

Regular Meeting of the Worthington City Council  
November 21<sup>th</sup>, 2022-6:30PM

The City of Worthington reserves the right that the order of the agenda is at the discretion of the Mayor or Mayor Pro-Tem.

- 1. CALL MEETING TO ORDER/ROLL CALL**
- 2. APPROVE AGENDA**
- 3. APPROVE CONSENT AGENDA**
  - a. Minutes of 10/17/2022
  - b. Review listing of bills to be paid: October 2022
  - c. Treasurer's Report: October 2022
  - d. Meetings to attend
    - i. Virtual budget class November 22 (clerk)
- 4. CITIZEN CONCERNS (All citizen concerns must be written and submitted on Thursday by 12:00PM (noon) prior to the meeting if a citizen is requesting council action. Citizens must state their name, their concern, and will receive 3 minutes (timed) to voice their concern)**
- 5. GENERAL BUSINESS**
  - a. Water/wastewater Update
    - i. wellhead rehabilitation
  - b. Public Works
    - i. skid loader
    - ii. City shop
  - c. Memorial Hall Update
    - i. Not Quite Brothers FEB 2023
    - ii. Proposed price increases for 2024 (at discretion of manager based on vendor price increases)
  - d. Santa at Memorial Hall via fire truck: Saturday December 17<sup>th</sup> at 10:30AM – coloring raffle will be offered with cookies and juice
  - e. Signing of Fire Department lease and agreement for 2023
  - f. Bi-County Ambulance update
- 6. RESOLUTIONS/ORDINANCES**
  - a. RESOLUTION 2022-30: RESOLUTION APPROVING TAX INCREMENT FINANCE DEBT CERTIFICATIONS
  - b. RESOLUTION #2022-31: RESOLUTION AUTHORIZING TRANSFER OF FUNDS FROM GENERAL TO ROAD USE TAX
  - c. RESOLUTION #2022-32: RESOLUTION AUTHORIZING TRANSFER OF FUNDS FROM LOCAL OPTION SALES TAX TO THE GENERAL FUND
  - d. RESOLUTION #2022-33: RESOLUTION AUTHORIZING TRANSFER OF FUNDS FROM TAX INCREMENT FINANCING TO URBAN RENEWAL
- 7. CLERK/COUNCIL/COMMITTEE UPDATES**
  - a. Keep Iowa Beautiful
  - b. subdivision update
- 8. ADJOURNMENT**

Regular Meeting of the Worthington City Council Monday October 17<sup>th</sup>, 2022. The City of Worthington reserves the right that the order of the agenda is at the discretion of the Mayor or Mayor Pro-Tem. Mayor, Larry Smock, called the meeting to order at 6:30PM with roll call: Tony Lueck, Rick Wolfe, Julie Gansen, Chris Smock present. Absent: Kim Sheeny. Additional attendance: Sue Burger (Memorial Hall), Austin Stelken (Water Dept) and Patrick White.

FUND-SEPT 2022.	RECEIPTS	EXPENDITURES
GENERAL	\$22,009.82	\$15,025.10
MEMORIAL HALL	\$20,637.33	\$10,516.19
ROAD USE TAX	\$4,195.67	\$2,709.16
TIF	\$8.23	\$0
WATER	\$5,963.33	\$2,528.15
URBAN RENEWAL	\$0	\$0
SEWER	\$5,284.06	\$8,313.46
LOCAL OPTION	\$9,521.95	\$0
CAPITAL PROJECT	\$0.00	\$0

Motion by Leuck, seconded by Wolfe to approve the agenda. Ayes: all, carried. Council reviewed the consent agenda which consisted of minutes of 9/19/2022, September 2022 listing of bills to be paid, September 2022 Treasurer’s Report, building permits #1380 307 1<sup>st</sup> ST N, #1381 502 3<sup>rd</sup> Ave and #1382 1<sup>st</sup> St N. Worthington hosting DBQ County mayors meeting Oct 20<sup>th</sup>. Motion by C. Smock, seconded by Lueck to approve the consent agenda. Ayes: all, carried.

CITIZEN CONCERNS: no written or verbal.

GENERAL BUSINESS: PUBLIC WORKS: Stelken reported on water and sewer reports, and discussed well rehabilitation project to be done in November. A letter is going out to residents this week regarding the project and a lead service line survey to comply with DNR lead requirements. The 2<sup>nd</sup> St NE street project will be done in spring of 2023. OHD scheduled to be put in new shop on Nov 4<sup>th</sup>. Hosch to attend electric classes Nov 10<sup>th</sup>. Memorial Hall: next years Benefit the Vets scheduled for Sunday Aug 13<sup>th</sup>. Patrick White addressed the council regarding a fundraising concert at the ball diamond in the summer of 2023. Council reviewed Outstanding Obligation, Report Street Financial report and discussed Community Center rental rates. Mayor requested the city start the planning stage for Memorial Park Pavilion replacement.

RESOLUTIONS/ORDINANCES: Motion by Gansen, seconded by Wolfe to approve RESOLUTION #2022-28: A RESOLUTION SETTING COMMUNITY CENTER RENTAL RATES FOR 2023 as amended. Roll call. Ayes: Gansen, Wolfe, Smock, Lueck. Absent: Sheehy Motion Carried. Motion by Gansen and seconded by C. Smock to approve RESOLUTION #2022-29: A RESOLUTION APPROVING STREET FINANCE REPORT. Roll call. Ayes: Lueck, Wolfe, Gansen, C. Smock. Absent: Sheehy Motion Carried.

CLERK/COUNCIL/COMMITTEE UPDATES: Mayor Smock gave a recap of ILOC conference and the first meeting of KIB committee. Santa will be arriving via fire truck to the community center for visits with the children on Saturday December 17<sup>th</sup> at 10:30AM. There will be a coloring Entry/Raffle for Christmas. Early voting will take place at the Community Center in Worthington Friday Nov 4 from 7:30 am to 1:30pm. Lueck will talk to residents parking on street that maybe interfering with farm traffic and see if they can park elsewhere until the harvest is complete. Clerk took virtual classes receiving 17 credits toward clerks license. Motion by Wolfe, seconded by C. Smock to adjourn at 8:12PM. Ayes: all, carried. Minutes taken and prepared by Teri Smock, City Clerk.

---

Larry Smock, Mayor

---

Teri Smock, City Clerk

**OCTOBER 2022 CLAIMS LISTING**

ACE HOMEWORKS	SUPPLIES	\$ 94.94
ARCTIC GLACIER	ICE-MEM. HALL	\$ 330.00
JOHN DEERE FINANCIAL	SUPPLIES	\$ 213.63
KEYSTONE LABS	TESTING	\$ 1,096.75
KLUESNER CONST	CRACK SEALING SUBDIV	\$ 1,310.64
ALLIANT ENERGY	UTILITES	\$ 6,960.88
RANDY'S NEIGHBORHOOD	MEM. HALL SUPPLY	\$ 357.29
DUBUQUE CO SHERIFF	LAW ENFORCEMENT	\$ 463.70
BLACK HILLS ENERGY	UTILITIES	\$ 174.23
DYERSVILLE COMMERCIAL	LEGAL PUBLICATIONS	\$ 294.56
EFTPS	FED/FICA TAXES	\$ 4,172.48
STATE WITHHOLDING	STATE TAXES	\$ 671.00
IPERS	IPERS	\$ 2,758.08
WINDSTREAM	TELEPHONE	\$ 124.91
HERITAGE PRINTING	PAPER PRODUCTS	\$ 154.11
CITY OF WORTHINGTON	UTILITIES	\$ 79.65
VISA	SUPPLIES	\$ 2,058.41
HAWKINS, INC.	TESTING	\$ 584.82
MR. LOCK & KEY	LOCK/BRIDAL ROOM	\$ 519.45
HARTER	PUMP SLUDGE	\$ 1,750.00
IOWA DEPARTMENT	TAXES	\$ 384.51
IBEV DISTRIBUTING	BEER-MEM. HALL	\$ 315.00
PEPSI	SODA-MEM. HALL	\$ 30.00
DNR	DUES	\$ 115.00
MCDERMOTT'S TREE	TREE REMOVAL	\$ 2,000.00
WEBER PAPER COMPANY	CUPS	\$ 176.20
MV ELECTRIC	UTILITIES	\$ 40.72
RELIANCE STANDARD	STD/LTD	\$ 141.90
MORNING STAR STATION	VEHICLE OPERATIONS	\$ 248.69
LYNCH DALLAS, P.C.	LEGAL EXPENSES	\$ 65.50
U.S. CELLULAR	TELEPHONE	\$ 81.06
CELERO	MONTHLY FEE OCT 2022	\$ 17.34
KLUESNER SANITATION	GARBAGE FEES	\$ 1,962.90
O SO GOOD WINERY	WINE	\$ 240.00
TERI SMOCK	MILEAGE	\$ 23.79
HEFEL PORTABLE RESTRMS	TOILETS/BTVEVENT	\$ 330.00
PAYROLL CHECKS	TOTAL PAYROLL CHECKS	\$ 13,789.43
	CLAIMS TOTAL	\$ 44,131.57
	GENERAL FUND	\$ 16,597.98
	MEMORIAL HALL FUND	\$ 8,217.63
	ROAD USE TAX FUND	\$ 4,371.73
	WATER FUND	\$ 6,104.64
	SEWER FUND	\$ 8,839.59

City of Worthington  
TREASURER'S REPORT  
CALENDAR 10/2022, FISCAL 4/2023

ACCOUNT TITLE	LAST MONTH END BALANCE	RECEIVED	DISBURSED	CHANGE IN LIABILITY	ENDING BALANCE
001 GENERAL	424,407.14	42,534.17	16,570.96	27.00-	450,343.35
006 MEMORIAL HALL	11,692.24	5,641.79	8,217.64	.00	9,116.39
110 ROAD USE TAX	35,270.80	3,081.50	4,371.56	.00	33,980.74
121 LOCAL OPTION SALES TAX	38,395.42	3,605.75	.00	.00	42,001.17
125 TAX INCREMENT FINANCING	21,506.88	8,273.06	.00	.00	29,779.94
126 TIF DISTRICT #1	1,134.37	3,432.01	.00	.00	4,566.38
127 LMI - SET ASIDE	1,243.90	.00	.00	.00	1,243.90
145 URBAN RENEWAL	92,449.56-	.00	.00	.00	92,449.56-
200 DEBT SERVICE	.00	.00	.00	.00	.00
301 CAPITAL PROJECT FUND	59,061.57	.00	.00	.00	59,061.57
600 WATER	27,598.93	6,511.48	6,077.62	27.00-	28,005.79
601 WATER DEPOSITS	1,345.00	.00	.00	.00	1,345.00
610 SEWER	62,477.16	5,814.97	8,812.79	27.00-	59,452.34
611 SEWER SINKING	.00	.00	.00	.00	.00
Report Total	591,683.85	78,894.73	44,050.57	81.00-	626,447.01

**OFFICE OF SHERIFF**  
 DUBUQUE LAW ENFORCEMENT CENTER  
 770 IOWA STREET – PO BOX 1004 – DUBUQUE, IOWA 52004-1004  
 PHONES: EMERGENCY 911 – ADMINISTRATION 563-589-4406 – FAX 563-589-7882

**City of Worthington Contracted Law Enforcement Services**

Date	Start Time	End Time	Elapsed Time	Deputy
10/1/2022	7:53 AM	8:53 AM	1:00	31-08
10/2/2022	11:51 PM	12:51 AM	1:00	31-5
10/3/2022	7:45 AM	8:13 AM	0:28	31-59
10/4/2022	2:32 PM	3:02 PM	0:30	31-96
10/6/2022	8:50 AM	9:50 AM	1:00	31-67
10/10/2022	8:18 AM	9:18 AM	1:00	31-93
10/120/2022	7:27 AM	7:57 AM	0:30	31-93
10/17/2022	4:20 AM	4:41 AM	0:21	31-36
10/18/2022	2:10 AM	2:48 AM	0:38	31-90
10/23/2022	7:40 AM	8:14 AM	0:34	67
10/23/2022	11:06 PM	12:06 AM	1:00	77
10/30/2022	3:40 PM	4:40 PM	1:00	89
10/30/2022	6:38 PM	7:08 PM	0:30	85
10/31/2022	8:11 AM	9:11 AM	1:00	67
Our law enforcement activity for the month of October included traffic and radar enforcement, conducted business checks, and provide extra attention to areas within the city limits.				
<b>Monthly Total in Hours</b>				<b>10:31</b>

REVENUE & EXPENSE REPORT  
CALENDAR 10/2022, FISCAL 4/2023

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE	BUDGET	DIFFERENCE
	TOTAL REVENUE	5,641.79	50,312.48	89,870.00	39,557.52
	TOTAL EXPENSES	8,217.64	32,904.59	78,098.00	45,193.41
	MEMORIAL HALL TOTAL	2,575.85-	17,407.89	11,772.00	5,635.89-
	PROFIT/LOSS	2,575.85-	17,407.89	11,772.00	5,635.89-

memorial hall

**G/L REVENUE HISTORY REPORT**  
**FROM 10/2022 TO 10/2022**

*memorial hall*

ACCOUNT NUMBER	ACCOUNT NAME	(FISCAL 4/2023 TO 4/2023)	AMOUNT
DATE	JOURNAL RECEIVED FROM/ALPHA ID	RECEIPT NO REF/DESCRIPTION	
006-460-4300	INTEREST INC - MEMORIAL HALL		
10/31/22	GL1604 FIDELITY BANK	INT CHECKING OCO 2022 INTEREST	39.79
	ACCOUNT TOTAL		39.79
006-460-4310	RENT - MEMORIAL HALL		
10/12/22	GL1594 FISCHER WEDDING 10-22-22	RENT M HALL FISCHER WEDDING 10-22-22	225.00
10/12/22	GL1594 R. HILL/CONRAD 10-28-23	RENT M HALL R. HILL/CONRAD 10-28-23 Check Number 10212	250.00
10/25/22	GL1601 TYLER JAEGER	RENT M HALL T JAEGER 11-10-23 RENT HALL Check Number 5084	250.00
10/25/22	GL1601 E DIESBURG 12-3-22	RENT M HALL RENT DIESBURG 12-3-22 Check Number 6555	350.00
10/25/22	GL1601 K. CLEMEN RENT 8-26-23	RENT M HALL CLEMEN 8-26-23 HALL RENT Check Number 1056	250.00
10/25/22	GL1601 LAURA FUNKE 11-18-23	RENT M HALL FUNKE 11-18-23 HALL RENT Check Number 1048	250.00
	ACCOUNT TOTAL		1,575.00
006-460-4341	ALCOHOL SALES		
10/25/22	GL1601 JEFF DRISCOLL 10-1-22 WEDDING	MEM HALL-SALES JEFF DRISCOLL 10-1-22 WEDDING Check Number 1838	3,514.67
	ACCOUNT TOTAL		3,514.67
006-460-4342	NON- ALCOHOL SALES		
10/12/22	GL1594 KENNEDY CASH SALES 10-1-2022	MEM HALL-SALES KENNEDY CASH SALES 10-1-2022	27.00
10/25/22	GL1601 JEFF DRISCOLL 10-1-22 WEDDING	MEM HALL-SALES JEFF DRISCOLL 10-1-22 WEDDING Check Number 1838	92.75
	ACCOUNT TOTAL		119.75
006-460-4343	BARTENDER REVENUE		
10/25/22	GL1601 JEFF DRISCOLL 10-1-22 WEDDING	MEM HALL-SALES JEFF DRISCOLL 10-1-22 WEDDING Check Number 1838	271.68
	ACCOUNT TOTAL		271.68
006-460-4350	TIPS - MEMORIAL HALL		
10/25/22	GL1601 JEFF DRISCOLL 10-1-22 WEDDING	MEM HALL-SALES JEFF DRISCOLL 10-1-22 WEDDING Check Number 1838	120.90

**G/L REVENUE HISTORY REPORT**  
FROM 10/2022 TO 10/2022

ACCOUNT NUMBER	ACCOUNT NAME	(FISCAL 4/2023 TO 4/2023)	AMOUNT
DATE	JOURNAL RECEIVED FROM/ALPHA ID	RECEIPT NO REF/DESCRIPTION	
006-460-4350	TIPS - MEMORIAL HALL		-----
	ACCOUNT TOTAL		120.90
		REPORT TOTAL	=====
			5,641.79



**G/L EXPENSE HISTORY REPORT**  
**FROM 10/2022 TO 10/2022**

*memorial hall*

ACCOUNT NUMBER	ACCOUNT NAME	(FISCAL 4/2023 TO 4/2023)	CHECK NO	REF/DESCRIPTION	AMOUNT
DATE JRNL	NAME/OTHER REFERENCE	PO NUMBER INVOICE			
006-460-6010	SALARY - MEMORIAL HALL				
10/03/22 PR0643				PR DT: 10/01/22	1621.44
10/17/22 PR0649				PR DT: 10/16/22	551.55
10/31/22 PR0656				PR DT: 10/30/22	593.15
	ACCOUNT TOTAL				2,766.14
006-460-6110	FICA-CITY SHARE-MEMORIAL HALL				
10/03/22 PR0643				PR DT: 10/01/22	124.03
10/17/22 PR0649				PR DT: 10/16/22	42.20
10/31/22 PR0656				PR DT: 10/30/22	45.37
	ACCOUNT TOTAL				211.60
006-460-6130	IPERS-CITY SHARE-MEMORIAL HALL				
10/03/22 PR0643				PR DT: 10/01/22	104.27
10/17/22 PR0649				PR DT: 10/16/22	52.07
10/31/22 PR0656				PR DT: 10/30/22	38.66
	ACCOUNT TOTAL				195.00
006-460-6310	BLDG REPAIR/MAINT-MEMORIAL HAL				
10/14/22 AP0877 VISA		MEM HALL OCT 2022	17324645	SUPPLIES	54.84
	ACCOUNT TOTAL				54.84
006-460-6371	ELECTRIC/GAS - MEMORIAL HALL				
10/14/22 AP0880 ALLIANT ENERGY		OCT 2022 STATEMENT	26507	UTILITES	524.87
10/14/22 AP0880 BLACK HILLS ENERGY		OCT 2022 STATEMENT	26509	UTILITIES	50.32
10/31/22 AP0884 ALLIANT ENERGY		NOV 2022	17324654	UTILITES	524.87
	ACCOUNT TOTAL				1,100.06
006-460-6374	WATER/SEWER EXP- MEMORIAL HALL				
10/14/22 AP0880 CITY OF WORTHINGTON		OCT 2022 STATEMENT	26510	UTILITIES	79.65
	ACCOUNT TOTAL				79.65
006-460-6402	ADVERTISING - MEMORIAL HALL				
10/14/22 AP0880 DYERSVILLE COMMERCIAL		SEPT 2022 STATEMENT	26513	LEGAL PUBLICATIONS	148.50
	ACCOUNT TOTAL				148.50
006-460-6499	CONTRACTUAL SERV-MEMORIAL HALL				
10/14/22 AP0880 WINDSTREAM		OCT 2022 STATEMENT	26532	TELEPHONE	124.91
	ACCOUNT TOTAL				124.91
006-460-6503	MERCHANDISE FOR RE-SALE - HALL				
10/14/22 AP0877 VISA		MEM HALL OCT 2022	17324645	SUPPLIES	1145.14
10/14/22 AP0877 CELERO		OCT 2022	17324646	MONTHLY FEES OCT 2022	17.34
10/14/22 AP0877 PEPSI		OCT 2022	17324647	SODA-MEM. HALL	30.00
10/14/22 AP0880 RANDY'S NEIGHBORHOOD		OCT 2022 STATEMENT	26528	MEM. HALL SUPPLY	357.29
10/14/22 AP0880 WEBER PAPER COMPANY		D129106	26531	CUPS FOR MEM HALL	88.10

**G/L EXPENSE HISTORY REPORT**  
**FROM 10/2022 TO 10/2022**

ACCOUNT NUMBER	ACCOUNT NAME	(FISCAL 4/2023 TO 4/2023)	CHECK NO	REF/DESCRIPTION	AMOUNT
DATE	JRNL	NAME/OTHER REFERENCE	PO NUMBER	INVOICE	
006-460-6503	MERCHANDISE FOR RE-SALE - HALL				
10/14/22	AP0880	MORNING STAR STATION		OCT 2022 STATEMENT	26525 VEHICLE OPERATIONS 36.60
10/14/22	AP0880	O SO GOOD WINERY		1951	26527 WINE 240.00
10/27/22	AP0882	IBEV DISTRIBUTING		4502751	17324648 BEER-MEM. HALL 315.00
10/31/22	AP0884	WEBER PAPER COMPANY		10-17-2022	17324653 CUPS 88.10
		ACCOUNT TOTAL			2,317.57
006-460-6504	MINOR EQUIPMENT-MEMORIAL HALL				
10/14/22	AP0880	MR. LOCK & KEY	3151	26526 LOCK FOR BRIDAL ROOM	519.45
		ACCOUNT TOTAL			519.45
006-460-6507	OPERATING SUPPL-MEMORIAL HALL				
10/14/22	AP0880	ACE HOMEWORKS		OCT 2022 STATEMENT	26506 SUPPLIES 13.99
10/14/22	AP0880	ARCTIC GLACIER		3573225901	26508 ICE-MEM. HALL 330.00
10/14/22	AP0880	JOHN DEERE FINANCIAL		OCT 2022 STATEMENT	26518 SUPPLIES 25.93
10/14/22	AP0880	HEFEL PORTAABLE RESTROOMS		1692	26516 TOILETS FOR BENEFIT VET EVENT 330.00
		ACCOUNT TOTAL			699.92
				REPORT TOTAL	8,217.64

## Fire Department-City Agreement

Agreement established 2021-to be reviewed yearly

1. Fire Department is responsible for the gas bill associated with the fire department office, five-stall garage, and meeting room/kitchen; to be paid monthly and directly to utility company.
2. City is responsible for the electric bill associated with the fire department office, five-stall garage and meeting room/kitchen; to be paid monthly and directly to the utility company.
3. City is responsible for paying Workers Compensation for Fire Department Volunteers on an annual basis, paid directly to insurance.
4. City provides building free of rent for office, five-stall garage, and meeting room/kitchen, per lease (attached to this agreement).
5. City provides internet services free of charge, only if City continues to receive free service from Comelec. If the free service is terminated for whatever reason, this portion of the agreement will have to be re-negotiated.
6. City supplies one Fire Department board member from the City to serve and represent the City.
7. City provides water and sewer services for the building free of charge.
8. City provides water for trucks free of charge, estimated gallon usage needs to be communicated to clerk when trucks are filled for City consumption tracking purposes.
9. City provides garbage disposal free of charge for the Fire Department on a weekly basis.
10. City will mow lawn around building in the spring/summer/fall months to be in compliance with the City ordinance.
11. City will plow snow from Fire Department drive in the winter months as soon as possible and within a maximum 24-hour period after snowfall.
12. City will provide Community Center free of rent for Fire Department meetings if needed, yearly Christmas party, and yearly breakfast – dates must be scheduled in advance with the clerk.
13. City will provide Memorial Hall free of rent for annual Steak Fry, City will retain bar earnings.
14. City provides yearly stipend paid directly to the Fire Department in July. Starting yearly stipend for Fiscal Year 2022 is 14% of the previous fiscal year's general property taxes less the Workers Compensation bill, half of the Alliant Energy bill from the previous fiscal year-specific to the building, and Bi-County Ambulance bill.

In return for the above agreement, the Worthington Volunteer Fire Department shall provide fire protection and first responder response for the City of Worthington and abide by the by-laws revised and established on 16<sup>th</sup> day of August, 2022.

**PASSED, APPROVED, and ADOPTED** this 21st day of November, 2022.

\_\_\_\_\_  
Rick Wolfe  
Fire Chief

\_\_\_\_\_  
Larry Smock Mayor

**ATTEST**

\_\_\_\_\_  
Teri Smock  
City Clerk

## LEASE AGREEMENT

This lease agreement (Lease) is entered into on this 1<sup>st</sup> day of January 2010, by and between the city of Worthington (Landlord) and the Worthington Community Fire Department (Tenant). Landlord is owner of land and improvements whose address is: 214 1<sup>st</sup> Ave. W. Worthington, Iowa 52078. Landlord makes available for lease the upper floor garage lying East of the Community Center and also the basement of the building excluding city garage (Leased Premises).

Landlord desires to lease the Leased Premises to Tenant, and Tenant desires to lease the Leased Premises from Landlord for the term at rental and provisions set forth therein.

Therefore, in consideration of the mutual promises contained herein, and for other good, and valuable consideration, it is agreed:

### TERM

The term of the lease shall begin on the 1<sup>st</sup> day of January 2023, and end on the last day of December 2023 and shall continue thereafter, if not renegotiated, every two years, until terminated by either party giving the other party 60 days written notice by certified US Mail. Landlord shall use its best effort to put Tenant in possession of the Leased Premises on the beginning of the lease term.

### RENT

Tenant shall pay the Landlord during the initial term rent of one (1) dollar for the term of the Lease.

### PROHIBITED USES

Notwithstanding the foregoing, Tenant shall not use the Leased Premises for the purpose of storing, manufacturing, or selling any explosives, flammables or other inherently dangerous substance, chemical, thing or device. Sub-leasing is prohibited.

### REPAIRS

During the lease term, Landlord shall make at Landlord expense all necessary repairs to the Premises. Repairs shall include such items as routine repairs of walls, ceilings and other parts of the Premises damaged or worn through normal occupancy. Landlord shall be responsible for major mechanical systems and roof replacement if deemed necessary during the term of the Lease.

### ALTERATIONS AND IMPROVEMENTS

Tenant, at Tenant's expense, shall have the right, upon obtaining Landlord's consent, to remodel, redecorate, and make additions, improvements and replacements of all or any

part of the Leased Premises from time to time as Tenant may deem desirable, provided the same are made in a workmanlike manner and utilizing good quality materials. Tenant shall have the right to place and install personal property, trade fixtures, equipment and other temporary installations in and upon the Leased Premises, and fasten the same to the Premises. All personal property, equipment, machinery, trade fixtures and temporary installations, whether acquired by the Tenant at the commencement of the Lease or placed or installed on the Leased Premises by the Tenant thereafter, shall remain Tenants property free and clear of any claim by the Landlord. Tenant shall have the right to remove the same at anytime during the term of this Lease provided that the Tenant shall repair at Tenant's expense, all damage to the Leased Premises caused by such removal.

#### PROPERTY TAXES

Tenant shall be responsible for paying any and all personal property taxes with respect to Tenant's personal property at the Leased Premises.

#### INSURANCE

If the Leased Premises or any other part of the building is damaged by fire or other casualty resulting from any act of negligence by Tenant or by any of Tenant's invitees, Tenant shall be responsible for the cost of repair not covered by insurance.

Landlord shall maintain fire and extended coverage insurance on the Building and the Leased Premises in such amount as Landlord shall deems appropriate. Tenant shall be responsible, at its expense, for fire and extended coverage insurance on all of its personal property, including removable trade fixtures, located in the Leased Premises.

Tenant and Landlord shall, each at, its own expense, maintain a policy or policies of comprehensive general liability insurance with respect to the particular activities of each, in the building, with the premiums thereon fully paid on or before due date. Such insurance policy shall afford a minimum amount of insurance combined coverage of bodily injury, property damage or combination thereof. Landlord shall be included as an additional insured under the Tenant's policy. Tenant shall provide Landlord with a current certificate of insurance evidencing Tenant's compliance with this paragraph.

#### UTILITIES

Tenant shall pay all charges for gas, telephone and other services used by Tenant on the Leased Premises on during the term of this Lease unless otherwise expressly agreed upon in writing by Landlord.

Tenant shall pay all utility prior to the due date. Tenant acknowledges that the Leased Premises are designed to provide standard office use electrical facilities and standard office lighting. Tenant shall not use any equipment or devices that utilizes excessive electrical energy or which may, in Landlord's reasonable opinion, overloads the wiring or interferes with electrical services.

## SIGNS

Following Landlords written consent, Tenant shall have the right to place on the Leased Premises any signs deemed appropriate by the Tenant. Tenant shall repair all damage to the Leased Premises resulting from the removal of signs installed by Tenant.

## ENTRY

Landlord shall have the right to enter upon the Leased Premises to inspect the same, provided the Landlord shall not thereby interfere with Tenant's operations of the Leased Premises.

## DAMAGE AND DESTRUCTION

If the Leased Premises or any part thereof or any appurtenance thereto is so damaged by fire, casualty or structural defects, such damage or defects not being the result of any act of negligence the Tenant shall have the right to terminate this Lease. In the event of minor damage to any part of the Leased Premises, and damage does not render the Leased Premises unusable for Tenant's purposes, Landlord shall repair such damage at the cost of the Landlord. The Tenant shall be responsible for any damage resulting from any act or negligence of the Tenant. The provisions of this paragraph extend not only to the matters aforesaid, but also to any other occurrence which is beyond Tenant's reasonable control not which renders the Leased Premises, or any appurtenance thereto, inoperable or unfit for occupancy or use, in whole or in part, for Tenant's purposes.

## QUIET POSSESSION

Landlord covenants and warrants that upon performance by Tenant of its obligations hereunder, Landlord will keep and maintain tenant in exclusive, quiet, peaceable and undisturbed or uninterrupted possession of the Leased Premises during the term of the Lease.

## SECURITY DEPOSIT

Landlord and Tenant agree that a security deposit is not required for the above listed leased Premises of the period of the Lease.

## NOTICE

Any notice required or permitted under the Lease shall be deemed sufficiently given or served when delivered in writing to the Landlord or Tenant.

## MEMORANDUM OF LEASE

The parties thereto contemplate that this Lease should not, and shall not be filed for record, but in lieu thereof, at the request of either party, Landlord and Tenant shall execute a memorandum of Lease to be recorded for the purpose of giving record notice of appropriate provisions of this Lease.

#### HEADINGS

The headings used in this Lease are for convenience of the parties only and shall not be considered in interpreting the meaning of any provisions of this Lease.

#### SUCCESSORS

The provisions of this Lease shall extend to and be binding upon Landlord and Tenant and their respective successors and assigns.

#### COMPLIANCE WITH LAW

Tenant and Landlord each shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the Leased Premises.

#### FINAL AGREEMENT

This agreement terminates and supercedes all prior understandings or agreements on the subject matter thereof. Only a further writing that is duly executed by both parties may modify this agreement.

IN WITNESS THEREOF, the parties have executed this Lease as of the day and year first above written.

\_\_\_\_\_  
Larry Smock (Landlord)  
Mayor

\_\_\_\_\_  
(Tenant) Rick Wolfe  
Fire Chief

#### ATTEST:

\_\_\_\_\_  
Teri Smock  
City Clerk

**RESOLUTION #2022-30**

**RESOLUTION APPROVING THE TAX INCREMENTAL FINANCE DEBT  
CERTIFICATIONS**

**WHEREAS**, the City of Worthington has debt obligations which are paid with Tax Increment Funds; and

**WHEREAS**, the City of Worthington is required to annually certify the amount needed of the available Tax Increment Funds and report previous expended and received amounts of TIF to the Department of Management; and

**WHEREAS**, the Worthington City Council has reviewed the debt requirements and the certification forms as well as the Annual Urban Renewal Report as completed by the city clerk/treasurer.

**NOW, THEREFORE, BE IT RESOLVED** that the Worthington City Council does hereby approve the TIF Certification Forms (2024 FY taxes) and the Annual Urban Renewal Report as submitted by the city clerk/treasurer on November 21st, 2022.

**BE IT FURTHER RESOLVED**, by the City Council of the City of Worthington, Iowa, that the Mayor and City Clerk/Treasurer are hereby authorized and directed to execute said Resolution and file the required paperwork with the Dubuque County Auditor and the Department of Management before December 1, 2022, in order to receive the amount of Tax Increment Funds as certified.

Passed and approved this 21<sup>st</sup> day of November 2022.

\_\_\_\_\_  
Larry Smock, Mayor

ATTEST

\_\_\_\_\_  
Teri Smock, City Clerk



# Levy Authority Summary

Local Government Name: WORTHINGTON  
 Local Government Number: 31G301  
 Contact Name: Teri Smock  
 Contact Phone: 563-855-2825  
 Contact Email: worthingtoniowa@outlook.com

Active Urban Renewal Areas: WORTHINGTON UR 1 URBAN RENEWAL  
 U.R. #: 31031  
 # of Tif Taxing Districts: 6  
 Increment Value Used: 1,648,399

**TIF Debt & Obligations Outstanding 171,800**

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021 13,339**  
 Amount of 07-01-2021 Cash Balance Restricted for LMI: 0

TIF Revenue: 39,656  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue 39,656**

Rebate Expenditures: 1,017  
 Non-Rebate Expenditures: 30,484  
 Returned to County Treasurer: 0  
**Total Expenditures 31,501**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022 21,494**  
 Amount of 06-30-2022 Cash Balance Restricted for LMI: 1,244

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance 118,805**

CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR  
Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area

City: Worthington County: Dubuque

Urban Renewal Area Name: Worthington Urban Renewal Area

Urban Renewal Area Number: 31031 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 0

\*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Collecting TIF afterset date to help pay for debt associated with blight/slum improvement projects in town.

Blight/Slum conditions were found and documented previous to 2012 in order to continue collection TIF after sunset.

The entire town is incorporated in the UR Area as blight conditions exist in various locations.

Addition in 2019-OBLLC development rebate agreement noted on previous years indebtness, urban renewal amendment fees noted on this report

Dated this 21st day of November, 2022

Theresa Smock  
Signature of Authorized Official

563-855-2825  
Telephone

**SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR  
CERTIFICATION TO COUNTY AUDITOR**

Due To County Auditor By December 1 Prior To The Fiscal Year  
Where Less Than The Legally Available TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area

City: Worthington County: Dubuque

Urban Renewal Area Name: Worthington Urban Renewal Area

Urban Renewal Area Number: 31031 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
No specific instruction	

Dated this 21st day of November, 2022

Theresa Smock  
Signature of Authorized Official

563-855-2825  
Telephone

TIF INDEBTEDNESS HAS BEEN REDUCED BY REASON OTHER THAN APPLICATION OF TIF INCREMENT TAX RECEIVED FROM THE COUNTY TREASURER  
CERTIFICATION TO COUNTY AUDITOR  
Use One Certification Per Urban Renewal Area

City: Worthington County: Dubuque

Urban Renewal Area Name: Worthington Urban Renewal Area

Urban Renewal Area Number: 31031 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above, the City has reduced previously certified indebtedness, by reason other than application of TIF increment tax received from the County Treasurer, by the total amount as shown below.

Provide sufficient detail so that the County Auditor will know how to specially administer your request. For example, you could have multiple indebtedness certifications in the Urban Renewal Area, and the County Auditor would need to know which particular indebtedness certification(s) to reduce. If rebate agreements are involved with a reduction, and the County has segregated the rebate property into separate TIF Increment taxing districts, provide the five-digit county increment taxing district numbers for reference.

Individual TIF Indebtedness Type/Description/Details:	Amount Reduced:
None	
<b>Total Reduction In Indebtedness For This Urban Renewal Area:</b>	<b>0</b>

Dated this 21st day of November, 2022

Theresa Smock  
Signature of Authorized Official      563-855-2825  
Telephone

**RESOLUTION #2022-31**

**A RESOLUTION TO AUTHORIZE THE TRANSFER OF FUNDS FROM  
GENERAL TO ROAD USE TAX**

**WHEREAS**, City Finance Committee for the State of Iowa administrative rule requires that any unbudgeted transfer be approved by resolution; and

**WHEREAS**, Mary Beth Sprouse, Local Systems Report Specialist for the Iowa DOT, advised Iowa State Code has changed and Farm to Market payments from the County can now be reflected in the Road Use Tax account; and

**WHEREAS**, this change will make reporting for the Street Finance Report clearer; and

**WHEREAS**, in order to properly reflect in the Road Use Tax account, the previous General Ledger entries in the Farm to Market account for FY 20223 should be transferred to the Road Use Tax Account. It is recommended by the City Clerk to approve the transfer as follows:

From	To	Amount
General (County Contributions)	Road Use Tax	\$2000.00

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Worthington authorizes the City Clerk to make the approved transfer.

**PASSED AND APPROVED** this 17<sup>th</sup> day of November, 2022.

\_\_\_\_\_  
Larry Smock, Mayor

Attest:

\_\_\_\_\_  
Teri Smock, City clerk

**RESOLUTION #2022-32**

**A RESOLUTION TO AUTHORIZE THE TRANSFER OF FUNDS FROM LOCAL OPTION SALES TAX TO THE GENERAL FUND**

**WHEREAS**, on April 18<sup>th</sup> 2022, the City Council of the City of Worthington, Iowa, approved the Fiscal Year 2022-2023 budget, including transfers between funds; and

**WHEREAS**, the City Clerk makes these budgeted transfers on a semi yearly basis; and

**WHEREAS**, the Local Option Sales Tax received monthly by the city is allocated to the General Fund; and

**WHEREAS**, it has been recommended that these re-occurring transfers be approved by the City Council by resolution on a yearly basis;

**NOW THEREFORE, BE IT RESOLVED**, by the City Council of the City of Worthington, Iowa that the following budgeted re-occurring transfers be approved:

TRANSFERRED FROM FUND AMOUNT	TRANSFERRED TO FUND
LOST-Roads \$25,000.00	General-Roads \$25,000.00
LOST-Parks \$4,000.00	General-Parks \$4,000.00
LOST-Tax Relief \$7,000.00	General-Tax Relief \$7,000.00

**PASSED and APPROVED** by the City Council of the City of Worthington this 21st day of November, 2022.

\_\_\_\_\_  
Larry Smock, Mayor

ATTEST:

\_\_\_\_\_  
Teri Smock, City clerk

**RESOLUTION #2022-33**

**A RESOLUTION TO AUTHORIZE THE TRANSFER OF FUNDS FROM TAX INCREMENTAL FINANCING TO URBAN RENEWAL**

**WHEREAS**, on April 18<sup>th</sup>, 2022, the City Council of the City of Worthington, Iowa, approved the Fiscal Year 2022-2023 budget, including transfers between funds; and

**WHEREAS**, the City Clerk makes these budgeted transfers on a semi yearly basis; and

**WHEREAS**, Tax Increment Financing received monthly by the city is allocated to the Urban Renewal Fund for repayment of an internal loan associated with improving blighted conditions; and

**WHEREAS**, it has been recommended that these re-occurring transfers be approved by the City Council by resolution on a yearly basis;

**NOW THEREFORE, BE IT RESOLVED**, by the City Council of the City of Worthington, Iowa that the following budgeted re-occurring transfers be approved:

TRANSFERRED FROM FUND  
AMOUNT

Tax Increment Financing-Transfer Out: \$25,000

TRANSFERRED TO FUND

Urban Renewal

**PASSED and APPROVED** by the City Council of the City of Worthington this 21st day of November, 2022.

\_\_\_\_\_  
Larry Smock, Mayor

ATTEST:

\_\_\_\_\_  
Teri Smock, City Clerk