with the State of Iowa with the following minimum limits:

- a) Workman compensation - as provided by Iowa law.
 - b) Motor vehicle insurance with not less than \$250,000/\$500,000 liability limits.
 - c) Catastrophic liability umbrella in the amount of \$2,000,000 and property damage of not less than \$500,000/\$500,000. The City will be named as an insured party and a copy of this coverage shall be deposited with the City Clerk of City. City shall be notified by the insurance carrier of any alterations, cancellation or revocation of insurance. If said insurance is canceled or revoked, Contractor shall cease its operation until substitute policy is obtained.
3. Hold Harmless and Indemnification: Contractor agrees to protect and hold City harmless for any and all liability caused by Contractor's acts or omissions in the performance of this agreement or for the acts or omissions of its agents, employees or officers. Contractor shall, at its sole expense, defend any actions against City and pay any liability for loss to property and persons reasonable related to the performance of this agreement.
4. Contractor is not an employee: It is understood and agreed the Contractor is performing under this agreement as an independent contractor and is not an employee of the City, nor its employees, officers and agents. Contractor shall timely pay all Federal and State employment taxes and insurance on its own employees and officers.
- Contractor shall timely pay all obligations it incurs in the performance of this agreement and shall not allow any liens to be placed against City or its property, against Contractor or its property.
5. Patents: Contractor shall pay all royalties and license fees and shall hold and save the

City, its officers, agents, servants and employees harmless from liability of any nature and kind, including costs and expenses for or on account of any patented or unpatented invention, process, article or appliance manufactured or used in the performance of the contract, including its use by the City in this respect. The Contractor shall defend all suits and claims for infringement of any patent or license rights.

6. Assignment: This agreement is solely with Contractor based on its reputation and past performance and as such no sale, assignment, transfer or conveyance of same, in whole or in part, shall be permitted without written consent to same by City. Any attempt to sell, assign, transfer, or convey the agreement without consent of City shall be a breach of this agreement by Contractor.

7. Breach of contract and remedies: The essence of this agreement is the timely removal and application of City's biosolids in the manner provided by Federal, State and local laws, statutes and ordinances, as well as rules or regulations as same now exists or as they may be promulgated in the future. Any failure of Contractor to perform his duties and responsibilities under any clause of this agreement shall constitute a material breach of contract and City may, at its sole option, proceed with any legal or equitable remedy available to it. Any failure by City to proceed with action following a breach shall not be deemed to be a waiver of same.

In addition to the foregoing remedies, City may elect to terminate this agreement upon 10 days written notice for breach of any of its terms by Contractor unless the defect or non-performance is remedied by Contractor. However, City may under any circumstances, immediately terminate this agreement without notice, upon violation by Contractor of any provision of this agreement resulting in a disruption of biosolids removal from City's water pollution control facility to the extent of exceeding City's storage capacities or the City or Contractor is ordered to cease its operations in biosolids disposal by any Federal or State agency, commission, board or Court, in which event this agreement shall be totally null and void.

In the event of a substantial change in applicable governmental regulations, applicable technology, or the City's waste treatment plant operation that make the provisions of this contract inequitable or impractical, the parties agree to negotiate, in good faith, appropriate amendments to or termination of this agreement.

8. Destruction of premises: In the event of total or partial destruction of City's water pollution control facility by fire, windstorm, or other casualty, making it impossible for City to perform hereunder, the provisions of this agreement shall terminate until such time as City restores said premises.
9. A pre start-up conference shall be held before each application to discuss the farm site, application requirement, plant valving and pumping, and other items of importance.
10. Any written notice shall be given by either party by service as provided in the Iowa Rules of Civil Procedure or by certified mail, addressed to said party, with sufficient postage and addressed as follows:

CITY:

CONTRACTOR:

City of Evansdale, Iowa

Nutri-Ject Systems, Inc.

PO Box 398

Hudson, Iowa 50643

City: _____

Nutri-Ject Systems, Inc.

By: _____

By: R. Scott Weirand

Date: _____

Date: 9/24/2020

Attest: _____

Attest: [Signature]

By: _____

By: Courney Schumacher

RESOLUTION 6458

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EVANSDALE, IOWA, SETTING DATE OF PUBLIC HEARING FOR THE DISPOSAL OF PROPERTY PURSUANT TO IOWA CODE CHAPTER 364.7

WHEREAS, a public hearing is required by state law in order that the City Council of the City of Evansdale may hear any objections from any interested party to the disposal of city-owned real property described as:

THIS PLAT REPRESENTS A SURVEY OF PARCEL "E"

That part of the Northeast Fractinal Quarter (NE FRL 1/4) of Section No. 6, Township No. 88 North, Range No. 12 West of the Fifth Principal Meridian, Evansdale, Black Hawk County, Iowa, also being part of Dodge Street (f.k.a. Cedar Falls Northern Railway) described as follows:

Beginning at the Northeast corner of Lot 26 in Auditor Barnes' Plat No. 12, point being a set 1/2" rebar with license #23212;

thence along the Southerly right-of-way line of Central Avenue Due East a distance of 30.0 feet to a set 1/2" rebar with license #23212;

thence South 01 0 57 1/2' East a distance of 199.9 feet to the Easterly extension of the Southerly line of said Lot 26, point being a set 1/2" rebar with license #23212;

thence along said Southerly line North 89 0 59 3/4' West a distance of 30.0 feet to the Southeast corner of said Lot 26, point being a found 1/2" o.d. iron pinched pipe;

thence along the East line of said Lot 26 North 01 0 57 1/2' West a distance of 199.9 feet to the point of beginning.

Containing 5,995 sq. ft.

Subject to restrictions, easements, covenants, ordinances, and limited access provisions of record and not of record.

Note: The East line of said Lot 26 is assumed to bear North 01 0 57 1/2' West for this description.

The City of Evansdale retains the right to easement.

WHEREAS, the City intends to transfer this property to Kevin and Melissa Wilkens in the amount of \$1.00.

NOW, THEREFORE, BE IT RESOLVED that the public hearing will be held October 20, 2020 at 6:00 p.m. at the Evansdale City Hall to receive comments from the public for or against the intent to dispose of certain real property.

BE IT FURTHER RESOLVED that the City Clerk is directed and is hereby authorized to publish notice of the public hearing in conformance with state law.

PASSED AND ADOPTED THIS 6TH DAY OF OCTOBER 2020

ATTEST:

Troy Beatty, Mayor

DeAnne Kobliska, City Clerk

INDEX LEGEND

General Description: Sec. 6-T88N-R12W, NE FRL 1/4
 Surveyor: Kyle J. Helland
 Surveying Company/ Return To: Helland Engineering & Surveying, Ltd.
 6109 Chancellor Drive
 Cedar Falls, Iowa 50613-6916
 (319)-266-0161

Survey Requested By: Kevin D. Wilkens
 Proprietor: City of Evansdale

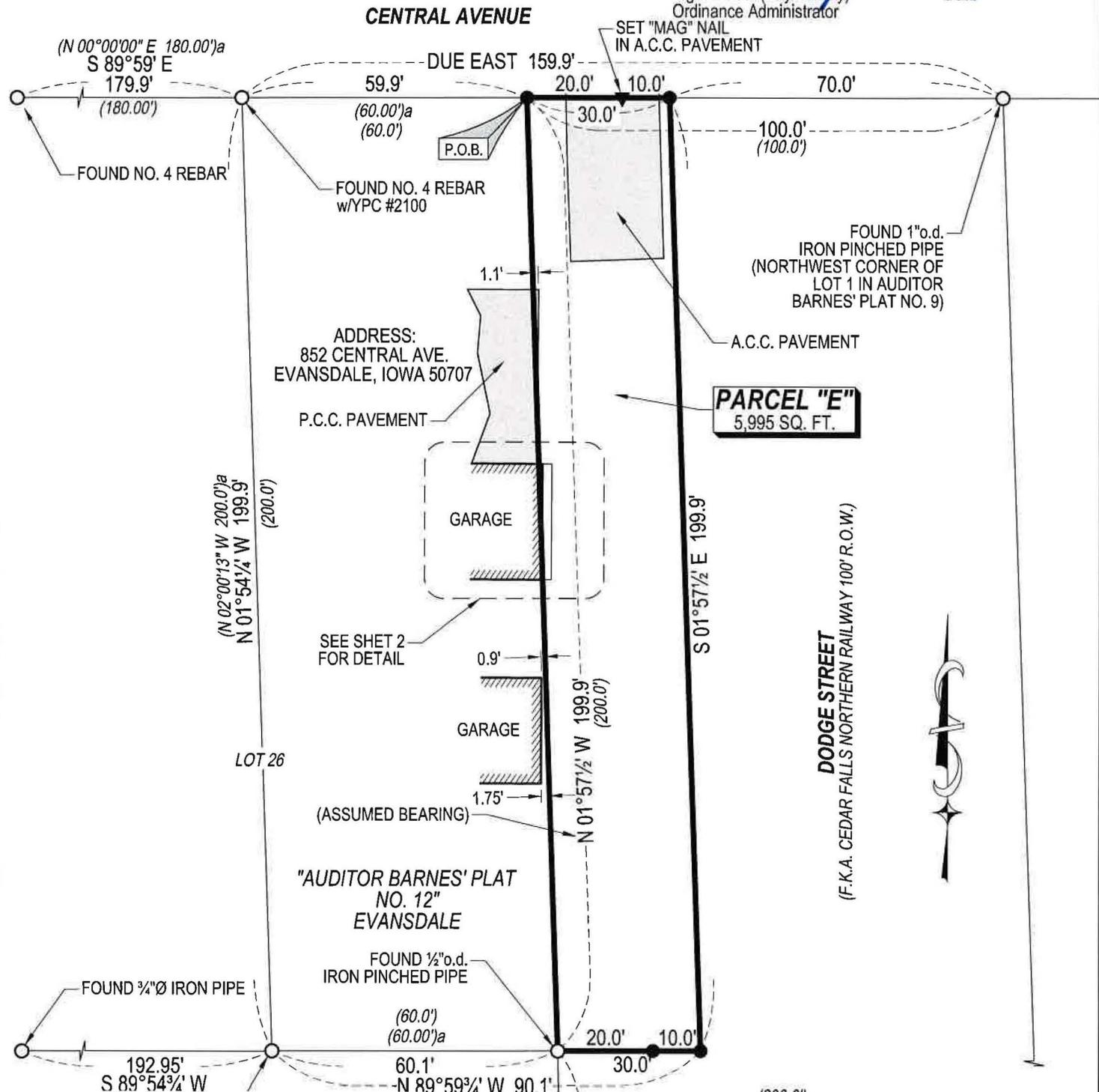
Reserved for County Recorder's use.

SEE SHEET 2 FOR LOCATION MAP, LEGEND, DESCRIPTION & DETAIL

This Plat or Subdivision has been reviewed by (City/County).

Signature of (City/County) Ordinance Administrator

Date 10/1/2020



THIS PLAT REPRESENTS A SURVEY OF PARCEL "E"

That part of the Northeast Fractional Quarter (NE FRL 1/4) of Section No. 6, Township No. 88 North, Range No. 12 West of the Fifth Principal Meridian, Evansdale, Black Hawk County, Iowa, also being part of Dodge Street (f.k.a. Cedar Falls Northern Railway) described as follows:

Beginning at the Northeast corner of Lot 26 in Auditor Barnes' Plat No. 12, point being a set 1/2" rebar with license #23212;
thence along the Southerly right-of-way line of Central Avenue Due East a distance of 30.0 feet to a set 1/2" rebar with license #23212;
thence South 01°57 1/2' East a distance of 199.9 feet to the Easterly extension of the Southerly line of said Lot 26, point being a set 1/2" rebar with license #23212;
thence along said Southerly line North 89°59 3/4' West a distance of 30.0 feet to the Southeast corner of said Lot 26, point being a found 1/2" o.d. iron pinched pipe;
thence along the East line of said Lot 26 North 01°57 1/2' West a distance of 199.9 feet to the point of beginning.

Containing 5,995 sq. ft.

Subject to restrictions, easements, covenants, ordinances, and limited access provisions of record and not of record.

Note: The East line of said Lot 26 is assumed to bear North 01°57 1/2' West for this description.

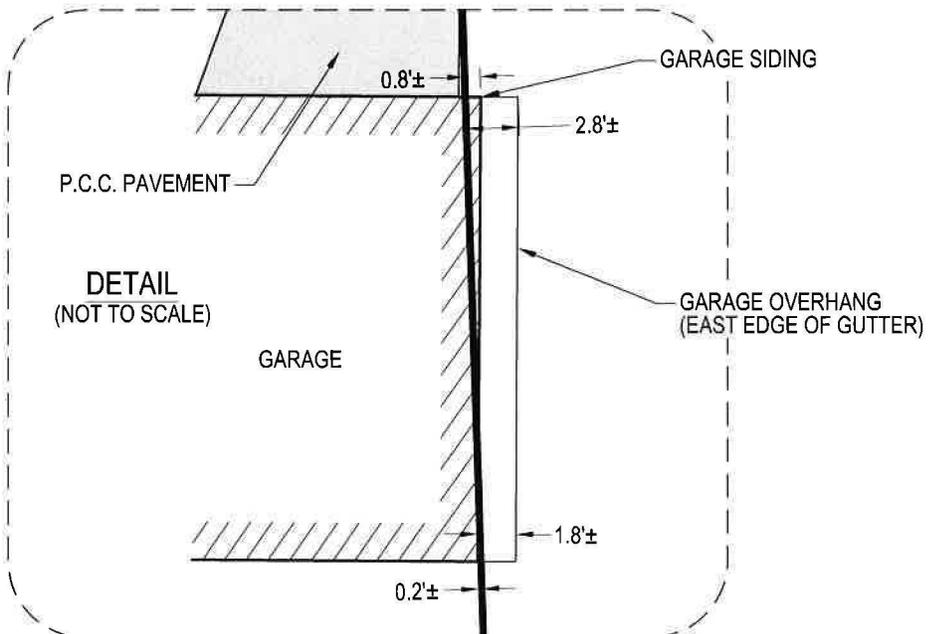
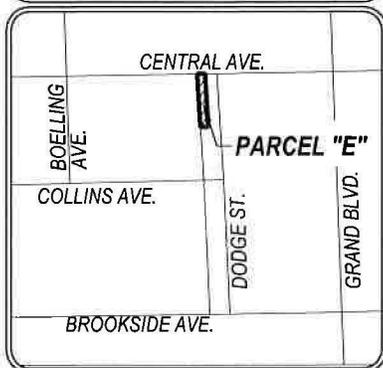
Parcel letter approved by County Auditor's Office

Date of Survey: 09/24/2020

LEGEND

(0.0')^a PER PLAT OF SURVEY DATED 09/04/2001
343 MISC. 791

LOCATION MAP



RESOLUTION 6459

RESOLUTION APPROVING APPLICATION FOR TAX ABATEMENT ON NEWLY CONSTRUCTED DWELLING LOCATED AT 219 COLLINS AVE IN THE EVANSDALE REVITALIZATION AREA, IN THE CITY OF EVANSDALE, BLACK HAWK COUNTY, IOWA.

WHEREAS, Thomas A West submitted an application dated October 1, 2020 to the City Council of the City of Evansdale, Iowa, requesting up to 75,000.00 in assessed valuation for property located at 219 Collins Ave, and more fully described as follows:

AUDITOR BARNES PLAT NO 12 E 60 FT W 240 FT LOT 27 EXC S 5 FT

be exempt for property taxation, and

WHEREAS, the length and amount of exemption benefit shall be in accordance with the Evansdale Revitalization Plan as officially adopted by the City Council of the City of Evansdale, Iowa, and

WHEREAS, said property is located within the Evansdale Revitalization Area in Evansdale, Iowa, as previously established by the City Council of the City of Evansdale, Iowa, and

WHEREAS, the new residential construction project regarding said property is in conformance with the Evansdale Revitalization Plan as officially adopted by the City Council for the City of Evansdale, Iowa, and

WHEREAS, the new residential construction on said property were made during the time in which such improvements are eligible for the tax exemption as set forth in the Evansdale Revitalization Plan as adopted by the City Council of the City of Evansdale, Iowa

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Evansdale, Iowa, that said application is hereby approved and the City Clerk is hereby authorized and directed to forward said application and a copy of this resolution to the Black Hawk County Assessor.

PASSED AND APPROVED THIS 6TH DAY OF OCTOBER 2020

ATTEST:

Troy Beatty, Mayor

DeAnne Kobliska, City Clerk



APPLICATION FOR TAX ABATEMENT UNDER THE URBAN REVITALIZATION PLAN

The Evansdale Urban Revitalization Plan allows property tax exemptions for new construction residential dwellings and certain qualifying improvements to existing residential dwellings. "Residential" dwellings shall include properties assessed as residential or properties assessed as commercial and used as residential multifamily dwellings. In order to apply for tax abatement, the following criteria must be met:

1. Be located with the boundaries of the City of Evansdale
2. The improvements were made during the time the Revitalization Area was designated by ordinance as a revitalization area
3. Application must be submitted to the City Clerk on or before February 1, 2020

NOTE: City Council approval does not guarantee tax exemptions. The application must be reviewed and approved by the Black Hawk County Assessor's Office for criteria eligibility.

Name: Thomas A West Address: 219 Collins Ave

Address of the property being improved or constructed: 219 Collins Ave

Legal description (attach if necessary):

Auditor Barnes Plat NO 12 E 60 FT W 240 FT Lot 27 Exc S 5 FT

Thomas A West
Applicants Signature

10/01/2020
Date

319-230-7335
Phone

PLEASE FILL OUT THE FOLLOWING SECTION FOR A NEW DWELLING CONSTRUCTION:

The first \$75,000 of assessed valuation would be exempt from taxation for a period of years depending on total assessed value (see table). All qualified real estate assessed as residential property is eligible to receive an exemption from taxation of 50% of the increased assessed value, not to exceed \$75,000, of the actual value added by the improvements or new construction, for a period of not more than five years. The length of the abatement benefit shall be in accordance with the following schedule:

If Assessed value is in range of:	Number of years to receive exemption:
0 - \$199,999	3 years
\$200,000 - \$249,999	4 years
\$250,000 & above	5 years

Date of Occupancy Permit (attach permit) _____ Estimated assessed value: \$ _____

PLEASE FILL OUT THE FOLLOWING SECTION FOR IMPROVEMENTS TO EXISTING DWELLING:

In order to be eligible for tax abatement, the increase in assessed value of the property must be (1) in an amount not less than \$10,000; and (2) result in an increase in the assessed valuation of the property improved of at least 15%. The abatement period will be four (4) years at 50% of the increased assessed value, not to exceed \$75,000 per year.

Describe Improvements:

New 600 sqFT Home
1 Bed - 1 Bath

Date of Building Permit (attach permit) 4/25/19 Estimated project value: \$ 493⁰⁰
19-63

CITY OF EVANSDALE

___ APPROVED ___ DENIED (EXPLAIN) DATED: _____ RES NO.: _____

BLACK HAWK COUNTY ASSESSOR

___ APPROVED ___ DENIED (EXPLAIN): _____

NEW CONSTRUCTION: _____ ASSESSED VALUE _____ NO. OF YEARS

QUALIFIED IMPROVEMENTS: _____ ADDED VALUE _____ NO. OF YEARS

T.J. Koenigsfeld,
Black Hawk County Assessor

BUILDING PERMIT



PERMIT NO.: 19-63

City of EVANSDALE
123 N Evans Road
EVANSDALE, IA 50707
319-232-6683

Date: 4/25/2019 Expires: 4/26/2019

Issued To: TOM WEST

Location: 219 COLLINS

Lot No.:

Block No.:

Addition:

Type of Construction: NEW HOME

Level:

Contractor OWNER

Value: \$34,000.01 TO \$35,000.00 Permit Fee: \$493.00

Permit Issued By: BRIAN WIRTZ

Inspected By:

Date Inspected: / /

Passed: 0 Failed: 0



**OCCUPANCY CERTIFICATE
CITY OF EVANSTON**

THIS IS TO CERTIFY THAT THE STRUCTURE LOCATED AT

219 COLLINS

WAS COMPLETED ON 10/01/2020

**HAS PASSED ALL REQUIRED INSPECTIONS,
AND IS CLEARED FOR OCCUPANCY**

Brian Wirtz

**CITY OF EVANSTON
Inspected By: BRIAN WIRTZ**

RESOLUTION 6460

RESOLUTION APPROVING APPLICATION FOR TAX ABATEMENT ON NEWLY CONSTRUCTED DWELLING LOCATED AT 221 COLLINS AVE IN THE EVANSDALE REVITALIZATION AREA, IN THE CITY OF EVANSDALE, BLACK HAWK COUNTY, IOWA.

WHEREAS, Thomas A West submitted an application dated October 1, 2020 to the City Council of the City of Evansdale, Iowa, requesting up to 75,000.00 in assessed valuation for property located at 221 Collins Ave, and more fully described as follows:

AUDITOR BARNES PLAT NO 12 E 60 FT W 300 FT LOT 27 EXC S 5 FT FOR STREET

be exempt for property taxation, and

WHEREAS, the length and amount of exemption benefit shall be in accordance with the Evansdale Revitalization Plan as officially adopted by the City Council of the City of Evansdale, Iowa, and

WHEREAS, said property is located within the Evansdale Revitalization Area in Evansdale, Iowa, as previously established by the City Council of the City of Evansdale, Iowa, and

WHEREAS, the new residential construction project regarding said property is in conformance with the Evansdale Revitalization Plan as officially adopted by the City Council for the City of Evansdale, Iowa, and

WHEREAS, the new residential construction on said property were made during the time in which such improvements are eligible for the tax exemption as set forth in the Evansdale Revitalization Plan as adopted by the City Council of the City of Evansdale, Iowa

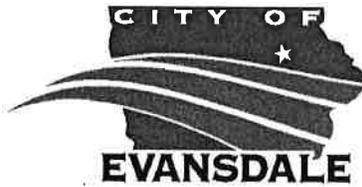
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Evansdale, Iowa, that said application is hereby approved and the City Clerk is hereby authorized and directed to forward said application and a copy of this resolution to the Black Hawk County Assessor.

PASSED AND APPROVED THIS 6TH DAY OF OCTOBER 2020

ATTEST:

Troy Beatty, Mayor

DeAnne Kobliska, City Clerk



APPLICATION FOR TAX ABATEMENT UNDER THE URBAN REVITALIZATION PLAN

The Evansdale Urban Revitalization Plan allows property tax exemptions for new construction residential dwellings and certain qualifying improvements to existing residential dwellings. "Residential" dwellings shall include properties assessed as residential or properties assessed as commercial and used as residential multifamily dwellings. In order to apply for tax abatement, the following criteria must be met:

1. Be located with the boundaries of the City of Evansdale
2. The improvements were made during the time the Revitalization Area was designated by ordinance as a revitalization area
3. Application must be submitted to the City Clerk on or before February 1, 2021

NOTE: City Council approval does not guarantee tax exemptions. The application must be reviewed and approved by the Black Hawk County Assessor's Office for criteria eligibility.

Name: Thomas A West Address: 221 Collins Ave

Address of the property being improved or constructed: 221 Collins Ave.

Legal description (attach if necessary):

Auditor Barnes Plat No 12 E 60 Ft W 300 Ft lot 27 exc S 5Ft for street

Thomas A West
Applicants Signature

10/1/20
Date

319-230-7335
Phone

PLEASE FILL OUT THE FOLLOWING SECTION FOR A NEW DWELLING CONSTRUCTION:

The first \$75,000 of assessed valuation would be exempt from taxation for a period of years depending on total assessed value (see table). All qualified real estate assessed as residential property is eligible to receive an exemption from taxation of 50% of the increased assessed value, not to exceed \$75,000, of the actual value added by the improvements or new construction, for a period of not more than five years. The length of the abatement benefit shall be in accordance with the following schedule:

If Assessed value is in range of:	Number of years to receive exemption:
0 - \$199,999	3 years
\$200,000 - \$249,999	4 years
\$250,000 & above	5 years

Date of Occupancy Permit (attach permit) _____ Estimated assessed value: \$ _____

PLEASE FILL OUT THE FOLLOWING SECTION FOR IMPROVEMENTS TO EXISTING DWELLING:

In order to be eligible for tax abatement, the increase in assessed value of the property must be (1) in an amount not less than \$10,000; and (2) result in an increase in the assessed valuation of the property improved of at least 15%. The abatement period will be four (4) years at 50% of the increased assessed value, not to exceed \$75,000 per year.

Describe Improvements:

New construction 600 sq. Ft. Home
1 Bed - 1 Bath

Date of Building Permit (attach permit) 3/24/20 Estimated project value: \$ 503.00
20-34

CITY OF EVANSDALE

___ APPROVED ___ DENIED (EXPLAIN) DATED: _____ RES NO.: _____

BLACK HAWK COUNTY ASSESSOR

___ APPROVED ___ DENIED (EXPLAIN): _____

NEW CONSTRUCTION: _____ ASSESSED VALUE _____ NO. OF YEARS

QUALIFIED IMPROVEMENTS: _____ ADDED VALUE _____ NO. OF YEARS

T.J. Koenigsfeld,
Black Hawk County Assessor

BUILDING PERMIT



PERMIT NO.: 20-34

City of EVANSDALE
123 N Evans Road
EVANSDALE ,IA 50707
319-232-6683

Date: 3/24/2020 Expires: 3/25/2020

Issued To: WEST, TOM

Location: 221 COLLINS

Lot No.:

Block No.:

Addition:

Type of Construction: NEW HOME

Level:

Contractor OWNER

Value: \$35,000.01 TO \$36,000.00 Permit Fee: \$503.00

Permit Issued By: BRIAN WIRTZ

Inspected By:

Date Inspected: / /

Passed: 0 Failed: 0



OCCUPANCY CERTIFICATE
CITY OF EVANSDALE

THIS IS TO CERTIFY THAT THE STRUCTURE LOCATED AT

221 COLLINS

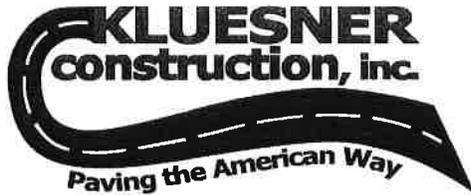
WAS COMPLETED ON 9/29/2020

**HAS PASSED ALL REQUIRED INSPECTIONS,
AND IS CLEARED FOR OCCUPANCY**

Brian Wirtz

CITY OF EVANSDALE

Inspected By: BRIAN WIRTZ



1007 1st Ave. NW * PO Box 355 * Farley, IA 52046
 (563) 744-3422 Fax (563) 744-3146
 Fed ID # 42-1463491

kluesnerconstruction.com

PROPOSAL

DATE	ESTIMATE #
9/25/2020	.9868

NAME / ADDRESS	CELL NUMBER	FAX NUMBER	PHONE NUMBER
CITY OF EVANSDALE 123 N EVANS RD EVANSDALE, IA 50707-1199			319-232-6683
LOCATION			

DESCRIPTION	TOTAL
CRACK AND JOINT SEALING OF ROADWAY	0.00
ROUT NEW CRACKS CLEAN CRACKS AND JOINTS WITH COMPRESSED AIR SEAL CRACKS AND JOINTS WITH D-3405 HOT APPLIED RUBBERIZED SEALANT PRICE WILL BE \$1.14 PER LINEAL FOOT	
EVANSDALE RD FROM MCCOY RD TO BRIDGE OVER HWY 20 JOINTS APPROX. 8778' RANDOMS APPROX. 435' TRAFFIC CONTROL	0.00 10,006.92 4,959.00 1,105.56
EVANSDALE RD FROM BRIDGE OVER HWY 20 TO DORIS DR JOINTS APPROX. 7231' RANDOMS APPROX. 507' TRAFFIC CONTROL	16,071.48 8,243.34 577.98 928.56
	9,749.88
TOTAL	\$25,821.36

PAYMENT DUE UPON COMPLETION OF THE WORK. PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN ____ DAYS.

SIGNATURE _____

INVOICE

AUTOMATIC SYSTEMS CO.

BOX 120359
ST. PAUL, MN 55112
(651) 631-9005

CUSTOMER NUMBER	EVAN01
JOB NUMBER	2020
DESCRIPTION CODE	98
TAX CODE	IA-NG-00
INVOICE NUMBER	34599S
INVOICE DATE	9/24/2020

SOLD
TO

Evansdale, City of
123 N. Evans Road
Evansdale, IA 50707

SHIP
TO

Evansdale, City of
WASTEWATER TREATMENT PLANT
Evansdale, IA 50707

OUR ORDER NO	YOUR ORDER NO.	TERMS	SHIPPED VIA	PPD OR COLL	SALES
	Chris Evans	SEE BELOW		<input checked="" type="checkbox"/>	BM
QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT		
6	Hours travel and field service completed 7/8/20. Customer had totals not incrementing. Found analog input card to be bad causing processor to fault. Drove to Cedar Rapids and picked up a new card. Installed card in panel and verified operation.	\$125.00	\$750.00		
200	Miles (round trip Ames)	\$0.95	\$190.00		
100	Miles (round trip Cedar Rapids)	\$0.95	\$95.00		
1	Ni8 Analog Input Card (New-Installed)	\$2,725.00	\$2,725.00		
	Sub Total:		\$3,760.00		
	Sales Tax (N/A - per Government Exemption)				
	No Shipping/Delivery Charges Applicable				
	Total:		\$3,760.00		

610-5-8015-6322
SR- replace CPU @ WWTP

Unless other arrangements have been made and approved in writing by this office at time of order, payment is due in full and payable 30 days from the date of invoice, unless start up service is required prior to the expiration of the 30 days, in which case payment is due in full prior to start up. Your payment to us will not be dependent or contingent upon receipt of payment by you from any other party. Any balance remaining due 31 days beyond the invoice date will be subject to a 1.5 percent monthly service fee until paid.

ORIGINAL

Business Associate Agreement

This Business Associate Agreement ("Agreement") is entered into this ___ day of _____, 2020 by and between City of Evansdale ("Covered Entity"), and Nicholas Stull, ("Business Associate"). Whereas the Covered Entity will make available to the Business Associate certain Protected Health Information ("PHI") to enable performance of supervising the Emergency Medical Dispatch services; and

WHEREAS, Business Associate is engaged in the business of providing supervision of Iowa Emergency Medical Service delivery programs;

WHEREAS, Covered Entity is in the business of providing Emergency Medical Dispatch services;

WHEREAS, in furtherance of its mission, Covered Entity has entered into an agreement with Business Associate;

WHEREAS, Business Associate will assist Covered Entity, which assistance shall include, but may not be limited to the following: acting as Medical Director for the Covered Entity (all of which shall be collectively referred to hereinafter "Services");

WHEREAS, the parties are committed to complying with the Health Insurance Portability and Accountability Act of 1996, Pub. L. No. 104-191 ("HIPAA") and the requirements of the Health Information Technology for Economic and Clinical Health Act, as incorporated in the American Recovery and Reinvestment Act of 2009, Pub. L. 111-5 ("HITECH");

WHEREAS, the parties are committed to implementing: (i) HIPAA, (ii) HIPAA's regulations promulgated under HIPAA by the United States Department of Health and Human Services, including by not limited to, 45 C.F.R. Part 160 and 45 C.F.R. Part 164, related to privacy, security, breach notification and enforcement, as amended and/or modified (iii) HITECH, (iv) HITECH's regulations that relate to the obligations of business associates, as amended and/or modified, (v) any applicable state privacy laws, (vi) any applicable state information security laws, and (vii) any and all laws or regulations related to privacy and security of individual patient information (all of which shall be collectively referred to hereinafter as the "Privacy Regulations");

WHEREAS, Business Associate will regularly use and/or disclose, in fulfillment of its obligations hereunder, Protected Health Information, as defined below; and

WHEREAS, this Agreement sets forth the terms and conditions agreed upon by the parties pertaining to the provision of Services by Business Associate, pursuant to which Protected Health Information, as defined below, will be protected, used and/or disclosed by Business Associate during the term of the Agreement and thereafter.

NOW, THEREFORE, in consideration of the mutual covenants, conditions and promises set forth in the Agreement, the parties agree as follows:

Article I - Definitions

The following terms used in this Agreement shall have the same meaning as those terms in the HIPAA Rules: Breach, Data Aggregation, Designated Record Set, Disclosure, Health Care Operations, Individual, Minimum Necessary, Notice of Privacy Practices, Protected Health Information, Required by Law, Secretary, Security Incident, Subcontractor, Unsecured Protected Health Information, and Use.

- A. "Breach" shall mean the acquisition, access, use, or disclosure of PHI in a manner not permitted under Subpart E of 45 CFR Part 164 which compromises the security or privacy of the PHI. "Breach" shall not include:

1. Any unintentional acquisition, access, or use of PHI by a workforce member or person acting under the authority of Covered Entity or Business Associate, if such acquisition, access, or use was made in good faith and within the scope of authority and does not result in further use or disclosure in a manner not permitted under the Subpart E of 45 CFR Part 164; or
 2. Any inadvertent disclosure by a person who is authorized to access PHI at Covered Entity or Business Associate to another person authorized to access PHI at Covered Entity or Business Associate, respectively, and the information received as a result of such disclosure is not further used or disclosed in a manner not permitted under Subpart E of 45 CFR Part 164; or
 3. A disclosure of PHI where Covered Entity or Business Associate has a good faith belief that an unauthorized person to whom the disclosure was made would not reasonably have been able to retain such information.
- B. "Business Associate" shall generally have the same meaning as the term "business associate" at 45 CFR 160.103, and in reference to the party to this agreement, shall mean Dutton, Braun, Staack & Hellman, PLC.
- C. "Covered Entity" shall generally have the same meaning as the term "covered entity" at 45 CFR 160.103, and in reference to the party to this agreement, shall mean Heart and Solutions, LLC.
- D. "Data Aggregation" means, with respect to PHI created or received by Business Associate in its capacity as Business Associate of Covered Entity, the combining of such PHI by Business Associate with PHI received by Business Associate in its capacity as Business Associate of another Covered Entity, to permit data analyses that relate to the health care operations of the respective Covered Entities.
- E. "HIPPA Rules" shall mean the Privacy, Security, Breach Notification, and Enforcement Rules at 45 CFR Part 160 and Part 164.
- F. "Individual" shall have the same meaning as the term "individual" in 45 CFR 164.501, and shall include a person who qualifies as a personal representative in accordance with 45 CFR 164.502(g).
- G. "Protected Health Information" (PHI) shall have the same meaning as the term "protected health information" in 45 CFR 160.103, and shall include "health information" and "individually identifiable health information" as defined in 45 CFR 160.103.

Article II – Obligations and Activities of Business Associate

Business Associate agrees to:

- A. Not use or further disclose PHI other than as permitted or required by the Agreement or as required by Law;
- B. Use appropriate safeguards and comply, where applicable, with Subpart C of 45 CFR Part 164 with respect to electronic PHI, to prevent use or disclosure of the PHI other than as provided for by this Agreement;
- C. Report to Covered Entity any use or disclosure of PHI not provided for by the Agreement of which it becomes aware, including breaches of unsecured protected health information as required at 45 CFR 164.410;
- D. In accordance with 45 CFR 164.502(e)(1)(ii) and 164.308(b)(2), if applicable, ensure that any subcontractors that create, receive, maintain, or transmit PHI on behalf of the Business Associate

agree to the same restrictions and conditions that apply to the Business Associate with respect to such information;

- E. Make available PHI to Covered Entity or Individual as necessary to satisfy Covered Entity's obligations under 45 CFR 164.524;
- F. Make available PHI for amendment(s) and incorporate any amendment(s) to PHI pursuant to 45 CFR 164.526, or take other measures as necessary to satisfy Covered Entity's obligations under 45 CFR 164.526;
- G. Make available the information required to provide an accounting of disclosures as necessary to satisfy Covered Entity's obligations under 45 CFR 164.528;
- H. To the extent Business Associate is to carry out one or more of Covered Entity's obligation(s) under Subpart E of 45 CFR Part 164, comply with the requirements of Subpart E that apply to Covered Entity in the performance of such obligation(s); and
- I. Make internal practices, books and records relating to the use and disclosure of PHI received from, or created or received by Business Associate on behalf of, Covered Entity available to the Secretary for purposes of determining compliance with the HIPPA Rules while, at the same time, seeking to protect the attorney-client privilege.

Article III – Permitted Uses and Disclosures by Business Associate

- A. Business Associate may not use or disclose PHI on behalf of, or to provide services to, Covered Entity in a manner that would violated Subpart E of 45 CFR Part 164 if done by Covered Entity, except for the specific uses and disclosures set forth below.
 - 1. Business Associate may use or disclose PHI as necessary to provide legal services, including collecting on delinquent accounts; and
 - 2. Business Associate may use or disclose PHI as required by law.
 - 3. Business Associate may disclose PHI for the proper management and administration of Business Associate or to carry out the legal responsibilities of Business Associate, provided the disclosures are required by law, or Business Associate obtains reasonable assurances from the person to whom the information is disclosed that the information will remain confidential and used or further disclosed only as required by law or for the purposes for which it was disclosed to the person, and the person notifies Business Associate of any instances of which it is aware in which the confidentiality of the information has been breached.
 - 4. Business Associate may provide data aggregation services relating to the health care operations of Covered Entity.
- B. Business Associate agrees to make uses and disclosures and requests for PHI consistent with Covered Entity's minimum necessary policies and procedures.

Article IV – Covered Entity to Inform Business Associate of Privacy Practices and Restrictions

- A. Covered Entity shall provide Business Associate with the notice of privacy practices that Covered Entity produces, in accordance with 45 CFR 164.520, as well as any changes to such notice.

- B. Covered Entity shall provide Business Associate with any changes in, or revocation of, permission by Individual to use or disclose his to her PHI, to the extent that such changes affect Business Associate's use or disclosure of PHI.
- C. Covered Entity shall notify Business Associate of any restriction on the use or disclosure of PHI that Covered Entity has agreed to or is required to abide by under 45 CFR 164.522, to the extent that such restriction may affect Business Associate's use or disclosure of PHI.

Article IV – Permissible Requests by Covered Entity

- A. Covered Entity shall not request Business Associate to use or disclose PHI in any manner that would not be permissible under Subpart E of 45 CFR Part 164 if done by Covered Entity.

Article V – Term and Termination

- A. Term. The Term of this Agreement shall be effective as of the _____ day of _____, 2020, and shall terminate when all of PHI provided by Covered Entity to Business Associate, or created or received by Business Associate on behalf of Covered Entity, is destroyed or returned to Covered Entity or on the date Covered Entity terminates for cause as authorized in paragraph (b) of this Article, whichever is sooner.
- B. Termination for Cause. Upon Covered Entity's knowledge of a violation of a material term by Business Associate, Covered Entity shall provide an opportunity for Business Associate to cure the breach or end the violation. If Business Associate does not cure the breach or end the violation within the time specified by Covered Entity, Covered Entity may immediately terminate this Agreement.
- C. Obligations of Business Associate Upon Termination. Upon termination of the Agreement, if feasible, the Business Associate will return or destroy all PHI received from, or created or received by Business Associate on behalf of, Covered Entity that Business Associate still maintains in any form and retain no copies of such information or, if such return or destruction is not feasible, extend the protection of the Agreement to the information and limit further uses and disclosures to those purposes that make the return or destruction of the information infeasible.

Article VI – Security Requirements

- A. Business Associate agrees to comply with Subpart C of 45 CFR Part 164, also known as the HIPPA Security Rule.
- B. Business Associate will, in accordance with 45 CFR 164.308(b)(2), ensure that any subcontractors that create, receive, maintain, or transmit EPHI on behalf of Business Associate agree to comply with the applicable requirements of Subpart C of 45 CFR Part 164 by entering into a contract or other arrangement.
- C. Business Associate agrees to report to the Covered Entity any security incident of which it becomes aware, including breaches of unsecured PHI as required by 45 CFR 164.410.
 - 1. A breach shall be treated as discovered by Business Associate as of the first day on which such breach is known to Business Associate or, by exercising reasonable diligence, would have been known to Business Associate. Business Associate shall be deemed to have knowledge of a breach if the breach is known, or by exercising reasonable diligence would have been known, to any person, other than the person committing the breach, who is an employee, officer, or other agent of Business Associate (determined in accordance with the Federal common law of agency).

2. Except as provided in 45 CFR 164.412 (Law Enforcement Delay), Business Associate shall provide the notification of a breach without unreasonable delay and in no case later than 60 calendar days after discovery of a breach.
3. The notification shall include, to the extent possible, the identification of each Individual whose unsecured PHI has been or is reasonably believed by Business Associate to have been, accessed, acquired, use, or disclosed during the breach.
4. Business Associate shall provide Covered Entity with any other available information that Covered Entity is required to include in notification to the Individual under 45 CFR 164.404(c) at the time of the notification or promptly thereafter as information becomes available.

Article VII - Miscellaneous

- A. Regulatory References. A reference in this Agreement to a section in the Privacy Rule means the section as in effect or as amended, and for which compliance is required.
- B. Amendment. The Parties agree to take such action, as is necessary, to amend this Agreement from time to time, as is necessary, for Covered Entity to comply with the requirements of the Privacy Rule and the Health Insurance Portability and Accountability Act, Public Law 104-191.
- C. Survival. The respective rights and obligations of Business Associate under Article V, Provision C of this Agreement shall survive the termination of this Agreement.
- D. Interpretation. Any ambiguity in this Agreement shall be resolved in favor of a meaning that permits Covered Entity to comply with the Privacy and Security Rule.

AGREED:

City of Evansdale

Nicholas Stull

Signature: _____

Signature: _____

Name: _____

Name: _____

Title: _____

Title: _____

MEDICAL DIRECTOR AGREEMENT

This Agreement is made and entered into as of the _____ day of _____, 2020, by and between the City of Evansdale, hereinafter referred to as “CITY,” and Nicholas Stull, hereinafter referred to as “Physician” for the medical oversight of Emergency Medical Dispatch services, hereinafter referred to as “EMD”.

RECITALS:

- A. The Physician is a medical doctor actively involved in Emergency Medical care in Iowa.
- B. The CITY is desirous of entering into a contractual relationship with Physician for the purpose of furthering the CITY’s ability to deliver EMD services.

NOW, THEREFORE, in consideration of the mutual promises and conditions contained herein, the parties agree as follows:

1. The Physician shall act as the Medical Director of the CITY.
2. The Physician shall provide oversight and act as an advisor on EMD operations and logistics as they apply to Iowa Emergency Medical Service delivery programs.
3. In accordance with Iowa Law, the Physician shall supervise all aspects of the EMD program. The Physician shall:
 - a. Develop and annually review standards and protocols pertinent to EMD aspects of the CITY’s Dispatch Steering Committee, “DSC” or other similar oversight body, affecting system response and patient care, and shall participate in the development, implementation, and documentation process for monitoring compliance with those standards. Such standards shall include:
 - 1) EMD protocols, other telephone protocols, and pre-arrival instruction protocols as appropriate for the provision of EMD services.
 - 2) Standard for training, testing and certification of call center personnel.
 - 3) Conduct and provide oversight for EMD system audits and quality improvement/assurance checks.
 - 4) Standards for provision of on-line medical control as necessary through the call center.
 - 5) Standards and procedures related to “Do Not Resuscitate” orders as they apply to the EMD process.

4. In carrying out the functions and services contemplated by this Agreement, the Physician agrees to advise and make his recommendations directly to the DSC and to make no public statements concerning operation or policies of the EMD system prior to discussing them with the DSC. Physician shall be a voting member of the DSC.

5. The term of this Agreement shall be in effect from this ____ day of _____ 2020 through the _____ day of _____ 202__.

6. Each party shall have the right to terminate this Agreement for any reason upon sixty (60) days written notice to the other parties prior to the termination date. The Physician shall be paid for services rendered as of the date of termination.

7. The Physician shall be reimbursed for all expenses associated with performing his/her duties as the Medical Director. The Physician shall also be covered under the City's liability insurance.

8. The parties agree that the Physician is an independent contractor and is not considered in any way an employee of the City of Evansdale. In so agreeing, the Physician waives all rights to the City of Evansdale employment benefits or Worker's Compensation.

9. Physician shall defend, indemnify and hold the CITY its officers, directors, employees, agents, harmless from and against all claims, liabilities, losses and expenses, including reasonable costs, collection expenses and attorneys' fees which may arise out of the acts or omissions of Physician in the performance of his/her duties as the Medical Director. Physician further agrees to indemnify and hold the CITY harmless from and against any and all loss, damage, cost or expense, including reasonable attorneys' fees, resulting from or arising out of any breach of this Agreement.

The CITY shall defend, indemnify and hold Physician harmless from and against all claims, liabilities, losses and expenses, including reasonable costs, collection expenses and attorneys' fees which may arise out of the acts or omissions of the CITY in the performance of emergency dispatch services. The CITY further agrees to indemnify and hold Physician harmless from and against any and all loss, damage, cost or expense, including reasonable attorneys' fees, resulting from or arising out of any breach of this Agreement.

10. Physician may not transfer, assign, or subcontract his rights or obligations under this Agreement without the expressed written permission of the City of Evansdale.

11. The parties of this Agreement believe they will qualify as a Covered Entity and Business Associate as defined within the Health Insurance Portability and Accountability Act and its accompanying regulations ("HIPAA"). In order to comply with the applicable provisions of HIPAA, the parties agree to the provisions of the HIPAA Business Associate Addendum attached hereto and incorporated herein as Exhibit A.

12. The terms and conditions of this Agreement may be amended at any time during the term of this Agreement upon the mutual written consent of all the parties hereto.

13. This Agreement shall be governed pursuant to the laws of the State of Iowa.

14. This writing constitutes the entire agreement between the parties and the parties acknowledge that there are no underlying agreements, oral and written, pertaining to the terms of this Agreement.

IN WITNESS WHEREOF, the City of Evansdale and Nicholas Stull have caused this instrument to be executed and signed as of this ____ day of _____ 2020.

MEDICAL DIRECTOR

Nicholas Stull

CITY OF EVANSDALE

Troy Beatty, Mayor

ATTEST:

DeAnne Kobliska, City Clerk

9/21/2020

Attn Mayor Beatty

I have a proposal to control the weeds, keep the wind erosion down, and help improve water quality on the property that Rottinghaus Development is selling to the City of Evansdale.

I would seed Cereal Rye after the beans are harvested this fall. It is a grass crop that would grow about waist high. It would be ready for harvest Mid July of next year.

I would pay no rent and there would be no cost to the City. If development started, I would not be entitled to any damages for crop that was destroyed. I would not be responsible for any land that is being developed.
I would get to keep the rye that I could harvest.

I would use the rye seed for conservation seeding on my farmland.

I would reseed the rye after July harvest next year if both parties agree. We could continue this on a year to year basis.

The area would look more attractive with a crop growing on it and it wouldn't cost the city anything to control weeds or mow the area.

Rick Rottinghaus

City of Evansdale

Rick Rottinghaus Pres. 9-21-2020

Rottinghaus Farmland Corp

8734 Independence Ave

Waterloo IA, 50703

319-240-2615