



**HOLSTEIN CITY COUNCIL
REGULAR MEETING
Tuesday, January 26th, 2026
5:00 PM – Holstein City Hall Council Chambers**

AGENDA

CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL OF COUNCIL MEMBERS

CONSENT AGENDA

All items under the Consent Agenda will be enacted by one motion. Those items will not be discussed separately unless a request is made before the council votes on the motion.

- Minutes of January 13, 2026, Regular Council Meeting
- Claims

CITIZEN FORUM

This time is set aside for public comments regarding issues not on the agenda. No action or discussion shall take place at this time on issues brought before the council.

BUSINESS

- Review Capital Financial Planning - Nate Summers UMB
 - Resolution 26-03 Certifying Delinquent Utility Charges for Assessment to Property Taxes
 - Approval of Pickleball Proposal
 - Resolution 26- 04 Naming City Depositories and Deposit Limits
 - Resolution 26- 05 Setting City Attorney Rate
 - Resolution 26 - 06 Approving the Cherokee-Ida Solid Waste Commission Planning Area 2026 Solid Waste Comprehensive Plan Update
- Note: Tammy review yearly resolutions from 2025

ADJOURN



Expense Approval Report

Payable Dates 1/14/2026 -
1/27/2026

Vendor Name	Description (Item)	Amount
Bank Code: UBI – United Bank of Iowa		
JENSEN KINNICK	BASKETBALL REF	\$ 210.00
TODD CARTER	01102026 REF	\$ 210.00
TYHLER KOLPIN	BASKETBALL REF	\$ 90.00
BOMGAARS	CLOTHING ALLOWANCE	\$ 134.99
KING CONTRACTING LLC	PRJ 20-24051 WASTEWATER	\$ 348,556.50
BROCK BISENIUS	BASKETBALL REF	\$ 120.00
BURK DREW	BASKETBALL REF	\$ 120.00
KOLPIN ZACH	BASKETBALL REF	\$ 120.00
EVAN KOLPIN	BASKETBALL REF	\$ 120.00
AUREON	TECHNOLOGY SERVICES	\$ 8.99
NUCKOLLS TAMARA	MEDICAL REIMBURSEMENT	\$ 524.00
TYLER TECHNOLOGIES	TECHNOLOGY SERVICES	\$ 10,003.55
MIDAMERICAN ENERGY CO	UTILITIES	\$ 73.33
MUNICIPAL SUPPLY INC	SUPPLIES	\$ 309.32
NORTHWEST FIRE	INSPECTION	\$ 783.49
HOLSTEIN CHAMBER COMMERCE	ANNUAL MEMBERSHIP DUES	\$ 200.00
SIMMERING-CORY & IOWA CODIFICA	ANNUAL ONLINE CODE WEB HOSTING	\$ 450.00
FOUNDATION ANALYTICAL LAB	INFLUENT/DRINKING WATER	\$ 157.00
TOTAL MOTORS	VEHICLE REPAIRS	\$ 72.95
STEVENSON HARDWARE	SUPPLIES	\$ 455.68
HOLSTEIN SUPERMARKET	OFFICE SUPPLIES	\$ 57.22
MOTOR PARTS SALES	VEHICLE REPAIRS	\$ 81.66
QUALITY PUMP & CONTROL	REPAIRS	\$ 2,925.16
BSN SPORTS	BASKETBALL JERSEYS	\$ 262.50
VISION SERVICE PLAN	VISION INSURANCE	\$ 192.14
A & A FOOD & FUEL LLC	FUEL	\$ 596.23
AGSTATE - CHEROKEE	FUEL	\$1,971.89
IPERS	IPERS REGULAR CONTRIBUTION	\$3,661.90
IOWA DEPT REVENUE	STATE WITHHOLDING	\$444.64
IRS - FED/FICA TAXES	FED/FICA TAXES	\$5,108.06
dba COSGROVE LAW FIRM	LEGAL FEES	\$1,003.00
MATHESON TRI-GAS INC	OXYGEN SUPPLIES	\$185.21
MARY AHLERS	MEDICAL REIMBURSEMENT	\$69.16
DOLLAR GENERAL-REGIONS 410526	OFFICE SUPPLIES	\$6.00
MAC PLUMBING, HEATING, & COOLING	FIRE STATION FILL FOR 277	\$265.75
BUENA VISTA REG MED CENTER	PARAMEDIC ASSIST	\$100.00
VC3 INC	TECHNOLOGY SERVICES	\$2,755.93
N.E.T. BROADBAND	TELEPHONE/INTERNET SERVICES	\$212.29
Bank Code UBI – United Bank of Iowa Total:		\$382,618.54
Grand Total:		\$382,618.54

VALUATION TREND

City of Holstein, Iowa

Valuation as of:	Fiscal Year	100% Actual Valuation	% Growth	Taxable Valuation	% Growth
1/1/2021	FY 22-23	96,129,175		61,258,489	
1/1/2022	FY 23-24	114,058,430	18.65%	68,237,658	11.39%
1/1/2023	FY 24-25	130,570,786	14.48%	69,696,974	2.14%
1/1/2024	FY 25-26	129,982,118	-0.45%	69,775,716	0.11%
1/1/2025	FY 26-27	144,568,445	11.22%	77,131,310	10.54%
Average:		10.97%		6.05%	

DEBT LIMIT

1/1/2025 Actual Valuation	144,568,445
X 5%	
Statutory Debt Limit	7,228,422
Total General Obligation Debt	2,964,000
Annual Appropriation Obligations	33,219
Total Debt Subject to Limit	2,997,219
Percentage of Debt Limit Obligated	41.46%
Remaining Debt Limit	4,231,203

GENERAL OBLIGATION DEBT

Principal Only Fiscal Year	Sewer Lagoons/ Sludge New \$	Refund 2014 TIF - UR #6A Series 2023	Refund 2016 DS Levy	Storm Sewer	Street Sewer	Pool	Parking Lot	SRF Lagoon Series 2016	Lift Station/ Generators/ Benning Dr. Series 2016	Rec Center Remodel Project Series 2027	City Hall/ Pickup/ Payloader Series 2018	Principal Total	TIF Rebate/ Dev. Agmts. Ann. Approp.	Total Outstanding	5.00% Debt Cap. Utilized (%)	Debt Cap. Remaining (\$)
2026	9,000	75,000		10,000	35,000	26,000	19,000	9,000	28,000	19,000		174,000	33,219	2,997,219	46%	3,501,887
2027	9,000	77,000		10,000	35,000	26,000	19,000	9,000	30,000	19,000		213,000	46,900	2,836,900	39%	4,391,522
2028	9,000	78,000		10,000		27,000	19,000	38,000	31,000	20,000	49,000	203,000	46,900	2,623,900	35%	4,965,943
2029	9,000	79,000				27,000	19,000	39,000	33,000	21,000	52,000	272,000	46,900	2,441,900	32%	5,147,843
2030	9,000	80,000				27,000	19,000	40,000	34,000	22,000	54,000	280,000	46,900	2,238,900	29%	5,350,943
2031	10,000	82,000				27,000	19,000	50,000	36,000	23,000	57,000	288,000	46,900	2,031,900	27%	5,557,943
2032	10,000	83,000				27,000	19,000	51,000	38,000	24,000	60,000	305,000	46,900	1,819,900	24%	5,769,943
2033	10,000	84,000				27,000	20,000	53,000	40,000	25,000	63,000	324,000	46,900	1,594,900	21%	5,994,943
2034	10,000	86,000				27,000	20,000	55,000	42,000	26,000	66,000	326,000	46,900	1,364,900	18%	6,224,943
2035						27,000	20,000	57,000	44,000	28,000	69,000	245,000	46,900	1,128,900	15%	6,460,943
2036						27,000	20,000	58,000	46,000	29,000	73,000	253,000	46,900	984,900	13%	6,604,943
2037						27,000	20,000	60,000	48,000	31,000	77,000	216,000	46,900	836,900	11%	6,752,943
2038								62,000	50,000	32,000	80,000	224,000		685,900	9%	6,903,943
2039								64,000				64,000		531,000	7%	7,058,843
2040								66,000				66,000		419,000	6%	7,170,843
2041								69,000				69,000		355,000	5%	7,234,843
2042								71,000				71,000		289,000	4%	7,300,843
2043								73,000				73,000		220,000	3%	7,369,843
2044								76,000				76,000		149,000	2%	7,440,843
2045														76,000	1%	7,513,843

Total: 85,000 724,000 30,000 70,000 322,000 233,000 1,000,000 500,000 300,000 700,000 596,019

Call Date:
Status:
Original Par:
Dated Date:

Back Loan
Outstanding
51,897,000
7/1/2021

Any Time
Preliminary
\$500,000
TBD

Preliminary
\$300,000
TBD

Preliminary
\$700,000
TBD

GENERAL OBLIGATION DEBT

Principal & Interest

Fiscal Year	SERIES 2021				SERIES 2022				Series 2026				Series 2027				Series 2028				P&I Total	Less Abatements	Plus Paying Agent	Net P&I	2.50% Taxable Valuation	Debt Service Levy
	10,203	85,223	10,750	36,750	35,481	25,870	41,500	50,500	34,000	84,000	34,050	84,550	34,000	84,250	34,000	84,400	34,000	84,250	34,000	84,400						
2026	10,203	85,223			10,750	36,750	35,481	25,870	41,500	50,500										204,276	(95,425)	600	109,451	69,775,716	1.56861	
2027	10,090	86,285			10,500	35,875	34,831	25,395	41,208	51,100										294,976	(132,823)	600	162,753	77,131,310	2.11008	
2028	9,978	86,323			10,250		35,181	24,920	69,915	50,600	34,000									293,959	(157,791)	600	135,767	79,059,593	1.71728	
2029	9,865	86,348					34,506	24,445	69,615	50,600	34,050	84,000								393,729	(158,766)	600	235,563	81,036,083	2.90689	
2030	9,753	86,360					33,764	23,923	69,680	51,050	34,050	84,550								393,129	(159,747)	600	233,982	83,061,985	2.81695	
2031	10,640	87,360					33,021	23,400	69,413	50,400	34,000	83,950								393,129	(159,747)	600	233,982	83,061,985	2.81695	
2032	10,480	87,048					32,211	22,830	78,113	50,700	33,900	84,250								393,129	(159,747)	600	233,982	83,061,985	2.81695	
2033	10,320	86,720					31,401	22,660	77,488	50,900	33,750	84,400								393,129	(159,747)	600	233,982	83,061,985	2.81695	
2034	10,160	87,376					30,591	22,660	77,830	51,000	33,550	84,400								393,129	(159,747)	600	233,982	83,061,985	2.81695	
2035							29,714	22,010	78,108	51,000	33,300	84,250								393,129	(159,747)	600	233,982	83,061,985	2.81695	
2036							28,836	21,360	78,320	50,900	34,000	83,950								393,129	(159,747)	600	233,982	83,061,985	2.81695	
2037							27,945	20,700	77,468	50,700	33,600	84,500								393,129	(159,747)	600	233,982	83,061,985	2.81695	
2038									77,583	50,400	34,150	84,850								393,129	(159,747)	600	233,982	83,061,985	2.81695	
2039									77,633	50,000	33,600	84,000								393,129	(159,747)	600	233,982	83,061,985	2.81695	
2040									77,618											393,129	(159,747)	600	233,982	83,061,985	2.81695	
2041									77,538											393,129	(159,747)	600	233,982	83,061,985	2.81695	
2042									78,393											393,129	(159,747)	600	233,982	83,061,985	2.81695	
2043									78,150											393,129	(159,747)	600	233,982	83,061,985	2.81695	
2044									77,843											393,129	(159,747)	600	233,982	83,061,985	2.81695	
2045									78,470											393,129	(159,747)	600	233,982	83,061,985	2.81695	
Total:	91,488	779,042			31,500	72,625	387,481	280,773	1,382,265	659,250	405,950	927,100								5,017,473	(2,114,898)	7,200	2,909,775			

GENERAL OBLIGATION DEBT

SRF Lift Station/ Rec Center City Hall/

Interest Rates

Fiscal Year	Series 2021		Series 2022		Series 2026		Series 2027		Series 2028	
	2026	2027	2026	2027	2026	2027	2026	2027	2026	2027
2026	1.250%	1.250%	2.500%	2.500%	2.500%	2.500%	3.250%	5.000%	5.000%	5.000%
2027	1.250%	1.250%	2.500%	2.500%	2.500%	2.500%	3.250%	5.000%	5.000%	5.000%
2028	1.250%	1.250%	2.500%	2.500%	2.500%	2.500%	3.250%	5.000%	5.000%	5.000%
2029	1.250%	1.250%	2.750%	2.750%	2.750%	2.750%	3.250%	5.000%	5.000%	5.000%
2030	1.250%	1.250%	2.750%	2.750%	2.750%	2.750%	3.250%	5.000%	5.000%	5.000%
2031	1.600%	1.600%	3.000%	3.000%	3.000%	3.000%	3.250%	5.000%	5.000%	5.000%
2032	1.600%	1.600%	3.000%	3.000%	3.000%	3.000%	3.250%	5.000%	5.000%	5.000%
2033	1.600%	1.600%	3.000%	3.000%	3.000%	3.000%	3.250%	5.000%	5.000%	5.000%
2034	1.600%	1.600%	3.250%	3.250%	3.250%	3.250%	3.250%	5.000%	5.000%	5.000%
2035	1.600%	1.600%	3.250%	3.250%	3.250%	3.250%	3.250%	5.000%	5.000%	5.000%
2036			3.300%	3.300%	3.300%	3.300%	3.250%	5.000%	5.000%	5.000%
2037			3.500%	3.500%			3.250%	5.000%	5.000%	5.000%
2038							3.250%	5.000%	5.000%	5.000%
2039							3.250%	5.000%	5.000%	5.000%
2040							3.250%	5.000%	5.000%	5.000%
2041							3.250%	5.000%	5.000%	5.000%
2042							3.250%	5.000%	5.000%	5.000%
2043							3.250%	5.000%	5.000%	5.000%
2044							3.250%	5.000%	5.000%	5.000%
2045							3.250%	5.000%	5.000%	5.000%

GENERAL OBLIGATION DEBT

SIF Lift Station/ Rec Center City Hall/

Interest Only

Fiscal Year	SERIES 2021	SERIES 2022	Series 2016	Series 2026	Series 2027	Series 2028	Interest Total
2026	1,203	10,223	750	6,870			30,276
2027	1,090	9,285	500	6,395			81,976
2028	978	8,323	250	5,920	15,000		91,959
2029	865	7,348		5,445		35,000	121,729
2030	753	6,360		4,923	13,050		113,129
2031	640	5,360		4,400	12,000		104,184
2032	480	4,048		3,830	10,900		94,532
2033	320	2,720		3,260	9,750		84,239
2034	160	1,376		2,660	8,550		73,567
2035	-			2,010	7,300		62,381
2036				1,360	6,000		52,366
2037				700	4,600		41,913
2038				945	3,150		30,983
2039					1,600		21,233
2040							13,618
2041							11,538
2042							9,393
2043							7,150
2044							4,843
2045							2,470
Total:	6,488	55,042	1,500	47,773	105,950	227,100	1,053,473

GENERAL OBLIGATION DEBT AMORTIZATION TABLES

City of Holstein, Iowa

SERIES 2021

Date	Combined Issue		New S (Sewer Lagoon/Sludge		UR # 6A (Ref 2014)		Shop (Ref 2016 DS Levy)		Coupon Rate	Paying Agent Expense	Annual Debt Service	Principal Balance
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest				
12/1/2025		5,712.50		601.25		5,111.25						
6/1/2026	84,000.00	5,712.50	9,000.00	601.25	75,000.00	5,111.25				300.00	96,025.00	809,000.00
12/1/2026		5,187.50		545.00		4,642.50				300.00		
6/1/2027	86,000.00	5,187.50	9,000.00	545.00	77,000.00	4,642.50				300.00	96,975.00	725,000.00
12/1/2027		4,650.00		488.75		4,161.25				300.00		
6/1/2028	87,000.00	4,650.00	9,000.00	488.75	78,000.00	4,161.25				300.00	96,900.00	639,000.00
12/1/2028		4,106.25		432.50		3,673.75				300.00		
6/1/2029	88,000.00	4,106.25	9,000.00	432.50	79,000.00	3,673.75				300.00	96,812.50	552,000.00
12/1/2029		3,556.25		376.25		3,180.00				300.00		
6/1/2030	89,000.00	3,556.25	9,000.00	376.25	80,000.00	3,180.00				300.00	96,712.50	464,000.00
12/1/2030		3,000.00		320.00		2,680.00				300.00		
6/1/2031	92,000.00	3,000.00	10,000.00	320.00	82,000.00	2,680.00				300.00	98,600.00	375,000.00
12/1/2031		2,264.00		240.00		2,024.00				300.00		
6/1/2032	93,000.00	2,264.00	10,000.00	240.00	83,000.00	2,024.00				300.00	98,128.00	283,000.00
12/1/2032		1,520.00		160.00		1,360.00				300.00		
6/1/2033	94,000.00	1,520.00	10,000.00	160.00	84,000.00	1,360.00				300.00	97,640.00	190,000.00
12/1/2033		768.00		80.00		688.00				300.00		
6/1/2034	96,000.00	768.00	10,000.00	80.00	86,000.00	688.00				300.00	98,136.00	96,000.00
Total:	809,000.00	61,529.00	85,000.00	6,487.50	724,000.00	55,041.50				5,400.00	875,929.00	

GENERAL OBLIGATION DEBT AMORTIZATION TABLES

City of Holstein, Iowa

SERIES 2022														Dated Date: 5/26/2022	
Date	Combined Issue		Storm Sewer		Street Sweeper		Pool		Parking Lot		Paying Agent Expense	Annual Debt Service	Principal Balance		
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest					
12/1/2025		9,425.50		375.00		875.00		4,740.50		3,435.00	-				
6/1/2026	90,000.00	9,425.50	10,000.00	375.00	35,000.00	875.00	26,000.00	4,740.50	19,000.00	3,435.00	-	108,851.00	655,000.00		
12/1/2026		8,300.50		250.00		437.50		4,415.50		3,197.50	-				
6/1/2027	90,000.00	8,300.50	10,000.00	250.00	35,000.00	437.50	26,000.00	4,415.50	19,000.00	3,197.50	-	106,601.00	565,000.00		
12/1/2027		7,175.50		125.00		-		4,090.50		2,960.00	-				
6/1/2028	56,000.00	7,175.50	10,000.00	125.00	-	-	27,000.00	4,090.50	19,000.00	2,960.00	-	70,351.00	475,000.00		
12/1/2028		6,475.50		-		-		3,753.00		2,722.50	-				
6/1/2029	46,000.00	6,475.50	-	-	-	-	27,000.00	3,753.00	19,000.00	2,722.50	-	58,951.00	419,000.00		
12/1/2029		5,843.00		-		-		3,381.75		2,461.25	-				
6/1/2030	46,000.00	5,843.00	-	-	-	-	27,000.00	3,381.75	19,000.00	2,461.25	-	57,686.00	373,000.00		
12/1/2030		5,210.50		-		-		3,010.50		2,200.00	-				
6/1/2031	46,000.00	5,210.50	-	-	-	-	27,000.00	3,010.50	19,000.00	2,200.00	-	56,421.00	327,000.00		
12/1/2031		4,520.50		-		-		2,605.50		1,915.00	-				
6/1/2032	46,000.00	4,520.50	-	-	-	-	27,000.00	2,605.50	19,000.00	1,915.00	-	55,041.00	281,000.00		
12/1/2032		3,830.50		-		-		2,200.50		1,630.00	-				
6/1/2033	47,000.00	3,830.50	-	-	-	-	27,000.00	2,200.50	20,000.00	1,630.00	-	54,661.00	235,000.00		
12/1/2033		3,125.50		-		-		1,795.50		1,330.00	-				
6/1/2034	47,000.00	3,125.50	-	-	-	-	27,000.00	1,795.50	20,000.00	1,330.00	-	53,251.00	188,000.00		
12/1/2034		2,361.75		-		-		1,356.75		1,005.00	-				
6/1/2035	47,000.00	2,361.75	-	-	-	-	27,000.00	1,356.75	20,000.00	1,005.00	-	51,723.50	141,000.00		
12/1/2035		1,598.00		-		-		918.00		680.00	-				
6/1/2036	47,000.00	1,598.00	-	-	-	-	27,000.00	918.00	20,000.00	680.00	-	50,196.00	94,000.00		
12/1/2036		822.50		-		-		472.50		350.00	-				
6/1/2037	47,000.00	822.50	-	-	-	-	27,000.00	472.50	20,000.00	350.00	-	48,645.00	47,000.00		
Total: 655,000.00 117,378.50 30,000.00 1,500.00 70,000.00 2,625.00 322,000.00 65,481.00 233,000.00 47,772.50 772,378.50															

Abatement

City of Holstein, Iowa

Principal & Interest		Franchise		Sewer		Storm Sewer		LOST		H/M Tax		TIF 6A		Total
Fiscal Year	Fees	None	Revenue	None	Revenue	None	Revenue	None	Revenue	Rec Center Project	Series 2027	Sewer Lagoon/ Sludge New \$	SERIES 2021	
2026		0	0	0	0	0	0	0	0	0	0	95,425	95,425	0
2027		0	0	0	0	0	46,538	0	0	0	0	86,285	86,285	95,425
2028		0	0	0	0	0	47,469	0	0	24,000	24,000	86,323	86,323	132,823
2029		0	0	0	0	0	48,418	0	0	24,000	24,000	86,348	86,348	157,791
2030		0	0	0	0	0	49,387	0	0	24,000	24,000	86,360	86,360	158,766
2031		0	0	0	0	0	50,374	0	0	24,000	24,000	87,360	87,360	159,747
2032		0	0	0	0	0	51,382	0	0	24,000	24,000	87,048	87,048	161,734
2033		0	0	0	0	0	52,409	0	0	24,000	24,000	86,720	86,720	162,430
2034		0	0	0	0	0	53,458	0	0	24,000	24,000	87,376	87,376	163,129
2035		0	0	0	0	0	54,527	0	0	24,000	24,000			164,834
2036		0	0	0	0	0	55,617	0	0	24,000	24,000			78,527
2037		0	0	0	0	0	56,730	0	0	24,000	24,000			79,617
2038		0	0	0	0	0	57,864	0	0	24,000	24,000			80,730
2039		0	0	0	0	0	59,022	0	0					81,864
2040		0	0	0	0	0	60,202	0	0					59,022
2041		0	0	0	0	0	61,406	0	0					60,202
2042		0	0	0	0	0	62,634	0	0					61,406
2043		0	0	0	0	0	63,887	0	0					62,634
2044		0	0	0	0	0	65,165	0	0					63,887
2045		0	0	0	0	0	65,165	0	0					65,165
Total:		0	0	0	0	0	1,061,654	0	0	264,000	264,000	789,244	789,244	2,114,898

Surplus Balance as of Dec. 2024:	244,635	509,079
Remaining Balance:	244,635	243,591

= amount NTE for public hearing purposes on G.O. debt

SEWER REVENUE DEBT

City of Holstein, Iowa

<u>Principal Only</u>		SRF	FUTURE	Principal
Fiscal	Year	Series 2025		Total
	2026	5,000		5,000
	2027	6,000		6,000
	2028	53,000		53,000
	2029	106,000		106,000
	2030	177,000		177,000
	2031	245,000		245,000
	2032	268,000		268,000
	2033	292,000		292,000
	2034	302,000		302,000
	2035	312,000		312,000
	2036	322,000		322,000
	2037	332,000		332,000
	2038	343,000		343,000
	2039	354,000		354,000
	2040	366,000		366,000
	2041	378,000		378,000
	2042	390,000		390,000
	2043	403,000		403,000
	2044	416,000		416,000
	2045	430,000		430,000
	2046			-
Total:		5,500,000	-	5,500,000

Call Date: Any Time
 Status: Outstanding
 Original Par: 5,500,000
 Dated Date: 12/19/2025



SEWER REVENUE DEBT

City of Holstein, Iowa

Principal & Interest

Fiscal Year	Series 2025	FUTURE	P&I Total
2026	41,980	-	41,980
2027	184,624	-	184,624
2028	231,941	-	231,941
2029	283,214	-	283,214
2030	350,758	-	350,758
2031	412,988	-	412,988
2032	428,001	-	428,001
2033	443,264	-	443,264
2034	443,745	-	443,745
2035	443,900	-	443,900
2036	443,728	-	443,728
2037	443,231	-	443,231
2038	443,408	-	443,408
2039	443,226	-	443,226
2040	443,686	-	443,686
2041	443,754	-	443,754
2042	443,431	-	443,431
2043	443,717	-	443,717
2044	443,580	-	443,580
2045	444,018	-	444,018
2046	-	-	-
Total:	7,700,195	-	7,700,195

SEWER REVENUE DEBT

City of Holstein, Iowa

Interest Rates

Fiscal Year	Series 2025	FUTURE
2026	3.260%	
2027	3.260%	
2028	3.260%	
2029	3.260%	
2030	3.260%	
2031	3.260%	
2032	3.260%	
2033	3.260%	
2034	3.260%	
2035	3.260%	
2036	3.260%	
2037	3.260%	
2038	3.260%	
2039	3.260%	
2040	3.260%	
2041	3.260%	
2042	3.260%	
2043	3.260%	
2044	3.260%	
2045	3.260%	
2046		



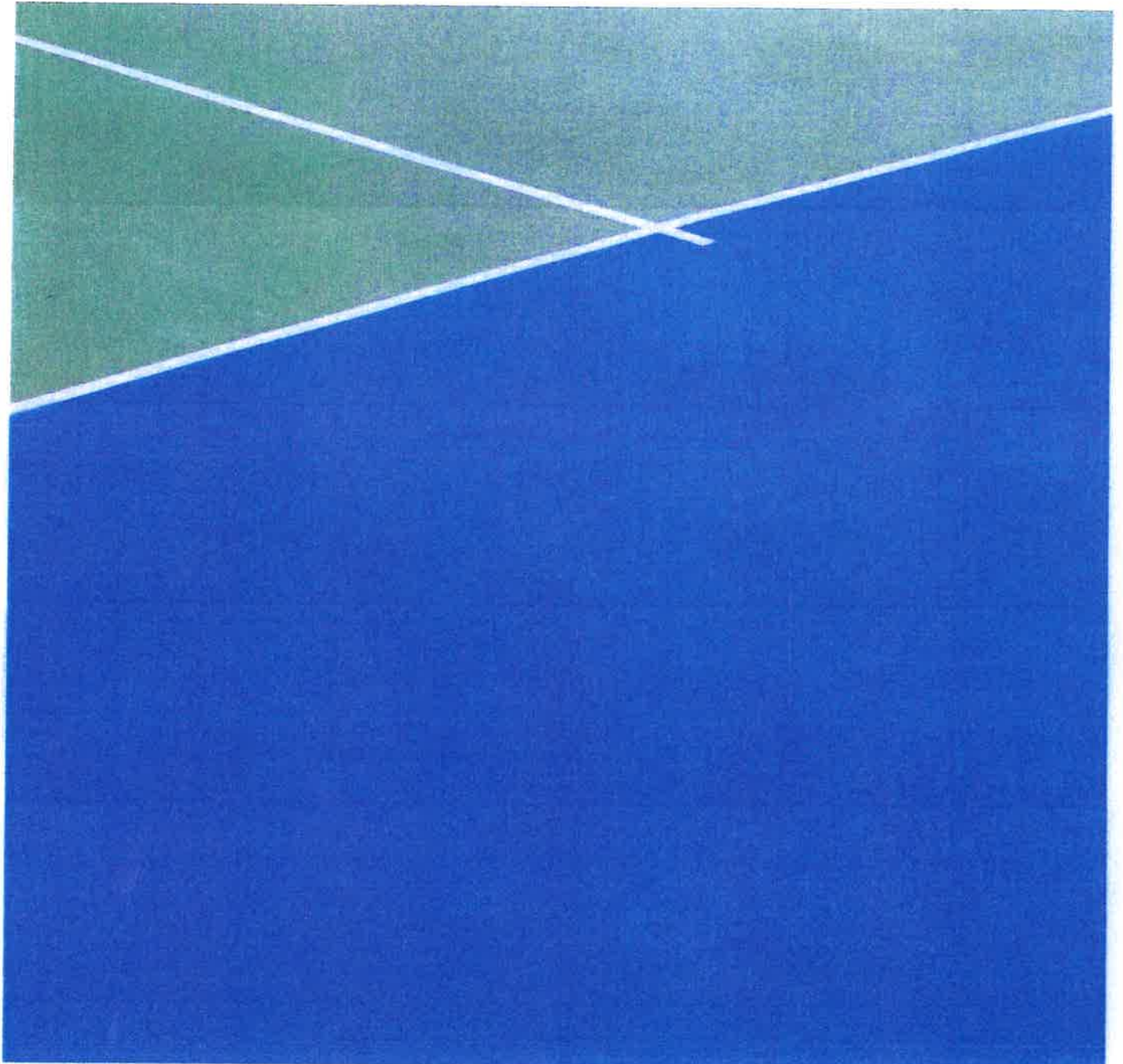
SEWER REVENUE DEBT

City of Holstein, Iowa

Interest Only

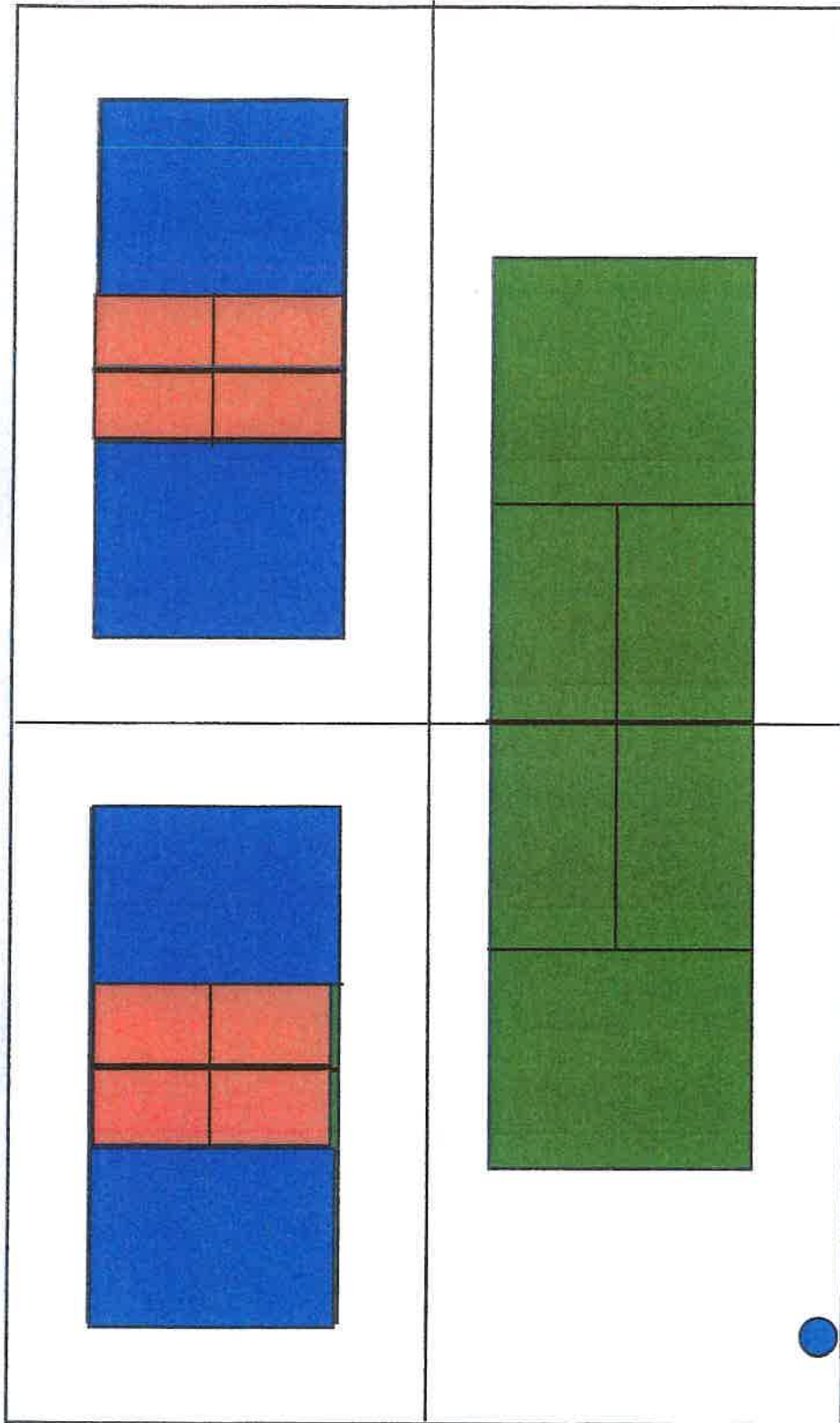
Fiscal Year	Series 2025	FUTURE	Interest Total
2026	36,980		36,980
2027	178,624	-	178,624
2028	178,941	-	178,941
2029	177,214	-	177,214
2030	173,758	-	173,758
2031	167,988	-	167,988
2032	160,001	-	160,001
2033	151,264	-	151,264
2034	141,745	-	141,745
2035	131,900	-	131,900
2036	121,728	-	121,728
2037	111,231	-	111,231
2038	100,408	-	100,408
2039	89,226	-	89,226
2040	77,686	-	77,686
2041	65,754	-	65,754
2042	53,431	-	53,431
2043	40,717	-	40,717
2044	27,580	-	27,580
2045	14,018	-	14,018
2046	-	-	-
Total:	2,200,195	-	2,200,195

PICKLEBALL/TENNIS COURTS
RENOVATION PROPOSAL
OCTOBER 14, 2025



98'

120'



**PICKLEBALL/TENNIS COURT
RENOVATION PROPOSAL
ESTIMATED COST
OCTOBER 14, 2025**

Est. Cost

COLOR COAT TENNIS/PICKELBALL COURTS:

- Install NOVA Sports Color Coating System
to one (1) tennis court and two (2) pickleball
courts including sanding/filling cracks and painting
all applicable lines. \$27,300

PICKLEBALL NET POST SYSTEM:

- Supply and install two (2) pickleball net post system
including footings, sleeves, posts, and tie-down anchor. \$ 8,400
- Sub-total \$ 35,700

OPTIONS:

- 4' dividing fence between tennis court and pickleball
courts and between pickleball courts with top pad \$ 5,500
- 9' wind screen south side \$ 2,700
- Pickleball paddle holder \$ 100
- Total \$ 44,000

RESOLUTION NO. 26-03

**RESOLUTION CERTIFYING DELINQUENT UTILITY CHARGES
FOR ASSESSMENT TO PROPERTY TAXES**

WHEREAS, the City of Holstein provides municipal utility services to properties within the City; and

WHEREAS, certain utility charges have become delinquent and remain unpaid; and

WHEREAS, the City Council finds it necessary to certify these delinquent charges for assessment against the properties and collection with property taxes.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Holstein, Iowa, that the following delinquent utility charges are certified for assessment to property taxes:

PROPERTY ASSESSMENT INFORMATION

Parcel Owner: Donald Grimes

Property Address: 217 W 2nd Street, Holstein, IA 51025

Legal Description: LOT 20 BLK 31 FOURTH ADDN

Parcel ID: 15-055-3120

Assessment Date: 01/21/2026

Amount to be Assessed: \$229.14

Parcel Owner: Jasmine Anderson | Erik Major

Property Address: 705 S Kiel, Holstein, IA 51025

Legal Description: LOTS 10-11-12 BLK 3 ELMHURST ADDN

Parcel ID: 15-19-0310

Assessment Date: 01/21/2026

Amount to be Assessed: \$245.24

BE IT FURTHER RESOLVED that the City Administrator is directed to certify this Resolution and the assessment information to the Ida County Assessor's Office for collection with property taxes.

PASSED AND APPROVED THIS 27th DAY OF JANUARY 2026.

Roll Call Vote:

Council Member	Aye	Nay	Absent	Abstain
Bonnie Stevenson				
Mike Johnson				
Marcus Prell				
Terri Schimmer				
Steve Tiefenthaler				

APPROVED BY THE
CITY OF HOLSTEIN

Kathy Breyfogle, Mayor

ATTEST

Tamara Nuckolls, City Administrator

RESOLUTION 26-04

A RESOLUTION NAMING CITY DEPOSITORIES AND DEPOSIT LIMITS

WHEREAS, Iowa Code 12C.2 requires that the approval of financial institutions as depositories shall be by written document which shall be entered of record in the minutes of the approving board, and which shall distinctly name each depository approved, and specify the maximum amount which may be kept on deposit in each depository; and

WHEREAS, the City's auditor recommends the naming of depositories be done annually.

NOW THEREFORE BE IT RESOLVED that the City Council of Holstein, Iowa, approves the following list of financial institutions to be depositories of the City of Holstein funds in conformance with all applicable provisions of Iowa Code Chapter 12. The City Administrator and Deputy Clerk are hereby authorized to deposit the City of Holstein funds in amounts not to exceed the maximum approved for each respective financial institution as set out below.

DEPOSITORY NAME	LOCATION OF FINANCIAL INSTITUTE	MAXIMUM BALANCE IN EFFECT UNDER PRIOR RESOLUTION	MAXIMUM BALANCE IN EFFECT UNDER THIS RESOLUTION
United Bank of Iowa	Holstein, IA	\$4,000,000.00	\$4,000,000.00
IPAIT	Des Moines, IA	\$4,000,000.00	\$4,000,000.00

PASSED AND APPROVED THIS 14th DAY OF JANUARY 2024.

Roll Call Vote	Aye	Nay	Absent	Abstain
Marcus Prell				
Terri Schimmer				
Bonnie Stevenson				
Steve Tiefenthaler				
Mike Johnson				

KATHY BREYFOGLE, MAYOR

ATTEST:

TAMARA NUCKOLLS, CITY ADMINISTRATOR

RESOLUTION NO. 26-05

RESOLUTION SETTING CITY ATTORNEY RATE

WHEREAS, the City of Holstein has retained the services of the law firm of Crary Huff, P.C. (the “Firm”) as its City Attorney; and

WHEREAS, the Firm proposes that the established hourly rate be \$245.00 per hour for its services from shareholders; \$200.00 per hour for its services from associate attorneys; and \$115.00 per hour for its services from legal assistants; and

WHEREAS, the Firm has provided the City with a revised engagement agreement reflecting the new hourly rate and repeating the terms of its engagement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Holstein as follows:

1. That the agreement attached hereto and the established hourly rates described therein are hereby approved.
2. That the entire written agreement is incorporated herein by reference.
3. The Mayor is authorized to execute the agreement on behalf of the City.

Councilperson _____ caused to be read and moved the adoption of the foregoing resolution.

Councilperson _____ seconded the motion to adopt. Upon due consideration by the Council, the Mayor put the question; and, upon the roll being called, the vote was:

Roll Call Vote	Aye	Nay	Absent	Abstain
Marcus Prell				
Terri Schimmer				
Bonnie Stevenson				
Steve Tiefenthaler				
Mike Johnson				

WHEREUPON, the Mayor declared the foregoing resolution duly adopted on January 27th, 2026.

Kathy Breyfogle, Mayor

ATTEST:

Tamara Nuckolls, City Administrator

CRARY HUFF

ATTORNEYS AT LAW

John M. Hines
Attorney

PHONE: 712.224.7550
EMAIL: jhines@craryhuff.com

329 Pierce Street, Suite 200
Sioux City, IA 51101

craryhuff.com

January 23, 2026

VIA EMAIL

Tammy Nuckolls, City Administrator
City of Holstein
119 S. Main Street
Holstein, IA 51025
administrator@holsteinia.gov

Re: *City Attorney Engagement Rate*

Dear Mayor and Council Members:

First and foremost, we would like to thank the City of Holstein for choosing our Firm to serve as the City Attorney for the last 3 years, and we look forward to continuing our service to the City.

The Firm regularly adjusts its billable rates for non-governmental clients on an annual basis, but it has historically been the practice of the Firm to adjust rates for governmental clients on a less frequent basis. Because the rate for Holstein was last adjusted in 2024, the Firm believes an adjustment is appropriate at this time.

The Firm proposes an hourly rate increase for associate attorneys to \$200.00 per hour and shareholders to \$245.00 per hour. These rates are the Firm's same rates for our other Iowa municipal clients as of 2025. Subject to Council approval, the new rates will take effect in January 2026. Holstein Code requires compensation for the City Attorney to be set by resolution, therefore, we are enclosing a proposed Resolution setting the Attorney's compensation.

If you have any questions or concerns, or want any additional information, please feel free to contact either of us. Thank you again for trusting in us for your legal needs.

Sincerely,



John M. Hines
For the Firm

CRARY HUFF

ATTORNEYS AT LAW

John M. Hines
Attorney

PHONE: 712.224.7550
EMAIL: jhines@craryhuff.com

329 Pierce Street, Suite 200
Sioux City, IA 51101

craryhuff.com

December 3, 2025

Tammy Nuckolls, City Administrator
City of Holstein
119 S. Main Street
Holstein, IA 51025
administrator@holsteinia.gov

Re: Engagement Letter and Standard Terms of Engagement

Dear Mayor, City Administrator, City Clerk and Council Members:

Thank you for considering Crary Huff Law Firm, P.C. (the "Firm") to represent you (the "Client") as your legal counsel. This engagement letter (the "Engagement Letter") is to confirm the scope and terms of your engagement of the Firm's services. The Firm's Standard Terms of Engagement, as amended from time to time (the "Standard Terms"), are available at <https://craryhuff.com/standard-terms>.

1. Client/Scope of Representation. Our client in this matter will be City of Holstein (the "City"). We will advise you in connection with, and the scope of our engagement and duties shall relate to municipal legal services as needed as City Attorney. The Firm recognizes that additional matters outside of the scope of work reflected herein may be performed at the request of the Client. If that occurs, those matters may, at the Firm's discretion, require a supplemental or new engagement letter reflecting any change from the current representation. Please note that the Standard Terms will govern all matters for the Client unless otherwise agreed to in writing.

2. Fees and Expenses. Our fees will be based on the billing rates for each attorney and legal assistant devoting time to your affairs. John Hines will be primarily involved in connection with your file. We will also utilize other lawyers and paralegals when appropriate, to help keep costs as low as possible. Current rates are as follows:

Partners (John Hines):	\$245.00
Associates:	\$200.00
Legal Assistant:	\$115.00

In addition to legal fees, the Client will be responsible for certain costs incurred by the Firm on this matter. Such costs are set forth in the Standard Terms and will be billed monthly with our fees. All amounts reflected on a billing statement are due upon receipt. If you have questions or concerns regarding any bill, please contact us immediately. Our Firm reviews and adjusts our rates annually, effective each January 1. Please be assured that we will make every effort to be as efficient as possible.

3. Conflicts. As we are sure you can appreciate, the Firm has numerous clients. The Firm has run a preliminary conflict check to identify actual or potential conflicts at the outset of any engagement. At this time,

the Firm is unaware of any conflict that exists. If you believe this is in error, please let me know.

We are excited about the opportunity to become involved with you on this matter, and we appreciate the confidence you have shown in our Firm. Assuming you are agreeable to the terms of this engagement, please execute where indicated below and return it to me.

We look forward to representing you on this matter. **If this Engagement Letter and the Standard Terms are acceptable, please sign and return this Engagement Letter.** Firm recommends that you keep a copy for your records.

If you have questions regarding any aspects of our representation of you on this matter, do not hesitate to contact us.

Sincerely,



John Hines
For the Firm

AGREED TO AND ACCEPTED:

CITY OF HOLSTEIN, IOWA

By: _____

RESOLUTION NO. 26-06

**A RESOLUTION APPROVING THE CHEROKEE-IDA SOLID WASTE COMMISSION PLANNING AREA
2026 SOLID WASTE COMPREHENSIVE PLAN UPDATE**

WHEREAS, section 455B.302 of the Code of Iowa requires every city and county of this state to provide for the establishment and operation of a comprehensive solid waste reduction program consistent with the waste management hierarchy under section 455B.301A, and a sanitary disposal project for final disposal of solid waste by its residents; and

WHEREAS, section 455B.306(1) of the Code of Iowa requires that all cities and counties file with the director of the department of natural resources a comprehensive plan detailing the method by which the city or county will comply with the requirements of section 455B.302 to establish and implement a comprehensive solid waste reduction program for its residents; and

WHEREAS, a comprehensive plan, as described in section 455B.306 of the Code of Iowa has been prepared at the direction of and in participation with the City of Holstein by SCS Engineers, and dated December 11th, 2025; and

WHEREAS, the City of Holstein has determined that the adoption and implementation of the proposed comprehensive plan is in the best interest of the City of Holstein with respect to satisfying Cherokee-Ida Solid Waste Commission statutory duties.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Holstein, Iowa, that the proposed comprehensive plan is hereby adopted as the comprehensive solid waste reduction plan of the Cherokee-Ida Solid Waste Commission.

BE IT FURTHER RESOLVED that the City of Holstein shall implement and participate in the programs set forth in the comprehensive plan.

BE IT FURTHER RESOLVED that the comprehensive plan shall be submitted to the Iowa Department of Natural Resources, on behalf of the City of Holstein in satisfaction of section 455B.306(1) of the Code of Iowa.

PASSED AND APPROVED THIS 27th DAY OF JANUARY 2026.

Roll Call Vote:

Council Member	Aye	Nay	Absent	Abstain
Bonnie Stevenson				
Mike Johnson				
Marcus Prell				
Terri Schimmer				
Steve Tiefenthaler				

Kathy Breyfogle, Mayor

ATTEST

Tamara Nuckolls, City Administrator