

Tuesday, September 23, 2025

A regular meeting of the Holstein City Council was held on Tuesday, October 28, 2025, in City Hall. Mayor Kathy Breyfogle called the meeting to order at 5:00 pm with the pledge of allegiance and a roll as follows: Bonnie Stevenson, Jamison Voss, Terri Schimmer, Marcus Prell, and Christine Wiese.

A motion was made by Councilperson Schimmer and seconded by Councilperson Wiese approving the consent agenda, including the agenda, minutes of October 14, 2025, Regular Council Meeting, approval of A&A Food & Fuel, LLC Class B Alcohol license and claims. The motion was duly put to a vote of the City Council. Ayes: Wiese, Schimmer, Voss, Stevenson, and Prell. Nays: none. Motion carried.

Tom Grafft of ISG presented the Sewer Infiltration and Inflow (I&I) Plan, the Road Improvement Plan, and an estimated cost for the Benning Drive Stormwater Project. Following the presentation, a motion by Councilperson Wiese and seconded by Councilperson Voss to approve the plans as presented. The motion was duly put to a vote of the City Council. Ayes: Prell, Wiese, Voss, Stevenson, and Schimmer. Nays: none. Motion carried.

Resolution No. 25-55 Authorizing the Mayor and City Administrator to Execute a Waterline Easement Between the Dessel-Schmidt Post #225 of the American Legion and the City of Holstein was offered by Councilperson Prell and seconded by Councilperson Stevenson. The motion was duly put to a roll call vote of the city council. Ayes: Schimmer, Voss, Stevenson, Prell, and Wiese. Nays: none. Whereupon the mayor declared Resolution 25-55 duly adopted.

Resolution 25-56 Authorizing the mayor and city Administrator to Execute a Development Agreement between Linda M. Klotz and Steven E Klotz and the City of Holstein was offered by councilperson Voss and seconded by Councilperson Stevenson. The motion was duly put to a roll call vote of the city council. Ayes: Prell, Wiese, Schimmer, Stevenson, and Voss. Nays: none. Whereupon the mayor declared Resolution 25-56 duly adopted.

Resolution 25-57 Authorizing the Mayor and city Administrator to Execute a Real Estate Purchase Agreement Between Linda M. Klotz and Steven E. Klotz and the City of Holstein was offered by Councilperson Wiese and seconded by Councilperson Stevenson. The motion was duly put to a roll call vote of the city council. Ayes: Prell, Wiese, Voss, Schimmer and Stevenson. Nays: none. Whereupon the mayor declared Resolution 25-57 duly adopted.

The City Council discussed possible development options for the property located at 313 Railroad Street, which the City acquired due to abandonment. The City Administrator was instructed to investigate potential development opportunities for the property and present findings to the City Council at a future meeting.

The local pickleball group presented a proposal for new pickleball courts at the October 14 council meeting. The group stated that they would raise the funds for the project. Council discussed the proposal and requested an updated version that includes the additional expense of filling in and stabilizing the drop-off along the court's edges. The council also requested references from other cities that had installed similar pickleball courts at least five (5) years ago, so members can visit those sites before proceeding with approval of the project.

Public Works Director Scott Niemeier requested that the city cover the cost of his Continuing Education Units (CEUs), which are required to maintain his water license certification. Although Mr. Niemeier plans to retire in December, maintaining his certification would enable him to assist the city on a temporary or as-needed basis after retirement.

A motion to approve payment for the CEUs was made by Councilperson Schimmer and seconded by Councilperson Prell. The motion was put to a vote, with the following results: Ayes: Wiese, Prell, Voss, Schimmer, and Stevenson; Nays: None. Motion carried.

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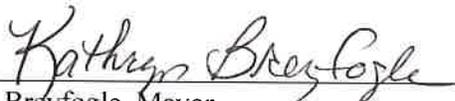
The City Administrator reported the following receipts and bills that were approved for payment on the consent agenda:

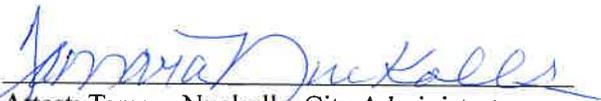
DANIEL BROSAMLE	TREE REMOVAL SERVICES	4,950.00
ACCO UNLIMITED CORP	CHLORINE	578.00
MARY AHLERS	MEDICAL REIMBURSEMENT	85.38
ALPHA WIRELESS COMM CO	MOVED BASE RADIO	909.89
BANK OF AMERICA	CREDIT CARD SEPT 2025	3,162.75
BEYER BRANDON	MEDICAL REIMBURSEMENT	91.49
BROCK BISENIUS	10-11-2025 TACKLE	80.00
dba KOENIG PORTABLE TOILETS	PORTABLE TOILET RENTAL	70.00
BURK DREW	FB UMP 10/18/2025	80.00
	CITY HALL WINDOW	
CONNOR BEECK WINDOW CLEANING	CLEANING	12.00
FOUNDATION ANALYTICAL LAB	INFLUENT, DRINKING WATER	157.00
FRANK'S ASPHALT INC	CLEAN AND SEAL CRACKS	12,642.05
GORDON FLESCH CO INC	COMM CENTER COPIER	189.58
	SEWER FLOW RECORDER	
GPM ENVIRONMENTAL SOLUTIONS	REPAIRS	296.00
HALLETT MATERIALS	SAND	261.11
IRS - FED/FICA TAXES	FED/FICA TAX	5,551.78
J.P. COOKE CO	2026 DOG/CAT TAGS 500	151.45
JOSH JENSEN	MEDICAL REIMBURSEMENT	1,671.60
KARSEN JENSEN	FLAG FB UMP 10-18-2025	40.00
JENSEN KINNICK	FLAG FB 10-11-2025	80.00
MIDAMERICAN ENERGY CO	UTILITIES	11.64
MOTOR PARTS SALES	SUPPLIES	42.13
MUNICIPAL SUPPLY INC	WATER RADIO READS	1,408.00
NIEMEIER SCOTT	MEDICAL REIMBURSEMENT	70.63
OFFICE ELEMENTS	FURNITURE	1,112.50
PETERSON LANDYN	FLAG FB 10-11-2025	80.00
POWER SOLUTIONS	MOVE CAMERAS	3,520.18
QUICK MED CLAIMS	AMB CLAIMS FILING FEES	996.19
	REPLACEMENT TRASH CAN-	
RJ THOMAS MFG CO	PARK	699.00
SAMUEL ASHLEY	MEDICAL REIMBURSEMENT	52.90
SARGENT DRILLING	WELL #7 PUMP REPAIR	5,770.00
SIR LINES-A-LOT	PAINT ISLAND	2,300.00
TODD CARTER	10/18/2025 UMP	80.00
TODD EMILY	MEDICAL REIMBURSEMENT	37.99
CHELSEA TREIBER	PUMPKINS/GOURDS	150.00
TYLER TECHNOLOGIES	TECH SERVICES	2,755.00
VC3 INC	TECH SERVICES	181.54
VISION SERVICE PLAN	VISION	271.12
WELLMARK	HEALTH INS	
WILKEN BROC	FLAG FB 10/18/2025 UMP	40.00
ZIEGLER INC	LOADER PARTS	692.72
GENERAL		13,967.58
ROAD USE TAX		15,558.85
EMPLOYEE BENEFITS		2,118.06
CITY HALL CAPITAL		4,932.95
TECHNOLOGY CAPITAL FUND		2,957.94
WATER UTILITY		9,966.84
SEWER UTILITY		1,829.40
TOTAL FUNDS		51,331.62
A & A FOOD & FUEL LLC	FUEL	550.93
dba AGNEW & SOSEMAN INS	CITY,TAXI,FIRE INS 2025-26	98644.19
AGSTATE - CHEROKEE	FUEL CHEMICALS	1496.63
BEYER BRANDON	CDL LICENSE UPGRADE 2025	12.00
	SCOTT CLOTHING	
BOMGAARS	ALLOWANCE	149.98
BURK DREW	REF TACKLE	50.00
KELLEN CLAUSEN	REF TACKLE	50.00
	SAFETY CLOTHING	
CONOVER DEREK	ALLOWANCE	237.00
CRARY HUFF LAW FIRM	LEGAL FEES	2875.50
DITTMER JAMEE	FLAG FOOTBALL/VB JERSEYS	1965.00
DUTLER ELSIE	AMBULANCE FEE REFUND	580.00
GORDON FLESCH CO INC	CITY HALL COPIER	258.80

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HALLETT MATERIALS	WINTER SAND	113.71
HEIDMAN LAW FIRM PLLC	LEGAL FEES	2989.50
KIWANIS	KIWANIS DUES	150.00
dba HOLSTEIN SANITATION INC	SANITATION CONTRACT	11797.20
IOWA DEPT REVENUE	WET TAX AUGUST 2025	3552.17
IPERS	IPERS	7441.15
IRS - FED/FICA TAXES	FED/FICA TAX	5311.95
ISG	PRJ20-24051 WW SYS IMPRV	5241.50
KASPERBAUER CLEANERS, INC	CITY HALL MATS	26.41
	COACHES CORNER	
KCHE	SPONSORSHIP	312.00
KENKEL ASHLEY	MEDICAL REIMBURSEMENT	457.58
MIDAMERICAN ENERGY CO	UTILITIES	12.65
	AUG 2025 NUISANCE	
MOVILLE CITY OF	INSPECTION	1293.38
NIEMEIER SCOTT	MEDICAL REIMBURSEMENT	372.53
OFFICE ELEMENTS	MOVING FURNITURE	600.00
SCHOON CONST & EXCAVATING	CLEVELAND ST PROJECT	4676.39
THE TINT SHOP DLB LLC	FILM APPLICATION	1852.00
TYLER TECHNOLOGIES	TECH SERVICES	1885.00
VISION SERVICE PLAN	VISION	301.50
WEEDA JULIE	AMBULANCE FEE REFUND	711.00
WELLMARK	HEALTH INS	14179.74
ZIEGLER INC	PAYLOADER REPAIRS	1950.80
ZIMCO SUPPLY CO	GRASS/WEED CHEMICALS	1343.60
		173441.79
GENERAL		106106.98
ROAD USE TAX		2263.58
EMPLOYEE BENEFITS		9953.77
CITY HALL CAPITAL		2452.00
TECHNOLOGY CAPITAL FUND		1885.00
WATER UTILITY		21650.83
SEWER UTILITY		19246.74
SEWER WWSI PROJECT		5206.50
SEWER CAPITAL		4676.39
TOTAL FUNDS		173441.79

A motion was made by Councilperson Prell and seconded by Councilperson Schimmer to adjourn the meeting. The motion was duly put to a vote of the City Council. Ayes: Stevenson, Wiese, Schimmer, Prell, and Voss. Nays: none. Motion carried. The meeting adjourned at 6:15 pm.


 Kathryn Breyfogle, Mayor


 Attest: Tamara Nuckolls, City Administrator

CLAIMS REPORT
Check Range: 10/29/2025-11/10/2025

VENDOR NAME	REFERENCE	VENDOR TOTAL
BANK OF AMERICA	CREDIT CARD	
DEREK CONOVER	MEDICAL REIMBURSEMENT	30.00
G-H CSD/RIDGE VIEW CSD	YEARBOOK	80.00
IOWA DEPT REVENUE	STATE TAX	1,110.45
IMFOA	IMFOA CERTIFICATION RENEWAL	75.00
IPERS	IPERS	8,000.34
IRS - FED/FICA TAXES	FED/FICA TAX	5,539.44
NIEMEIER SCOTT	MEDICAL REIMBURSEMENT	438.75
USPS	POSTAGE	338.17
VC3 INC	LAPTOPS/TECH SUPPORT	5,575.12
VERIZON WIRELESS	AMB PHONE	244.52
WELLMARK	HEALTH INS	
	Accounts Payable Total	<u>21,431.79</u>

CLAIMS REPORT
CLAIMS FUND SUMMARY

FUND	NAME	AMOUNT
001	GENERAL	12,521.75
110	ROAD USE TAX	257.55
112	EMPLOYEE BENEFITS	468.75
328	TECHNOLOGY CAPITAL FUND	2,013.52
600	WATER UTILITY	3,082.35
610	SEWER UTILITY	3,087.87

	TOTAL FUNDS	21,431.79

Financial
Report
October
2025

TREASURER'S REPORT
CALENDAR 10/2025, FISCAL 4/2026

ACCOUNT TITLE	LAST REPORT ON HAND	REVENUES	EXPENSES	BALANCE
001 GENERAL	152,788.52	348,765.73	195,418.46	306,135.79
002 HOTEL/MOTEL TAX	24,228.79	6,185.80	.00	30,414.59
005 ARPA	27,423.22	.00	.00	27,423.22
110 ROAD USE TAX	148,672.17	16,767.96	30,940.59	134,499.54
112 EMPLOYEE BENEFITS	9,074.46-	63,770.76	10,951.30	43,745.00
119 EMERGENCY FUND	.00	.00	.00	.00
121 LOST	180,242.39	22,080.66	4,416.13	197,906.92
125 TIF URS	408,250.70	.00	.00	408,250.70
126 TIF UR2	25,926.84	.00	3,350.60	22,576.24
127 TIF UR3	97,557.15	.00	.00	97,557.15
128 TIF UR4	5,068.44	.00	.00	5,068.44
129 TIF UR6A	128,400.31	69,959.31	.00	198,359.62
145 URBAN RENEWAL 2	.00	.00	.00	.00
150 URBAN RENEWAL 2	.00	.00	.00	.00
155 URBAN RENEWAL 3	.00	.00	.00	.00
156 UR4 FIRST COOP REBATE	.00	.00	.00	.00
157 URS HOUSING DEVELOP	.00	.00	.00	.00
158 UBRAN RENEWAL UR6A	.00	.00	.00	.00
170 LOHFF - SCHUMANN TRUST	.00	.00	.00	.00
200 DEBT SERVICE	6,161.49	32,413.37	.00	38,574.86
304 FIRE CAPITAL	82,000.00	.00	.00	82,000.00
310 UTIL SVC WTR/SWR VTI LOTS	.00	.00	.00	.00
311 LOHFF-SCHUMANN CAPITAL	188,563.23	.00	.00	188,563.23
312 PARK CAPITAL	37,522.62	.00	2,500.00	35,022.62
314 CITY SHOP BLDG	.00	.00	.00	.00
316 FOUTS 1ST ADDITION UR6A	.00	.00	.00	.00
317 WATER MAIN EXT TO FOUTS	.00	.00	.00	.00
318 WATER MAIN HWY20	195,013.40	.00	.00	195,013.40
319 AQUATIC CENTER PROJECT	245,481.67	.00	.00	245,481.67
320 PARKING LOT CAPITAL	.00	.00	.00	.00
321 AQUATIC CENTER CAPITAL	3,100.00-	.00	.00	3,100.00-
322 BENNING DRIVE CAPITAL	.00	.00	.00	.00
323 AMBULANCE CAPITAL	10,000.00	.00	.00	10,000.00
324 PUBLIC WORKS CAPITAL	1,218.60	.00	.00	1,218.60
325 LIBRARY CAPITAL	1,914.70	.00	.00	1,914.70
326 TAXI CAPITAL	4,868.97	.00	.00	4,868.97
327 CITY HALL CAPITAL	39,622.36	.00	13,777.80	25,844.56
328 TECHNOLOGY CAPITAL FUND	122,732.44	.00	7,743.77	115,700.59
329 DOWNTOWN ECONOMIC DEV	.00	.00	.00	.00
330 DISASTER PREPAREDNESS	.00	.00	.00	.00
331 PARK TENNIS COURT PROJECT	10,000.00	100.00	.00	10,100.00
332 2ND STREET PROJECT	710.00	.00	.00	710.00
600 WATER UTILITY	172,353.27	32,107.69	43,691.85	160,769.11
605 WATER CAPITAL	197,240.92	7,017.46	.00	204,258.38
610 SEWER UTILITY	352,864.64	27,542.68	33,916.56	346,490.76
611 SEWER SINKING FUND	19,233.98	.00	.00	19,233.98
612 SEWER WWSI PROJECT	53,280.50-	.00	18,895.18	72,175.68-
615 SEWER CAPITAL	563,604.82	10,258.87	.00	573,863.69
650 PARKING LOT	.00	.00	.00	.00
740 STORM WATER CAPITAL	.00	.00	.00	.00
741 STORM WATER UTILITY	142,672.61	2,545.10	87.50	145,130.21
810 REVOLVING FUND	.00	.00	.00	.00

TREASURER'S REPORT
CALENDAR 10/2025, FISCAL 4/2026

ACCOUNT TITLE	LAST REPORT ON HAND	REVENUES	EXPENSES	BALANCE
Report Total	3,526,883.29	639,515.39	365,689.74	3,801,420.86

BALANCE SHEET
CALENDAR 10/2025, FISCAL 4/2026

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE
001-000-1110	CHECKING - GENERAL	147,662.68	204,454.21
002-000-1110	CHECKING - HOTEL/MOTEL	6,185.80	30,414.59
005-000-1110	CHECKING - ARPA	.00	27,423.22
110-000-1110	CHECKING - ROAD USE TAX FUND	14,172.63-	84,499.54
112-000-1110	CHECKING - EMPLOYEE BENEFITS	52,819.46	33,745.00
119-000-1110	CHECKING - EMERGENCY FUND	.00	.00
121-000-1110	CHECKING - LOST	17,664.53	76,099.92
125-000-1110	CHECKING - TIF UR5	.00	408,250.70
126-000-1110	CHECKING - TIF UR2	3,350.60-	22,576.24
127-000-1110	CHECKING - TIF UR3	.00	97,557.15
128-000-1110	CHECKING - TIF UR4	.00	5,068.44
129-000-1110	CHECKING - TIF UR6A	69,959.31	198,359.62
145-000-1110	CHECKING - TIF2 SOUTH	.00	.00
150-000-1110	CHECKING - LMI TIF2	.00	.00
155-000-1110	CHECKING - TIF3 CHARMAC	.00	.00
156-000-1110	CHECKING - TIF4 FIRST COOP	.00	.00
157-000-1110	CHECKING - TIF5 BENNING	.00	.00
158-000-1110	CHECKING - FOUTS UR6A	.00	.00
170-000-1110	CHECKING - LOHFF EXPEND TRUST	.00	.00
200-000-1110	CHECKING - DEBT SERVICE	32,413.37	38,574.21
304-000-1110	CHECKING - FIRE CAP PROJECT	.00	.00
310-000-1110	CHECKING - UTIL SVC W/S VTI LO	.00	.00
311-000-1110	CHECKING - COMMUNITY CENTER	.00	15,344.61
312-000-1110	CHECKING - PARK CAPITAL	2,500.00-	35,022.62
314-000-1110	CHECKING - 2014 CITY SHOP	.00	.00
316-000-1110	CHECKING - FOUTS 1ST ADD-UR#6A	.00	.00
317-000-1110	CHECKING - WATER MAIN EXT-FOUT	.00	.00
318-000-1110	CHECKING - HWY 20 WA MAIN	.00	195,013.40
319-000-1110	CHECKING - POOL CAP PROJ	.00	245,481.67
320-000-1110	CHECKING - PARKING LOT	.00	.00
321-000-1110	CHECKING - POOL STORM WATER	.00	3,100.00-
322-000-1110	CHECKING - LAND KIES/BENNING	.00	.00
323-000-1110	CHECKING - AMBULANCE CAPTITAL	.00	.00
324-000-1110	CHECKING - PUBLIC WORKS	.00	118.60
325-000-1110	CHECKING - LIBRARY CAPITAL	.00	.00
326-000-1110	CHECKING - TAXI CAPITAL	.00	.00
327-000-1110	CHECKING - CITY HALL CAPITAL	13,777.80-	25,844.56
328-000-1110	CHECKING - TECHNOLOGY CAPITAL	7,031.85-	115,700.59
329-000-1110	CHECKING - DOWNTOWN ECONOMIC	.00	.00
331-000-1110	CHECKING - PARK TENNIS COURT	100.00	10,100.00
332-000-1110	CHECKING	.00	710.00
600-000-1110	CHECKING - WATER	11,584.16-	160,669.11
605-000-1110	CHECKING - WATER CAPITAL PROJ	7,017.46	17,741.62-
610-000-1110	CHECKING - SEWER	6,373.88-	46,490.76
611-000-1110	CHECKING - SEWER SINKING FUND	.00	19,233.98
612-000-1110	CHECKING - SEWER WWSI PROJECT	18,895.18-	72,175.68-
615-000-1110	CHECKING - SEWER CAPITAL PROJ	10,258.87	62,474.92
650-000-1110	CHECKING - PARKING LOT	.00	.00
740-000-1110	CHECKING - POOL STORM SEWER	.00	.00
741-000-1110	CHECKING - STORM WATER	2,457.60	11,101.21
810-000-1110	CHECKING - GENERAL REVOLVING	.00	.00

BALANCE SHEET
CALENDAR 10/2025, FISCAL 4/2026

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE
	CHECKING TOTAL	268,852.98	2,077,311.57
001-000-1120	PETTY CASH	.00	40.00
600-000-1120	CASH DRAWER	.00	100.00
	PETTY CASH TOTAL	.00	140.00
001-000-1150	IPAIT-GENERAL	5,684.59	101,641.58
110-000-1150	IPAIT-ROAD USE TAX	.00	50,000.00
112-000-1150	IPAIT-EMPLOYEE BENEFITS	.00	10,000.00
121-000-1150	IPAIT-LOCAL OPTION SALES TAX	.00	121,807.00
200-000-1150	IPAIT - DEBT SERVICE	.00	.65
304-000-1150	IPAIT - FIRE	.00	82,000.00
311-000-1150	IPAIT - COMMUNITY CENTER	.00	173,218.62
323-000-1150	IPAIT - AMBULANCE	.00	10,000.00
324-000-1150	IPAIT - PUBLIC WORK CAPITAL	.00	1,100.00
325-000-1150	IPAIT - LIBRARY CAPITAL PROJ	.00	1,914.70
326-000-1150	IPAIT - TAXI CAPITAL PROJ	.00	4,868.97
328-000-1150	IPAIT - TECHNOLOGY CAPTIAL	.00	.00
329-000-1150	IPAIT - DOWNTOWN ECONOMIC DEV	.00	.00
330-000-1150	IPAIT - DISASTER PREPAREDNESS	.00	.00
332-000-1150	IPAIT	.00	.00
600-000-1150	IPAIT - WATER	.00	.00
605-000-1150	IPAIT-WATER CAPITAL	.00	222,000.00
610-000-1150	IPAIT - SEWER	.00	300,000.00
615-000-1150	IPAIT-SEWER CAPITAL	.00	511,388.77
741-000-1150	IPAIT-STORM WATER UTILITY	.00	134,029.00
810-000-1150	IPAIT-REVOLVING LOAN FUND	.00	.00
	IPAIT TOTAL	5,684.59	1,723,969.29
316-000-1160	CD - FOUTS 1ST	.00	.00
	CD INVESTMENTS TOTAL	.00	.00
	TOTAL CASH	274,537.57	3,801,420.86

REVENUE REPORT
CALENDAR 10/2025, FISCAL 4/2026

PCT OF FISCAL YTD 33.3%

ACCOUNT NUMBER	ACCOUNT TITLE	BUDGET ESTIMATE	MTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	GENERAL TOTAL	2,018,870.00	348,765.73	724,041.62	35.86	1,294,828.38
	HOTEL/MOTEL TAX TOTAL	65,000.00	6,185.80	25,643.66	39.45	39,356.34
	ROAD USE TAX TOTAL	206,555.00	16,767.96	73,428.64	35.55	133,126.36
	EMPLOYEE BENEFITS TOTAL	170,881.00	63,770.76	74,147.62	43.39	96,733.38
	LOST TOTAL	228,128.00	22,080.66	94,889.61	41.59	133,238.39
	TIF UR6A TOTAL	146,798.00	69,959.31	88,276.54	60.13	58,521.46
	DEBT SERVICE TOTAL	260,856.00	32,413.37	210,934.34	80.86	49,921.66
	FIRE CAPITAL TOTAL	20,000.00	.00	.00	.00	20,000.00
	LOHFF-SCHUMANN CAPITAL TOTAL	147,500.00	.00	733.00	.50	146,767.00
	PARK CAPITAL TOTAL	40,000.00	.00	40,000.00	100.00	.00
	AMBULANCE TOTAL	10,000.00	.00	.00	.00	10,000.00
	PUBLIC WORKS TOTAL	1,000.00	.00	1,000.00	100.00	.00
	LIBRARY CAPITAL TOTAL	500.00	.00	.00	.00	500.00
	TAXI CAPITAL TOTAL	10,000.00	.00	.00	.00	10,000.00
	CITY HALL CAPITAL TOTAL	40,000.00	.00	40,000.00	100.00	.00
	TECHNOLOGY CAPITAL FUND TOTAL	71,420.00	.00	71,420.00	100.00	.00
	DOWNTOWN ECONOMIC DEV TOTAL	40,000.00	.00	.00	.00	40,000.00

REVENUE REPORT
CALENDAR 10/2025, FISCAL 4/2026

PCT OF FISCAL YTD 33.3%

ACCOUNT NUMBER	ACCOUNT TITLE	BUDGET ESTIMATE	MTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	DISASTER PREPAREDNESS TOTAL	50,000.00	.00	.00	.00	50,000.00
	PARK TENNIS COURT PROJECT TOTA	.00	100.00	10,100.00	.00	10,100.00-
	2ND STREET PROJECT TOTAL	.00	.00	710.00	.00	710.00-
	WATER UTILITY TOTAL	333,987.00	32,107.69	111,120.62	33.27	222,866.38
	WATER TOTAL	90,367.00	7,017.46	26,562.04	29.39	63,804.96
	SEWER UTILITY TOTAL	332,322.00	27,542.68	99,351.57	29.90	232,970.43
	SEWER SINKING FUND TOTAL	7,298,000.00	.00	.00	.00	7,298,000.00
	SEWER WWSI PROJECT TOTAL	.00	.00	174,428.65	.00	174,428.65-
	SEWER CAPITAL TOTAL	130,231.00	10,258.87	38,271.98	29.39	91,959.02
	STORM WATER UTILITY TOTAL	33,528.00	2,545.10	9,712.82	28.97	23,815.18
	TOTAL REVENUE BY FUND	<u>1,745,943.00</u>	<u>639,515.39</u>	<u>1,914,772.71</u>	<u>16.30</u>	<u>9,831,170.29</u>

BUDGET REPORT
CALENDAR 10/2025, FISCAL 4/2026

PCT OF FISCAL YTD 33.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	GENERAL TOTAL	2,105,495.00	195,418.46	793,271.13	37.68	1,312,223.87
	HOTEL/MOTEL TAX TOTAL	65,000.00	.00	.00	.00	65,000.00
	ARPA TOTAL	27,423.00	.00	.00	.00	27,423.00
	ROAD USE TAX TOTAL	180,500.00	30,940.59	48,607.34	26.93	131,892.66
	EMPLOYEE BENEFITS TOTAL	173,719.00	10,951.30	58,564.60	33.71	115,154.40
	LOST TOTAL	358,046.00	4,416.13	151,105.77	42.20	206,940.23
	TIF URS TOTAL	298,000.00	.00	172,428.65	57.86	125,571.35
	TIF UR2 TOTAL	.00	3,350.60	3,350.60	.00	3,350.60
	TIF UR6A TOTAL	121,000.00	.00	.00	.00	121,000.00
	DEBT SERVICE TOTAL	232,200.00	.00	172,428.65	74.26	59,771.35
	FIRE CAPITAL TOTAL	25,000.00	.00	.00	.00	25,000.00
	LOHFF-SCHUMANN CAPITAL TOTAL	118,000.00	.00	.00	.00	118,000.00
	PARK CAPITAL TOTAL	40,000.00	2,500.00	6,457.45	16.14	33,542.55
	WATER MAIN HWY20 TOTAL	195,014.00	.00	.00	.00	195,014.00
	AQUATIC CENTER TOTAL	.00	.00	3,100.00	.00	3,100.00
	PUBLIC WORKS TOTAL	1,000.00	.00	881.40	88.14	118.60
	CITY HALL CAPITAL TOTAL	40,000.00	13,777.80	16,619.36	41.55	23,380.64

BUDGET REPORT
CALENDAR 10/2025, FISCAL 4/2026

PCT OF FISCAL YTD 33.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	TECHNOLOGY CAPITAL FUND TOTAL	59,000.00	7,743.77	47,590.49	80.66	11,409.51
	DOWNTOWN ECONOMIC DEV TOTAL	40,000.00	.00	.00	.00	40,000.00
	DISASTER PREPAREDNESS TOTAL	50,000.00	.00	.00	.00	50,000.00
	WATER UTILITY TOTAL	339,218.00	43,691.85	131,966.93	38.90	207,251.07
	WATER TOTAL	105,000.00	.00	64,500.00	61.43	40,500.00
	SEWER UTILITY TOTAL	255,905.00	33,916.56	110,380.41	43.13	145,524.59
	SEWER SINKING FUND TOTAL	6,862,000.00	.00	.00	.00	6,862,000.00
	SEWER WWSI PROJECT TOTAL	.00	18,895.18	246,604.33	.00	246,604.33-
	SEWER CAPITAL TOTAL	87,405.00	.00	21,747.39	24.88	65,657.61
	STORM WATER UTILITY TOTAL	70,750.00	87.50	332.50	.47	70,417.50
	TOTAL EXPENSES BY FUND	<u>1,849,675.00</u>	<u>365,689.74</u>	<u>2,049,937.00</u>	<u>17.30</u>	<u>9,799,738.00</u>

BUDGET REPORT
CALENDAR 10/2025, FISCAL 4/2026

PCT OF FISCAL YTD 33.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	POLICE TOTAL	298,388.00	75,808.50	151,617.00	50.81	146,771.00
	EMERGENCY MANAGEMENT TOTAL	9,347.00	.00	9,118.00	97.55	229.00
	FIRE TOTAL	59,538.00	992.82	18,873.60	31.70	40,664.40
	AMBULANCE TOTAL	74,914.00	6,287.60	25,519.47	34.07	49,394.53
	PUBLIC SAFETY TOTAL	442,187.00	83,088.92	205,128.07	46.39	237,058.93
	ROADS, BRIDGES, SIDEWALKS TOTA	107,988.00	28,862.87	41,427.10	38.36	66,560.90
	STREET LIGHTING TOTAL	40,000.00	2,478.18	9,875.52	24.69	30,124.48
	TRAFFIC CONTROL TOTAL	3,450.00	37.72	112.76	3.27	3,337.24
	SNOW REMOVAL TOTAL	7,000.00	.00	428.26	6.12	6,571.74
	STREET CLEANING TOTAL	1,500.00	230.90	230.90	15.39	1,269.10
	GARBAGE TOTAL	183,300.00	14,140.76	52,411.62	28.59	130,888.38
	PUBLIC WORKS TOTAL	343,238.00	45,750.43	104,486.16	30.44	238,751.84
	WATER,AIR,MOSQUITO CONTRO TOTA	9,000.00	.00	.00	.00	9,000.00
	OTHER HEALTH/SOCIAL SERV TOTA	65,104.00	5,736.65	27,719.50	42.58	37,384.50
	HEALTH & SOCIAL SERVICES TOTA	74,104.00	5,736.65	27,719.50	37.41	46,384.50
	LIBRARY TOTAL	93,368.00	7,728.39	30,745.52	32.93	62,622.48
	PARKS TOTAL	16,000.00	1,104.79	4,456.33	27.85	11,543.67
	POOL TOTAL	56,054.00	979.16	61,113.19	109.03	5,059.19-
	CEMETERY TOTAL	6,500.00	6,500.00	6,500.00	100.00	.00
	COMMUNITY CENTER TOTAL	365,376.00	27,983.58	115,664.60	31.66	249,711.40
	CULTURE & RECREATION TOTAL	4,000.00	.00	.00	.00	4,000.00
	CULTURE & RECREATION TOTAL	541,298.00	44,295.92	218,479.64	40.36	322,818.36
	COMMUNITY BEAUTIFICATION TOTA	42,200.00	2,205.92	12,378.13	29.33	29,821.87
	FORESTRY TOTAL	20,500.00	20,487.00	23,087.00	112.62	2,587.00-
	ECONOMIC DEVELOPMENT TOTAL	6,600.00	7,882.29	10,991.04	166.53	4,391.04-
	HOUSING & URBAN RENEWAL TOTAL	.00	3,350.60	3,350.60	.00	3,350.60-
	PLANNING & ZONING TOTAL	4,500.00	45.06	2,138.82	47.53	2,361.18
	OTHER COMMUNITY & EC DEV TOTA	367,500.00	.00	.00	.00	367,500.00
	COMMUNITY & ECONOMIC DEV TOTA	441,300.00	33,970.87	51,945.59	11.77	389,354.41
	MAYOR/COUNCIL/CITY MGR TOTAL	15,737.00	631.16	1,411.16	8.97	14,325.84
	CLERK/TREASURER/ADM TOTAL	196,100.00	23,863.05	63,353.68	32.31	132,746.32
	ELECTIONS TOTAL	3,000.00	.00	.00	.00	3,000.00
	LEGAL SERVICES/ATTORNEY TOTAL	10,000.00	1,416.50	14,808.75	148.09	4,808.75-
	CITY HALL & GENERAL BLDG TOTA	21,000.00	1,204.40	2,588.29	12.33	18,411.71
	TORT LIABILITY TOTAL	20,000.00	.00	37,544.19	187.72	17,544.19-
	OTHER GENERAL TOTAL	71,423.00	703.05	3,899.99	5.46	67,523.01

BUDGET REPORT
CALENDAR 10/2025, FISCAL 4/2026

PCT OF FISCAL YTD **33.3%**

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	GENERAL GOVERNMENT TOTAL	337,260.00	27,818.16	123,606.06	36.65	213,653.94
	DEBT SERVICE TOTAL	232,200.00	.00	.00	.00	232,200.00
	DEBT SERVICE TOTAL	232,200.00	.00	.00	.00	232,200.00
	CAPITAL PROJECTS TOTAL	568,014.00	24,021.57	74,648.70	13.14	493,365.30
	CAPITAL PROJECTS TOTAL	568,014.00	24,021.57	74,648.70	13.14	493,365.30
	WATER TOTAL	429,218.00	43,691.85	181,466.93	42.28	247,751.07
	SEWER/SEWAGE DISPOSAL TOTAL	7,149,905.00	52,811.74	363,732.13	5.09	6,786,172.87
	STORM WATER UTILITY TOTAL	60,000.00	87.50	332.50	.55	59,667.50
	ENTERPRISE FUNDS TOTAL	7,639,123.00	96,591.09	545,531.56	7.14	7,093,591.44
	TRANSFERS TOTAL	1,230,951.00	4,416.13	698,391.72	56.74	532,559.28
	TRANSFER OUT TOTAL	1,230,951.00	4,416.13	698,391.72	56.74	532,559.28
	TOTAL OF EXPENSES BY FUNCTION	1,849,675.00	365,689.74	2,049,937.00	17.30	9,799,738.00

G/L RECONCILIATION REPORT
FROM 10/01/2025 TO 10/31/2025

MODULE/JOURNAL	DATE	PERIOD	ACCOUNT NUMBER	ACCOUNT NAME	DEBITS	CREDITS	ENCUMBRANCES	LIQUIDATIONS
OTHER NO	OTHER	REFERENCE	INVOICE NO	CHECK NO REFERENCE				
** GL5514 **	10/24/25	4/26	001-910-4830	TRANSFER IN				
	RES. 24-08	20%		RES 24-08 20% T		4,416.13		
			121-910-6910	TRANSFER OUT				
	RES. 24-08	20%		RES 24-08 20% T	4,416.13			
** GL5514 **	10/24/25				4,416.13	4,416.13	.00	.00
REPORT TOTALS					4,416.13	4,416.13	.00	.00

Wage
Report
October
2025

COST CENTER ANALYSIS, 1
10/01/2025 THRU 10/29/2025

COST CENTER	REGULAR HOURS	OVERTIME HOURS	GROSS PAY	OVERTIME PAY
15010 FIRE				
9/26/25 TERRI L LIBKE	4.13		71.45	
10/10/25 TERRI L LIBKE	4.01		69.37	
10/24/25 TERRI L LIBKE	4.10		70.93	
EMP TOT	44	12.24	211.75	
9/26/25 WILLIAM FRASER			200.00	
15010 FIRE	12.24		411.75	
16010 AMBULANCE				
9/26/25 JULIE A JOY	18.06		507.69	
10/10/25 JULIE A JOY	21.93		542.17	
10/24/25 JULIE A JOY	19.92		492.36	
EMP TOT	318	59.91	1542.22	
9/26/25 SHELBY R ELLIS			250.00	
9/26/25 MARY J AHLERS	.79		14.94	
10/10/25 MARY J AHLERS	.77		14.62	
10/24/25 MARY J AHLERS	.78		14.79	
EMP TOT	337	2.34	44.35	
16010 AMBULANCE	62.25		1836.57	
21010 ROADS				
9/26/25 TERRI L LIBKE	1.67		28.89	
10/24/25 TERRI L LIBKE	1.62		28.03	
EMP TOT	44	3.29	56.92	
9/26/25 DEREK R CONOVER	16.00	.05	420.62	2.10
10/10/25 DEREK R CONOVER	16.00	.05	432.85	2.01
10/24/25 DEREK R CONOVER	15.41	.49	450.91	19.81
EMP TOT	313	47.41	1304.38	23.92
21010 ROADS	50.70	.59	1361.30	23.92
41010 LIBRARY				
9/26/25 TERRI L LIBKE	8.32		143.94	
10/10/25 TERRI L LIBKE	8.18		141.51	
10/24/25 TERRI L LIBKE	7.85		135.81	
EMP TOT	44	24.35	421.26	
9/26/25 EMILY M TODD	55.94		1310.77	

COST CENTER ANALYSIS, 1
10/01/2025 THRU 10/29/2025

COST CENTER	REGULAR HOURS	OVERTIME HOURS	GROSS PAY	OVERTIME PAY
10/10/25 EMILY M TODD	54.05		1436.03	
10/24/25 EMILY M TODD	61.19		1254.40	
EMP TOT	109	171.18	4001.20	
9/26/25 DIANA D NIEHAUS	14.00		203.00	
10/10/25 DIANA D NIEHAUS	17.89		259.41	
10/24/25 DIANA D NIEHAUS	14.11		204.60	
EMP TOT	300	46.00	667.01	
41010 LIBRARY	241.53		5089.47	
46010 COMMUNITY CTR				
9/26/25 LAURA BURK	2.00		40.00	
10/10/25 LAURA BURK	3.00		60.00	
10/24/25 LAURA BURK	3.00		60.00	
EMP TOT	15	8.00	160.00	
9/26/25 TERRI L LIBKE	3.12		53.98	
10/10/25 TERRI L LIBKE	4.39		75.95	
10/24/25 TERRI L LIBKE	2.08		35.98	
EMP TOT	44	9.59	165.91	
9/26/25 DALE A NELSON	28.08		485.78	
10/10/25 DALE A NELSON	48.54		839.74	
10/24/25 DALE A NELSON	44.65		772.45	
EMP TOT	49	121.27	2097.97	
9/26/25 ARACELI CASTANE	2.00		40.00	
10/10/25 ARACELI CASTANE	2.00		40.00	
10/24/25 ARACELI CASTANE	2.00		40.00	
EMP TOT	154	6.00	120.00	
9/26/25 SAMUEL R ASHLEY	58.70		867.10	
10/10/25 SAMUEL R ASHLEY	65.00		845.00	
10/24/25 SAMUEL R ASHLEY	61.01		897.13	
EMP TOT	189	184.71	2609.23	
9/26/25 JOSHUA L JENSEN			2344.38	
10/10/25 JOSHUA L JENSEN			2344.38	
10/24/25 JOSHUA L JENSEN			2344.38	
EMP TOT	301		7033.14	
9/26/25 ASHLEY J KENKEL			1954.62	
10/10/25 ASHLEY J KENKEL	1.00		1974.62	

COST CENTER ANALYSIS, 1
10/01/2025 THRU 10/29/2025

COST CENTER	REGULAR HOURS	OVERTIME HOURS	GROSS PAY	OVERTIME PAY
10/24/25 ASHLEY J KENKEL			1954.62	
EMP TOT	302	1.00	5883.86	
9/26/25 REID M STRICKLE	6.10		45.75	
10/10/25 REID M STRICKLE	4.55		34.13	
10/24/25 REID M STRICKLE	6.04		45.30	
EMP TOT	304	16.69	125.18	
9/26/25 AIDEN C MYRTUE	4.00		30.00	
9/26/25 TALAN WITZKE	4.80		37.10	
10/10/25 TALAN WITZKE	4.62		35.71	
10/24/25 TALAN WITZKE	4.68		36.18	
EMP TOT	317	14.10	108.99	
9/26/25 ADAM N STEPHAN	5.89		44.18	
9/26/25 TED L SCHAFER	4.00		80.00	
10/10/25 TED L SCHAFER	3.00		60.00	
10/24/25 TED L SCHAFER	3.00		60.00	
EMP TOT	334	10.00	200.00	
10/10/25 NICHOLAS R ZOBE	11.84		88.80	
10/24/25 NICHOLAS R ZOBE	5.95		44.63	
EMP TOT	335	17.79	133.43	
10/24/25 EMILEE N HOOVER	4.08		30.60	
46010 COMMUNITY CTR	403.12		18742.49	
61010 MAYOR/COUNCIL				
9/26/25 KATHRYN A BREYF			125.00	
61010 MAYOR/COUNCIL			125.00	
62010 CLERK/ADMIN				
9/26/25 TERRI L LIBKE	6.29		108.82	
10/10/25 TERRI L LIBKE	5.34		92.38	
10/24/25 TERRI L LIBKE	7.38		127.67	
EMP TOT	44	19.01	328.87	
9/26/25 PAMELA R KAY	.50		10.08	
10/10/25 PAMELA R KAY	.51		9.05	
10/24/25 PAMELA R KAY	.50		9.01	

COST CENTER ANALYSIS. 1
10/01/2025 THRU 10/29/2025

COST CENTER	REGULAR HOURS	OVERTIME HOURS	GROSS PAY	OVERTIME PAY
EMP TOT	67	1.51	28.14	
9/26/25 TAMARA L NUCKOL			3343.15	
10/10/25 TAMARA L NUCKOL			3346.51	
10/24/25 TAMARA L NUCKOL			3344.83	
EMP TOT	303		10034.49	
9/26/25 MARY J AHLERS	77.85		1479.22	
10/10/25 MARY J AHLERS	76.16		1447.05	
10/24/25 MARY J AHLERS	77.07		1464.36	
EMP TOT	337	231.08	4390.63	
62010 CLERK/ADMIN	251.60		14782.13	
81010 WATER				
9/26/25 SCOTT M NIEMEIE	36.70	1.14	1492.44	59.62
10/10/25 SCOTT M NIEMEIE	33.15	1.57	1504.35	82.21
10/24/25 SCOTT M NIEMEIE	34.72	1.25	1481.23	65.40
EMP TOT	55	104.57	4478.02	207.23
9/26/25 FRANCENE D LEON	.34		6.95	
10/10/25 FRANCENE D LEON	.34		5.92	
10/24/25 FRANCENE D LEON	.36		6.20	
EMP TOT	63	1.04	19.07	
9/26/25 AEDAN J HICKEY	31.96	.04	1219.33	1.59
10/10/25 AEDAN J HICKEY	39.81	1.11	1303.60	52.03
10/24/25 AEDAN J HICKEY	38.80	.26	1256.73	12.44
EMP TOT	312	110.57	3779.66	66.06
9/26/25 DEREK R CONOVER	32.00	.11	841.25	4.21
10/10/25 DEREK R CONOVER	32.00	.10	865.69	4.01
10/24/25 DEREK R CONOVER	30.82	.99	901.85	39.63
EMP TOT	313	94.82	2608.79	47.85
9/26/25 JULIE A JOY	19.81		556.82	
10/10/25 JULIE A JOY	24.06		594.64	
10/24/25 JULIE A JOY	21.85		540.01	
EMP TOT	318	65.72	1691.47	
9/26/25 BRANDON R BEYER	32.32		733.80	
10/10/25 BRANDON R BEYER	38.55	.09	781.05	2.55
10/24/25 BRANDON R BEYER	40.00	1.79	861.20	53.70

COST CENTER ANALYSIS, 1
10/01/2025 THRU 10/29/2025

COST CENTER		REGULAR HOURS	OVERTIME HOURS	GROSS PAY	OVERTIME PAY
EMP TOT	338	110.87	1.88	2376.05	56.25
81010 WATER		487.59	8.45	14953.06	377.39
81510 SEWER					
9/26/25 SCOTT M NIEMEIE		36.70	1.13	1492.43	59.62
10/10/25 SCOTT M NIEMEIE		33.14	1.56	1504.34	82.21
10/24/25 SCOTT M NIEMEIE		34.71	1.24	1481.23	65.40
EMP TOT	55	104.55	3.93	4478.00	207.23
9/26/25 AEDAN J HICKEY		31.95	.03	1219.32	1.59
10/10/25 AEDAN J HICKEY		39.81	1.11	1303.59	52.03
10/24/25 AEDAN J HICKEY		38.79	.26	1256.71	12.43
EMP TOT	312	110.55	1.40	3779.62	66.05
9/26/25 DEREK R CONOVER		32.00	.11	841.25	4.21
10/10/25 DEREK R CONOVER		32.00	.10	865.69	4.01
10/24/25 DEREK R CONOVER		30.82	.99	901.85	39.63
EMP TOT	313	94.82	1.20	2608.79	47.85
9/26/25 JULIE A JOY		20.38		573.19	
10/10/25 JULIE A JOY		24.76		612.13	
10/24/25 JULIE A JOY		22.48		555.89	
EMP TOT	318	67.62		1741.21	
9/26/25 BRANDON R BEYER		32.31		733.80	
10/10/25 BRANDON R BEYER		38.55	.08	781.05	2.55
10/24/25 BRANDON R BEYER		40.00	1.79	861.20	53.70
EMP TOT	338	110.86	1.87	2376.05	56.25
81510 SEWER		488.40	8.40	14983.67	377.38
85010 TRANSIT					
9/26/25 FRANCENE D LEON		34.08		688.27	
10/10/25 FRANCENE D LEON		34.09		586.28	
10/24/25 FRANCENE D LEON		35.71		614.20	
EMP TOT	63	103.88		1888.75	
9/26/25 PAMELA R KAY		49.78		997.89	
10/10/25 PAMELA R KAY		50.03		896.12	
10/24/25 PAMELA R KAY		49.82		892.22	
EMP TOT	67	149.63		2786.23	
9/26/25 TAMARA L NUCKOL				33.77	

COST CENTER ANALYSIS, 1
10/01/2025 THRU 10/29/2025

COST CENTER	REGULAR HOURS	OVERTIME HOURS	GROSS PAY	OVERTIME PAY
10/10/25 TAMARA L NUCKOL			30.41	
10/24/25 TAMARA L NUCKOL			32.09	
EMP TOT 303			96.27	
85010 TRANSIT	253.51		4771.25	
Report Total	2250.94	17.44	77056.69	778.69
Employee Count	28			

October Library report: City Council

We had several fun events in October, all three were nicely attended! While the library will be quieter in November for programming, we have three events scheduled for December so far!

The Board of Trustees is already considering the 2026-2027 budget. Several higher increases already for the current fiscal year make it harder to predict.

The Ida County Library Association will be having their annual meeting on October 28th in Ida Grove. The library directors will meet with the Ida County Supervisors in January 2026.

In other news the library is gearing up for accreditation. We will be up for renewal in February 2027.

Stubbs Memorial Library
Board of Trustees Meeting Minutes

October 27, 2025

Trustees Present: Gary Jensen, Brock Boling, Linda Mentzer, Kathy Breyfogle, Heather Langschwager, Kim Gerritsen

The meeting of the Stubbs Memorial Library Board of Trustees was held with six members present. Gary Jensen, President, called the meeting to order at 4:48pm. Linda Mentzer made a motion to approve the agenda, Kim Gerritsen seconded, and the agenda was approved. Last month's minutes were read. Brock Boling made a motion to approve the minutes, and Heather Langschwager seconded.

Unfinished business:

New Business:

Linda Mentzer made a motion to approve the October bills as well as the last Baker & Taylor invoice of \$15.96 that was added to September's Bills, Kathy Breyfogle seconded, and October month's bills and invoice were approved.

Internet Policy was reviewed. Kim Gerritsen made a motion to approve, and Brock Boling seconded.

Emily then walked the Board through what she believed would be the key lines of the 2026-2027 budget that would need to be increased. This is largely due to increased prices in memberships, subscriptions as well as in insurance. A first draft will be presented at the November regular meeting for further discussion. Emily also informed the Board that City Administrator Tammy Nuckolls would like to meet and discuss the general budget with them in November.

Discussion over the Ida County Library Association meeting on October 28th, 2025, will be held at the Ida Grove Public Library. Three trustees so far plan to attend with Emily.

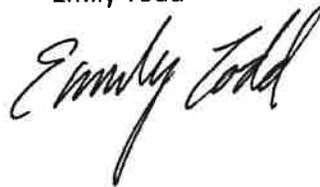
Emily Todd then gave the librarian's report.

Adjourn:

Kim Gerritsen gave a motion to adjourn, Heather Langschwager seconded, and the meeting was adjourned at 5:37pm.

Respectfully submitted

Emily Todd

A handwritten signature in cursive script that reads "Emily Todd". The signature is written in black ink and is positioned below the printed name.

Taxi Report by Fran Leonard

October 31, 2025

For the month of OCTOBER 2025:

194 rides

531 stops

23 days of driving

NO holiday

Weather affected days: 0

School Days Altered: 2 days no school

Administrator Report

**Submitted by Tammy Nuckolls, City Administrator
November 2025**

BUILDING PERMITS

25-023 613 S Kiel Remove garage and build new
25-024 416 N Main New Fence
25-025 314 W Railroad St 35 x 27 Garage (attached)

PROJECTS

SNOW PILE AND PARKING LOT UPDATE

As reported last month, we will no longer be able to use the Ida County Secondary Roads property for snow storage due to the upcoming construction of their new shed. An alternative location being considered is the parking lot area next to the baseball field by the Rec Center at 301 Lohff Schumann Drive.

The estimated cost for the new parking lot is approximately **\$238,000**, not including dirt work. Scott is currently obtaining estimates for the dirt work and for using rock instead of concrete to help manage project costs.

FARM LEASES UPDATE

As reported last month, I was working with the City Attorney to renew the Lagoon and Well #4 farm leases, and to prepare the Benning Drive and East of Benning Drive leases for publication.

All farm leases have now been completed, and I will be discussing them with the City Council tonight, November 10.

TYLER TECHNOLOGIES SOFTWARE IMPLEMENTATION UPDATE

As noted in last month's report, the Financial Core modules (Accounts Payable, General Ledger, Cashier, and Budget) were scheduled to go live in November 2025, with Utility Billing planned for Spring 2026. The Parks and Recreation software also held its initial kickoff meetings in October.

I'm pleased to report that we are now live on Accounts Payable and General Ledger, and the Budget module is also active. The payroll module is scheduled to go live in January 2026, with configuration meetings taking place the week of November 13th and additional configuration sessions scheduled for November 17-20.

The Parks and Recreation software configuration began in early November, and that system is expected to go live in February 2026.

PLANNING AND ZONING ORDINANCES UPDATE

As noted in last month's report, adjustments were made to the Planning and Zoning Ordinance to reference the covenants on Benning Drive 1st Addition. With those revisions now complete, the next steps in the approval process are underway.

The Planning and Zoning Commission will hold a public hearing on November 19th at 5:00 p.m., which will be published in the newspaper on November 12th.

This evening, the City Council will set a public hearing scheduled for November 25th, at which time the ordinance will be considered for passage. Once approved, the new Planning and Zoning Ordinance will take effect following its publication.

CITY HALL PLANNING AND DESIGNING ISG has assembled a project team, and we will begin meetings in January

CONVERSION OF PROPERTY NORTH OF MULLER STREET TO SOCCER FIELD

As reported last month, the farm lease for the property north of Muller Street was completed, and Josh began preparing the field for seeding this fall in preparation for use next spring.

The seeding has now been completed, and I will be meeting with Josh to discuss the plan for additional seeding and field preparation following the spring soccer season

PARK PLAN AND DESIGN

As noted in last month's report, the Park Committee held a kickoff meeting with ISG to begin developing a Park Master Plan.

The initial park plan and design have now been completed, and the Park Committee will meet in January to review the plans and discuss next steps.

PICKLEBALL COURT PROPOSAL

At the October 14 City Council meeting, the local pickleball group presented a proposal to upgrade the existing tennis court into dedicated pickleball courts. The group indicated that they intend to raise the necessary funds for the project.

Following discussion, the Council requested an updated proposal that includes the additional expense of filling in and stabilizing the drop-off along the court's edges. The Council also asked for references from other cities that have installed similar pickleball courts at least five (5) years ago, so members can visit those sites before proceeding with any approval. I have not yet received an updated proposal from the group. I spoke with Mary Forestal and informed her that the Council will need this updated version before taking further action. The current balance in the Capital Project Fund (331 Park Tennis Court Project) is \$10,100.00. Community members who wish to donate to the project have been advised to submit contributions at City Hall.

ASH TREE REMOVAL

As reported last month, the ash tree removal project began this summer with 94 ash trees scheduled for removal, and at that time, 43 trees remained. As of today, there are **29 trees left** to remove, and the project remains on track to be completed by December.

BENNING DRIVE DRAINAGE PROJECT

As noted in last month's report, the engineer completed a cost estimate for the Benning Drive Drainage project, which was presented to the Council. The engineer is now preparing a full proposal for the project, and I have scheduled a meeting with the City's Financial Advisor on November 20th to discuss bonding options to fund the project.

DEVELOPMENT OF 420 & 424 S. MAIN STREET AND 313 RAILROAD STREET

I am continuing to explore opportunities for residential development on City-owned lots. I have a meeting scheduled with Dave Miller, Director of Homes of Iowa, on November 20th to discuss the potential development of a home at 313 Railroad Street.

In addition, I have reached out to Habitat for Humanity regarding the development of housing at 420 and 424 S. Main Street. Homes built through Habitat for Humanity would qualify under Low- to Moderate-Income (LMI) housing guidelines, helping meet community housing needs.

Dear Tammy, Mayor and Council Members

After 34 years and 9 months of dedicated service with the City of Holstein, I am writing to formally announce my retirement, effective December 31, 2025.

It has been an honor and a privilege to work for the City of Holstein. Over the years I have had the opportunity to witness tremendous growth and contribute to many projects that have made a lasting impact for our community. I am grateful for the support that has made my career both meaningful and rewarding.

As I begin the next chapter of my life, I look forward to spending more time with my family and pursuing other personal interests.

Thank you again for the many years of support. Working for the City of Holstein has been one of the great honors of my life and I will always look back with pride and gratitude.

With best regards,

Scott Niemeier

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: HOLSTEIN
 Local Government Number: 47G439

Active Urban Renewal Areas

	U.R. #	# of Tif Taxing Districts
HOLSTEIN #3 URBAN RENEWAL	47008	2
HOLSTEIN #4 URBAN RENEWAL	47011	1
HOLSTEIN #5 URBAN RENEWAL	47012	3
HOLSTEIN CITY URBAN RENEWAL 6A	47103	2

TIF Debt Outstanding: **1,601,577**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	827,673	300,863	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	193,070		
Asset Sales & Loan Repayments:	11,600		
Total Revenue:	204,670		
Rebate Expenditures:	124,985		
Non-Rebate Expenditures:	88,044		
Returned to County Treasurer:	0		
Total Expenditures:	213,029		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	819,314	297,967	Amount of 06-30-2025 Cash Balance Restricted for LMI

**Year-End Outstanding TIF
 Obligations, Net of TIF Special
 Revenue Fund Balance:** **569,234**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: HOLSTEIN (47G439)
 Urban Renewal Area: HOLSTEIN #3 URBAN RENEWAL
 UR Area Number: 47008

UR Area Creation Date: 07/2005

UR Area Purpose: City of Holstein will designate an economic development area to promote residential development. An assisted living facility is also planned in the urban renewal area.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HOLSTEIN CITY/GALVA-HOLSTEIN SCH/HOLSTEIN CITY UR 2 INCREM	470067	470057	0
HOLSTEIN CITY/GALVA-HOLSTEIN SCH/HOLSTEIN UR 3 INCREM	470074	470075	0

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:

126,380 28,823

Amount of 07-01-2024 Cash Balance Restricted for LMI

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

Rebate Expenditures: 0
 Non-Rebate Expenditures: 2,896
 Returned to County Treasurer: 0
Total Expenditures: 2,896

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:

123,484 25,927

Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For HOLSTEIN #3 URBAN RENEWAL

U.R. #3

Description:	CHARMAC
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For HOLSTEIN #3 URBAN RENEWAL

U.R. #3

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/01/2006
FY of Last Payment:	2018

U.R. #3

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/30/2006
FY of Last Payment:	2018

UR2

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/01/2006
FY of Last Payment:	2030

Non-Rebates For **HOLSTEIN #3 URBAN RENEWAL**

TIF Expenditure Amount: 0
Tied To Debt: UR2
Tied To Project: U.R. #3

TIF Expenditure Amount: 2,896
Tied To Debt: U.R. #3
Tied To Project: U.R. #3

Income Housing For HOLSTEIN #3 URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	2,896
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	2,896

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: HOLSTEIN (47G439)
 Urban Renewal Area: HOLSTEIN #3 URBAN RENEWAL (47008)
 TIF Taxing District Name: HOLSTEIN CITY/GALVA-HOLSTEIN SCH/HOLSTEIN CITY UR 2 INCREM
 TIF Taxing District Inc. Number: 470057

TIF Taxing District Base Year:	1997		UR Designation
FY TIF Revenue First Received:	2000	Slum	08/1998
Subject to a Statutory end date?	No	Blighted	08/1998
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	103,560	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: HOLSTEIN (47G439)
 Urban Renewal Area: HOLSTEIN #3 URBAN RENEWAL (47008)
 TIF Taxing District Name: HOLSTEIN CITY/GALVA-HOLSTEIN SCH/HOLSTEIN UR 3 INCREM
 TIF Taxing District Inc. Number: 470075

TIF Taxing District Base Year:	2004		UR Designation
FY TIF Revenue First Received:	2006	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	07/2005

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	382,720	0	0	0	0

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: HOLSTEIN (47G439)
 Urban Renewal Area: HOLSTEIN #4 URBAN RENEWAL
 UR Area Number: 47011

UR Area Creation Date: 04/2006

UR Area Purpose: U.R. #4 is to provide a commercial urban renewal area for Galva-Holstein Ag and rebated back to Elevator for expansion of commercial grain facilities. (G-H Ag was sold to Firs Coop Association and the rebate agreement was renegotiated in 2011.)

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HOLSTEIN CITY/GALVA-HOLSTEIN SCH/HOLSTEIN CITY UR 4 INCREMENT	470080	470081	0

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 5,068 **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

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

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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 5,068 **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For HOLSTEIN #4 URBAN RENEWAL

U.R. #4

Description:	First Coop Associtaion
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For HOLSTEIN #4 URBAN RENEWAL

U.R. # 4 First Coop Assn

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/01/2011
FY of Last Payment:	2015

Rebates For HOLSTEIN #4 URBAN RENEWAL

U.R. #4

TIF Expenditure Amount:	0
Rebate Paid To:	First Coop Assn.
Tied To Debt:	U.R. # 4 First Coop Assn
Tied To Project:	U.R. #4
Projected Final FY of Rebate:	2015

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: HOLSTEIN (47G439)
 Urban Renewal Area: HOLSTEIN #4 URBAN RENEWAL (47011)
 TIF Taxing District Name: HOLSTEIN CITY/GALVA-HOLSTEIN SCH/HOLSTEIN CITY UR 4 INCREMENT
 TIF Taxing District Inc. Number: 470081
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? No

Slum	UR Designation
Blighted	No
Economic Development	No
	04/2006

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,384,670	0	0	0	0

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: HOLSTEIN (47G439)
 Urban Renewal Area: HOLSTEIN #5 URBAN RENEWAL
 UR Area Number: 47012

UR Area Creation Date: 02/2007

UR Area Purpose: Promote New Residential
 Development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HOLSTEIN CITY/GALVA-HOLSTEIN SCH/HOLSTEIN CITY UR 5 INCREM	470082	470083	0
HOLSTEIN CITY FARMLANDS/GALVA HOLSTEIN SCH/UR #5 INCREMENT	470092	470093	0
HOLSTEIN CITY/GALVA-HOLSTEIN SCH/HOLSTEIN UR 5A INC	470097	470098	0

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **569,079** **272,040** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 11,600
Total Revenue: 11,600

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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	580,679	272,040	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For HOLSTEIN #5 URBAN RENEWAL

U.R. #5

Description:	Eastridge Subdivision
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

U.R. #5

Description:	CharMac Development Agreement Commercial - apartment/condos (residential use, classified commercial)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

U.R. #5

Description:	Benning Property Acquisition
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For HOLSTEIN #5 URBAN RENEWAL

U.R. #5

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/03/2007
FY of Last Payment:	2023

U.R. #5 - Land Aquisition

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/08/2007
FY of Last Payment:	2016

LMI Reserve

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/03/2007
FY of Last Payment:	2024

Non-Rebates For **HOLSTEIN #5 URBAN RENEWAL**

TIF Expenditure Amount: 0
Tied To Debt: U.R. #5
Tied To Project: U.R. #5

TIF Expenditure Amount: 0
Tied To Debt: U.R. #5
Tied To Project: U.R. #5

Rebates For HOLSTEIN #5 URBAN RENEWAL

CharMac

TIF Expenditure Amount:	0
Rebate Paid To:	Stanley/Jeanene Chartier
Tied To Project:	U.R. #5
Projected Final FY of Rebate:	2021

Income Housing For HOLSTEIN #5 URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: HOLSTEIN (47G439)
 Urban Renewal Area: HOLSTEIN #5 URBAN RENEWAL (47012)
 TIF Taxing District Name: HOLSTEIN CITY/GALVA-HOLSTEIN SCH/HOLSTEIN CITY UR 5 INCREM
 TIF Taxing District Inc. Number: 470083
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

	UR Designation
Slum	02/2007
Blighted	02/2007
Economic Development	06/2009

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	27,200	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: HOLSTEIN (47G439)
 Urban Renewal Area: HOLSTEIN #5 URBAN RENEWAL (47012)
 TIF Taxing District Name: HOLSTEIN CITY FARMLANDS/GALVA HOLSTEIN SCH/UR #5 INCREMENT
 TIF Taxing District Inc. Number: 470093
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	12,820	0	0	0	0

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: HOLSTEIN (47G439)
 Urban Renewal Area: HOLSTEIN #5 URBAN RENEWAL (47012)
 TIF Taxing District Name: HOLSTEIN CITY/GALVA-HOLSTEIN SCH/HOLSTEIN UR 5A INC
 TIF Taxing District Inc. Number: 470098

TIF Taxing District Base Year:	2009		UR Designation
FY TIF Revenue First Received:	0	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,870	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: HOLSTEIN (47G439)
 Urban Renewal Area: HOLSTEIN CITY URBAN RENEWAL 6A
 UR Area Number: 47103

UR Area Creation Date: 12/2014

INFRASTRUCTURE
 IMPROVEMENTS RELATED TO
 THE CONSTRUCTION OF A
 HOTEL AND TRUCK STOP IN
 HOLSTEIN URBAN RENEWAL
 AREA NO. 6A

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HOLSTEIN FARMLANDS/GALVA HOLSTEIN SCHOOL/HOLSTEIN FARMLANDS UR 6A INCREMENT	470101	470102	0
HOLSTEIN CITY/GALVA HOLSTEIN SCHOOL/HOLSTEIN CITY URBAN RENEWAL 6A INCREMENT	470103	470104	7,111,984

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	32,360	8,176,590	0	0	0	8,208,950	0	8,208,950
Taxable	0	14,997	7,096,987	0	0	0	7,111,984	0	7,111,984
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:

127,146

0

Amount of 07-01-2024 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 193,070
 Asset Sales & Loan Repayments: 0
Total Revenue: 193,070

Rebate Expenditures: 124,985
 Non-Rebate Expenditures: 85,148
 Returned to County Treasurer: 0
Total Expenditures: 210,133

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:

110,083

0

Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For HOLSTEIN CITY URBAN RENEWAL 6A

UR 6A FOUTS FIRST ADDITION

Description:	INFRASTRUCTURE IMPROVEMENTS
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For HOLSTEIN CITY URBAN RENEWAL 6A

UR 6A FOUTS FIRST ADDITION

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	798,000
Interest:	66,189
Total:	864,189
Annual Appropriation?:	No
Date Incurred:	12/15/2014
FY of Last Payment:	2034

NORTH IDA BUILDERS

Debt/Obligation Type:	Rebates
Principal:	737,388
Interest:	0
Total:	737,388
Annual Appropriation?:	Yes
Date Incurred:	07/21/2014
FY of Last Payment:	2034

NORTH IDA INVESTORS

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/21/2014
FY of Last Payment:	2034

Non-Rebates For HOLSTEIN CITY URBAN RENEWAL 6A

TIF Expenditure Amount:	85,148
Tied To Debt:	UR 6A FOUTS FIRST ADDITION
Tied To Project:	UR 6A FOUTS FIRST ADDITION

Rebates For HOLSTEIN CITY URBAN RENEWAL 6A

2011 INDORF AVE

TIF Expenditure Amount:	58,182
Rebate Paid To:	NORTH IDA BUILDERS
Tied To Debt:	UR 6A FOUTS FIRST ADDITION
Tied To Project:	UR 6A FOUTS FIRST ADDITION
Projected Final FY of Rebate:	2035

5192 US HWY 20

TIF Expenditure Amount:	66,803
Rebate Paid To:	NORTH IDA INVESTORS
Tied To Debt:	UR 6A FOUTS FIRST ADDITION
Tied To Project:	UR 6A FOUTS FIRST ADDITION
Projected Final FY of Rebate:	2025

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: HOLSTEIN (47G439)
 Urban Renewal Area: HOLSTEIN CITY URBAN RENEWAL 6A (47103)
 TIF Taxing District Name: HOLSTEIN FARMLANDS/GALVA HOLSTEIN SCHOOL/HOLSTEIN FARMLANDS
 UR 6A INCREMENT
 TIF Taxing District Inc. Number: 470102
 TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received: 2017
 Subject to a Statutory end date? No

	Slum	UR Designation
	Blighted	No
	Economic Development	No
		06/2014

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	95,040	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: HOLSTEIN (47G439)
 Urban Renewal Area: HOLSTEIN CITY URBAN RENEWAL 6A (47103)
 TIF Taxing District Name: HOLSTEIN CITY/GALVA HOLSTEIN SCHOOL/HOLSTEIN CITY URBAN
 RENEWAL 6A INCREMENT
 TIF Taxing District Inc. Number: 470104
 TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? No

	Slum	UR Designation
	Blighted	No
	Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	32,360	8,176,590	0	0	0	8,208,950	0	8,208,950
Taxable	0	14,997	7,096,987	0	0	0	7,111,984	0	7,111,984
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	96,664	7,111,984	7,111,984	0	0

FY 2025 TIF Revenue Received: 0

RESOLUTION NO. 25-58

**RESOLUTION DIRECTING THE CLERK TO PUBLISH NOTICE OF HEARING
ON THE ADOPTION OF THE PROPOSED “ZONING CODE”
FOR THE CITY OF HOLSTEIN, IOWA”**

WHEREAS, the City Council has caused to be prepared and filed with the City Clerk copies of the proposed “ZONING CODE OF THE CITY OF HOLSTEIN, IOWA,” and,

WHEREAS, an official copy of the proposed “ZONING CODE OF THE CITY OF HOLSTEIN, IOWA,” is now on file for public inspection in the office of the City Clerk of Holstein, Iowa,

NOW THEREFORE BE IT RESOLVED that a public hearing thereon will be held in the Council chambers on the 25th day of November 2025, at 5:00 o'clock p.m., at which time and place the Council will consider arguments for or against the adoption of the proposed “ZONING CODE OF THE CITY OF HOLSTEIN, IOWA,” or amendments thereto.

BE IT FURTHER RESOLVED that the Clerk be authorized and directed to cause to be published notice of such hearing one time not less than seven days nor more than 20 days prior to the date herein established for hearing as by law provided.

Passed and approved this 10th day of November 2025.

Kathy Breyfodgle, Mayor

ATTEST: _____
Tamara Nuckolls, City Administrator/Clerk



INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Holstein Advance** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(712) 364-3131**.

Notice ID: qyncdUivYdVGUGHpzO80 | **Proof Updated: Nov. 06, 2025 at 09:54am CST**
Notice Name: Public Hearing Notice - Council Zoning Ord.

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER		FILING FOR	
Renee Leonard		Holstein Advance	
administrator@holsteiniowa.org			
(712) 368-4898			
Columns Wide:	1	Ad Class:	Legals
Total Column Inches:	2.54		
Number of Lines:	23		
11/12/2025: Legal			17.05
		Subtotal	\$17.05
		Tax	\$0.00
		Processing Fee	\$0.00
		Total	\$17.05

PUBLIC HEARING NOTICE

Notice is hereby given that there is now on file for public inspection in the office of the City Clerk of Holstein, Iowa, the proposed "ZONING CODE OF THE CITY OF HOLSTEIN, IOWA."

The City Council will meet at 5:00 o'clock p.m. on the 25th day of November, 2025, in the Council chambers at which time any citizen of Holstein, Iowa, or any other person having an interest in the proposed "ZONING CODE OF THE CITY OF HOLSTEIN, IOWA," may appear and be heard for or against the adoption of the proposed Zoning Code or any part thereof.

Tamara Nuckolls
CITY ADMINISTRATOR /CLERK
CITY OF HOLSTEIN, IOWA
Published in The Holstein Advance
on November 12, 2025

PUBLIC HEARING NOTICE

Notice is hereby given that there is now on file for public inspection in the office of the City Clerk of Holstein, Iowa, the proposed "ZONING CODE OF THE CITY OF HOLSTEIN, IOWA."

The City Council will meet at 5:00 o'clock p.m. on the 25th day of November, 2025, in the Council chambers at which time any citizen of Holstein, Iowa, or any other person having an interest in the proposed "ZONING CODE OF THE CITY OF HOLSTEIN, IOWA," may appear and be heard for or against the adoption of the proposed Zoning Code or any part thereof.

Tamara Nuckolls
CITY ADMINISTRATOR /CLERK
CITY OF HOLSTEIN, IOWA

FARM LEASE
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Alex S. Berenstein, 329 Pierce St., #200, Sioux City, IA 51101; 712-224-7573

Taxpayer Information: (name and complete address)

City of Holstein, Iowa
119 S. Main Street
PO Box 500
Holstein, IA 51025

Return Document To: (name and complete address)

City of Holstein, Iowa
119 S. Main Street
PO Box 500
Holstein, IA 51025

Grantors:

City of Holstein, Iowa

Grantees:

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

FARM LEASE

This Farm Lease (the "**Agreement**") is made and entered into this 15th day of March, 2026 (the "**Effective Date**") by and between *City of Holstein, Iowa* (the "**Landlord**"), whose address for the purpose of this Agreement is 119 S. Main St., Holstein, Iowa 51025 and _____ (the "**Tenant**"), whose address for the purpose of this Agreement is _____.

THE PARTIES AGREE AS FOLLOWS:

1. **PREMISES AND TERM.** Landlord leases to Tenant the following real estate situated in Ida County, Iowa, containing 11.28 total acres, more or less, (the "**Real Estate**"):

See attached Exhibit "A".

for a term of one (1) year, to commence on the Effective Date, and to terminate in accordance with the terms herein on the last day of February 2027.

2. **RENT.** Tenant shall pay to Landlord annual cash rent of Four Thousand and 00/100 Dollars (\$4,000.00) for the Real Estate (the "**Rent**"). All Rent is to be paid to Landlord at the address above or at such other place as Landlord may direct in writing.

3. **LANDLORD'S LIEN AND SECURITY INTEREST.** As security for all sums due or which will become due from Tenant to Landlord, Tenant hereby grants to Landlord, in addition to any statutory liens, a security interest as provided in the Iowa Uniform Commercial Code and a contractual lien in all crops produced on the premises and the proceeds and products thereof, all contract rights concerning such crops, proceeds and/or products, all proceeds of insurance collected on account of destruction of such crops, all contract rights and U.S. government and/or state agricultural farm program payments in connection with the above described premises whether such contract rights be payable in cash or in kind, including the proceeds from such rights, and any and all other personal property kept or used on the real estate that is not exempt from execution. Tenant shall also sign any additional forms required to validate the security interest in government program payments.

Tenant shall not sell such crops unless Landlord agrees otherwise. Tenant shall notify Landlord of Tenant's intention to sell crop at least three (3) business days prior to sale of the crop (with business days being described as Monday through Friday, except any Iowa or federal holidays). Tenant shall pay the full rent for the crop year in which the crop is produced, whether due or not, at the time of sale pursuant to Landlord's consent to release Landlord's security interests. Upon payment in full Landlord shall release Landlord's lien on the crop produced in that crop year on the premises. The parties agree that by the Landlord releasing the lien as to the crop in one year, the Landlord in no way releases the lien or agrees to release the lien in any prior or subsequent year.

Tenant shall sign and deliver to Landlord a list of potential buyers of the crops upon which Landlord has been granted a security interest in this lease. Unless Landlord otherwise consents, Tenant will not sell these crops to a buyer who is not on the potential list of buyers unless Tenant pays the full rent due for the crop year to the Landlord at or prior to the date of

sale. Landlord may give notice to the potential buyers of the existence of this security interest.

Landlord is further granted the power, coupled with an interest, to sign on behalf of Tenant as attorney-in-fact and to file one or more financing statements under the Iowa Uniform Commercial Code naming Tenant as Debtor and Landlord as Secured Party and describing the collateral herein specified. Tenant consents to the financing statement being filed immediately after execution of this Lease.

4. INPUT COSTS AND EXPENSES. Tenant shall prepare the Real Estate and plant such crops in a timely fashion. Tenant shall only be entitled to pasture or till those portions of the Real Estate designated by Landlord. All necessary machinery and equipment, as well as labor, necessary to carry out the terms of this lease shall be furnished by and at the expense of the Tenant. The following materials, in the amounts required by good husbandry, shall be acquired by Tenant and paid for by the parties as follows:

	% Landlord	% Tenant
(1) Commercial Fertilizer	_____	<u>100%</u>
(2) Lime and Trace Minerals	_____	<u>100%</u>
(3) Herbicides	_____	<u>100%</u>
(4) Insecticides	_____	<u>100%</u>
(5) Seed	_____	<u>100%</u>
(6) Seed cleaning	_____	<u>100%</u>
(7) Harvesting and/or Shelling Expense	_____	<u>100%</u>
(8) Grain Drying Expense	_____	<u>100%</u>
(9) Grain Storage Expense	_____	<u>100%</u>
(10) Other	_____	<u>100%</u>

5. PROPER HUSBANDRY; HARVESTING OF CROPS; CARE OF SOIL, TREES, SHRUBS AND GRASS. Tenant shall farm the Real Estate in a manner consistent with good husbandry, seek to obtain the best crop production that the soil and crop season will permit, properly care for all growing crops in a manner consistent with good husbandry, and harvest all crops on a timely basis. In the event Tenant fails to do so, Landlord reserves the right, personally or by designated agents, to enter upon the Real Estate and properly care for and harvest all growing crops, charging the cost of the care and harvest to the Tenant, as part of the Rent. Tenant shall timely control all weeds, including noxious weeds, weeds in the fence rows, along driveways and around buildings throughout the premises. Tenant shall comply with all terms of any Natural Resource and Conservation Service (NRCS), conservation plan, and any other required environmental plans for the Real Estate. Tenant shall do what is reasonably necessary to control soil erosion including, but not limited to, the maintenance of existing watercourses, waterways, ditches, drainage areas, terraces and tile drains, and abstain from any practice which will cause damage to the Real Estate.

Upon request from the Landlord, Tenant shall by August 15 of each lease year provide to the Landlord a written listing showing all crops planted, including the acres of each crop planted, fertilizers, herbicides and insecticides applied showing the place of application, the name and address of the applicator, the type of application and the quantity of such items applied on the lease premises during such year.

Tenant shall distribute upon the poorest tillable soil on the Real Estate, unless directed otherwise by Landlord, all of the manure and compost from the farming operation suitable to be used. Tenant shall not remove from the Real Estate, nor burn, any straw, stalks, stubble, or similar plant materials, all of which are recognized as the property of Landlord. Tenant may use these materials, however, upon the Real Estate for the farming operations. Tenant shall protect all trees, vines and shrubbery upon the Real Estate from injury by Tenant's cropping operation or livestock.

Tenant shall maintain accurate yield records for the real estate, and upon request, during or after lease term, shall disclose to Landlord, all yield base information required for participation in government program.

6. ENVIRONMENTAL. Tenant shall comply with all applicable environmental laws concerning application, storage and handling of chemicals (including, without limitation, herbicides and insecticides) and fertilizers. Tenant shall apply any chemicals used for weed or insect control at levels not to exceed the manufacturer's recommendation for the soil types involved. Farm chemicals may not be stored on the Real Estate for more than one year. Farm chemicals for use on other properties may not be stored on the Real Estate. Chemicals stored on the Real Estate shall be stored in clearly marked, tightly closed containers. Tenant shall maintain accurate and complete records of all agricultural chemicals stored, used, or applied on the Real Estate, including the date of application, type and quantity of chemicals used, method of application, location of application, and name of applicator. Upon Landlord's request, Tenant shall promptly provide copies of all records, permits, licenses, and other documentation related to agricultural chemical use on the Real Estate. No chemicals or chemical containers will be disposed of on the Real Estate. Application of chemicals for agricultural purposes per manufacturer's recommendation shall not be construed to constitute disposal.

Tenant shall employ all means appropriate to insure that well or ground water contamination does not occur, and shall be responsible to follow all applicator's licensing requirements. Tenant shall install and maintain safety check valves for injection of any chemicals and/or fertilizers into an irrigation system (injection valve only, not main well check valve). Tenant shall properly post all fields (when posting is required) whenever chemicals are applied by ground or air. Tenant shall haul and spread all manure on appropriate fields at times and in quantities consistent with environmental protection requirements. Tenant shall not dispose of waste oil, tires, batteries, paint, other chemicals or containers anywhere on the Real Estate. Solid waste may not be disposed of on the Real Estate. Dead livestock may not be buried on the Real Estate. Tenant shall not use waste oil as a means to suppress dust on any roads on or near the Real Estate. No underground storage tanks, except human waste septic systems that meet current codes, rules, and regulations, shall be maintained on the Real Estate.

Tenant shall immediately notify Landlord of any chemical discharge, leak, or spill which occurs on the Real Estate. Tenant shall indemnify, defend, and hold harmless Landlord from and against all liabilities, losses, suits, claims, demands, actions, costs, expenses, and damages arising from Tenant's violation of this section or in connection with Tenant's use, storage, or application of agricultural chemicals on the Real Estate. Tenant shall assume defense of all claims, except claims resulting from Landlord's negligence, in which case each party shall be responsible for that party's defense of any claim. This indemnity shall survive the expiration or

sooner termination of this.

Tenant shall not use, nor permit to be used, any agricultural chemicals on the Real Estate that are banned or prohibited by federal, state, or local laws or regulations. Tenant shall not use, nor permit to be used, unmanned aerial vehicles (drones) for the application of any agricultural chemicals on the Real Estate. Tenant shall not use, nor permit to be used, any agricultural chemical within 100 feet of any water source, including but not limited to wells, streams, ponds, or drainage ditches, unless specifically permitted by applicable regulations and approved in writing by Landlord. Tenant shall not use, nor permit to be used, any agricultural chemical within three hundred (300) feet from any residential structure, residential property line, school, daycare facility, healthcare facility, or other area where human occupation regularly occurs.

Any aerial application of agricultural chemicals must strictly comply with all applicable federal, state, and local regulations, including but not limited to FAA regulations, Iowa pesticide applicator licensing requirements, and drift management protocols. Tenant shall provide Landlord with at least seventy-two (72) hours prior written notice before any aerial application of agricultural chemicals. Aerial applications shall only be conducted by licensed and certified applicators who maintain appropriate insurance coverage for such operations.

7. TERMINATION OF LEASE. This Lease shall automatically renew upon expiration from year-to-year, upon the same terms and conditions unless either party gives due and timely written notice to the other of an election not to renew this Lease. If renewed, the tenancy shall terminate on March 1 of the year following, provided that the tenancy shall not continue because of an absence of notice in the event there is a default in the performance of this Lease. All notices of termination of this Lease shall be provided by law.

8. POSSESSION AND CONDITION AT END OF TERM. At the termination of this Lease, Tenant will relinquish possession of the Real Estate to the Landlord. At the time of delivery of the Real Estate to Landlord, Tenant shall assure that the Real Estate is in good order and condition, and substantially the same as it was when received by Tenant at the commencement of this Lease, excusable or insurable loss by fire, unavoidable accidents and ordinary wear, excepted.

9. LANDLORD'S RIGHT OF ENTRY AND INSPECTION. In the event notice of termination of this Lease has been properly served, Landlord may enter upon the Real Estate or authorize someone else to enter upon the Real Estate to conduct any normal tillage or fertilizer operation after Tenant has completed the harvesting of crops even if this is prior to the date of termination of the lease. Landlord may enter upon the Real Estate at any reasonable time for the purpose of viewing or seeding or making repairs, or for other reasonable purposes.

10. VIOLATION OF TERMS OF LEASE. If Tenant or Landlord violates the terms of this Lease, the other may pursue the legal and equitable remedies to which each is entitled. Tenant's failure to pay any Rent when due shall cause all unpaid Rent to become immediately due and payable, without any notice to or demand upon Tenant.

11. REPAIRS. Tenant shall maintain the fences on the leased premises in good and

proper repair. Landlord shall furnish necessary materials for repairs that Landlord deems necessary within a reasonable time after being notified of the need for repairs. Tenant shall haul the materials to the repair site without charge to Landlord.

12. NEW IMPROVEMENTS. All buildings, fences and improvements of every kind and nature that may be erected or established upon the Real Estate during the term of the Lease by the Tenant shall constitute additional rent and shall inure to the Real Estate, becoming the property of Landlord unless the Landlord has agreed in writing prior to the erection that the Tenant may remove the improvement at the end of the lease.

13. WELL, WINDMILL, WATER AND SEPTIC SYSTEMS. Tenant shall maintain all well, windmill, water and septic systems on the Real Estate in good repair at Tenant's expense except damage caused by windstorm or weather. Tenant shall not be responsible for replacement or installation of well, windmill, water and septic systems on the Real Estate, beyond ordinary maintenance expenses. Landlord does not guarantee continuous or adequate supplies of water for the premises.

14. EXPENSES INCURRED WITHOUT CONSENT OF LANDLORD. No expense shall be incurred for or on account of the Landlord without first obtaining Landlord's written authorization. Tenant shall take no actions that might cause a mechanic's lien to be imposed upon the Real Estate.

15. NO AGENCY. Tenant is not an agent of the Landlord.

16. TELEVISION AND RADIO. Tenant may install and remove, without causing material injury to the premises, Tenant's television reception antennas, microwave dishes, and radio reception and transmission antennas.

17. ACCOUNTING. The method used for dividing and accounting for the harvested grain shall be the customary and usual method used in the locale.

18. ATTORNEY FEES AND COURT COSTS. If either party files suit to enforce any of the terms of this Lease, the prevailing party shall be entitled to recover court costs and reasonable attorneys' fees.

19. CHANGE IN LEASE TERMS. The conduct of either party, by act or omission, shall not be construed as a material alteration of this Lease until such provision is reduced to writing and executed by both parties as addendum to this Lease.

20. CONSTRUCTION. Words and phrases herein, including the acknowledgment, are construed as in the singular or plural and as the appropriate gender, according to the context.

21. NOTICES. The notices contemplated in this Lease shall be made in writing and shall either be delivered in person, or be mailed in the U.S. mail, certified mail to the recipient's last known mailing address, except for the notice of termination set forth in Section 9, which shall be governed by the Code of Iowa.

22. **ASSIGNMENT.** Tenant shall not assign this Lease or sublet the Real Estate or any portion thereof without prior written authorization of Landlord.

23. **CERTIFICATION.** Tenant certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Tenant hereby agrees to defend, indemnify and hold harmless Landlord from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

DATED: _____

CITY OF HOLSTEIN, IOWA,
LANDLORD,

TENANT

By: _____
Kathy Breyfogle, Mayor

By: _____

EXHIBIT "A"

Lots on Benning Drive and Benning Drive Cul-de-sac area Parcel IDs 15-37-0126 (Lot 26), 15-37-0127 (Lot 27), 15-37-0128 (Lot 33), 15-37-0134 (Lot 34) AND Parcel 16-01-3501B being 7.78 acres +/- located North of Benning Dr (aka Benning Cul-de-sac area) more particularly described as being at the Northeast Corner of the SW1/4 of said Section 35; thence on an assumed bearing of North 00 04'34" East, along the East line O.L.G.C. Addition and Lot X of the NE1/4 NW1/4 of said Section 35, 934.47 feet; thence South 89 45'29" East, 375.00 feet; thence South 00 4'34" West, 931.78 Feet; thence West approximately 371' to the point of beginning.