

City of Knoxville
City Council Meeting
Monday, October 19, 2020 at 6:15 p.m.
Teleconference

1. Call To Order

MEMBERS PRESENT:

Mayor Brian Hatch ____, Council Member Megan Suhr ____, Council Member John Gotta ____, Council Member Dylan Morse ____, Council Member Justin Plum ____, Council Member Jyl DeJong _____.

2. Citizen/Public Comments
Discussion

3. Consent Agenda

3.I. Approve City Council Meeting Minutes Of October 5, 2020

Documents:

[10-05-20 COUNCIL MINUTES.PDF](#)

3.II. Accept Water Board Meeting Minutes Of October 13, 2020

Documents:

[WATER BOARD.PDF](#)

3.III. Approve September 2020 Financials

Documents:

[SEPTEMBER FINANCIALS.PDF](#)

3.IV. Approve Resolution Setting Date For Public Hearing On Designation Of The Expanded Knoxville Park Lane Urban Renewal Area And On Urban Renewal Plan Amendment

Documents:

[RES 10-45-20 SET PH UR AMEND.PDF](#)
[UR PLAN AMEND.PDF](#)

4. Item Agenda

4.I. Approve Resolution Proposing The Disposal Of An Interest In Real Property

Documents:

[RES 10-43-20 DISPOSAL OF REAL PROPERTY.PDF](#)

4.II. Public Hearing - Offer To Purchase Property At 705 S Seventh Street

- A. Open Hearing
- B. Filing of Affidavit of Publications- 10/15/20
- C. Written Comments or Objections

- D. Oral Comments or Objections
- E. Close Hearing

4.II.i. Approve Resolution Directing The Sale Of An Interest In Real Property Following The Public Hearing

Documents:

[RES 10-44-20 SALE OF REAL PROPERTY.PDF](#)

4.III. Approve Payment Of Claims

5. Reports

- A. Mayor's Report
- B. City Manager's Report

6. Adjourn

Motion _____ Second _____
Vote _____ Time _____

Tricia Kincaid, City Clerk

COUNCIL MINUTES

October 5, 2020

The City Council of the City of Knoxville, Iowa convened in regular session Monday, October 5, 2020 at 6:15p.m. via teleconference. Mayor Brian Hatch presided and the following Council Members were present: Megan Suhr, John Gotta, Dylan Morse, Justin Plum and Jyl DeJong. Staffs present were City Manager Aaron Adams, City Clerk Tricia Kincaid, Police Chief Aaron Fuller, Fire Chief Cal Wyman and Planning & Zoning Administrator Bill Mettee.

Motion by Morse; seconded by Plum to approve the consent agenda as follows, all ayes.

1. Approve City Council Meeting Minutes of September 21, 2020
2. Approve City Council Special Meeting Minutes of September 14, 2020
3. Accept Housing Board Meeting Minutes of August 17, 2020
4. Approve July 2020 Financials
5. Approve August 2020 Financials
6. Approve Class C Liquor License for Baggio's Italian Restaurant
7. Approve Class C Liquor License for Round Window Liquor
8. Approve Intergovernmental Transfer of Public Funds Agreement between the Iowa Department of Human Services and the Knoxville Fire Department
9. Approve use of Fire Department Memorial Funds to purchase uniform shirts
10. Approve sale of 2012 Osage Ambulance
11. Approve Resolution to Approve Fiscal Year 2020 Street Financial Report
12. Set a Public Hearing for October 19, 2020 at 6:15 p.m. regarding property at 705 S Seventh Street

Mayor Hatch announced now was the time and place for a public hearing regarding a rezoning request at 406 Shappell. The hearing was opened at 6:18 p.m. Filing of Affidavit of Publication was on September 30, 2020. Planning & Zoning Administrator Bill Mettee explained this is currently zoned C-2 General Commercial. He is wanting to change it to R-2, Residential to match the rest of the residents property. There were no written or oral comments or objections. Motion by Suhr, seconded by DeJong to close the public hearing at 6:21 p.m. all ayes.

Motion by DeJong, seconded by Gotta to approve first consideration, waive second and third consideration to Adopt an Ordinance amending the Zoning Code of the Code of Ordinances of the City of Knoxville, Iowa 2009; all ayes.

Mayor Hatch announced now was the time and place for a public hearing regarding off street parking relating to Americans with Disabilities Act parking regulations. The hearing was opened at 6:22 p.m.. Filing of Affidavit of Publication was on September 30, 2020. Planning & Zoning Administrator Bill Mettee explained this was updating the wording in the city Ordinance to follow what the Americans with Disabilities Act states. There were no written or oral comments or objections. Motion by Suhr, seconded by Plum to close the hearing at 6:25 p.m.; all ayes.

Motion by Plum, seconded by Gotta to approve first consideration, waive second and third consideration to adopt an Ordinance amending the code of Ordinances of the City of Knoxville, Iowa by amending provisions pertaining to zoning; all ayes.

Mayor Hatch announced now was the time and place for a public hearing in regard to non-conforming lots relating to new construction on non-conforming structures. The hearing was opened at 6:26 p.m. Affidavit of publication was on September 30, 2020. It was explained that if a project continues or exacerbates a non-conforming aspect of a property it would continue to

require a variance versus something that does not add to the non-conformity. There were no written or oral comments or objections. Motion by Plum, seconded by DeJong to close the hearing at 6:33 p.m.; all ayes.

Motion by Gotta, seconded by Plum to approve first consideration, waive second and third consideration to adopt an ordinance amending the code of ordinances of the city of Knoxville, Iowa by amending provisions pertaining to zoning; all ayes.

Motion by Morse, seconded by DeJong to approve payment of claims; all ayes.

| | | | |
|-------|----------------------------------|--|-------------|
| 90886 | AFLAC | AFLAC-DIS/POST | \$341.87 |
| 90887 | COLLECTION SERVICES CENTER | CHILD SUPPORT | \$1,848.78 |
| 90888 | ICMA RETIREMENT TRUST | ICMA | \$1,123.74 |
| 90889 | KNOXVILLE FIRE & RESCUE ASSC | FIRE DUES | \$49.92 |
| 90890 | ABSOLUTE CONCRETE | PAY APP #6 COMPETINE TRAIL | \$32,624.50 |
| 90891 | ALLIANT ENERGY | 1301 E PLEASANT | \$689.07 |
| 90892 | ALLIED OIL & SUPPLY INC | 55 GAL OF OIL | \$802.51 |
| 90893 | APPEARANCE MATTERS | WINDOW CLEANING | \$395.00 |
| 90894 | BINN'S & SONS TREE SERVICE LLC | 30 STUMPS | \$5,250.00 |
| 90896 | BOUND TREE MEDICAL LLC | O2 FOR NEW VENTS FOR COVID | \$268.38 |
| 90897 | DARREL BROWN | HEALTH INSURANCE PREMIUMS | \$345.32 |
| 90898 | CANON FINANCIAL SERVICES INC. | COPIER MAINTENANCE | \$676.08 |
| 90899 | CENTRAL IOWA DISTRIBUTING INC | TOWELS/BUCKET KIT/TILE BRITE | \$740.90 |
| 90900 | CITY OF ATLANTIC | BRAINFUSE HELP NOW 10/20-11/21 | \$831.30 |
| 90901 | CONTINENTAL RESEARCH CORP | RID-O-GREASE 6 GAL | \$808.76 |
| 90902 | DANKO EMERGENCY EQUIP | FIRE HOSE | \$462.45 |
| 90903 | DENNISON RACING TEE'S | FIRE DEPT UNIFORM SHIRTS | \$1,610.00 |
| 90904 | EMPLOYEE BENEFIT SYSTEMS | SAFE-T FUND | \$6,653.62 |
| 90905 | EXCEL MECHANICAL CO INC | REPLACE IGNITION TRANSFORMER | \$721.67 |
| 90906 | DEBRA FAAS | RESCUE OVERPAYMENT | \$696.69 |
| 90907 | FIRE RECOVERY EMS | AUGUST EMS BILLING | \$2,612.98 |
| 90908 | ANGIE GENTRY | REFUND FOR EVENT DEPOSIT | \$100.00 |
| 90909 | MANDY HOCH | SOCCER REFUND | \$30.00 |
| 90910 | HUBES GARAGE | REPAIRS TO 2018 TAHOE | \$453.24 |
| 90911 | IOWA MEDICAID ENTERPRISE | JULY-OCT PAYMENT SHARE | \$15,579.82 |
| 90912 | IOWA MUNICIPALITIES WORKERS' | INSTALLMENT 4 WORK COMP | \$7,398.00 |
| 90913 | J & M DISPLAYS INC | FIREWORKS FROM 4TH OF JULY OVERPAYMENT ON PARKING | \$5,000.00 |
| 90914 | NATALIE JOB | TICKETS | \$10.00 |
| 90915 | KYLE KELLER | REIMB FOR TRAINING | \$15.32 |
| 90916 | KEYSTONE LABORATORIES INC | MONTHLY TESTING FOR AUG | \$1,609.60 |
| 90917 | KNOXVILLE HOSPITAL & CLINICS | AUG MEDICATIONS | \$127.67 |
| 90918 | KNOXVILLE WATER WORKS | SEWER RENT COLLECTION | \$4,166.67 |
| 90919 | MARION COUNTY SHERIFF | CELLEBRITE LIC 20/21 | \$370.00 |
| 90921 | MIDAMERICAN ENERGY COMPANY | 800 S PARK LN | \$10,062.57 |

| | | | |
|-------|------------------------------|----------------------------|-------------|
| | MIDWEST OFFICE TECHNOLOGY | | |
| 90922 | INC | COPIER LEASE | \$177.42 |
| 90923 | MELISSA MOLLOY | VOTER EDUCATION SERIES | \$200.00 |
| 90924 | NATIONAL PAPER & SAN SUPPLY | TOILET PAPER | \$82.16 |
| 90925 | O'REILLY AUTOMOTIVE INC | WIPER BLADES/LIGHT BULB | \$39.27 |
| 90926 | OFFICE DEPOT | FEBREEZE/BATTERIES | \$24.84 |
| 90927 | ONE MANN AND A CAT LLC | GRASS SEED/ REPAIR RUTS | \$170.00 |
| 90928 | OVER DRIVE, INC | 10 EBOOKS | \$459.74 |
| 90929 | PITNEY BOWES | POSTAGE METER RENTAL | \$202.92 |
| 90930 | RACEWAY TIRE & EXHAUST | TIRES FOR 2019 TAHOE | \$897.76 |
| 90931 | K & L THOMPSON, LLC | REPAIR TO TON TRUCK | \$98.28 |
| 90932 | SHRED-IT, STERICYCLE INC | SHREDDING SERVICES | \$168.75 |
| 90933 | SNYDER & ASSOCIATES INC | COMPETINE TRL | \$18,115.27 |
| 90934 | SPAHN & ROSE LUMBER | PLYWOOD | \$200.92 |
| 90935 | STUYVESANT, BENTON & JUDISCH | MONTHLY RETAINER | \$2,000.00 |
| 90936 | SUDS ENTERPRISES, LLC | CAR WASH COUPONS | \$160.00 |
| 90937 | TERRA BOUND SOLUTIONS | DOG PARK SHADE REPLACEMENT | \$2,098.00 |
| 90938 | TRUE VALUE HARDWARE INC. | THERMOSTAT | \$120.73 |
| 90939 | US CELLULAR | GPS CELLPHONE | \$52.94 |
| 90940 | VERIZON | PD CELL PHONES | \$445.97 |
| 90941 | W L CONSTRUCTION SUPPLY INC | RESCUE BLADE | \$420.00 |

Mayor's Report: Today is World Teacher Day, Thank You to all teachers for all of your hard work and adapting to the changes. Also, Thank You to the Community, County, City of Knoxville for doing your part to fight the pandemic.

Police Chief Aaron Fuller: KPD Fundraiser has so far raised about \$6,000. Thank you everyone who has donated.

Council Member Megan Suhr asked for a personal point privilege: Addressed the Mayor and fellow council members. She wanted to clear up some miscommunication that she had not given an interview with the understanding that she was speaking as a council member. She was speaking as a community member with some valid concerns. Wanted to apologize to council and also know she had some serious concerns about the people in our community and if we were doing the best thing for everyone's healthcare and well-being and our kids and our teachers. She understands there were concerns from other organizations but she was really surprised to see that admonition come from the Chamber. She has been clear a long time about the science and data and how we should use masks to stop the spread. It was not her intent to bring shame upon the city. We all need to wear masks. We were in the middle of a widespread outbreak and we weren't actually given the best advice or information at the time so it was concerning.

Motion by DeJong, seconded by Suhr to adjourn the meeting at 6:42 p.m.; all ayes.

Brian Hatch, Mayor

ATTEST:

Tricia Kincaid, City Clerk

Regular Meeting
Knoxville Water Works
Board of Trustees
October 13, 2020

The Board of Trustees of the Knoxville Water Works met in a regular session at 5:30 P.M. on October 13, 2020 at the Water Works office. The meeting was called to order by Chairman Merle Vickroy, with Trustees Dwight Sommar and Kathy Caviness present.

Trustee Caviness motioned and Sommar seconded to approve the agenda as presented.

Roll Call- AYES: Vickroy, Sommar, Caviness NAYS: None

A motion was made by Caviness and seconded by Sommar to approve the Consent Agenda items as follows:

1. Approval of the minutes of the September 8, 2020 regular Board
2. Approval of the audited claims.
3. Approval of the financial reports for September.

Summary of receipts for September-

| | |
|----------------------|-----------------|
| Operating Funds = \$ | 187,824.90 |
| Trust Funds = \$ | <u>1,800.00</u> |
| \$ | 189,624.90 |

Summary of disbursements for September-

| | |
|----------------------|---------------|
| Operating Funds = \$ | 117,616.44 |
| Trust Funds = \$ | <u>925.00</u> |
| \$ | 118,541.44 |

Roll Call- AYES: Vickroy, Sommar, Caviness NAYS: None

Change Order #3 for Water Tower #1 (Panther Tower) Interior & Exterior cating Project was reviewed and discussed. Trustee Sommar motioned to accept Change Order #3. Trustee Caviness seconded.

Roll Call- AYES: Vickroy, Sommar, Caviness NAYS: None

Review and discussion was held for Pay Estimate #2 for Water Tower #1

(Panther Tower) Interior & Exterior Coating Project. Trustee Sommar motioned to accept Pay Estimate #2. Trustee Caviness seconded.

Roll Call- AYES: Vickroy, Sommar, Caviness NAYS: None

Review and discussion was held for Pay Estimate #1 for Water Tower #3 Interior Coating & Exterior Spot Repair Project. Trustee Caviness motioned to accept Pay Estimate #1. Trustee Sommar seconded.

Roll Call- AYES: Vickroy, Sommar, Caviness NAYS: None

Discussion regarding the real estate for the location of proposed Well #4 was held. No action was taken.

The General Manager reported to the Board on various operational and personnel issues.

Trustee Caviness made a motion to adjourn the meeting. Trustee Sommar seconded.

Roll Call- AYES: Vickroy, Sommar, Caviness NAYS: None

Merle Vickroy
Chairman

Attest:

Brian W. Bailey
Secretary and General Manager

City of Knoxville
Bank Reconciliation - September 2020

| | | Bank | | |
|-------------------------------|--|----------------|--------------|----------------|
| | | Balance | Investments | Total |
| <u>Marion County Bank</u> | | | | |
| Checking | 369 | \$9,736,647.56 | | \$9,736,647.56 |
| <u>Great Southern Bank</u> | | | | |
| General Fund Pool | 53755000350 | | 45,160.93 | \$45,160.93 |
| Debt Service/Capital Projects | 53755000369 | | 549,292.11 | \$549,292.11 |
| Sewer Utilities | 53755000377 | | 788,044.33 | \$788,044.33 |
| Equipment Replacement | 53755000385 | | 225,359.38 | 225,359.38 |
| Police Retirement | 53755000393 | | 70,247.82 | \$70,247.82 |
| Police Dept Trust | 53755000407 | | 13,407.78 | \$13,407.78 |
| Library Gift & Memorial | 53755000415 | | 7,251.26 | \$7,251.26 |
| Rescue & Fire Donation | 53755000423 | | 9,537.38 | \$9,537.38 |
| <u>Wells Fargo Bank</u> | | | | |
| General Fund Pool | 008-4312909 | | 79,083.98 | \$79,083.98 |
| Perpetual Care | 6990785435 | | 100,154.54 | \$100,154.54 |
| IPAIT | 11460 11461 | | 1,212,117.28 | \$1,212,117.28 |
| <u>MM Total</u> | | | 1,887,539.51 | |
| Calculated balance | | 9,736,647.56 | 3,099,656.79 | 12,836,304.35 |
| | Less O/S checks | 276,747.86 | | 276,747.86 |
| | Petty Cash | 295.00 | - | 295.00 |
| | Add: Reconciling Item (Deposit in Transit) | | | - |
| Total Calculated bank balance | | 9,460,194.70 | 3,099,656.79 | 12,559,851.49 |
| Book Balance | | | | 12,559,851.49 |
| Difference | | | | 0.00 |

Approved By: 

BUDGET REPORT
CALENDAR 9/2020, FISCAL 3/2021

PCT OF FISCAL YTD 25.0%

| ACCOUNT NUMBER | ACCOUNT TITLE | BUDGET | MTD BALANCE | YTD BALANCE | PERCENT EXPENDED |
|----------------|-------------------------------------|---------------------|-------------------|-------------------|------------------|
| | POLICE TOTAL | 1,676,800.00 | 210,136.77 | 439,065.82 | 26.18 |
| | FIRE TOTAL | 217,108.00 | 20,995.78 | 46,297.90 | 21.32 |
| | RESCUE TOTAL | 977,698.00 | 93,394.58 | 225,280.62 | 23.04 |
| | ANIMAL CONTROL TOTAL | 25,100.00 | .00 | 25,000.00 | 99.60 |
| | PUBLIC SAFETY TOTAL | 2,896,706.00 | 324,527.13 | 735,644.34 | 25.40 |
| | ROADS, BRIDGES, SIDEWALK | 756,208.00 | 74,753.84 | 182,143.24 | 24.09 |
| | STREET LIGHTING TOTAL | 35,000.00 | 4,649.98 | 9,462.31 | 27.04 |
| | TRAFFIC CONTROL & SAFETY | 37,700.00 | 911.82 | 3,793.72 | 10.06 |
| | PUBLIC WORKS-RUT TOTAL | 26,799.04 | 2,095.47 | 7,225.63 | 26.96 |
| | PUBLIC WORKS TOTAL | 855,707.04 | 82,411.11 | 202,624.90 | 23.68 |
| | LIBRARY TOTAL | 410,577.00 | 31,498.42 | 98,682.91 | 24.04 |
| | PARKS TOTAL | 135,026.00 | 10,589.57 | 41,731.47 | 30.91 |
| | RECREATION TOTAL | 488,238.00 | 44,747.69 | 128,137.34 | 26.24 |
| | POOL TOTAL | 33,887.00 | 2,964.69 | 18,829.90 | 55.57 |
| | CEMETERY TOTAL | 224,359.00 | 11,404.22 | 41,998.62 | 18.72 |
| | CULTURE & RECREATION TOT | 1,292,087.00 | 101,204.59 | 329,380.24 | 25.49 |
| | ECONOMIC DEVELOPMENT TOT | 65,260.00 | 42,587.92 | 46,672.04 | 71.52 |
| | HOUSING & URBAN RENEWAL | 5,000.00 | .00 | 22.00 | .44 |
| | PLANNING & ZONING TOTAL | 166,420.00 | 11,145.29 | 34,174.16 | 20.53 |
| | COMMUNITY & ECONOMIC DEV | 236,680.00 | 53,733.21 | 80,868.20 | 34.17 |
| | ROADS, BRIDGES, SIDEWALK | .00 | .00 | 29.16 | .00 |
| | MAYOR/COUNCIL/CITY MGR T | 179,041.00 | 18,408.37 | 33,586.10 | 18.76 |
| | CLERK/TREASURER/ADM TOTA | 106,749.00 | 6,172.25 | 18,457.75 | 17.29 |
| | LEGAL SERVICES/ATTORNEY | 12,000.00 | 1,000.00 | 3,000.00 | 25.00 |
| | CITY HALL/GENERAL BLDGS | 210,168.00 | 18,266.71 | 65,066.09 | 30.96 |
| | TORT LIABILITY TOTAL | 35,000.00 | .00 | .00 | .00 |
| | GENERAL GOVERNMENT TOTAL | 542,958.00 | 43,847.33 | 120,139.10 | 22.13 |
| | DEBT SERVICE TOTAL | 448,475.00 | .00 | 249,700.59 | 55.68 |
| | 2010 C GO BOND TOTAL | 286,460.00 | 250.00 | 250.00 | .09 |
| | 2010 D GO BOND TOTAL | 86,616.00 | .00 | 79,320.00 | 91.58 |
| | 2013 A GO BOND TOTAL | 363,370.00 | 250.00 | 250.00 | .07 |
| | 2016A GO REFUNDING BOND | 258,500.00 | .00 | .00 | .00 |
| | 2018A GO BOND TOTAL | 530,538.00 | 300.00 | 550.00 | .10 |
| | 2020A GO BOND TOTAL | .00 | 17,000.00 | 17,000.00 | .00 |
| | DEBT SERVICE TOTAL | 1,973,959.00 | 17,800.00 | 347,070.59 | 17.58 |

BUDGET REPORT
CALENDAR 9/2020, FISCAL 3/2021

PCT OF FISCAL YTD 25.0%

| ACCOUNT NUMBER | ACCOUNT TITLE | BUDGET | MTD BALANCE | YTD BALANCE | PERCENT EXPENDED |
|----------------|-------------------------------|----------------------|---------------------|---------------------|------------------|
| | POLICE TOTAL | 45,000.00 | .00 | .00 | .00 |
| | FIRE TOTAL | 5,000.00 | .00 | 4,992.08 | 99.84 |
| | RESCUE TOTAL | 240,000.00 | .00 | .00 | .00 |
| | ROADS, BRIDGES, SIDEWALK | 7,000.00 | .00 | .00 | .00 |
| | LIBRARY TOTAL | 24,000.00 | 35.92 | 3,295.16 | 13.73 |
| | CEMETERY TOTAL | 10,000.00 | .00 | .00 | .00 |
| | CITY HALL/GENERAL BLDGS | .00 | .00 | 20,464.21 | .00 |
| | CAPITAL PROJECTS TOTAL | 2,685,000.00 | 167,147.13 | 504,183.93 | 18.78 |
| | LOCAL OPTION TAX TOTAL | 175,000.00 | .00 | .00 | .00 |
| | CAPITAL PROJECTS TOTAL | 3,191,000.00 | 167,183.05 | 532,935.38 | 16.70 |
| | SEWER BONDS TOTAL | 445,759.00 | .00 | .00 | .00 |
| | SEWER/SEWAGE DISPOSAL TO | 1,232,513.00 | 97,350.53 | 198,616.64 | 16.11 |
| | PUBLIC WORKS - SEWER TOT | 51,581.00 | 3,913.98 | 11,719.92 | 22.72 |
| | SEWER PLANT REPLACEMENT | 72,000.00 | 850.00 | 37,406.47 | 51.95 |
| | I & I IMPROVEMENTS TOTAL | 550,000.00 | .00 | 60,864.10 | 11.07 |
| | AIRPORT TOTAL | 2,379,800.00 | 148,370.11 | 513,485.82 | 21.58 |
| | STORM WATER TOTAL | 620,000.00 | 151,609.19 | 451,580.40 | 72.84 |
| | INTERNAL SERVICE TOTAL | 153,018.00 | 13,837.93 | 25,358.01 | 16.57 |
| | ENTERPRISE FUNDS TOTAL | 5,504,671.00 | 415,931.74 | 1,299,031.36 | 23.60 |
| | TRANSFERS TOTAL | 1,370,814.00 | 777,658.99 | 777,658.99 | 56.73 |
| | TRANSFER OUT TOTAL | 1,370,814.00 | 777,658.99 | 777,658.99 | 56.73 |
| | TOTAL EXPENSES | 17,864,582.04 | 1,984,297.15 | 4,425,353.10 | 24.77 |

TREASURER'S REPORT
CALENDAR 9/2020, FISCAL 3/2021

| FUND | | LAST MONTH | | | CHANGE IN LIAB | ENDING BALANCE |
|--------------|---------------------------|---------------|--------------|--------------|----------------|-------------------|
| | | ENDING BAL | REVENUES | EXPENSES | | |
| 001 | GENERAL | 1,516,810.65 | 496,189.05 | 450,296.79 | .00 | 1,562,702.91 |
| 005 | URBAN DEVELOPMENT | 2,813.98 | .00 | .00 | .00 | 2,813.98 |
| 110 | ROAD USE TAX | 547,912.43 | 103,857.05 | 64,127.37 | .00 | 587,642.11 |
| 111 | I-JOBS | 3,090.93 | .00 | .00 | .00 | 3,090.93 |
| 112 | EMPLOYEE BENEFITS | 97,897.85 | 65,395.22 | 76,502.98 | 120.10- | 86,669.99 |
| 117 | MFPRSI | 386,418.31 | 14,734.23 | 14,796.23 | .00 | 386,356.31 |
| 119 | EMERGENCY | 776.19 | .00 | .00 | .00 | 776.19 |
| 121 | LOCAL OPTION SALES TAX | 913,698.23 | 92,997.48 | .00 | .00 | 1,006,695.71 |
| 125 | FIVE STAR TIF | 777,658.99 | .00 | 777,658.99 | .00 | .00 |
| 127 | WESTRIDGE TIF | 31,708.17 | .00 | .00 | .00 | 31,708.17 |
| 128 | WALMART TIF | .00 | .00 | .00 | .00 | .00 |
| 129 | PARK LANE TIF | 1,945.52 | 20,055.40 | .00 | .00 | 22,000.92 |
| 130 | ERIC DRIVE TIF | .00 | .00 | .00 | .00 | .00 |
| 131 | FOX POINTE TIF | .00 | .00 | .00 | .00 | .00 |
| 132 | 3M TIF | 61,379.16 | .00 | .00 | .00 | 61,379.16 |
| 145 | URBAN RENEWAL | 3,906.28 | .00 | .00 | .00 | 3,906.28 |
| 146 | REVOLVING LOAN | 115,744.88 | .00 | .00 | .00 | 115,744.88 |
| 162 | S.S.M.I.D. | 10,541.67 | 79,392.15 | .00 | .00 | 89,933.82 |
| 167 | POLICE DEPARTMENT TRUST | 9,077.83 | 81.04 | .00 | .00 | 9,158.87 |
| 168 | FIRE/RESCUE DONATIONS | 14,589.48 | 14.97 | .00 | .00 | 14,604.45 |
| 169 | LIBRARY GIFT & MEMORIAL | 23,524.87 | 756.37 | .00 | .00 | 24,281.24 |
| 170 | RECREATION DONATIONS | .00 | .00 | .00 | .00 | .00 |
| 171 | AULD PARK PLAYGROUND TRST | 29,592.64 | .22 | .00 | .00 | 29,592.86 |
| 172 | PARKS | .00 | .00 | .00 | .00 | .00 |
| 173 | K-9 UNIT PROGRAM | .00 | .00 | .00 | .00 | .00 |
| 200 | DEBT SERVICE | 124,773.66 | 916.53 | 17,800.00 | .00 | 107,890.19 |
| 302 | CEMETERY ROADS | 54,015.02 | 184.69 | .00 | .00 | 54,199.71 |
| 304 | BIKE TRAIL PROJECT | 713,496.24 | .00 | 151,582.13 | .00 | 561,914.11 |
| 305 | SIDEWALKS AND ALLEYS | 1.61 | .00 | .00 | .00 | 1.61 |
| 306 | GO BOND PROJECTS | 1,358,877.83 | .00 | 15,565.00 | .00 | 1,343,312.83 |
| 307 | ENTRANCE SIGNS | 3,832.77 | 2.34 | .00 | .00 | 3,835.11 |
| 313 | 2007 CDBG HOUSING REHAB | 10,245.05- | .00 | .00 | .00 | 10,245.05- |
| 314 | 2009 CDBG NSP GRANT | 19,620.35 | .00 | .00 | .00 | 19,620.35 |
| 315 | CAPITOL PROJECT - LIBRARY | 156,400.38 | 1,360.00 | 35.92 | .00 | 157,724.46 |
| 316 | CAPITAL PROJECTS-REC | 1,714.88 | .00 | .00 | .00 | 1,714.88 |
| 317 | CAPITAL PROJ- VA PROPERTY | .00 | 537,658.99 | .00 | .00 | 537,658.99 |
| 398 | EQUIPMENT REPLACEMENT | 1,120,816.52 | 353.54 | .00 | .00 | 1,121,170.06 |
| 399 | BUILDING REPLACEMENT | 20,032.11- | .08 | .00 | .00 | 20,032.03- |
| 500 | PERPETUAL CARE | 288,000.04 | 507.01 | .00 | .00 | 288,507.05 |
| 501 | LIBRARY-REAVER TRUST | .00 | .00 | .00 | .00 | .00 |
| 610 | SEWER UTILITY | 3,269,732.88 | 210,202.08 | 101,864.51 | .00 | 3,378,070.45 |
| 611 | SEWER REVENUE SINKING | 46,425.13 | .07 | 250.00 | .00 | 46,175.20 |
| 615 | SEWER REVENUE BOND RSRV | 730,615.00 | .00 | .00 | .00 | 730,615.00 |
| 640 | AIRPORT IMPROVEMENTS | 226,505.84- | .00 | 141,849.81 | .00 | 368,355.65- |
| 660 | AIRPORT UTILITY | 134,371.87- | 3,308.83 | 6,520.30 | .00 | 137,583.34- |
| 740 | STORM WATER | 412,899.87 | 23,055.14 | 151,609.19 | .00 | 284,345.82 |
| 820 | SELF FUND HEALTH INS | 420,339.60 | 13,859.75 | 13,837.93 | .00 | 420,361.42 |
| 821 | SELF INSURED PROPERTY INS | .00 | .00 | .00 | .00 | .00 |
| Report Total | | 12,879,494.97 | 1,664,882.23 | 1,984,297.15 | 120.10- | 12,559,959.95 |

**Friends of the Library
Bank Reconciliation**

| FRIENDS OF THE LIBRARY | | | |
|-------------------------------------|----------------------|------------|------|
| BANK RECONCILIATION | | | |
| Month | Sept. | Year | 2020 |
| CHECKING | Account # | 83006119 | |
| Beginning Balance | | 2012.68 | |
| | Add: Deposits | | |
| | Less: Checks Written | | |
| Ending Balance | | 2012.68 | |
| SAVINGS | Account # | 3123048588 | |
| Beginning Balance | | 3048.29 | |
| | Add: Deposits | | |
| | Interest | .03 | |
| | Less: Withdrawals | | |
| Ending Balance | | 3048.32 | |
| Prepared by: Cheryl Hull, treasurer | | | |

RESOLUTION NO.10-45-20

Resolution Setting Date for Public Hearing on Designation of the Expanded Knoxville Park Lane Urban Renewal Area and on Urban Renewal Plan Amendment

WHEREAS, this City Council of the City of Knoxville, Iowa (the “City”) by resolution previously established the Knoxville Park Lane Urban Renewal Area (the “Urban Renewal Area”) and adopted an urban renewal plan (the “Plan”) for the governance of projects and initiatives therein; and

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

WHEREAS, this City Council is desirous of obtaining as much information as possible from the residents of the City before making this decision; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area and (2) authorizes the undertaking of a new urban renewal project in the Urban Renewal Area consisting of using tax increment financing to pay the costs of engineering; planning and consulting; and constructing sanitary sewer system improvements, storm water system improvements, sidewalk and street improvements necessary for the redevelopment of approximately 160 acres of real property comprising the former Veterans Administration Hospital Campus, and it is now necessary that a date be set for a public hearing on the designation of the expanded Urban Renewal Area and on the Amendment; and

WHEREAS, it is now necessary that a date be set for a public hearing on the designation of the Property and on the Amendment;

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

Section 1. This City Council will meet electronically and/or at the _____, Knoxville, Iowa, on November 16, 2020, at _____ o'clock __.m., at which time and place it will hold a public hearing on the designation of the expanded Urban Renewal Area described in the preamble hereof and on the Amendment.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the applicable form attached hereto, which publication shall be made in a legal newspaper of general circulation in Knoxville, which publication shall be not less than four (4) nor more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Manager is hereby designated as the City’s representative in connection with the consultation process which is required under that section of the urban renewal law.

Section 4. The proposed Amendment is hereby submitted to the City's Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Passed and approved October 19, 2020.

Mayor

Attest:

City Clerk

EXHIBIT A
Legal Description
Expanded Knoxville Park Lane Urban Renewal Area
(November, 2020 Addition)

Certain real property in the City of Knoxville, Marion County, State of Iowa more particularly described as follows:

That real property bearing Marion County Property Tax Parcel Identification Numbers 0897600200, 0978745500, 0978745000 and 0998600000;

All of the public right-of-way of Park Lane Drive from and including its intersection with Howard Street on the south and continuing north to and including its intersection with West Pleasant Street; and

All of the public right-of-way West Pleasant Street from and including its intersection with the Veterans Administration Hospital Campus situated 1515 West Pleasant Street and continuing west to and including its intersection with Park Lane Drive.

SET DATE FOR HEARING ON
EXPANDED URBAN RENEWAL AREA
DESIGNATION AND URBAN RENEWAL
PLAN AMENDMENT

420024-45

Knoxville, Iowa

October 19, 2020

The City Council of the City of Knoxville, Iowa, met on October 19, 2020, at 6:15 o'clock, p.m., for the purpose of setting a date for a public hearing on the designation of an expanded urban renewal area and on a proposed urban renewal plan amendment.

The City Council met electronically via Zoom, which was accessible at the following:

[Insert electronic access information]

The City Council conducted this meeting electronically due to federal and state government recommendations in response to COVID-19 pandemic conditions. Electronic access information was included in the posted agenda of this public meeting.

The Mayor presided and the roll being called, the following members of the Council were present and absent:

Present: _____

Absent: _____.

The Mayor announced that an amendment to the boundaries of the Knoxville Park Lane Urban Renewal Area had been prepared, along with an amendment to the urban renewal plan for the area, and that it was now necessary to set a date for a public hearing on the proposed amended area and proposed amendment to the urban renewal plan. Accordingly, Council Member _____ moved the adoption of the following resolution entitled "Resolution Setting Date for a Public Hearing on Designation of the Expanded Knoxville Park Lane Urban Renewal Area and on Urban Renewal Plan Amendment," and the motion was seconded by Council Member _____. Following due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted as follows:

CITY OF KNOXVILLE, IOWA
URBAN RENEWAL PLAN AMENDMENT
KNOXVILLE PARK LANE URBAN RENEWAL AREA

November, 2020

The Urban Renewal Plan (the “Plan”) for the Knoxville Park Lane Urban Renewal Area (the “Urban Renewal Area”) is being amended for the purposes of (1) adding certain property to the Urban Renewal Area; and (2) identifying a new urban renewal project to be undertaken therein.

1) Addition of Property. The real property (the "Property") described on Exhibit A hereto is, by virtue of this Amendment, being added as the November, 2020 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area.

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

Name of Project: Veterans Administration Hospital Campus Infrastructure Project

Name of Urban Renewal Area: Knoxville Park Lane Urban Renewal Area

Date of Council Approval of Project: November 16, 2020

Description of the Project: The Property (as described in Section 1 above) which has previously served as the site for the Veterans Administration Hospital Campus has been identified by the City Council as a property in need of redevelopment and economic development initiatives. The City has proposed to undertake the construction of sanitary sewer system improvements, storm water system improvements, street and sidewalk improvements (the “Infrastructure Project”) on the Property. The City will hire the necessary consultants and professionals to undertake the planning and design of the Veterans Administration Hospital Campus Infrastructure Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Infrastructure Project with either borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City’s obligations will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City’s use of incremental property tax revenues for the Infrastructure Project will not exceed \$1,360,000.

LMI Set Aside: Pursuant to the provisions of Section 403.22 of the Code of Iowa, to the extent that the City determines that any portion of the Infrastructure Project is attributable to residential development on the Property that is not affordable to

families of low and moderate income, the City will make provision for low and moderate income family housing assistance in an amount not less than 35.88% of the incremental property tax revenues applied toward the portion of the Infrastructure Project attributable to such residential development.

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

| | |
|---|---------------------|
| Constitutional debt limit of the City: | <u>\$19,146,172</u> |
| Outstanding general obligation debt of the City: | <u>\$</u> |
| Proposed maximum indebtedness to be incurred in connection with this November, 2020 Amendment*: | <u>\$ 1,360,000</u> |

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

EXHIBIT A
LEGAL DESCRIPTION
Knoxville Park Lane Urban Renewal Area
November, 2020 Addition

Certain real property in the City of Knoxville, Marion County, State of Iowa more particularly described as follows:

That real property bearing Marion County Property Tax Parcel Identification Numbers 0897600200, 0978745500, 0978745000 and 0998600000;

All of the public right-of-way of Park Lane Drive from and including its intersection with Howard Street on the south and continuing north to and including its intersection with West Pleasant Street; and

All of the public right-of-way West Pleasant Street from and including its intersection with the Veterans Administration Hospital Campus situated 1515 West Pleasant Street and continuing west to and including its intersection with Park Lane Drive.

RESOLUTION NO. 10-43-20

RESOLUTION PROPOSING THE DISPOSAL OF AN INTEREST
IN REAL PROPERTY

BE IT RESOLVED by the Council of the City of Knoxville, Iowa:

The Council of the City of Knoxville, Iowa, hereby proposes disposal of interest in real property by sale which is described as follows:

The South 120 feet of the North 133 feet of the West 60 feet of the NW ¼ of the SE ¼ of Section 7, Township 75 North, Range 19 West of the 5th P.M.

Locally known as: 705 S Seventh St, Knoxville, Iowa 50138

for the sum to be determined by the Council (without abstract) and other good and valuable consideration by the Council. A public hearing will be held on the 19th day of October, 2020 at 6:15 o'clock p.m. at the Council Chambers at City Hall of Knoxville, Iowa, at which time the Council will hear objections to the sale from any interested part. The clerk is directed to publish notice of the hearing in conformance with State Law.

Brian J. Hatch, MAYOR

ATTEST:

Tricia Kincaid, CITY CLERK

RESOLUTION NO. 10-44-20

RESOLUTION DIRECTING THE SALE OF AN INTEREST IN
REAL PROPERTY FOLLOWING THE PUBLIC HEARING

BE IT ENACTED RESOLVED by the Council of the City of Knoxville, Iowa:

On behalf of the City of Knoxville, Iowa, the Mayor shall sell and deed the following real property, legally described as follows:

The South 120 feet of the North 133 feet of the West 60 feet of the NW ¼ of the SE ¼ of Section 7, Township 75 North, Range 19 West of the 5th P.M.

Locally known as: 705 S Seventh St, Knoxville, Iowa 50138

subject to all utility easements, to _____, pursuant to the Quit Claim Deed, a copy of which is attached to this Resolution and by this reference make a part hereof, for the sum of _____ (\$_____.00) (without abstract) and other good and valuable consideration. The City Clerk shall co-sign the deed. The deed shall be delivered thirty (30) days after the date of this Resolution unless an appeal on this action has been made to the District Court. Action on this Resolution shall be final upon the purchaser of giving evidence to the City Clerk that the deed has been recorded, and such fact noted on the official record of this Resolution.

Brian J. Hatch, MAYOR

ATTEST:

Tricia Kincaid, CITY CLERK