



AGENDA
City Council Meeting
City Hall Council Chambers - Webster City, Iowa
March 16, 2026 6:00 p.m.

This meeting will be open to the public and can be viewed live on the City Facebook page <https://www.facebook.com/cityofwebstercity/> or viewed on the City of Webster City website <https://webstercity.com/government/city-council/city-council-meetings/> the morning following the meeting.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

Motion on Approval of Agenda

1. PETITIONS – COMMUNICATIONS – REQUESTS

This is the time of the meeting that a citizen may address the Council on a matter not on the Agenda. **(No more than five minutes per person)** Except in cases of emergency, the City Council will not take any action at this meeting, but may ask the City Staff to research the matter or have the matter placed on the Agenda for a future meeting.

- a. Public Information

2. CONSENT AGENDA

The following items have been deemed to be non-controversial, routine actions to be approved by the Council in a single motion. If a Council member, or a member of the audience wishes to have an item removed from this list, it will be considered in its normal sequence on the Agenda.

- a. Minutes of [March 2, 2026](#) Meeting
- b. [CLAIMS](#) and [FUND LIST](#)
- c. [REPORTS](#)- Electric, Water-February
- d. [REPORT-POLICE](#) February
- e. [REPORT-FIRE](#) February
- f. Inspection [REPORT](#)
- g. [AGENDA STATEMENT](#) [REQUESTS](#) for Street Closures
 - Hamilton County Fair Parade July 21st (same staging & parade route as last year)
 - JunqueFest Saturday May 23rd (500 - 700 Second; 600 - 700 Willson Ave & Des Moines St)
 - Market Nights June 4th - August 27th (500-700 Second; 600-700 Des Moines)
- h. Recommend approval for issuance of Beer & Liquor Licenses by the Iowa Department of Commerce for the following:

Approve 5-day, Class C Retail Alcohol License for St. Thomas Aquinas effective April 29, 2026
Approve Special Class C Retail Alcohol License for Hamilton County Speedway, TTMM Promotions (Racetrack), 1200 Bluff St.

- i. Appointment of Trish Bahrenfuss to the Civil Service Commission for the 4-year term ending April 1, 2030.
- j. Council Committee Report
- k. Other reports and recommendations

3. GENERAL AGENDA

- a. [AGENDA STATEMENT](#) - Second Reading of a proposed [ORDINANCE](#) Providing for the Division of Taxes Levied on Taxable Property in the March, 2026 Addition to the Webster City Riverview Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa

Waive 3rd reading

Pass & Adopt Ordinance

PUBLIC HEARING

- a. Public Hearing on a proposed development agreement with Brew Oil, L.L.C.

[AGENDA STATEMENT](#) [DEVELOPMENT AGREEMENT](#)

- b. [RESOLUTION](#) Approving Development Agreement with Brew Oil, L.L.C., Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement.

- c. [AGENDA STATEMENT](#) Second Reading of a proposed [ORDINANCE](#) amending the Code of Ordinances of the City of Webster City, Iowa 2019, by amending Chapter 22 to add Division 3 Pertaining to False Fire Alarms.

- d. [AGENDA STATEMENT](#) Second reading of an [ORDINANCE](#) amending the City Code of the City of Webster City, Iowa, 2019, by Replacing Chapter 48, Article 2, Division 2, Section 48.56 establishing New Rates to be charged for Electrical Energy sold by the City of Webster City, Iowa. [SUPPORTING DOCUMENTS](#)

- e. [AGENDA STATEMENT](#) [RESOLUTION](#) in support of submission of an application to the “Hometown Pride” Program.

4. ADJOURN

NOTE: The Council may act by motion, resolution or ordinance on items listed on the Agenda.

CITY COUNCIL MEETING MINUTES
Webster City, Iowa March 2, 2026 – 6:00 p.m.

The City Council met in regular session at the City Hall, Webster City, Iowa, at 6:00 p.m. on March 2, 2026, upon call of Mayor John Hawkins and the advance agenda. The meeting was called to order by Mayor John Hawkins and roll being called there were present in the Council Chambers the following Council Members: Ashley Allers, John Hawkins, John Marvel and Megan McFarland. Abbie Hansen was absent.

This meeting was open to the public and can be viewed live on the City Facebook page <https://www.facebook.com/cityofwebstercity/> or viewed on the City of Webster City website <https://webstercity.com/government/city-council/city-council-meetings/> the following morning.

Mayor John Hawkins led the Pledge of Allegiance.

It was moved by Allers and seconded by McFarland to approve the agenda.

ROLL CALL: Allers, Hawkins, Marvel and McFarland voting aye.

PETITIONS – COMMUNICATIONS – REQUESTS

None brought forth.

CONSENT AGENDA

It was moved by McFarland and seconded by Marvel that the following consent items including minutes, claims, fund list, report, licenses be approved collectively (a-d):

- a. Minutes of February 16, 2026 Meeting
- b. Claims and Fund List
- c. Annual Cemetery Advisory Committee Report – Breanne Leshner, Recreation and Public Grounds Director spoke on the Cemetery report
- d. That the issuance of Beer & Liquor Licenses by the Iowa Department of Commerce be recommended for the following:
 - Approve renewal Class E retail Alcohol License for Hiway 20 Liquor & Tobacco 1345 2nd St
 - Approve new Special Class C retail Alcohol License for Lucky Wife Wine Slushies dated May 21-25 2026 to participate in Junquefest.
 - Approve new Class B retail Alcohol License for El Paso Express, 813 Superior St.
- e. Council Committee Report
- f. Other reports and recommendations

ROLL CALL: Hawkins, Marvel, McFarland and Allers voting aye.

GENERAL AGENDA

- a. March 2, 2026 at 6:10 p.m. in the Council Chambers at City Hall, 400 Second Street, Webster City, Iowa being the time and place for a Public Hearing on the proposed expansion of the Webster City Riverview Urban Renewal Area, the same was held. No written objections were filed and no oral objections were presented.

It was moved by Marvel and seconded by Allers that Resolution No. 2026-019 to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Expanded Webster City Riverview Urban Renewal Area be passed and adopted.

ROLL CALL: McFarland, Allers, Hawkins and Marvel voting aye.

It was moved by McFarland and seconded by Marvel that the First Reading of a proposed Ordinance Providing for the Division of Taxes Levied on Taxable Property in the March, 2026 Addition to the Webster City Riverview Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa be approved.

ROLL CALL: Allers, Hawkins, Marvel and McFarland voting aye.

b. It was moved by Marvel and seconded by Allers that Resolution No. 2026-020 setting March 16, 2026 at 6:05 p.m. in Council Chambers at City Hall, Webster City, Iowa, for a Public Hearing at which it is Proposed to Approve a Development Agreement with Brew Oil, L.L.C., Including Annual Appropriation Tax Increment Payments be passed and adopted.

ROLL CALL: Hawkins, Marvel, McFarland and Allers voting aye.

c. It was moved by Allers and seconded by McFarland that the First Reading of a proposed Ordinance amending the Code of Ordinances of the City of Webster City, Iowa 2019, by amending Chapter 22 to add Division 3 Pertaining to False Fire Alarms be approved.

ROLL CALL: Marvel, McFarland, Allers and Hawkins voting aye.

d. It was moved by Allers and seconded by McFarland that the First Reading of a proposed Ordinance amending the City Code of the City of Webster City, Iowa, 2019, by Replacing Chapter 48, Article 2, Division 2, Section 48.56 establishing New Rates to be charged for Electrical Energy sold by the City of Webster City, Iowa be approved.

ROLL CALL: McFarland, Allers, Hawkins and Marvel voting aye.

e. It was moved by Marvel and seconded by Allers setting April 6, 2026 at 5:45 p.m. in Council Chambers at City Hall, Webster City, Iowa for a Public Hearing for the Property Tax Levy.

ROLL CALL: Allers, Hawkins, Marvel and McFarland voting aye.

f. It was moved by McFarland and seconded by Allers that Resolution No. 2026-021 authorizing the City Manager to award and execute contracts for the East Twin Park Shelter Project (Concrete & Plumbing) to Burgin Concrete Construction and Riley-Armstrong Heating & Cooling in the amount of \$43,175.00 be passed and adopted.

ROLL CALL: Hawkins, Marvel, McFarland and Allers voting aye.

g. It was moved by Marvel and seconded by Allers that the Revised Plat for Lynx Development be accepted.

ROLL CALL: Marvel, McFarland, Allers and Hawkins voting aye.

h. It was moved by Marvel and seconded by Allers that Resolution No. 2026-022 to authorize and execute Employee Share Agreement between the City of Webster City, Iowa and Webster City Community Schools for a Communication Director be passed and adopted.

ROLL CALL: McFarland, Allers, Hawkins and Marvel voting aye.

OTHER ITEMS SENT TO COUNCIL

- a. The City Attorney Report was previously given to Council to review.

It was moved by McFarland and seconded by Allers that the Council adjourn.

ROLL CALL: Allers, Hawkins, Marvel and McFarland voting aye.

The March 2, 2026 regular meeting of the Council stood adjourned at 7:01 p.m.

John Hawkins, Mayor

Sherry Simmons, Deputy City Clerk

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
US CELLULAR (986)								
0784387820	5	Invoice	CELLULAR SERVICE	01/20/2026	.01	09/26	601-23-52-5588-230	02/02/2026
Total 0784387820:					.01			
Total US CELLULAR (986):					.01			
NORTH IOWA MUNICIPAL ELECTRIC (705)								
7322	1	Invoice	ANNUAL APPA DUES	02/24/2026	6,865.58	09/26	601-23-50-5555-233	03/03/2026
Total 7322:					6,865.58			
Total NORTH IOWA MUNICIPAL ELECTRIC (705):					6,865.58			
GILBERT FLOORING & PAINT, INC. (2187)								
6159	1	Invoice	50% DEPOSIT - PD	03/04/2026	5,569.81	09/26	120-21-21-5110-299	03/04/2026
Total 6159:					5,569.81			
Total GILBERT FLOORING & PAINT, INC. (2187):					5,569.81			
PLATINUM CONNECT, LLC. (7663)								
1058313	1	Invoice	PHONE/INTERNET - MGR	03/01/2026	43.44	09/26	100-24-14-5435-230	03/05/2026
1058313	2	Invoice	PHONE/INTERNET - UTIL	03/01/2026	43.43	09/26	100-24-14-5435-230	03/05/2026
1058313	3	Invoice	PHONE/INTERNET - PW	03/01/2026	43.43	09/26	100-24-14-5435-230	03/05/2026
1058313	4	Invoice	PHONE/INTERNET - CEM	03/01/2026	43.43	09/26	100-23-42-5371-230	03/05/2026
1058313	5	Invoice	PHONE/INTERNET - LINE	03/01/2026	43.44	09/26	601-23-52-5588-230	03/05/2026
1058313	6	Invoice	PHONE/INTERNET - FH	03/01/2026	43.43	09/26	100-22-42-5233-230	03/05/2026
1058313	7	Invoice	PHONE/INTERNET - ST	03/01/2026	43.44	09/26	204-23-30-5310-230	03/05/2026
1058313	8	Invoice	PHONE/INTERNET - WWTP	03/01/2026	43.43	09/26	603-23-70-5642-230	03/05/2026
1058313	9	Invoice	PHONE/INTERNET - WTP	03/01/2026	43.43	09/26	602-23-61-5642-230	03/05/2026
1058313	10	Invoice	PHONE/INTERNET - FIRE	03/01/2026	43.43	09/26	100-21-22-5140-230	03/05/2026
1058313	11	Invoice	PHONE/INTERNET - PD	03/01/2026	33.50	09/26	100-21-21-5110-230	03/05/2026
Total 1058313:					467.83			
1058325	1	Invoice	FH TV & INTERNET	03/01/2026	315.68	09/26	100-22-42-5233-230	03/05/2026
Total 1058325:					315.68			
Total PLATINUM CONNECT, LLC. (7663):					783.51			
T-MOBILE (7288)								
973411563 F	1	Invoice	CELL SVC Inspection Dept	02/21/2026	52.92	09/26	100-21-18-5190-230	03/05/2026
973411563 F	2	Invoice	CELL SVC Police Dept	02/21/2026	462.65	09/26	100-21-21-5110-230	03/05/2026
973411563 F	3	Invoice	CELL SVC Hot spot	02/21/2026	31.35	09/26	100-24-14-5435-230	03/05/2026
Total 973411563 FEB 21, 2026:					546.92			
Total T-MOBILE (7288):					546.92			
WOOLSTOCK MUTUAL TELEPHONE ASN (1054)								
0087000023	1	Invoice	INTERNET - FINANCE	03/01/2026	24.58	09/26	100-24-14-5435-230	03/05/2026
0087000023	2	Invoice	INTERNET - MGR OFFICE	03/01/2026	27.04	09/26	100-24-14-5435-230	03/05/2026
0087000023	3	Invoice	INTERNET - COMM DEV	03/01/2026	12.29	09/26	100-21-18-5190-230	03/05/2026
0087000023	4	Invoice	INTERNET - FIRE	03/01/2026	14.75	09/26	100-21-22-5140-230	03/05/2026
0087000023	5	Invoice	INTERNET - PD	03/01/2026	19.66	09/26	100-21-21-5110-230	03/05/2026
0087000023	6	Invoice	INTERNET - FULLER HALL	03/01/2026	19.67	09/26	100-22-42-5233-230	03/05/2026

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
0087000023	7	Invoice	INTERNET - LINE	03/01/2026	14.75	09/26	601-23-52-5588-230	03/05/2026
0087000023	8	Invoice	INTERNET - WATER	03/01/2026	14.75	09/26	602-23-61-5642-230	03/05/2026
0087000023	9	Invoice	INTERNET - WWTP	03/01/2026	9.83	09/26	603-23-70-5642-230	03/05/2026
0087000023	10	Invoice	INTERNET - STREET	03/01/2026	14.75	09/26	204-23-30-5310-230	03/05/2026
0087000023	11	Invoice	INTERNET - STREET	03/01/2026	4.92	09/26	602-23-62-5662-230	03/05/2026
0087000023	12	Invoice	INTERNET - IT/SERVERS	03/01/2026	171.00	09/26	100-24-16-5420-230	03/05/2026
0087000023	13	Invoice	INTERNET - WATER SCADA	03/01/2026	55.00	09/26	602-23-61-5642-230	03/05/2026
Total 0087000023 3/1/26:					402.99			
0087000684	1	Invoice	INTERNET - RSVP CTR	03/01/2026	45.00	09/26	100-22-42-5280-230	03/05/2026
Total 0087000684 3/1/26:					45.00			
Total WOOLSTOCK MUTUAL TELEPHONE ASN (1054):					447.99			
CENTURY LINK (4614)								
334103856 3	1	Invoice	FIRE CURCUIT	03/01/2026	148.00	09/26	100-21-22-5140-230	03/06/2026
Total 334103856 3/1/26:					148.00			
511016341 2/	1	Invoice	PHONE BOWMAN SUB	02/26/2026	61.21	09/26	601-23-52-5588-230	03/06/2026
Total 511016341 2/26/26:					61.21			
511016921 2/	1	Invoice	PHONE SWEAZEY SUB	02/26/2026	61.21	09/26	601-23-52-5588-230	03/06/2026
Total 511016921 2/26/26:					61.21			
511017024 2/	1	Invoice	PHONE PASSWATERS SUB	02/23/2026	61.21	09/26	601-23-52-5588-230	03/06/2026
Total 511017024 2/23/26:					61.21			
Total CENTURY LINK (4614):					331.63			
NORTH IOWA MUNICIPAL ELECTRIC (705)								
FEB2026	1	Invoice	PURCHASED POWER - FEB 2026	02/28/2026	645,783.15	09/26	601-23-50-5555-233	03/09/2026
Total FEB2026:					645,783.15			
Total NORTH IOWA MUNICIPAL ELECTRIC (705):					645,783.15			
MENARDS (622)								
44763	1	Invoice	FURANCE MATERIAL	01/30/2026	31.66	09/26	601-23-52-5588-318	03/10/2026
Total 44763:					31.66			
Total MENARDS (622):					31.66			
US CELLULAR (986)								
0788818403	1	Invoice	WATER FILL STATION	02/10/2026	16.01	09/26	602-23-62-5662-230	03/10/2026
Total 0788818403:					16.01			
0791021438	1	Invoice	CELLULAR SERVICE	02/20/2026	15.45	09/26	602-23-62-5662-230	03/10/2026
0791021438	2	Invoice	CELLULAR SERVICE	02/20/2026	15.45	09/26	603-23-71-5662-299	03/10/2026
0791021438	3	Invoice	CELLULAR SERVICE	02/20/2026	46.36	09/26	100-21-22-5140-230	03/10/2026
0791021438	4	Invoice	CELLULAR SERVICE	02/20/2026	247.90	09/26	601-23-52-5588-230	03/10/2026

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
Total 0791021438:					325.16			
Total US CELLULAR (986):					341.17			
BORDER STATES INDUSTRIES INC (109)								
931850220	1	Invoice	PIPE STRAPS	01/27/2026	49.22	09/26	601-23-52-5588-318	03/12/2026
Total 931850220:					49.22			
Total BORDER STATES INDUSTRIES INC (109):					49.22			
CARASOFT TECHNOLOGY CORP (8381)								
IN2192081	1	Invoice	REPLACEMENT LAPTOP	01/28/2026	1,570.41	09/26	100-24-16-5420-317	03/12/2026
Total IN2192081:					1,570.41			
Total CARASOFT TECHNOLOGY CORP (8381):					1,570.41			
CULLIGAN FORT DODGE (207)								
15545 2/28/2	1	Invoice	SOFT WATER SERVICE	02/28/2026	123.71	09/26	205-23-45-5372-299	03/12/2026
Total 15545 2/28/26:					123.71			
Total CULLIGAN FORT DODGE (207):					123.71			
MIDAMERICAN ENERGY (629)								
577788261	1	Invoice	BOOSTER STATION ELECTRICITY	03/03/2026	285.50	09/26	602-23-62-5662-237	03/12/2026
Total 577788261:					285.50			
Total MIDAMERICAN ENERGY (629):					285.50			
T-MOBILE (7288)								
974816802 F	1	Invoice	CELL SVC	02/21/2026	132.27	09/26	100-21-18-5190-230	03/12/2026
974816802 F	2	Invoice	CELL SVC	02/21/2026	30.84	09/26	100-21-21-5110-230	03/12/2026
974816802 F	3	Invoice	CELL SVC	02/21/2026	49.72	09/26	100-22-42-5210-230	03/12/2026
974816802 F	4	Invoice	CELL SVC	02/21/2026	15.39	09/26	100-22-42-5233-230	03/12/2026
974816802 F	5	Invoice	CELL SVC	02/21/2026	49.72	09/26	100-23-42-5371-230	03/12/2026
974816802 F	6	Invoice	CELL SVC	02/21/2026	68.67	09/26	100-24-14-5435-230	03/12/2026
974816802 F	7	Invoice	CAMERAS	02/21/2026	39.94	09/26	100-24-16-5420-215	03/12/2026
974816802 F	8	Invoice	NEW TREE SITE	02/21/2026	29.75	09/26	130-23-80-5340-236	03/12/2026
974816802 F	9	Invoice	CELL SVC	02/21/2026	168.32	09/26	204-23-30-5310-230	03/12/2026
974816802 F	10	Invoice	CELL SVC	02/21/2026	124.19	09/26	601-23-52-5588-230	03/12/2026
974816802 F	11	Invoice	CELL SVC	02/21/2026	106.62	09/26	602-23-61-5642-230	03/12/2026
974816802 F	12	Invoice	CELL SVC	02/21/2026	76.33	09/26	602-23-62-5662-230	03/12/2026
974816802 F	13	Invoice	CELL SVC	02/21/2026	66.68	09/26	603-23-70-5642-230	03/12/2026
974816802 F	14	Invoice	CELL SVC	02/21/2026	2.00	09/26	603-23-71-5662-299	03/12/2026
Total 974816802 FEB 21, 2026:					960.44			
Total T-MOBILE (7288):					960.44			
UNITED COOPERATIVE (979)								
13845	1	Invoice	LP - AIRPORT	02/03/2026	1,113.89	09/26	205-23-45-5372-234	03/12/2026
Total 13845:					1,113.89			

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
13846	1	Invoice	LP - AIRPORT	02/03/2026	337.77	09/26	205-23-45-5372-234	03/12/2026
Total 13846:					337.77			
13847	1	Invoice	LP - AIRPORT	02/03/2026	249.75	09/26	205-23-45-5372-234	03/12/2026
Total 13847:					249.75			
13931	1	Invoice	LP - AIRPORT	02/17/2026	607.64	09/26	205-23-45-5372-234	03/12/2026
Total 13931:					607.64			
Total UNITED COOPERATIVE (979):					2,309.05			
ACCESS SYSTEMS (3917)								
INV1950437	1	Invoice	PRINTER CONTRACT	03/09/2026	522.30	09/26	100-22-42-5233-299	03/16/2026
Total INV1950437:					522.30			
Total ACCESS SYSTEMS (3917):					522.30			
AFLAC, INC. (20)								
276884	1	Invoice	MARCH	03/12/2026	2,047.72	09/26	902-11215	03/16/2026
Total 276884:					2,047.72			
Total AFLAC, INC. (20):					2,047.72			
AHLERS & COONEY, P.C. (22)								
907621	1	Invoice	LEGAL SVC	02/27/2026	3,815.20	09/26	100-24-14-5435-212	03/16/2026
Total 907621:					3,815.20			
Total AHLERS & COONEY, P.C. (22):					3,815.20			
AMAZON CAPITAL SERVICES (7618)								
11DL-NDK6-	1	Invoice	SUPPLIES	03/01/2026	135.97	09/26	100-22-42-5242-318	03/16/2026
11DL-NDK6-	2	Invoice	SUPPLIES	03/01/2026	126.98	09/26	100-22-42-5242-323	03/16/2026
Total 11DL-NDK6-VGRK:					262.95			
13D1-MP37-	1	Invoice	WATERPROOF SWITCH	03/01/2026	41.38	09/26	100-24-16-5420-317	03/16/2026
Total 13D1-MP37-T4DY:					41.38			
13D1-MP37-	1	Invoice	FIBER PATCH	03/01/2026	28.99	09/26	100-24-16-5420-399	03/16/2026
13D1-MP37-	2	Invoice	FIBER PATCH	03/01/2026	19.65	09/26	100-24-16-5420-399	03/16/2026
Total 13D1-MP37-WCXF:					48.64			
13T3-NYNX-	1	Invoice	OFFICE SUPPLIES	03/01/2026	41.54	09/26	100-24-14-5435-316	03/16/2026
Total 13T3-NYNX-VC7L:					41.54			
14K1-JYVG-	1	Invoice	OFFICE SUPPLIES	03/01/2026	61.08	09/26	100-24-14-5435-316	03/16/2026
Total 14K1-JYVG-TY9X:					61.08			

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
14K4-WYLR-	1	Invoice	OFFICE SUPPLIES	03/01/2026	41.67	09/26	100-21-21-5110-316	03/16/2026
Total 14K4-WYLR-1NNC:					41.67			
166J-6MPN-	1	Invoice	EMP REC	03/01/2026	14.88	09/26	100-24-12-5249-318	03/16/2026
166J-6MPN-	2	Invoice	EMP REC	03/01/2026	7.09	09/26	100-24-12-5249-318	03/16/2026
Total 166J-6MPN-MFNK:					21.97			
166J-6MPN-	1	Invoice	OFFICE SUPPLIES	03/01/2026	10.88	09/26	100-24-14-5435-316	03/16/2026
Total 166J-6MPN-N4CJ:					10.88			
16JJ-DJNR-K	1	Invoice	SUPPLIES	03/01/2026	28.95	09/26	100-21-18-5190-311	03/16/2026
Total 16JJ-DJNR-KVWR:					28.95			
196V-MF47-	1	Invoice	CHARGERS	03/01/2026	50.42	09/26	100-21-21-5110-318	03/16/2026
Total 196V-MF47-NFJD:					50.42			
1FKL-FFJY-R	1	Invoice	SUPPLIES	03/01/2026	43.97	09/26	100-21-18-5190-311	03/16/2026
Total 1FKL-FFJY-R7VT:					43.97			
1KDG-TXGX	1	Invoice	CLASSROOM DOORBELL	03/01/2026	9.99	09/26	100-21-21-5110-318	03/16/2026
Total 1KDG-TXGX-XH6T:					9.99			
1KR9-GX7K-	1	Invoice	SUPPLIES	03/01/2026	107.39	09/26	100-22-42-5242-312	03/16/2026
1KR9-GX7K-	2	Invoice	SUPPLIES	03/01/2026	54.28	09/26	100-22-42-5233-318	03/16/2026
1KR9-GX7K-	3	Invoice	SUPPLIES	03/01/2026	167.39	09/26	100-22-42-5233-316	03/16/2026
1KR9-GX7K-	4	Invoice	SUPPLIES	03/01/2026	107.39	09/26	100-22-42-5233-312	03/16/2026
1KR9-GX7K-	5	Invoice	SUPPLIES	03/01/2026	29.18	09/26	100-22-42-5210-314	03/16/2026
1KR9-GX7K-	6	Invoice	SUPPLIES	03/01/2026	13.35	09/26	100-22-42-5233-318	03/16/2026
Total 1KR9-GX7K-PL9X:					478.98			
1Q7Y-HFDP-	1	Invoice	SUPPLIES	03/01/2026	89.07	09/26	100-24-16-5420-317	03/16/2026
Total 1Q7Y-HFDP-3MKW:					89.07			
1V9P-1JJT-X	1	Invoice	SUPPLIES	03/01/2026	226.52	09/26	603-23-70-5642-318	03/16/2026
Total 1V9P-1JJT-XJC4:					226.52			
1WYW-Y9K9	1	Invoice	OD POOL	03/01/2026	415.98	09/26	100-22-42-5242-311	03/16/2026
1WYW-Y9K9	2	Invoice	OFFICE SUPPLIES	03/01/2026	24.89	09/26	100-21-18-5190-316	03/16/2026
Total 1WYW-Y9K9-RG1Y:					440.87			
1XJT-WHDT-	1	Invoice	OFFICE SUPPLIES	03/01/2026	42.53	09/26	100-24-14-5435-316	03/16/2026
Total 1XJT-WHDT-RMF1:					42.53			
Total AMAZON CAPITAL SERVICES (7618):					1,941.41			

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
AMES REGIONAL ECONOMIC ALLIANCE (8026)								
166609	1	Invoice	2026 WASHINGTON DC TRIP	01/23/2026	7,600.00	09/26	242-23-36-5393-299	03/16/2026
Total 166609:					7,600.00			
Total AMES REGIONAL ECONOMIC ALLIANCE (8026):					7,600.00			
ARENDS, RANDY (8114)								
2/25/26	1	Invoice	ENERGY EFFICIENCY REBATE	02/25/2026	250.00	09/26	601-23-36-5930-979	03/16/2026
Total 2/25/26:					250.00			
Total ARENDS, RANDY (8114):					250.00			
ASTRA SECURITY (6495)								
72037	1	Invoice	SECURITY	03/01/2026	1,356.00	09/26	100-22-42-5210-299	03/16/2026
72037	2	Invoice	SECURITY	03/01/2026	480.00	09/26	100-22-42-5233-299	03/16/2026
72037	3	Invoice	SECURITY	03/01/2026	240.00	09/26	100-23-42-5371-299	03/16/2026
72037	4	Invoice	SECURITY	03/01/2026	90.00	09/26	204-23-30-5310-299	03/16/2026
72037	5	Invoice	SECURITY	03/01/2026	90.00	09/26	603-23-70-5653-299	03/16/2026
72037	6	Invoice	SECURITY	03/01/2026	120.00	09/26	602-23-61-5651-299	03/16/2026
Total 72037:					2,376.00			
Total ASTRA SECURITY (6495):					2,376.00			
BERGLUND, LISA (4090)								
2/7/26	1	Invoice	ENERGY EFFICIENCY REBATE	02/07/2026	215.25	09/26	601-23-36-5930-979	03/16/2026
2/7/26	2	Invoice	ENERGY EFFICIENCY REBATE-CB	02/07/2026	50.00	09/26	601-23-53-5930-979	03/16/2026
Total 2/7/26:					265.25			
Total BERGLUND, LISA (4090):					265.25			
BOMGAARS (5165)								
62369127	1	Invoice	DRILL BITS	02/23/2026	3.84	09/26	602-23-61-5642-311	03/16/2026
Total 62369127:					3.84			
62369544	1	Invoice	BOLTS	02/24/2026	6.95	09/26	204-23-30-5310-314	03/16/2026
Total 62369544:					6.95			
62369733	1	Invoice	RECIP SAW	02/25/2025	138.16	09/26	204-23-30-5310-311	03/16/2026
Total 62369733:					138.16			
62370284	1	Invoice	SUPPLIES	02/27/2026	32.36	09/26	100-22-42-5280-318	03/16/2026
Total 62370284:					32.36			
62371160	1	Invoice	EQUIP SUPPLIES	03/02/2026	130.71	09/26	601-23-52-5935-314	03/16/2026
Total 62371160:					130.71			
62371167	1	Invoice	RETURNED EQUIP SUPPLIES	03/02/2026	110.97	09/26	601-23-52-5935-314	03/16/2026

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
Total 62371167:					110.97-			
62371238	1	Invoice	KEYS	03/02/2026	11.97	09/26	100-21-21-5110-318	03/16/2026
Total 62371238:					11.97			
62371451	1	Invoice	GLOVES	03/03/2026	22.99	09/26	100-22-42-5210-312	03/16/2026
Total 62371451:					22.99			
62371898	1	Invoice	SUPPLIES	03/04/2026	13.98	09/26	601-23-52-5588-318	03/16/2026
Total 62371898:					13.98			
62371916	1	Invoice	SPRAYER	03/04/2026	156.37	09/26	204-23-30-5310-311	03/16/2026
Total 62371916:					156.37			
62372386	1	Invoice	SUPPLIES	03/06/2026	41.96	09/26	204-21-30-5120-318	03/16/2026
Total 62372386:					41.96			
62372398	1	Invoice	SUPPLIES	03/06/2026	13.99	09/26	601-23-52-5588-318	03/16/2026
Total 62372398:					13.99			
62372419	1	Invoice	OIL	03/06/2026	91.96	09/26	601-23-52-5935-314	03/16/2026
Total 62372419:					91.96			
62372428	1	Invoice	SUPPLIES	03/06/2026	22.98	09/26	100-22-42-5233-318	03/16/2026
Total 62372428:					22.98			
62373401	1	Invoice	SUPPLIES	03/09/2026	16.28	09/26	120-21-21-5110-299	03/16/2026
Total 62373401:					16.28			
62373555	1	Invoice	SUPPLIES	03/09/2026	43.03	09/26	100-22-42-5242-318	03/16/2026
Total 62373555:					43.03			
Total BOMGAARS (5165):					636.56			
BONJOUR, CHUCK (3506)								
2/24/26	1	Invoice	ENERGY EFFICIENCY REBATE	02/24/2026	21.39	09/26	601-23-36-5930-979	03/16/2026
Total 2/24/26:					21.39			
Total BONJOUR, CHUCK (3506):					21.39			
BRIGGS WOODS CONFERENCE CENTER (7730)								
3/5/2026 12:	1	Invoice	RECON	03/05/2026	873.00	09/26	100-24-12-5249-318	03/16/2026
Total 3/5/2026 12:00:00 AM:					873.00			

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
Total BRIGGS WOODS CONFERENCE CENTER (7730):					873.00			
BROWNELLS, INC. (4593)								
2026412703	1	Invoice	SUPPLIES	02/20/2026	123.13	09/26	100-21-21-5110-318	03/16/2026
Total 2026412703761:					123.13			
Total BROWNELLS, INC. (4593):					123.13			
BUILDING BREAD LLC (8377)								
2/25/26	1	Invoice	REFUND - 1209 COTTAGE RD	03/03/2026	167.04	09/26	601-21011	03/16/2026
Total 2/25/26:					167.04			
Total BUILDING BREAD LLC (8377):					167.04			
CAPITAL SANITARY SUPPLY (6096)								
C420250A	1	Invoice	SUPPLIES	03/04/2026	128.36	09/26	601-23-52-5588-318	03/16/2026
Total C420250A:					128.36			
C421940	1	Invoice	SUPPLIES	03/04/2026	225.36	09/26	100-22-42-5233-318	03/16/2026
Total C421940:					225.36			
Total CAPITAL SANITARY SUPPLY (6096):					353.72			
CARD SERVICES (140)								
0000 3/1/26	1	Invoice	BUISNESS CARDS	03/01/2026	26.73	09/26	100-22-12-5370-318	03/16/2026
Total 0000 3/1/26:					26.73			
0001 3/1/26	1	Invoice	TRAINING MEALS 675	03/01/2026	123.27	09/26	100-21-21-5110-231	03/16/2026
0001 3/1/26	2	Invoice	TRAINING - HOTEL 675	03/01/2026	370.75	09/26	100-21-21-5110-231	03/16/2026
0001 3/1/26	3	Invoice	CAREER FAIR	03/01/2026	50.00	09/26	100-21-21-5110-210	03/16/2026
Total 0001 3/1/26:					544.02			
0003 3/1/26	1	Invoice	GOOGLE WORKSPACE	03/01/2026	861.51	09/26	100-24-16-5420-215	03/16/2026
0003 3/1/26	2	Invoice	CREXENDO - SR CTR	03/01/2026	45.62	09/26	100-22-42-5280-230	03/16/2026
0003 3/1/26	3	Invoice	ZOOM SUBSCRIPTION	03/01/2026	639.60	09/26	100-24-16-5420-215	03/16/2026
Total 0003 3/1/26:					1,546.73			
0004 3/1/26	1	Invoice	SUBSCRIPTION	03/01/2026	69.54	09/26	100-24-14-5435-215	03/16/2026
0004 3/1/26	2	Invoice	MEAL	03/01/2026	48.78	09/26	100-24-14-5435-232	03/16/2026
0004 3/1/26	3	Invoice	MEAL	03/01/2026	18.26	09/26	100-24-14-5435-232	03/16/2026
0004 3/1/26	4	Invoice	MEAL	03/01/2026	23.43	09/26	100-24-14-5435-232	03/16/2026
0004 3/1/26	5	Invoice	MEAL	03/01/2026	26.29	09/26	100-24-14-5435-232	03/16/2026
0004 3/1/26	6	Invoice	MEAL	03/01/2026	70.76	09/26	100-24-14-5435-232	03/16/2026
Total 0004 3/1/26:					257.06			
0189 3/1/26	1	Invoice	CPO CERT	03/01/2026	200.00	09/26	100-22-42-5242-231	03/16/2026
0189 3/1/26	2	Invoice	CPO CERT	03/01/2026	200.00	09/26	100-22-42-5233-231	03/16/2026
Total 0189 3/1/26:					400.00			

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
0221 3/1/26	1	Invoice	FFI BOOKS	03/01/2026	409.90	09/26	100-21-22-5140-231	03/16/2026
0221 3/1/26	2	Invoice	FAUCET	03/01/2026	162.56	09/26	100-21-22-5140-310	03/16/2026
0221 3/1/26	3	Invoice	CLIPS	03/01/2026	133.61	09/26	100-21-22-5140-311	03/16/2026
0221 3/1/26	4	Invoice	RADIO PARTS	03/01/2026	33.73	09/26	100-21-22-5140-314	03/16/2026
0221 3/1/26	5	Invoice	KITCHEN SUPPLIES	03/01/2026	294.09	09/26	100-21-22-5140-318	03/16/2026
Total 0221 3/1/26:					1,033.89			
0312 3/1/26	1	Invoice	TRAINING	03/01/2026	49.00	09/26	100-24-14-5435-231	03/16/2026
0312 3/1/26	2	Invoice	EMP REC	03/01/2026	120.00	09/26	100-24-12-5249-318	03/16/2026
0312 3/1/26	3	Invoice	EMP REC	03/01/2026	285.01	09/26	100-24-12-5249-318	03/16/2026
0312 3/1/26	4	Invoice	AD LINE SUP	03/01/2026	50.00	09/26	601-23-52-5588-210	03/16/2026
Total 0312 3/1/26:					504.01			
0338 3/1/26	1	Invoice	MO. FUEL SUBSCRIPTION	03/01/2026	31.19	09/26	100-21-21-5110-315	03/16/2026
0338 3/1/26	2	Invoice	MO. FUEL SUBSCRIPTION	03/01/2026	.95	09/26	100-21-22-5140-315	03/16/2026
0338 3/1/26	3	Invoice	MO. FUEL SUBSCRIPTION	03/01/2026	28.02	09/26	204-23-30-5310-315	03/16/2026
0338 3/1/26	4	Invoice	MO. FUEL SUBSCRIPTION	03/01/2026	2.30	09/26	603-23-70-5935-315	03/16/2026
0338 3/1/26	5	Invoice	MO. FUEL SUBSCRIPTION	03/01/2026	4.67	09/26	602-23-61-5935-315	03/16/2026
0338 3/1/26	6	Invoice	MO. FUEL SUBSCRIPTION	03/01/2026	.49	09/26	100-24-14-5435-315	03/16/2026
0338 3/1/26	7	Invoice	MO. FUEL SUBSCRIPTION	03/01/2026	.70	09/26	100-21-18-5190-315	03/16/2026
0338 3/1/26	8	Invoice	MO. FUEL SUBSCRIPTION	03/01/2026	23.42	09/26	601-23-52-5935-315	03/16/2026
0338 3/1/26	9	Invoice	MO. FUEL SUBSCRIPTION	03/01/2026	1.05	09/26	601-23-52-5935-315	03/16/2026
0338 3/1/26	10	Invoice	MO. FUEL SUBSCRIPTION	03/01/2026	.57	09/26	602-23-62-5935-315	03/16/2026
0338 3/1/26	11	Invoice	MO. FUEL SUBSCRIPTION	03/01/2026	.29	09/26	603-23-71-5935-315	03/16/2026
0338 3/1/26	12	Invoice	MO. FUEL SUBSCRIPTION	03/01/2026	3.27	09/26	100-22-42-5210-315	03/16/2026
0338 3/1/26	13	Invoice	MO. FUEL SUBSCRIPTION	03/01/2026	3.27	09/26	100-23-42-5371-315	03/16/2026
0338 3/1/26	14	Invoice	MO. FUEL SUBSCRIPTION	03/01/2026	24.81	09/26	100-24-14-5435-315	03/16/2026
0338 3/1/26	15	Invoice	IAMU WEBINAR	03/01/2026	173.00	09/26	601-23-52-5926-231	03/16/2026
0338 3/1/26	16	Invoice	VEH MAINT.	03/01/2026	14.00	09/26	100-24-14-5435-314	03/16/2026
0338 3/1/26	17	Invoice	TRAINING	03/01/2026	64.04	09/26	100-24-14-5435-231	03/16/2026
0338 3/1/26	18	Invoice	LIFEGUARD RECERTIFICATION	03/01/2026	288.00	09/26	100-22-42-5242-231	03/16/2026
Total 0338 3/1/26:					664.04			
0346 3/1/26	1	Invoice	EVENT REGISTRATION	03/01/2026	25.00	09/26	100-24-11-5410-232	03/16/2026
Total 0346 3/1/26:					25.00			
Total CARD SERVICES (140):					5,001.48			
CARRICO AQUATIC RESOURCES (6820)								
20261383	1	Invoice	POOL CHEMICALS	03/05/2026	913.20	09/26	100-22-42-5233-318	03/16/2026
Total 20261383:					913.20			
Total CARRICO AQUATIC RESOURCES (6820):					913.20			
CENTRAL IOWA BLDG SUPPLY (1298)								
1031176	1	Invoice	AERATION TANK REPAIR	03/06/2026	570.57	09/26	603-23-70-5653-299	03/16/2026
Total 1031176:					570.57			
Total CENTRAL IOWA BLDG SUPPLY (1298):					570.57			
CENTRAL IOWA DISTRIBUTING, INC (153)								
313664	1	Invoice	SUPPLIES	02/18/2026	244.00	09/26	603-23-70-5642-318	03/16/2026

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
Total 313664:					244.00			
Total CENTRAL IOWA DISTRIBUTING, INC (153):					244.00			
CHAMBERS, TODD (3123)								
1/27/26	1	Invoice	ENERGY EFFICIENCY REBATE	01/27/2026	75.00	09/26	601-23-36-5930-979	03/16/2026
Total 1/27/26:					75.00			
Total CHAMBERS, TODD (3123):					75.00			
CITY OF WEBSTER CITY (176)								
3/4/26	1	Invoice	HOTEL/MOTEL - PARKS/REC	03/04/2026	27,329.80	09/26	208-23-36-5393-299	03/16/2026
Total 3/4/26:					27,329.80			
Total CITY OF WEBSTER CITY (176):					27,329.80			
CLEAN ALL (7699)								
29994	1	Invoice	CLEANING SERVICES	02/28/2026	853.15	09/26	100-22-42-5233-299	03/16/2026
Total 29994:					853.15			
Total CLEAN ALL (7699):					853.15			
COLUMN SOFTWARE PBC (7826)								
D1EC1C38-0	1	Invoice	PH NOTICE	02/13/2026	80.32	09/26	100-21-18-5190-210	03/16/2026
Total D1EC1C38-0143:					80.32			
D1EC1C38-0	1	Invoice	PH NOTICE	03/04/2026	44.48	09/26	100-21-18-5190-210	03/16/2026
Total D1EC1C38-0146:					44.48			
Total COLUMN SOFTWARE PBC (7826):					124.80			
CTS LANGUAGE LINK (6323)								
324931	1	Invoice	TRANS SVC	03/01/2026	88.48	09/26	100-21-21-5110-299	03/16/2026
Total 324931:					88.48			
Total CTS LANGUAGE LINK (6323):					88.48			
DAHTrainer, INC (8055)								
10726	1	Invoice	Generations Training - 3/26	02/25/2026	150.00	09/26	100-21-18-5190-231	03/16/2026
10726	2	Invoice	Generations Training - 3/26	02/25/2026	500.00	09/26	100-21-21-5110-231	03/16/2026
10726	3	Invoice	Generations Training - 3/26	02/25/2026	150.00	09/26	100-21-22-5140-231	03/16/2026
10726	4	Invoice	Generations Training - 3/26	02/25/2026	300.00	09/26	100-22-42-5210-231	03/16/2026
10726	5	Invoice	Generations Training - 3/26	02/25/2026	300.00	09/26	100-22-42-5233-231	03/16/2026
10726	6	Invoice	Generations Training - 3/26	02/25/2026	1,000.00	09/26	100-24-14-5435-231	03/16/2026
10726	7	Invoice	Generations Training - 3/26	02/25/2026	900.00	09/26	204-23-30-5310-231	03/16/2026
10726	8	Invoice	Generations Training - 3/26	02/25/2026	900.00	09/26	601-23-52-5926-231	03/16/2026
10726	9	Invoice	Generations Training - 3/26	02/25/2026	500.00	09/26	602-23-61-5926-231	03/16/2026
10726	10	Invoice	Generations Training - 3/26	02/25/2026	300.00	09/26	603-23-70-5926-231	03/16/2026
Total 10726:					5,000.00			

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
Total DAHTrainer, INC (8055):					5,000.00			
DAILY FREEMAN JOURNAL, INC. (211)								
000143 2/28/	1	Invoice	OH FEB 2026	02/28/2026	495.00	09/26	100-24-14-5435-299	03/16/2026
Total 000143 2/28/26:					495.00			
2/17/2026 12	1	Invoice	2/2 MIN & BILLS	02/17/2026	246.40	09/26	100-24-14-5435-210	03/16/2026
Total 2/17/2026 12:00:00 AM:					246.40			
4990MAL000	1	Invoice	CM SUBSCRIPTION - 1 YR	03/13/2026	197.60	09/26	100-24-12-5430-215	03/16/2026
Total 4990MAL0001:					197.60			
D03700 JAN	1	Invoice	OH JAN2026	01/31/2026	495.00	09/26	100-24-14-5435-299	03/16/2026
Total D03700 JAN2026:					495.00			
Total DAILY FREEMAN JOURNAL, INC. (211):					1,434.00			
DAKOTA SUPPLY GROUP (3498)								
S105491577.	1	Invoice	SUPPLIES	03/05/2026	809.29	09/26	602-23-62-5662-318	03/16/2026
Total S105491577.001:					809.29			
Total DAKOTA SUPPLY GROUP (3498):					809.29			
DINGES FIRE COMPANY (7782)								
83238	1	Invoice	TURNOUT GEAR	03/03/2026	12,901.05	09/26	100-21-22-5140-515	03/16/2026
Total 83238:					12,901.05			
83264	1	Invoice	HOSE REPLACEMENT	03/03/2026	5,690.96	09/26	100-21-22-5140-515	03/16/2026
Total 83264:					5,690.96			
Total DINGES FIRE COMPANY (7782):					18,592.01			
DON'S PEST CONTROL (3349)								
10672	1	Invoice	PEST CONTROL	03/09/2026	54.00	09/26	602-23-61-5642-299	03/16/2026
Total 10672:					54.00			
Total DON'S PEST CONTROL (3349):					54.00			
DOOLITTLE OIL COMPANY, INC. (243)								
97955	1	Invoice	PREMIUM	03/06/2026	19.70	09/26	601-23-52-5935-315	03/16/2026
Total 97955:					19.70			
Total DOOLITTLE OIL COMPANY, INC. (243):					19.70			
ECHO ELECTRIC (6306)								
S011756819.	1	Invoice	PD UPDATES	03/06/2026	519.47	09/26	120-21-21-5110-299	03/16/2026
Total S011756819.001:					519.47			

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
Total ECHO ELECTRIC (6306):					519.47			
EMPLOYEE BENEFIT SYSTEMS (4707)								
000052185	1	Invoice	H/D/V - PREM	03/05/2026	101,023.93	09/26	902-11215	03/16/2026
000052185	2	Invoice	H/D/V - PREM	03/05/2026	13,655.00	09/26	902-11100	03/16/2026
Total 000052185:					114,678.93			
Total EMPLOYEE BENEFIT SYSTEMS (4707):					114,678.93			
FLORES, MERCEDES ARROLIGA (8378)								
3/1/26	1	Invoice	REFUND - 406 OAKWOOD DR #11	03/04/2026	26.25	09/26	601-21011	03/16/2026
Total 3/1/26:					26.25			
Total FLORES, MERCEDES ARROLIGA (8378):					26.25			
GALLS, LLC - DBA CARPENTER UNIFORM (331)								
034116374	1	Invoice	UNIFORM	02/18/2026	305.82	09/26	100-21-21-5110-312	03/16/2026
Total 034116374:					305.82			
034200363	1	Invoice	UNIFORM	02/25/2026	99.68	09/26	100-21-21-5110-312	03/16/2026
Total 034200363:					99.68			
034230787	1	Invoice	UNIFORM	02/27/2026	229.99	09/26	100-21-21-5110-312	03/16/2026
Total 034230787:					229.99			
Total GALLS, LLC - DBA CARPENTER UNIFORM (331):					635.49			
GERBER AUTO CARE (342)								
154109	1	Invoice	VEH MAINT 36	01/19/2026	250.63	09/26	100-21-22-5140-227	03/16/2026
Total 154109:					250.63			
154595	1	Invoice	VEH MAINT 2209	02/26/2026	230.15	09/26	100-21-21-5110-227	03/16/2026
Total 154595:					230.15			
154662	1	Invoice	VEH MAINT 2504	03/02/2026	81.85	09/26	100-21-21-5110-227	03/16/2026
Total 154662:					81.85			
154686	1	Invoice	BATTERY	03/03/2026	69.95	09/26	100-22-42-5210-314	03/16/2026
Total 154686:					69.95			
154696	1	Invoice	VEH MAINT 2306	03/04/2026	60.65	09/26	100-21-21-5110-227	03/16/2026
Total 154696:					60.65			
Total GERBER AUTO CARE (342):					693.23			
HAMILTON COUNTY FAIRGROUNDS (2983)								
3/4/26	1	Invoice	ANNUAL ALLOCATION - H/M 2025	03/04/2026	10,000.00	09/26	208-23-36-5393-299	03/16/2026

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
Total 3/4/26:					10,000.00			
Total HAMILTON COUNTY FAIRGROUNDS (2983):					10,000.00			
HAWKINS, INC. (3668)								
7347839	1	Invoice	CHEMICALS	02/26/2026	21,926.23	09/26	602-23-61-5641-318	03/16/2026
Total 7347839:					21,926.23			
Total HAWKINS, INC. (3668):					21,926.23			
HEUSS PRINTING, INC. (7004)								
159007	1	Invoice	REFLECTIVE VEST	03/03/2026	35.84	09/26	100-21-18-5190-318	03/16/2026
Total 159007:					35.84			
Total HEUSS PRINTING, INC. (7004):					35.84			
HILPIPRE CONSTRUCTION (8382)								
184660	1	Invoice	PD IMPROVEMENTS	03/10/2026	6,738.93	09/26	120-21-21-5110-299	03/16/2026
Total 184660:					6,738.93			
Total HILPIPRE CONSTRUCTION (8382):					6,738.93			
HOTSY EQUIPMENT COMPANY, INC. (411)								
74605	1	Invoice	SUPPLIES	03/04/2026	599.94	09/26	204-23-30-5310-318	03/16/2026
Total 74605:					599.94			
74648	1	Invoice	SUPPLIES	03/06/2026	200.00	09/26	204-23-30-5320-318	03/16/2026
Total 74648:					200.00			
Total HOTSY EQUIPMENT COMPANY, INC. (411):					799.94			
IEUSTA (1199)								
2026	1	Invoice	IEUSTA ANNUAL DUES 2026	02/17/2026	150.00	09/26	601-23-52-5930-215	03/16/2026
Total 2026:					150.00			
Total IEUSTA (1199):					150.00			
IOWA ASSN OF MUNICIPAL UTILITY (451)								
34867	1	Invoice	BROADBAND MEMBER DUES MAR2026-FEB	03/05/2026	432.00	09/26	100-24-14-5435-215	03/16/2026
34867	2	Invoice	ELECTRIC MEMBER DUES MAR2026-FEB202	03/05/2026	14,842.00	09/26	601-23-52-5930-215	03/16/2026
34867	3	Invoice	WATER MEMBER DUES MAR2026-FEB2027	03/05/2026	1,193.00	09/26	602-23-61-5930-215	03/16/2026
Total 34867:					16,467.00			
Total IOWA ASSN OF MUNICIPAL UTILITY (451):					16,467.00			
IOWA COMMUNICATIONS NETWORK (7419)								
742546	1	Invoice	RADIO CONNECTION	03/03/2026	180.80	09/26	100-24-16-5420-299	03/16/2026
742546	2	Invoice	RADIO CONNECTION	03/03/2026	45.20	09/26	204-24-16-5930-299	03/16/2026

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
Total 742546:					226.00			
Total IOWA COMMUNICATIONS NETWORK (7419):					226.00			
IOWA LAW ENFORCEMENT ACADEMY (480)								
332691	1	Invoice	MMPI - BECKMAN	02/26/2026	300.00	09/26	100-21-21-5110-299	03/16/2026
Total 332691:					300.00			
Total IOWA LAW ENFORCEMENT ACADEMY (480):					300.00			
IOWA ONE CALL (485)								
279795	1	Invoice	IA ONE CALL	02/27/2026	9.74	09/26	601-23-52-5588-299	03/16/2026
279795	2	Invoice	IA ONE CALL	02/27/2026	6.13	09/26	602-23-62-5662-299	03/16/2026
279795	3	Invoice	IA ONE CALL	02/27/2026	6.13	09/26	603-23-71-5662-299	03/16/2026
Total 279795:					22.00			
Total IOWA ONE CALL (485):					22.00			
IOWA STATE UNIVERSITY (495)								
41464	1	Invoice	REGISTRATION ACCESSIBLE SIDEWALKS &	03/04/2026	25.00	09/26	204-23-30-5310-231	03/16/2026
Total 41464:					25.00			
Total IOWA STATE UNIVERSITY (495):					25.00			
K.STEIN DESIGNS (7839)								
26-0049	1	Invoice	SIGNS	02/24/2026	99.00	09/26	204-21-30-5120-318	03/16/2026
Total 26-0049:					99.00			
26-0050	1	Invoice	TAGS	02/25/2026	117.64	09/26	100-21-22-5140-223	03/16/2026
Total 26-0050:					117.64			
Total K.STEIN DESIGNS (7839):					216.64			
KERRICK, SHAWN (5176)								
2/4/26	1	Invoice	ENERGY EFFICIENCY REBATE	02/04/2026	75.00	09/26	601-23-36-5930-979	03/16/2026
2/4/26	2	Invoice	CB EE RESIDENTIAL REBATE	02/04/2026	25.00	09/26	601-23-53-5930-979	03/16/2026
Total 2/4/26:					100.00			
Total KERRICK, SHAWN (5176):					100.00			
LAMPERT LUMBER (564)								
24040325	1	Invoice	BAL DUE	01/23/2025	10.99	09/26	100-22-42-5210-318	03/16/2026
Total 24040325:					10.99			
24082272-01	1	Invoice	SUPPLIES	03/03/2026	17.98	09/26	204-23-30-5310-318	03/16/2026
Total 24082272-019:					17.98			
24089742-01	1	Invoice	SUPPLIES	03/09/2026	114.78	09/26	100-21-22-5140-231	03/16/2026

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
Total 24089742-019:					114.78			
Total LAMPERT LUMBER (564):					143.75			
LYNCH DALLAS, P.C. (6336)								
226524-0	1	Invoice	PROF SVC	01/16/2026	1,215.30	09/26	100-21-18-5190-212	03/16/2026
Total 226524-0:					1,215.30			
Total LYNCH DALLAS, P.C. (6336):					1,215.30			
MASSMAN, STEVE (6642)								
1/10/26	1	Invoice	ENERGY EFFICIENCY REBATE	01/10/2026	75.00	09/26	601-23-36-5930-979	03/16/2026
1/10/26	2	Invoice	ENERGY EFFICIENCY REBATE - CB	01/10/2026	25.00	09/26	601-23-53-5930-979	03/16/2026
Total 1/10/26:					100.00			
Total MASSMAN, STEVE (6642):					100.00			
MC FARLAND CLINIC PC (609)								
67Z-4BM-ZH	1	Invoice	ACCT# 600024022 / PD TESTING	03/03/2026	550.00	09/26	100-21-21-5110-319	03/16/2026
Total 67Z-4BM-ZHZ:					550.00			
Total MC FARLAND CLINIC PC (609):					550.00			
MENARDS (622)								
46449	1	Invoice	SUPPLIES	03/05/2026	66.75	09/26	204-23-30-5320-318	03/16/2026
46449	2	Invoice	PUNCH & CHISEL SET	03/05/2026	24.99	09/26	204-23-30-5310-311	03/16/2026
Total 46449:					91.74			
Total MENARDS (622):					91.74			
MENDEZ, ALICIA (7907)								
2/27/26	1	Invoice	REFUND - 804 FIRST ST	03/03/2026	110.35	09/26	601-21011	03/16/2026
Total 2/27/26:					110.35			
Total MENDEZ, ALICIA (7907):					110.35			
MIKE & SHEBY KROONA (8379)								
12/15/25	1	Invoice	ENERGY EFFICIENCY REBATE	12/15/2025	75.00	09/26	601-23-36-5930-979	03/16/2026
12/15/25	2	Invoice	ENERGY EFFICIENCY REBATE - CB	12/15/2025	25.00	09/26	601-23-53-5930-979	03/16/2026
Total 12/15/25:					100.00			
Total MIKE & SHEBY KROONA (8379):					100.00			
MOORE CLEANING SERVICE, LLC (2902)								
MAR2026 #2	1	Invoice	CLEANING SERVICE	03/06/2026	1,300.00	09/26	100-24-14-5435-299	03/16/2026
Total MAR2026 #2:					1,300.00			
Total MOORE CLEANING SERVICE, LLC (2902):					1,300.00			

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
NAPA AUTO - GENUINE PARTS (8213)								
018605	1	Invoice	SUPPLIES	02/26/2026	119.88	09/26	204-23-30-5310-314	03/16/2026
Total 018605:					119.88			
018681	1	Invoice	SUPPLIES	02/27/2026	50.39	09/26	204-23-30-5310-314	03/16/2026
Total 018681:					50.39			
018748	1	Invoice	SUPPLIES	03/02/2026	49.29	09/26	204-23-30-5310-314	03/16/2026
Total 018748:					49.29			
018984	1	Invoice	SUPPLIES	03/05/2026	30.98	09/26	204-23-30-5310-314	03/16/2026
Total 018984:					30.98			
Total NAPA AUTO - GENUINE PARTS (8213):					250.54			
OVERHEAD DOOR COMPANY (732)								
69066	1	Invoice	OVERHEAD DOOR REPAIR	03/03/2026	606.14	09/26	204-23-30-5310-226	03/16/2026
Total 69066:					606.14			
Total OVERHEAD DOOR COMPANY (732):					606.14			
PITNEY BOWES BANK INC RESERVE ACCT (758)								
1029071309	1	Invoice	MAIL MACHINE SVC AGMT 12/5/25-3/4/26	03/04/2026	240.12	09/26	100-24-14-5435-225	03/16/2026
Total 1029071309:					240.12			
Total PITNEY BOWES BANK INC RESERVE ACCT (758):					240.12			
PRAIRIE ENERGY COOPERATIVE (768)								
22685 3/9/26	1	Invoice	AIRPORT ELECTRICITY	03/09/2026	726.40	09/26	205-23-45-5372-237	03/16/2026
Total 22685 3/9/26:					726.40			
Total PRAIRIE ENERGY COOPERATIVE (768):					726.40			
PRUDENT PAINTING (7391)								
2/3/26	1	Invoice	PD IMPROVEMENTS	02/26/2026	8,010.25	09/26	120-21-21-5110-299	03/16/2026
Total 2/3/26:					8,010.25			
Total PRUDENT PAINTING (7391):					8,010.25			
RICOH USA, INC. (4831)								
109827990	1	Invoice	PD COPY MACHINE RENTAL	02/06/2026	113.77	09/26	100-21-21-5110-225	03/16/2026
Total 109827990:					113.77			
Total RICOH USA, INC. (4831):					113.77			
RIOS, ADILENNE CRUZ (8380)								
2/28/26	1	Invoice	DEPOSIT REFUND	03/03/2026	133.98	09/26	601-21011	03/16/2026

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
Total 2/28/26:					133.98			
Total RIOS, ADILENNE CRUZ (8380):					133.98			
RIVER CITY COMMUNICATIONS, INC (818)								
108844	1	Invoice	PD IMPROVEMENT	03/03/2026	719.50	09/26	120-21-21-5110-299	03/16/2026
Total 108844:					719.50			
Total RIVER CITY COMMUNICATIONS, INC (818):					719.50			
STANARD & ASSOCIATES, INC. (900)								
SA00006382	1	Invoice	POLICE TESTING	02/27/2026	56.50	09/26	100-21-21-5110-212	03/16/2026
Total SA000063828:					56.50			
Total STANARD & ASSOCIATES, INC. (900):					56.50			
STEIN HEATING & COOLING, INC. (5576)								
20507	1	Invoice	WATER HEATER	03/03/2026	2,000.00	09/26	204-23-30-5310-226	03/16/2026
Total 20507:					2,000.00			
Total STEIN HEATING & COOLING, INC. (5576):					2,000.00			
STOREY KENWORTHY (5937)								
PINV131057	1	Invoice	WINDOW ENVELOPES	03/05/2026	4,520.93	09/26	100-24-14-5435-316	03/16/2026
Total PINV1310576:					4,520.93			
Total STOREY KENWORTHY (5937):					4,520.93			
SUNSET LAW ENFORCEMENT, LLC (8383)								
0012936-IN	1	Invoice	PD SUPPLIES	02/18/2026	5,392.90	09/26	100-21-21-5110-515	03/16/2026
Total 0012936-IN:					5,392.90			
Total SUNSET LAW ENFORCEMENT, LLC (8383):					5,392.90			
THE TRASHMAN, LLC (943)								
345391-0	1	Invoice	ADDL TRASH SVC - PD	02/03/2026	50.00	09/26	100-24-14-5435-236	03/16/2026
Total 345391-0:					50.00			
362771	1	Invoice	E.T.P. SHELTER PROJECT	03/03/2026	345.54	09/26	100-22-42-5210-880	03/16/2026
Total 362771:					345.54			
Total THE TRASHMAN, LLC (943):					395.54			
TONY'S TIRE SERVICE (958)								
190787	1	Invoice	SLUDGE TRUCK REPAIR	02/06/2026	576.63	09/26	602-23-61-5935-227	03/16/2026
Total 190787:					576.63			
Total TONY'S TIRE SERVICE (958):					576.63			

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
TRUCK CENTER COMPANIES (7383)								
RA30107285	1	Invoice	TK#23 REPAIR	02/27/2026	13,997.31	09/26	204-23-30-5310-227	03/16/2026
Total RA301072854:01:					13,997.31			
Total TRUCK CENTER COMPANIES (7383):					13,997.31			
ULINE (5809)								
204889085	1	Invoice	SUPPLIES	03/03/2026	82.86	09/26	100-21-21-5110-318	03/16/2026
Total 204889085:					82.86			
Total ULINE (5809):					82.86			
UPH-ST. LUKES DRUG & ALCOHOL TESTING (8384)								
27931	1	Invoice	1st QTR DT	03/02/2026	42.00	09/26	602-23-61-5923-212	03/16/2026
27931	2	Invoice	1st QTR DT	03/02/2026	42.00	09/26	100-23-42-5371-212	03/16/2026
Total 27931:					84.00			
Total UPH-ST. LUKES DRUG & ALCOHOL TESTING (8384):					84.00			
VAN-HOF TRUCKING, INC. (2655)								
27931	1	Invoice	FREIGHT ON LIME	02/05/2026	2,367.13	09/26	602-23-61-5921-221	03/16/2026
Total 27931:					2,367.13			
Total VAN-HOF TRUCKING, INC. (2655):					2,367.13			
VISUAL EDGE IT, INC. (3995)								
24AR333355	1	Invoice	PRINTER CONTRACT	02/23/2026	31.95	09/26	100-21-21-5110-225	03/16/2026
Total 24AR3333552:					31.95			
24AR334261	1	Invoice	SERVER BACKUP SUBSCRIPTION	02/26/2026	196.76	09/26	100-24-16-5420-215	03/16/2026
Total 24AR3342619:					196.76			
24AR335758	1	Invoice	PRINTER CONTRACT	03/03/2026	26.97	09/26	100-23-42-5371-225	03/16/2026
Total 24AR3357587:					26.97			
24AR335758	1	Invoice	PRINTER CONTRACT	03/03/2026	39.08	09/26	100-21-18-5190-225	03/16/2026
Total 24AR3357588:					39.08			
24AR335758	1	Invoice	PRINTER CONTRACT	03/03/2026	28.10	09/26	601-23-52-5931-225	03/16/2026
Total 24AR3357589:					28.10			
24AR335759	1	Invoice	PRINTER CONTRACT	03/03/2026	75.64	09/26	100-22-42-5233-225	03/16/2026
Total 24AR3357590:					75.64			
24AR336774	1	Invoice	PRINTER CONTRACT	03/09/2026	47.94	09/26	100-24-14-5435-225	03/16/2026
Total 24AR3367745:					47.94			

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
24AR336774	1	Invoice	PRINTER CONTRACT	03/09/2026	45.96	09/26	602-23-61-5931-225	03/16/2026
Total 24AR3367746:					45.96			
24AR336784	1	Invoice	PRINTER CONTRACT	03/09/2026	50.98	09/26	204-23-30-5310-225	03/16/2026
Total 24AR3367845:					50.98			
24AR337290	1	Invoice	MICROSOFT OFFICE	03/10/2026	475.00	09/26	100-24-16-5420-317	03/16/2026
Total 24AR3372901:					475.00			
Total VISUAL EDGE IT, INC. (3995):					1,018.38			
WCAD - CHAMBER OF COMMERCE (3486)								
3/4/26	1	Invoice	ANNUAL ALLOCATION FROM H/M RECEIPTS	03/04/2026	27,000.00	09/26	208-23-36-5393-213	03/16/2026
Total 3/4/26:					27,000.00			
Total WCAD - CHAMBER OF COMMERCE (3486):					27,000.00			
WELCH, CARLA (6961)								
1/25/26	1	Invoice	ENERGY EFFICIENCY REBATE	01/25/2026	160.68	09/26	601-23-36-5930-979	03/16/2026
1/25/26	2	Invoice	ENERGY EFFICIENCY REBATE - CB	01/25/2026	50.00	09/26	601-23-53-5930-979	03/16/2026
Total 1/25/26:					210.68			
Total WELCH, CARLA (6961):					210.68			
WESTRUM LEAK DETECTION, INC. (1040)								
6080	1	Invoice	LEAK DETECTION 1600 BROADWAY	03/02/2026	562.50	09/26	602-23-62-5673-299	03/16/2026
Total 6080:					562.50			
Total WESTRUM LEAK DETECTION, INC. (1040):					562.50			
WILLIAMS & COMPANY P.C. (3390)								
211635	1	Invoice	FY25 AUDIT	02/26/2026	6,600.00	09/26	100-24-14-5435-212	03/16/2026
Total 211635:					6,600.00			
Total WILLIAMS & COMPANY P.C. (3390):					6,600.00			
ZIEGLER, INC. (1071)								
IN002318770	1	Invoice	SUPPLIES	03/03/2026	77.38	09/26	204-23-30-5310-314	03/16/2026
Total IN002318770:					77.38			
Total ZIEGLER, INC. (1071):					77.38			
Grand Totals:					1,001,017.49			

<u>GL Period</u>	<u>Amount</u>
09/26	1,001,017.49
Grand Totals:	<u>1,001,017.49</u>

Vendor number hash: 695894
Vendor number hash - split: 1129994
Total number of invoices: 172
Total number of transactions: 282

<u>Terms Description</u>	<u>Invoice Amount</u>	<u>Net Invoice Amount</u>
Open Terms	1,001,017.49	1,001,017.49
Grand Totals:	<u>1,001,017.49</u>	<u>1,001,017.49</u>

FUND LIST TOTALS FOR BILLS March 16, 2026

<u>Account</u>	<u>Fund</u>	<u>Total Amount</u>
100	General	\$ 66,173.04
120	Speed Camera Fund	\$ 21,574.24
130	Solid Waste	\$ 29.75
204	Road Use Tax Fund	\$ 19,649.18
205	Airport	\$ 3,159.16
208	Hotel/Motel Sales Tax	\$ 64,329.80
242	Economic Development	\$ 7,600.00
601	Electric Utility	\$ 671,368.51
602	Water Utility	\$ 28,829.96
603	Sewer Fund	\$ 1,577.20
902	Medical/Flex	\$ 116,726.65
	Claims Total	\$ 1,001,017.49
 <u>PAYROLL</u>		
<hr/>		
	Grand Total	\$ 1,001,017.49

ELECTRIC REPORT FOR THE MONTH OF FEBRUARY 2026

(Production Month-January 2026; Billing Month (Due) - February 2026)

	<u>MONTH</u> <u>February</u>	<u>Year to</u> <u>Date 2026</u>	<u>MONTH</u> <u>February</u>	<u>Year to</u> <u>2025</u>
TOTAL PURCHASED POWER K.W.	9,282,876	18,185,504	9,371,499	18,216,693
Gross K.W. Generated For Maint. For Corn Belt	0 282,620	4,980 311,650	0 0	0 0
Station Power K.W.	34,301	60,446	34,775	62,962
NET K.W.TO BOARD	9,248,575	18,125,058	9,336,724	18,153,731
Billed by Clerk's Office to Customers K.W:				
Commercial Sales	2,248,761	4,688,915	2,465,421	5,055,751
Industrial Sales	2,356,494	4,759,221	2,370,017	4,622,520
City Departments & Street Lights	514,126	1,082,933	359,968	676,890
Residential Sales	2,900,213	6,048,825	2,788,774	5,939,209
Sales for Resale-Wholesale	672,000	1,385,400	710,100	1,245,500
 KILOWATTS UNACCOUNTED	 556,981	 159,764	 642,444	 613,861
Percentage of Unaccounted for	6.02%	0.88%	6.88%	3.38%

LOAD COMPARISON	<u>2026</u>	<u>2025</u>
Peak K.W. Demand	16,702	17,494
Purchased Power	9,282,876	9,371,499
Net to Board	9,248,575	9,336,724

REMARKS:

**CITY OF WEBSTER CITY, IOWA - UTILITY REPORT
ELECTRIC UTILITY PURCHASES & SALES - 2026**

Purch Power Period	Billing Month (Due)	Month Purch Power kWh	Pur Pwr lessStaPwr = Net to Board kWh	Month Billed KWh less StaPwr	Col D Net to Board		Month Unaccounted For %	Yr To Date Purch Power less sta pwrkWh	Yr To Date Billed & SPwr kWh	Yr To Date Unaccounted kWh	Yr To Date Unaccounted For %
					Mo Unaccountec	For					
Dec	Jan 2026	8,902,628	8,876,483	9,273,700		(397,217)	-4.47%	8,876,483	9,273,700	(397,217)	-4.47%
Jan	Feb 2026	9,282,876	9,248,575	8,691,594		556,981	6.02%	18,125,058	17,965,294	159,764	0.88%
Feb	Mar 2026										
Mar	Apr 2026										
Apr	May 2026										
May	Jun 2026										
Jun	July 2026										
July	Aug 2026										
Aug	Sept 2026										
Sep	Oct 2026										
Oct	Nov 2026										
Nov	Dec 2026										
TOTALS		18,185,504	18,125,058	17,965,294		159,764					

By Type of Serv-kWh	City Depts & Street Lights						Station Power-N/C	Billed & Sta Pwr Total	Previous Year Bill&Sta.Pwr Tot
	Commercial	Industrial	Residential	Wholesale					
Jan 2026	2,440,154	2,402,727	568,807	3,148,612	713,400	N/C	9,273,700	8,873,777	
Feb 2026	2,248,761	2,356,494	514,126	2,900,213	672,000	N/C	8,691,594	8,729,055	
Mar 2026									
Apr 2026									
May 2026									
Jun 2026									
July 2026									
Aug 2026									
Sep 2026									
Oct 2026									
Nov 2026									
Dec 2026									
TOTALS	4,688,915	4,759,221	1,082,933	6,048,825	1,385,400	0	17,965,294	17,602,832	

BILLING AMOUNT	City Depts. & St. Light Sales						Station Power	TOTAL SALES	PREVIOUS YEAR
	Commercial Sales	Industrial Sales	Residential Sales	Wholesale Sales					
Jan 2026	\$302,377.19	\$247,544.79	\$60,643.93	\$420,893.05	\$67,029.30	N/C	\$1,098,488.26	\$1,015,075.51	
Feb 2026	\$295,304.65	\$228,453.24	\$57,351.16	\$395,593.08	\$67,948.50	N/C	\$1,044,650.63	\$985,814.77	
Mar 2026									
Apr 2026									
May 2026									
Jun 2026									
July 2026									
Aug 2026									
Sep 2026									
Oct 2026									
Nov 2026									
Dec 2026									
TOTALS	\$597,681.84	\$475,998.03	\$117,995.09	\$816,486.13	\$134,977.80		\$2,143,138.89	\$2,000,890.28	

Number of Customers	City Depts & St. Lights						Total	Previous Year
	Commercial	Industrial	Residential	Wholesale				
Jan 2025	530	7	50	3,874	3		4,464	4,478
Feb 2025	529	7	50	3,860	3		4,449	4,453
Mar 2025								
Apr 2025								
May 2025								
Jun 2025								
July 2025								
Aug 2025								
Sep 2025								
Oct 2025								
Nov 2025								
Dec 2025								

WATER PLANT REPORT FOR THE MONTH OF FEBRUARY 2026

(Production Month-January 2026 Billing Month (Due) - February 2026)

	MONTH February	Year to Date 2026	MONTH February	Year to Date 2025
Total Gallons Pumped from Wells(Inf)	21,295,000	42,097,000	20,291,000	39,832,000
Average Gallons Pumped	(760,535)	(673,935)	(724,678)	
Gallons for Sludge	49,350	105,750	54,050	117,500
Total Gallons to Water Plant	21,245,650	41,991,250	20,236,950	39,714,500
Gallons to Distribution System From From Water Plant (Effluent reading)	21,541,000	41,306,000	22,472,000	43,975,000
TOTAL TO SYSTEM - CUBIC FEET	2,879,613	5,521,809	3,004,069	5,878,602
Billed by Clerk's Office to Customers Cubic Feet	2,261,400	4,740,200	2,181,100	4,524,000
Billed by City Departments Cubic Feet	429,700	875,800	262,700	517,000
Used by City Departments, but not billed-estimated Cubic Feet				
Fire		0	0	
Meter		0	0	
Sew. Disp.		0	0	
Street,Water,SewerDistribution,Line est <i>(main breaks,hydrant flush,sewer, valve rpr,w.tower, line dept</i>	13,368	26,736	13,368	26,736
Water Plant filter backwash	29,319	62,205	29,402	61,009
Ground storage tank loss			0	
Recreation-Drink.Fount.			0	
Cemetery			0	
	42,687	88,941	42,770	87,745
Change in Distribution System			0	
Used by Contractor			0	
CUBIC FEET UNACCOUNTED FOR	145,826	(183,132)	517,499	749,857
Percentage of Unaccounted for	5.06%	-3.32%	17.23%	12.76%

NOTE: 21 loads of lime sludge
hauled to farm ground

NOTE: 23 loads of lime sludge
hauled to farm ground

REMARKS:

WATER UTILITY PRODUCTION SALES & USAGE 2026

Prod Mo.	Billing Month (Due)	Month to Distribution System C/F	Month Billed & Unbilled Usage C/F	Month Unaccounted For C/F	Month Unaccounted For %	Yr to Date To Distribution System C/F	Yr to Date Billed & Unbilled C/F	Yr To Date Unaccounted For C/F	Yr To Date Unaccounted For %
Dec	Jan 2026	2,642,196	2,971,154	(328,958)	-12.45%	2,642,196	2,971,154	(328,958)	-12.45%
Jan	Feb 2026	2,879,613	2,733,787	145,826	5.06%	5,521,809	5,704,941	(183,132)	-3.32%
Feb	Mar 2026								
Mar	Apr 2026								
Apr	May 2026								
May	Jun 2026								
June	July 2026								
July	Aug 2026								
Aug	Sep 2026								
Sep	Oct 2026								
Oct	Nov 2026								
Nov	Dec 2026								

TOTALS 5,521,809 5,704,941 (183,132) -3.32%

Billings & Usage

By Type of Service-C/F

	Commercial	Industrial	City Depts.	Residential	Used by City Dep i.e. water breaks flush etc. Not metered	Total	Previous Year OK	Previous Year Produced
Jan 2026	660,100	434,900	446,100	1,383,800	32,886	2,957,786	2,642,175	2,874,533
Feb 2026	655,300	422,800	429,700	1,183,300	42,687	2,733,787	2,486,570	3,004,069
Mar 2026								
Apr 2026								
May 2026								
Jun 2026								
July 2026								
Aug 2026								
Sep 2026								
Oct 2026								
Nov 2026								
Dec 2026								

TOTALS 1,315,400 857,700 875,800 2,567,100 75,573 5,691,573 5,128,745 5,878,602

BILLING AMOUNT

	Commercial Sales	Industrial Sales	City Depts. Sales	Residential Sales	City Depts Not Sold	TOTAL SALES	PREVIOUS YEAR
Jan 2026	\$56,887.22	\$26,007.81	\$14,921.67	\$186,244.10	N/C	\$284,060.80	\$ 265,883.93
Feb 2026	\$56,002.11	\$28,158.69	\$14,483.44	\$169,199.17	N/C	\$267,843.41	\$ 262,472.41
Mar 2026							
Apr 2026							
May 2026							
Jun 2026							
July 2026							
Aug 2026							
Sep 2026							
Oct 2026							
Nov 2026							
Dec 2026							

TOTALS \$112,889.33 \$54,166.50 \$29,405.11 \$355,443.27 \$551,904.21 \$ 528,356.34

Number of Customers

	Commercial	Industrial	City Depts.	Residential	Previous Year
Jan 2026	351	7	16	3,157	3,531
Feb 2026	354	7	16	3,147	3,524
Mar 2026					3,523
Apr 2026					
May 2026					
Jun 2026					
July 2026					
Aug 2026					
Sept 2026					
Oct 2026					
Nov 2026					
Dec 2026					

WEBSTER CITY POLICE DEPARTMENT

Call Type Count

2/1/2026 thru 2/28/2026

Tracking: Unit Selected Agency Type: Police Selected Agency ID: WCPD

Call Type		Total
10-16	DOMESTIC ABUSE	2
10-32	PERSON WITH GUN/KNIFE	1
10-46	ASSIST MOTORIST	12
10-50DEE	10-50 DEER	2
10-50PD	10-50 PD	13
10-50PI	10-50 W/INJURY	1
10-50UNK	10-50 UNKNOWN INJURY	1
10-57	HIT & RUN	3
10-59	ESCORT	1
10-96	MENTAL/SICK	1
911UNFD	911 UNFOUNDED	5
ABANDON	ABANDONED 911	22
ALARM	ALARM	5
AMB REQ	AMBULANCE REQUESTED	31
ANIMAL	ANIMAL COMPLAINT	15
ARGUE00	ARGUMENT	1
ASSIST	ASSISTANCE	11
ASSLT	ASSAULT REPORT ONLY	3
BARCHECK	BAR CHECK	4
BURGLARY	BURGLARY	2
BUS	BUSINESS CHECK	103
CHILD AB	CHILD ABUSE	1
DARE	DARE	8
DEADAN	DEAD ANIMAL	2
DEADBODY	DEAD BODY	1
DEADDEER	DEAD DEER ON RD OR SHO	1
DEBRIS	ROAD DEBRIS	4
DIREC	DIRECTED ASSIGNMENT	14
DISPUTES	CIVIL DISPUTE	8
DOWN	SIGN OR TREE	2
ESCORT01	FUNERAL ESCORT	1
EXTRA WA	EXTRA WATCH	1
FDBURN	BURNING COMPLAINT	1
FIRE	FIRE GENERAL	1
FIREWORK	FIREWORKS COMPLAINT	1
FOOT	FOOT PATROL	15
FOUNDREC	FOUND/RECOVERED PROPEF	3
FRAUD	FRAUD	5
HARASS	HARASSMENT	9
ID THEFT	IDENTITY THEFT	1
INFO	INFORMATION	11
JUVPROB	JUVENILE PROBLEMS	4
L/FANIML	LOST FOUND ANIMAL	9
LINEDEPT	LINE DEPARTMENT	2
LOUD	LOUD MUSIC/LOUD PARTIES	4
MOVING V	MOVING VIOLATION	9
NUISANCE	NUISANCE CALL	7
OTHERACT	OTHER ACTIVITY	23
OWI	OPERATE VEHICLE WHILE IN	1
PARK	PARKING COMPLAINT	34
PBX	RETURN PHONE CALL	17
PRO SER	PROCESS SERVED	2
SCH	SCHOOL CHECK	36
SPILL	SPILL	1
SUSP	SUSPICION/OPEN INVESTIGA	20
TCS	TRAFFIC CONTROL SCHOOL	24
THEFT	LARCENY/THEFT	31

Call Type		Total
TRAFFIC	TRAFFIC CONTROL	1
TRANSIEN	TRANSIENT	3
TRESPASS	TRESPASSING	2
TS	TRAFFIC STOP	87
UNLOCK	UNLOCK VEH	13
UTIL	UTILITIES	1
VAND	VANDALISM	2
VIO NO	VIOLATION RESTRAINING ORI	5
WAR DET	WARRANT DETAIL	4
WAR SERV	WARRANT SERVED	1
WELFARE	WELFARE CHECK	12
		<hr/>
		657

FIRE DEPARTMENT REPORT

February 2026

ALARMS

<u>DATE</u>	<u>TIME</u>	<u>ADDRESS</u>	<u>TYPE OF SITUATION FOUND</u>	<u>CITY, MUTUAL AID, DISTRICT</u>
02-08	1552	2215 Kamen Ct.	Gas leak in residence	City
02-10	0830	847 Elm St.	Carbon Monoxide/ Assist EMS	City
02-10	1621	1400 2 nd St.	Hazmat spill	City
02-19	2028	220 th St.	Rescue/ Extrication/ Assist EMS	District
02-20	0801	3529 Washington Ave.	Building Fire	Mutual Aid
02-20	1841	Kantor Ave.	Vehicle Fire	City

Year to Date Total = 19

February Total =06

City- =04

Mutual- =01

District- =01

TRAINING

	<u>TIME</u>	<u>TYPE OF TRAINING</u>	<u>HOURS</u>	<u>PERSONNEL</u>
02-02		Firefighter I training	2	3
02-11		Officer Training	2	10
02-23		Drill- Hazmat	2	28

02-24		Firefighter I training- Berg and Holcombe	2	3
-------	--	---	---	---

Year to Date Total = 174

February Total = 88

INSPECTIONS

<u>DATE</u>	<u>BUSINESS</u>	<u>REASON FOR INSPECTION</u>
<u>02-05</u>	<u>Lavarra Mexican Food MFU</u>	<u>Complaint Inspection</u>
<u>02-05</u>	<u>El Cuate Antojitos Mexicanos MFU</u>	<u>Complaint Inspection</u>
<u>02-06</u>	<u>Taqueria La Bendicion MFU</u>	<u>Reinspection</u>
<u>02-10</u>	<u>MFU relocation of truck/ consultation on MFU requirements</u>	<u>General Inspection</u>
<u>02-10</u>	Wright Property Management 546 2 nd St.	Complaint Inspection
<u>02-25</u>	Chicago Style Restaurant	Annual Inspection
<u>02-25</u>	Taqueria La Bendicion MFU	Reinspection

Year to Date Total = 10

February Total =07

MISCELLANEOUS

<u>DATE</u>	<u>TIME</u>	<u>EVENT</u>
02-02		Fire Truck ride to school
02-03		Had Midwest Fire system come evaluate speakers system in firehouse
02-10		Met with Asbury church pastor
		Needs assessment results
		Worked with EMA on drone footage
02-12		Ron Holst Retired from volunteer

		Assist street department with cooling tractor at wood pile burn
02-16		Assist street department with cutting trees
02-17		Assist street department with cutting trees
		Assist member with renewal of EMT license
02-18		Interview FF Lehman for Senior Firefighter position
		Macqueen in to work on compressor for scba
		Annual maintenance for all grass fire trucks
		Cub scout tour 15 people
02-19		Assist street department with tree cutting
02-23		Repaired booster reel on E32
02-24		Assist street department with burning pile
02-25		Assist street department with burn pile
02-27		Assist street department with flush of the month- 15,000 gallons
		Assist street department with burn pile

MEETING ROOM

<u>DATE</u>	<u>TIME</u>	<u>USED BY</u>
<u>Saturdays</u>	<u>0800</u>	<u>Mens group</u>
<u>Sundays</u>	<u>0900</u>	<u>WC Cornerstone church meeting</u>

INSPECTION DEPARTMENT

February 2026

NUMBER OF PERMITS	TYPES OF UNITS	VALUATION	FEE
0	Single Family (zoning only)	\$0.00	\$0.00
0	Duplex	\$0.00	\$0.00
0	Mobile Homes (zoning only)	\$0.00	\$0.00
0	Multi-Family	\$0.00	\$0.00
0	Commercial Building	\$0.00	\$0.00
0	Industrial Building	\$0.00	\$0.00
0	Residential Garages	\$0.00	\$0.00
0	Accessory Building	\$0.00	\$0.00
0	Swimming Pools (zoning only)	\$0.00	\$0.00
0	Sign	\$0.00	\$0.00
1	Other (egress wind, deck)	\$5,300.00	\$50.00
0	Zoning Permit Only (fences)	\$0.00	\$0.00
	ALTERATIONS AND ADDITIONS		
0	To Dwellings	\$0.00	\$0.00
0	To Commercial Buildings	\$0.00	\$0.00
0	To Industrial Buildings	\$0.00	\$0.00
0	To Public Institutions	\$0.00	\$0.00

PERMITS ISSUED	THIS MONTH	LAST MONTH	SAME MONTH LAST YEAR	THIS FISCAL YTD	LAST FYTD	CALENDAR YTD
BUILDING	1	5	2	26	25	7
VALUATION	\$5,300.00	\$227,416.00	\$163,491.00	\$442,255.40	\$4,755,227.54	\$232,716.00
FEE	\$50.00	\$2,538.71	\$1,915.10	\$7,645.96	\$37,365.45	\$2,588.71
ELECTRICAL	2	3	7	34	58	5
FEE	\$160.00	\$325.00	\$385.00	\$3,615.00	\$8,955.00	\$485.00
PLUMBING	5	10	10	62	69	15
FEE	\$162.00	\$444.00	\$417.00	\$1,885.00	\$3,333.00	\$606.00
MECHANICAL	2	5	9	32	33	7
FEE	\$53.00	\$128.00	\$297.00	\$823.00	\$1,068.00	\$181.00
EXCAVATION	1	0	0	15	29	1
FEE	\$55.00	\$0.00	\$0.00	\$770.00	\$1,550.00	\$55.00
MOVING	0	0	0	0	0	0
FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SIGN	0	0	0	6	11	0
FEE	\$0.00	\$0.00	\$0.00	\$260.00	\$602.00	\$0.00
FENCE	0	0	1	10	15	0
FEE	\$0.00	\$0.00	\$55.00	\$602.00	\$825.00	\$0.00
DRIVEWAY	0	0	0	3	5	0
FEE	\$0.00	\$0.00	\$0.00	\$105.00	\$175.00	\$0.00
DEMOLITION	0	4	0	21	19	4
FEE	\$0.00	\$132.00	\$0.00	\$693.00	\$560.00	\$132.00
ENCROACHMENT	0	0	0	0	3	0
FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$120.00	\$0.00
ZONING	0	1	0	29	26	1
FEE	\$0.00	\$55.00	\$0.00	\$1,880.00	\$1,530.00	\$55.00
TOTAL PERMITS	11	28	29	238	293	40
TOTAL FEES	\$480.00	\$3,622.71	\$2,684.10	\$18,278.96	\$56,083.45	\$4,102.71

INSPECTIONS COMPLETED	THIS MONTH	LAST MONTH	CALENDAR YTD
TOTAL INSPECTIONS			
BUILDING	-	-	-
ELECTRICAL	-	-	-
PLUMBING	3	5	8
MECH	1	3	4
MISC.	0	3	3
TOTAL	4	11	15

AGENDA STATEMENT

TO: John Harrenstein, City Manager

FROM: Ariel Bertran, Community Development Director

DATE: March 16, 2025

RE: Approval of Street Closures for Summer 2026 Community Events

Downtown Webster City serves as the heart of our community, and these annual events play a vital role in supporting local entrepreneurship and fostering strong community connections. By hosting vibrant celebrations like JunqueFest and Market Nights, we drive traffic to our downtown core and create a festive atmosphere for the whole family. We also take great pride in our local traditions, specifically the annual Hamilton County Fair, which has been a staple of our community since 1917. Kicking off the fair with the parade is a favorite event for residents, strengthening our civic pride and showcasing the unique spirit of Webster City.

1. JunqueFest (Chamber of Commerce)

- Date: Saturday, May 23, 2026.
- Time: 5:00 AM shutdown; 8:00 PM reopening.
- Affected Area: 500, 600, and 700 blocks of Second Street; 600 and 700 blocks of Willson Ave and Des Moines.
- Traffic Control: Alley access blocked in 700 block of Willson & Des Moines; alley barricaded after Availa Bank ATM access to Des Moines.
- Assistance Requested: Street department support to install and carry-out barricades; Police support to contact owners of remaining vehicles.

2. Webster City Market Nights (Chamber of Commerce)

- Dates: Every Thursday, June 4th through August 27th, 2026 (no event July 23rd).
- Time: 3:30 PM weekly shutdown; 8:30 PM reopening.
- Affected Area: 500-700 blocks of Second Street; 600 and 700 block of Des Moines.
- Traffic Control: Alley access blocked in 700 block of Des Moines (west side); alley barricaded after Availa Bank ATM access to Des Moines.
- Special Instructions: Not to block access to Blake's Auto Repair, 738 Second Street.
- Assistance Requested: Street department support to install/carry-out barricades; Police support as needed.

3. Hamilton County Fair Parade (Hamilton County Fair Board)

- Date: Tuesday, July 21, 2026.
- Time: Staging begins at 4:00 PM; Parade starts at 5:30 PM.
- Route: Prospect to Second Street, to Superior Street, turning east on Bank Street and continuing to the Hamilton County Fairgrounds.
- Assistance Requested: Police to lead and stop traffic where necessary.



Hamilton County
FAIR
EST. 1917

March 9, 2026

City of Webster City
P O Box 217
Webster City, IA 50595

We are preparing for our annual Hamilton County Fair that will take place July 21-26. We would like to continue to kick off the fair with the parade. We will use the same staging and same parade route again this year.

This letter is requesting official permission for a parade permit and assistance from various departments of the city. The parade will be Tuesday, July 21 and start at 5:30 PM. Staging for the parade will begin at 4:00 PM.

The street and police departments have always been a huge help with the parade. We would really appreciate their continued assistance.

The Hamilton County Fairboard request official permission to:

- Block off the area as shown in the attached map for staging to start at 4:00 PM and for the duration of the parade. Start the parade at Prospect to Second Street, to Superior Street turning east on Bank Street and continuing to the Hamilton County Fairgrounds.
- Have police lead and stop traffic where necessary.

I would like to thank everyone for their assistance on this project. We want to make this fair parade a huge success as like each past year. Please call me with any questions you may have.

Sincerely,



Jamie Griffith

Hamilton County Fair Manager



Staging
Route

Memo

Date: February 24, 2026

To: Community Development Director City of Webster City

From: Webster City Area Chamber of Commerce

Subject: JunqueFest Street Closure

Background:

JunqueFest is a popular vintage and repurposed goods festival held in Webster City, Iowa. This annual event draws vendors and shoppers from across the region, offering a wide variety of antiques, rustic décor, handmade crafts, and one-of-a-kind treasures.

In addition to vintage finds, JunqueFest often features food trucks, live music, and activities that create a fun and festive atmosphere for the whole family. It's a favorite event for those who enjoy upcycled items, home décor, and unique shopping experiences

Request:

Street closure request to accommodate the event.
Street department support to install on Saturday, May 23rd and carry-out barricades by Tuesday, May 26th, 2026.
Police support as needed.

Date:

Saturday, May 23rd, 2026

Time:

Median signs notifying public Thursday and Friday, May 21 and May 22.

5AM shutdown on Saturday, May 23rd. Police support to contact owners of remaining vehicles.
8:00PM reopening on Saturday, May 23rd.

Affected Area:

500, 600, 700 Blocks of Second Street.
600 & 700 Block of Willson Ave & Des Moines.
Alley access blocked in 700 block of Willson & Des Moines. (east and west alley access point)
Alley barricaded after Availa Bank ATM access to Des Moines.
Block First State Bank south parking lot entrances.

Traffic Control Device:

Panel barricades and A-Frame sticks requested at each point of entry.



Junque Fest

- File
- Edit
- View
- Add
- Tools
- Help



Webster City, IA



Google

100%

Data attribution

10/1/2024



Webster City
Church of Christ

Memo

Date: February 24, 2026

To: Community Development Director City of Webster City

From: Webster City Area Chamber of Commerce

Subject: Webster City Market Nights Street Closure

Background:

Webster City Market Nights is a vibrant community event in Downtown Webster City, dedicated to supporting local entrepreneurship, fostering community connections, and driving traffic to the downtown core.

Request:

Street closure request to accommodate the event.
Street department support to install on Thursday afternoons June 4th - August 27th (no event on July 23) and carry-out barricades the following Friday morning each week.
Police support as needed.

Date:

Start Date: Thursday, June 4th, 2026 - Thursday, August 27th, 2026 (no street closure needed July 23rd)

Time:

Median signs notifying public Thursday afternoons starting Thursday, June 4th - Thursday, August 27 (no street closure needed July 23th)

3:30PM shutdown on weekly on Thursday. Police support to contact owners of remaining vehicles.
8:30PM reopening each week.

Affected Area:

500-700 Block of Second Street.
600 & 700 Block Des Moines.
Alley access blocked in 700 block of Des Moines. (west side of Des Moines)
Alley barricaded after Availa Bank ATM access to Des Moines.
Not to block access to Blake's Auto Repair, 738 Second Street
Block First State Bank south parking lot entrances.

Traffic Control Device:

Panel barricades and A-Frame sticks requested at each point of entry.

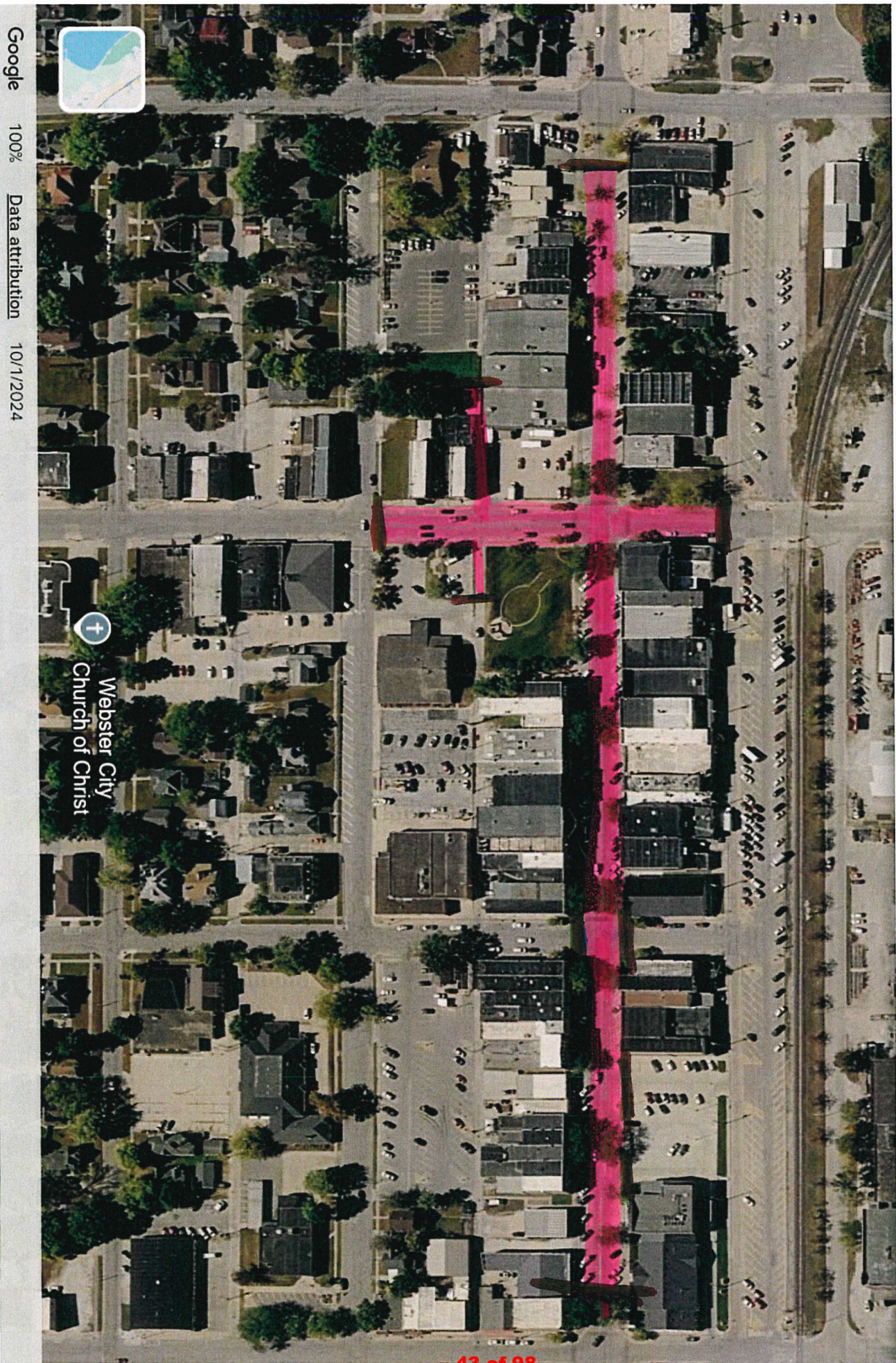


Market Nights

File Edit View Add Tools Help



Webster City, IA



Google 100% Data attribution 10/1/2024

Webster City Church of Christ



AGENDA STATEMENT

TO: John Harrenstein, City Manager

FROM: Ariel Bertran, Community Development Director

DATE: March 16, 2026

RE: Ordinance providing the division of taxes levied on taxable property and the March 2026 Addition to the Webster City Riverview Urban Renewal Area

SUMMARY: The City Council will consider the second reading and final adoption of an ordinance providing for the division of taxes within the March 2026 Addition to the Webster City Riverview Urban Renewal Area. This amendment adds three parcels to the Riverview Urban Renewal Area: 407 Closz Drive (Brew Oil site), 2307 Superior Street (former site of K-Mart) and 1827 Superior Street (former Casey's location).

PREVIOUS COUNCIL ACTION: The original Riverview Urban Renewal Plan was adopted in February 1986. Most recently, in November 2025, the City Council approved an expansion to include properties surrounding the central business district. On February 2, 2026, the City Council set a public hearing for March 2 to consider further expanding the boundaries and amending the Riverview Urban Renewal Plan. The public hearing was held on March 2, 2026, and the City Council approved the first consideration of the ordinance.

BACKGROUND/DISCUSSION: Expansion of the Riverview Urban Renewal district was recommended to the city by consulting attorney's after receiving the business incentive request from Brew Oil. In compliance with Iowa Statutes, City staff met with the County and School to discuss this amendment on February 4th and no questions or concerns were presented. This amendment was also presented at the Planning and Zoning Commission meeting on February 9th, where the commission unanimously agreed that the amendment complies with the Comprehensive Plan.

By extending the boundary to include 407 Closz Drive and the two Superior Street properties, the City can:

- **Eliminate Blight:** Address "substandard and obsolescent buildings" and environmental deficiencies at these three specific locations.
- **Support Private Investment:** Ensure the Brew Oil redevelopment is fully integrated into the City's urban renewal strategy.
- **Cohesive Planning:** Provide a more unified urban renewal area that allows for more effective use of TIF resources for these targeted properties.

FINANCIAL IMPLICATIONS: The expansion allows the City to capture incremental tax value generated by the Brew Oil project and the other two identified parcels. These funds will be used to support development agreements, infrastructure improvements, and the overall elimination of blighting influences.

RECOMMENDATION: Staff recommends the City Council approve the second reading of the ordinance providing for the division of taxes and waive the third reading for final passage and adoption.

ORDINANCE NO. _____

An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the March, 2026 Addition to the Webster City Riverview Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa

WHEREAS, the City Council of the City of Webster City, Iowa (the “City”) previously enacted certain ordinances providing for the division of taxes levied on taxable property in the Webster City Riverview Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, pursuant to such ordinances, certain taxable property within the Webster City Riverview Urban Renewal Area in the City was designated a “tax increment district”; and

WHEREAS, the City Council now desires to increase the size of the “tax increment district” by adding additional property;

BE IT ENACTED by the Council of the City of Webster City, Iowa:

Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the March, 2026 Addition to the Webster City Riverview Urban Renewal Area of the City, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City to finance projects in such area.

Section 2. Definitions. For use within this ordinance the following terms shall have the following meanings:

“City” shall mean the City of Webster City, Iowa.

“County” shall mean Hamilton County, Iowa.

“2026 Urban Renewal Area Addition” shall mean certain real property situated in the Webster City Riverview Urban Renewal Area, more particularly described as follows:

Certain real property situated in the City of Webster City, Hamilton County, State of Iowa, more particularly described as follows:

LOTS 5 AND 6, BLOCK 1, YOUNG’S ADDITION TO WEBSTER CITY, IOWA; AND SOUTH 1/2 LOT 7 BLOCK 1, YOUNG’S ADDITION TO WEBSTER CITY, IOWA.

And

PARCEL A OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 88 NORTH, RANGE 26 WEST, OF THE 5TH PRINCIPAL MERIDIAN, HAMILTON COUNTY, IOWA, AND LYING WITHIN THE CITY LIMITS OF WEBSTER CITY, IOWA AND EXCEPT THAT PART ACQUIRED IN QUIT CLAIM DEED RECORDED IN BOOK 2023, PAGE 1956 IN THE OFFICE OF THE HAMILTON, COUNTY RECORDER.

And

PARCEL A OF LOT 4 OF J.C. PROPERTIES, LC SUBDIVISION IN WEBSTER CITY,
HAMILTON COUNTY, IOWA.

“Urban Renewal Area” shall mean the entirety of the Webster City Riverview Urban Renewal Area as amended from time to time.

Section 3. Provisions for Division of Taxes Levied on Taxable Property in the 2026 Urban Renewal Area Addition. After the effective date of this ordinance, the taxes levied on the taxable property in the 2026 Urban Renewal Area Addition each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the 2026 Urban Renewal Area Addition is located, shall be divided as follows:

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the 2026 Urban Renewal Area Addition, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor of the County, the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the 2026 Urban Renewal Area Addition on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the 2026 Urban Renewal Area Addition to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area , and to provide assistance for low and moderate-income family housing as provided in Section 403.22, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, taxes for the instructional support program levy of a school district imposed pursuant to Section 257.19 of the Code of Iowa and taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the 2026 Urban Renewal Area Addition exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the 2026 Urban Renewal Area Addition shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and

bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the 2026 Urban Renewal Area Addition shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area.

(d) as used in this section, the word “taxes” includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed by the City Council of the City of Webster City, Iowa, on March 2, 2026.

John Hawkins, Mayor

Attest:

Sherry Simmons, Deputy City Clerk

First consideration: March 2, 2026

Secon consideration and adoption: March 16, 2026

•••••

There being no further business to come before the meeting, it was upon motion adjourned.

John Hawkins, Mayor

Attest:

Sherry Simmons, Deputy City Clerk

AGENDA STATEMENT

TO: John Harrenstein, City Manager

FROM: Ariel Bertran, Community Development Director

DATE: March 16, 2026

RE: Public Hearing and Approval of Development Agreement with Brew Oil, L.L.C.

SUMMARY: The City Council will hold a public hearing to consider a Development Agreement with Brew Oil, L.L.C. regarding the renovation of an existing building for use as a truck stop and two fast-casual restaurants. Following the hearing, the Council will consider a resolution to approve the agreement and authorize annual appropriation tax increment payments.

PREVIOUS COUNCIL ACTION: On March 2, 2026, the City Council adopted a resolution, which set the date for this public hearing for March 16, 2026 at 6:05p.m.

BACKGROUND/DISCUSSION: The City proposes to enter into a development agreement with Brew Oil, L.L.C. (the "Company") for the renovation of an existing building for use in the business operations of a truck stop in the Webster City Riverview Urban Renewal Area.

- The Company agrees to complete construction of the project by October 26, 2026.
- The Company agrees to maintain ownership and operate the project as a truck stop open 24 hours per day, 7 days per week.
- The project must include at least two "Fast Casual Restaurants," each open to serve customers a minimum of 12 hours per day, 7 days per week.
- Pursuant to Chapter 15A of the Code of Iowa, the City Council finds that the project serves a public purpose by adding economic diversity and generating public benefits through the creation of jobs and income.

FINANCIAL IMPLICATIONS: The City proposes to provide financial assistance through 20 semi-annual economic development tax increment payments.

- The total amount of payments under this agreement shall not exceed \$1,200,000.
- Payments are structured based on an "Annual Percentage" of the incremental property tax revenues: 100% for the first through third payment years, 95% for the fourth through sixth payment years, and 90% for the seventh through tenth payment years.
- All payments are subject to annual appropriation by the City Council and are payable solely from incremental property tax revenues generated by the project property.
- Prior to funding any payments, the City will withhold an administrative amount equal to the lesser of \$15,000 or the actual costs incurred for drafting and negotiating the agreement.

RECOMMENDATION: Staff recommends the City Council approve the resolution authorizing the Development Agreement and tax increment payments with Brew Oil L.L.C.

DEVELOPMENT AGREEMENT

This Development Agreement is entered into between the City of Webster City, Iowa (the “City”) and Brew Oil, L.L.C. (the “Company”) as of the ___ day of _____, 2026 (the “Commencement Date”).

WHEREAS, the City has established the Webster City Riverview Urban Renewal Area (the “Urban Renewal Area”), and has adopted a tax increment ordinance for the Urban Renewal Area; and

WHEREAS, the Company owns certain real property which is situated in the Urban Renewal Area and is more specifically described on Exhibit A hereto (the “Property”); and

WHEREAS, the Company has proposed to undertake the redevelopment of an existing building on the Property (“the Project”) into a truck stop including two fast casual restaurants; and

WHEREAS, the Company has requested that the City provide financial assistance in the form of incremental property tax payments to be used by the Company in paying the costs of undertaking and maintaining the Project; and

WHEREAS, Chapter 403 of the Code of Iowa authorizes cities to establish urban renewal areas and to undertake economic development projects; and

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons;

NOW THEREFORE, the parties hereto agree as follows:

A. Company’s Covenants

1. Project.

Project

The Company agrees to undertake the Project on the Property. The Company has submitted a detailed floor plan (the “Floor Plan”) for the development of the Project to the City. The Floor Plan is attached to hereto as Exhibit B. The Company agrees to construct the Project in substantial compliance with the Floor Plan and all local zoning, land use, building and safety codes and regulations. The Company agrees to complete construction of the Project by October 26, 2026.

Business Operations Requirement

The Company agrees to maintain ownership of the Property and, throughout the Term (as hereinafter defined) of this Agreement, to operate and continuously use the completed Project as a truck stop open twenty-four (24) hours per day, seven (7) days per week, including at least two Fast Casual Restaurants (as hereinafter defined) located on the Property (the “Business

Operations Requirement”). The Business Operations Requirement shall include, without limitation, the following:

- a. **Truck Stop Operations:** The truck stop, including fueling, parking, and ancillary services, shall remain open twenty-four (24) hours per day, seven (7) days per week, except for temporary closures for maintenance, emergencies, or events outside the reasonable control of the Company.
- b. **Fast Casual Restaurant Hours:** Each of the two Fast Casual Restaurants shall be open to serve customers a minimum of twelve (12) hours per day, seven (7) days per week. Reasonable temporary closures for cleaning, maintenance, emergencies, or other events beyond the Company’s control shall not constitute a violation of this requirement.
- c. **Compliance:** The Company shall operate the Project in compliance with all applicable local, state, and federal laws, rules, and regulations, including health, safety, and zoning requirements applicable to truck stop and restaurant operations.

For purposes of this Agreement, “Fast Casual Restaurants” shall mean restaurants that primarily provide freshly prepared food for immediate consumption on the premises or for takeout, operate under a limited-service format where customers order at a counter or kiosk rather than through full table service, and operate in a manner consistent with industry standards for fast casual dining, including a focus on quality, convenience, and speed of service.

Maintenance of the Property

Further, the Company agrees to maintain, preserve, and keep the Property, including but not limited to the Project, useful and in good repair and working order, ordinary wear and tear excepted, and from time to time will make all necessary repairs, replacements, renewals, and additions.

2. Property Taxes. The Company agrees to make timely payment of all property taxes as they come due with respect to the Property with the completed Project thereon throughout the Term and to submit a receipt or cancelled check in evidence of each such payment.

3. No Abatement; No Property Tax Exemption. The Company agrees that it will not seek any tax exemption or abatement either presently or prospectively authorized under any State, federal or local law with respect to taxation of the Property throughout the Term including causing or allowing the property to be leased, sold, transferred to or otherwise used by an entity that is exempt from property taxes under the laws of the State of Iowa.

4. Property Tax Payment Certification. For purposes of this Agreement, “Annual Percentage” shall mean the annual percentage in effect from time to time as set forth in the following table:

Payment Year	Annual Percentage
First through Third Payment Years	100%
Fourth through Sixth Payment Years	95%
Seventh through Tenth Payments Years	90%

The Company agrees to certify to the City by no later than October 15 of each year, commencing October 15, 2027, an amount (the “Company’s Estimate”) equal to the estimated Incremental Property Tax Revenues anticipated to be paid in the fiscal year immediately following such certification with respect to the taxable valuation of the Property factored by the Annual Percentage. In submitting each such Company’s Estimate, the Company will complete and submit the worksheet attached hereto as Exhibit C.

The City reserves the right to review and request revisions to each such Company’s Estimate to ensure the accuracy of the figures submitted. For purposes of this Agreement, Incremental Property Tax Revenues are calculated by: (1) determining the consolidated property tax levy (city, county, school, etc.) then in effect with respect to taxation of the Property; (2) subtracting (a) the debt service levies of all taxing jurisdictions, (b) the school district instructional support and physical plant and equipment levies and (c) any other levies which may be exempted from such calculation by action of the Iowa General Assembly; (3) multiplying the resulting modified consolidated levy rate times any incremental growth in the taxable valuation of the Property, as shown on the property tax rolls of Hamilton County, above and beyond the Base Valuation (as hereinafter defined); and (4) deducting any property tax credits which shall be available with respect to the incremental valuation of the Property.

The Base Valuation of the Property for purposes of calculating Incremental Property Tax Revenues under this Agreement and Section 403.19 of the Code of Iowa shall be the assessed taxable valuation of the Property as of January 1, 2026.

Upon request, the City staff shall provide reasonable assistance to the Company in completing the worksheet required under this Section A.4.

5. Insurance.

(a) The Company, and any successor in interest to the Company, shall obtain and continuously maintain insurance on the Property and the completed Project and, from time to time at the request of the City, furnish proof to the City that the premiums for such insurance have been paid and the insurance is in effect. The insurance coverage described below is the minimum insurance coverage that the Company must obtain and continuously maintain, provided that the Company shall obtain the insurance described in clause (i) below prior to the commencement of construction of the Project (excluding excavation and footings):

- (i) Builder’s risk insurance, written on the so-called “Builder’s Risk—Completed Value Basis,” in an amount equal to one hundred percent (100%) of the insurable value of the Project at the date of completion, and with coverage available in non-reporting form on the so-called “all risk” form of policy.
- (ii) Comprehensive general liability insurance (including operations, contingent liability, completed operations when substantially completed and contractual liability insurance) together with an Owner’s/Contractor’s Policy naming the City, as an additional insured, with limits against bodily injury and property damage of not less than \$2,500,000 for each occurrence (to accomplish the above-required limits, an umbrella excess liability policy may be used), written on an occurrence basis.
- (iii) Workers compensation insurance, with statutory coverage limited to employees of the Company.

(b) All insurance required in this Section shall be obtained and continuously maintained in responsible insurance companies selected by the Company or its successors that are authorized under the laws of the State of Iowa to assume the risks covered by such policies. Unless otherwise provided in this Section, each policy must contain a provision that the insurer will not cancel nor modify the policy without giving written notice to the insured at least thirty (30) days before the cancellation or modification becomes effective. Not less than fifteen (15) days prior to the expiration of any policy, the Company, or its successors or assigns, must renew the existing policy or replace the policy with another policy conforming to the provisions of this Section. In lieu of separate policies, the Company, or its successors or assigns, may maintain a single policy, blanket or umbrella policies, or a combination thereof, having the coverage required herein.

(c) The Company, its successors or assigns, agrees to notify the City promptly in the case of damage exceeding \$250,000 in amount to, or destruction of the Project resulting from fire or other casualty. Furthermore, the Company agrees to apply the proceeds from any and all casualty claims against the insurance detailed in this Section to the restoration and improvement of the Property and/or the Project.

6. Annual Certification. To assist the City in monitoring the performance of the Company under this Agreement, a duly authorized officer of the Company shall annually certify to the City to the best of the Company’s knowledge (a) that all taxes owed on the Property have been timely paid; (b) that the Company is not in material violation of this Agreement; and (c) that the Company owns the Property and is in compliance with the Business Operations Requirement. The Company’s annual certification (the “Annual Certification”) pursuant to this provision shall be in substantially the form set forth on Exhibit D attached hereto and shall be due each year on October 15th beginning in 2027 and continuing through the Term of this Agreement.

The Company shall provide supporting information for its Annual Certification upon request of the City.

7. Default Provisions.

a. Events of Default. The following shall be “Events of Default” under this Agreement, and the term “Event of Default” shall mean, whenever it is used in this Agreement (unless otherwise provided), any one or more of the following events:

- i. Failure by the Company to complete the Project pursuant to the terms and conditions of this Agreement.
- ii. Failure by the Company to maintain compliance with the Business Operations Requirement pursuant to the terms and conditions of this Agreement.
- iii. Failure by the Company to fully and timely remit payment of property taxes when due and owing.
- iv. Failure by the Company to maintain compliance with Sections A.3, A.4, A.5, and A.6 of this Agreement.
- v. Failure by the Company to observe or perform any other material covenant on its part, to be observed or performed hereunder.

b. Notice and Remedies. Whenever any Event of Default described in this Agreement occurs, the City shall provide written notice to the Company describing the cause of the default and the steps that must be taken by the Company in order to cure the default. The Company shall have thirty (30) days after receipt of the notice to cure the default or to provide assurances satisfactory to City that the default will be cured as soon as reasonably possible. If the Company fails to cure the default or provide assurances, the City shall then have the right to:

- i. Pursue any action available to it, at law or in equity, in order to enforce the terms of this Agreement.
- ii. Terminate this Agreement.

8. Legal Fees. The Company hereby acknowledges that the City will cover the initial payment of legal fees and administrative costs (the “Actual Admin Costs”) incurred by the City in connection with the drafting, negotiation and authorization of this Agreement, including the necessary amendment to the Urban Renewal Plan for the Urban Renewal Area.

Prior to applying Incremental Property Tax Revenues to the funding of any Payments (as defined in Section B.1 of this Agreement), the City will first withhold from the Incremental Property Tax Revenues an amount (the “Admin Withholding Amount”) equal to the lesser of (1) \$15,000 or (2) or the Actual Admin Costs. Once an amount equal to the Admin Withholding Amount has been withheld by the City, the Payments shall be made as hereinafter set forth.

B. City’s Obligations

1. Payments. In recognition of the Company’s obligations set out above, the City agrees to make twenty (20) semiannual economic development tax increment payments (the “Payments” and, individually each, a “Payment”) to the Company during the Term of this Agreement pursuant to Chapters 15A and 403 of the Code of Iowa, provided however that the

aggregate, total amount of the Payments to be made under this Agreement during the Term shall not exceed \$1,200,000 (the “Maximum Payment Total”). All Payments under this Agreement shall be subject to annual appropriation by the City Council, as provided hereunder.

The Payments shall not constitute general obligations of the City but shall be made solely and only from the Annual Percentage of Incremental Property Tax Revenues received by the City from the Hamilton County Treasurer attributable to the taxable valuation of the Property.

Prior to funding any Payments hereunder, the City shall retain an amount equal to the Admin Withholding Amount from the Incremental Property Tax Revenues received with respect to the Property. Once such amount has been withheld, the Payments shall be funded as described herein.

It is assumed that the new valuation from the Project will go on the property tax rolls as of January 1, 2027. Accordingly, the Payments will be made on December 1 and June 1 of each fiscal year, beginning on December 1, 2028, and continuing to, and including, June 1, 2038, or until such earlier date upon which total Payments equal to the Maximum Payment Total have been made.

2. Annual Appropriation. The Payments shall be subject to annual appropriation by the City Council. Prior to December 1 of each year during the Term of this Agreement, beginning in calendar year 2027, the City Council of the City shall consider the question of obligating for appropriation to the funding of the Payments due in the following fiscal year an amount (the “Appropriated Amount”) of Incremental Property Tax Revenues to be collected in the following fiscal year equal to or less than the most recently submitted Company’s Estimate.

In any given fiscal year, if the City Council determines to not obligate the then-considered Appropriated Amount, then the City will be under no obligation to fund the Payments scheduled to become due in the following fiscal year, and the Company will have no rights whatsoever to compel the City to make such Payments, to seek damages relative thereto or to compel the funding of such Payments in future fiscal years. A determination by the City Council to not obligate funds for any particular fiscal year’s Payments shall not render this Agreement null and void, and the Company shall make the next succeeding submission of the Company’s Estimate as called for in Section A.4 above, provided however that no Payment shall be made after June 1, 2038.

3. Payment Amounts. The aggregate Payments to be made in a fiscal year shall not exceed an amount equal to the corresponding Appropriated Amount (for example, for the Payments due on December 1, 2028, and on June 1, 2029, the aggregate maximum amount of such Payments would be determined by the Appropriated Amount determined for certification by December 1, 2027). Furthermore, the amount of each such Payment shall not exceed the Annual Percentage of Incremental Property Tax Revenues (excluding allocations of “back-fill” or “make-up” payments from the State of Iowa for property tax credits or roll-back) actually received by the City from the Hamilton County Treasurer attributable to the taxable incremental valuation of the Property in the six (6) months immediately preceding such Payment due date.

4. **Certification of Payment Obligation.** In any given fiscal year, if the City Council determines to obligate the then-considered Appropriated Amount, as set forth in Section B.2 above, then the City Clerk will certify by December 1 of each such year to the Hamilton County Auditor an amount equal to the most recently obligated Appropriated Amount.

C. **Administrative Provisions**

1. **Amendment and Assignment.** Neither party may cause this Agreement to be amended, assigned, assumed, sold or otherwise transferred without the prior written consent of the other party. However, the City hereby gives its permission that the Company's rights to receive the Payments hereunder may be assigned by the Company to a private lender, as security on a credit facility taken with respect to the Project, without further action on the part of the City.

2. **Successors.** This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

3. **Term.** The term (the "Term") of this Agreement shall commence on the Commencement Date and end on June 1, 2038, or on such earlier date upon which the aggregate sum of Payments made to the Company equals the Maximum Payment Total.

4. **Choice of Law.** This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with laws of the State of Iowa.

5. **Extension of Payment Term.** Upon completion of the tenth (10th) year of Payments under this Agreement, if the Maximum Payment Total has not been achieved, the City Council may consider a request by Developer for an extension of the term of the Payments for the limited purpose of allowing the Developer the opportunity to achieve the Maximum Payment Total. Any such consideration or approval shall be at the sole legislative discretion of the City Council, and nothing in this Agreement shall be construed as binding any future City Council to approve an extension or to provide additional Payments.

The City and the Company have caused this Agreement to be signed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

CITY OF WEBSTER CITY, IOWA

By: _____
John Hawkins, Mayor

Attest:

Sherry Simmons, Deputy City Clerk

BREW OIL, L.L.C.

By: _____
Its: _____

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

LOTS 5 AND 6, BLOCK 1, YOUNG'S ADDITION TO WEBSTER CITY, IOWA; AND
SOUTH 1/2 LOT 7 BLOCK 1, YOUNG'S ADDITION TO WEBSTER CITY, IOWA.

PARCEL A OF LOT 4 OF J.C. PROPERTIES, LC SUBDIVISION IN WEBSTER CITY,
HAMILTON COUNTY, IOWA.

EXHIBIT B
FLOOR PLAN

BREW

Webster city, 407 closz drive,IA

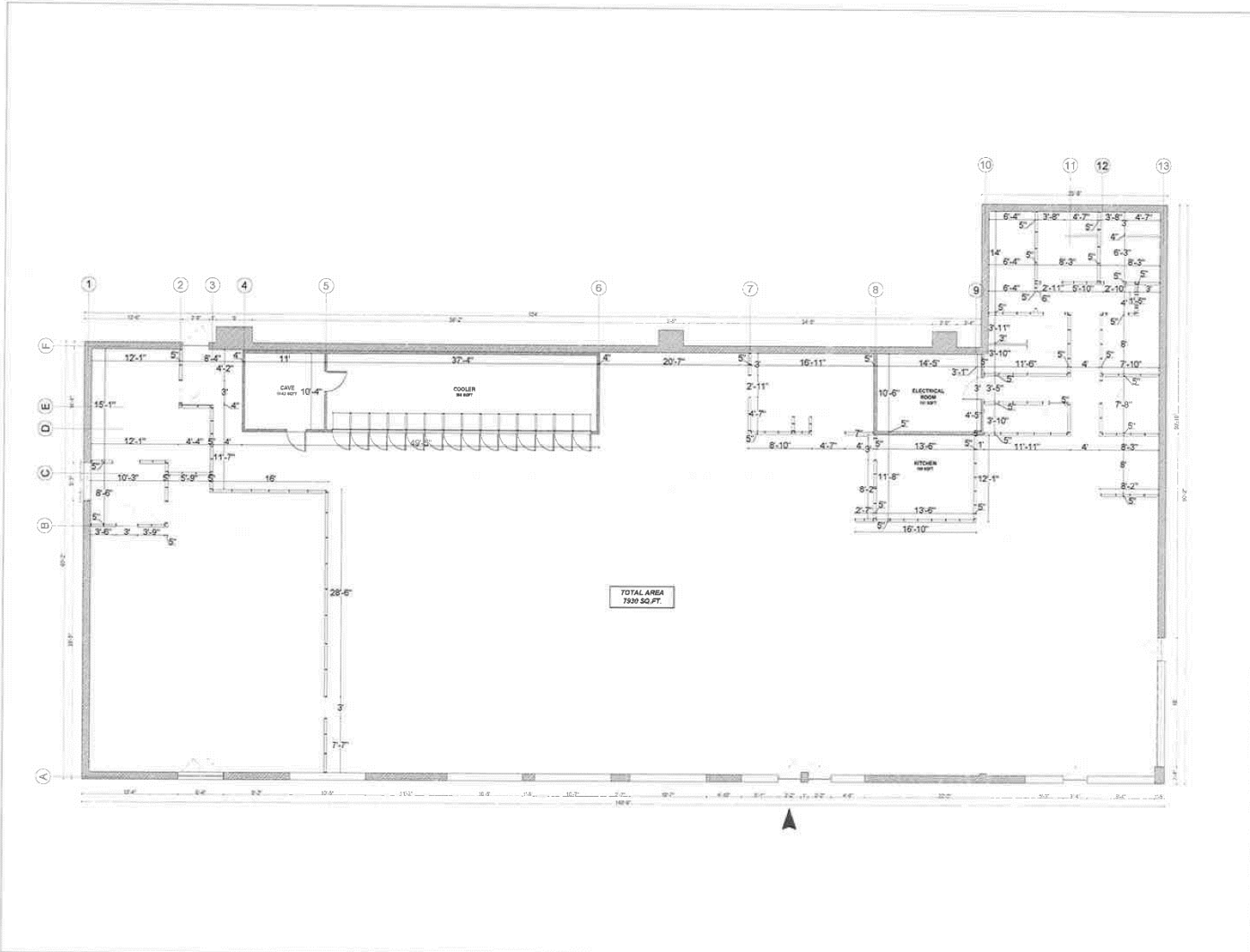
SEMBOLS	ABBREVIATIONS	DRAWING INDEX
<p>1'-2" MAIN DIMENSIONS</p> <p>DIMENSIONS 2</p> <p>360 PANORAMA RENDER</p> <p>SQFT: 3821 PROJECT AREA</p> <p>COOLER ELEVATION SIGN</p> <p>BULKHEAD</p> <p>BULKHEAD</p> <p>SECTION LINE</p> <p>STARTING POINT OF THE TILES</p> <p>DOOR NUMBER</p> <p>WINDOW NUMBER</p>	<p>C.T. - CERAMIC TILE C.P. - COLOR PLAN CLG. - CEILING DIM - DIMENSION ELEC. - ELECTRICAL FLR - FLOOR MAX - MAXIMUM MIN - MINIMUM MTL - METAL O.P. - ON CENTER PLUMB. - PLUMBING PNL. - PANEL ST. - STAIN</p>	<p>PLAN</p> <p>01 NEW WALL PLAN 02 PLAN 03 FLOOR PLAN 04 WALL COLOR PLAN 05 WALL COLOR SECTION 06 FIXTURES PLAN 07 JUNCTION BOX PLAN 08 ELECTRICAL PLAN 09 SIGN ELECTRICAL PLAN & ELEVATION 10 PLUMBING PLAN</p>
	<p>MATERIALS</p> <p>BRICK</p> <p>CLOSURE</p> <p>WALLPAPER</p> <p>WALK IN COOLER</p> <p>SOFFIT</p>	

ELECTRICAL SYMBOL LEGEND		
	120V Wall Duplex Plug	19" high
	120V Wall Duplex Plug	25" high
	120V Wall Duplex Plug for TV unit	50" high
	120V Wall Duplex Plug	96" high
	120V Floor Weatherproof Convenience Plug	
	120V Floor Duplex Plug	
	220V Floor Duplex Plug	
	220V Floor Weatherproof Convenience Plug	
	220V Wall Duplex Plug	19" high
	LED	
	Conduit	
	Junction box	
	Junction box for elevation	

PLUMBING SYMBOL LEGEND	
	Cold water supply
	Hot water supply
	Drainage

SPECIFICATIONS		
CODE	COLOR	BRAND
WC01	Olympic mountains 971	Benjamin Moore
WC02	Kendall charcoal HC-166	Benjamin Moore
CC	Cheating heart 1617	Benjamin Moore
BC	Cheating heart 1617	Benjamin Moore
F01	Concrete look ceramic tile [24"x24"]	TBD

CEILING SYMBOL LEGEND	
	Pendant light
	MLL-1 / Mounted Linear Light 48"
R-1	Rectangle Light
MS-1	Mesh set with light and box.
MS-2	Mesh set with light and box.
MS-3	Mesh set with light and box.
MS-4	Mesh set with light and box.
MS-5	Mesh set with light and box.
MS-6	Mesh set with light
MS-7	Mesh set with light
MS-8	Mesh set with light



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218 N 18th Ave, STE
100 Phoenix, AZ
Main Office:
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www.7lines.us

Project Name

BREW
Webster city,
407 coscz
drive, IA

Project No

343

Version No

4

Drawing Title

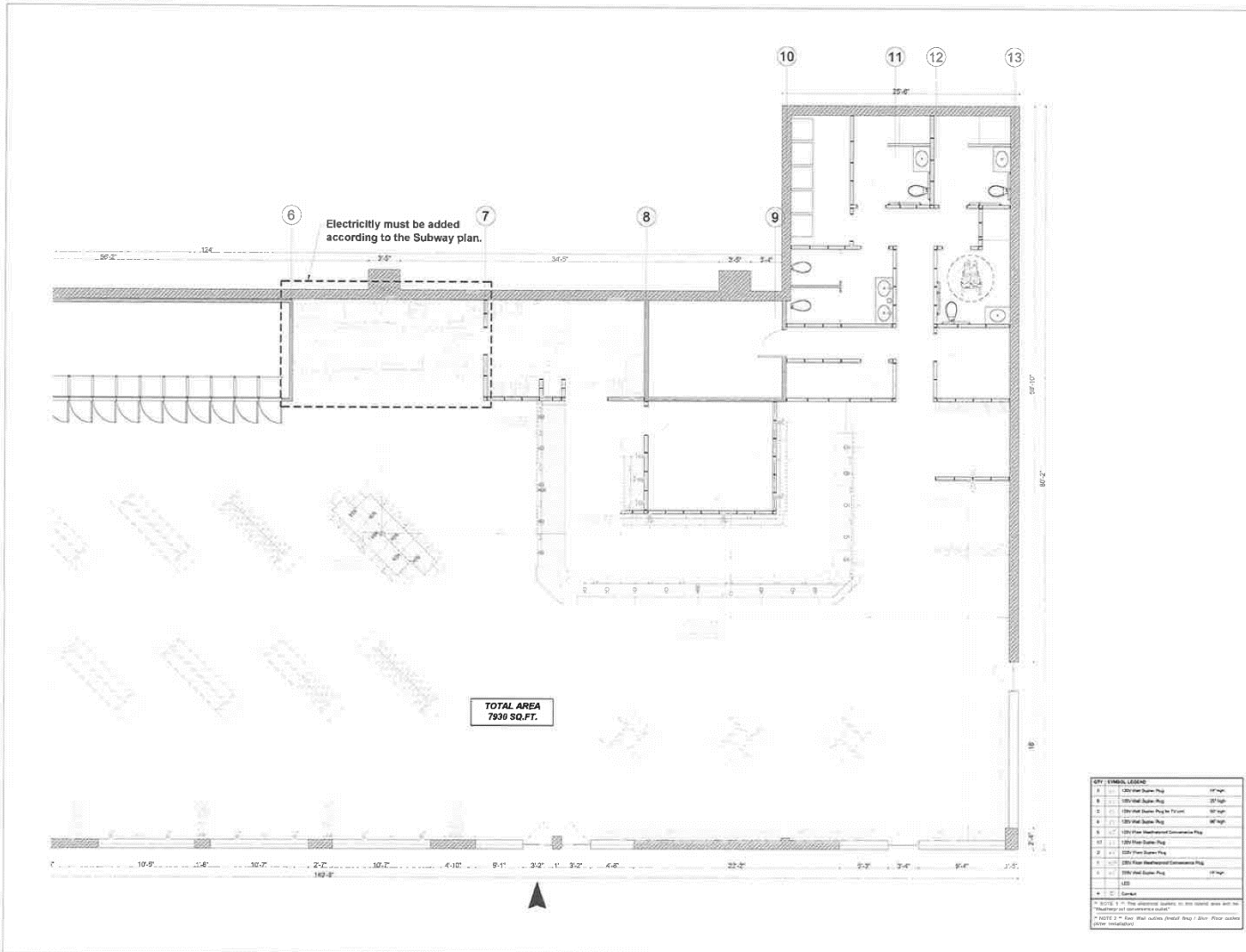
**NEW WALL
PLAN**

Drawing Date

11.13.2025

Drawing Number

01



1422 Woodmont
 Lines #4 Atlanta, GA
 Main Office:
 +1 (201) 800-4317

216 N. 18th Ave. STE
 100 Phoenix, AZ
 Main Office:
 +1 (800) 660-3772
 www.Lines.us

Project Name

BREW
 Webster city,
 407 closz
 drive, IA

Project No

343

Version No

4

Drawing Title

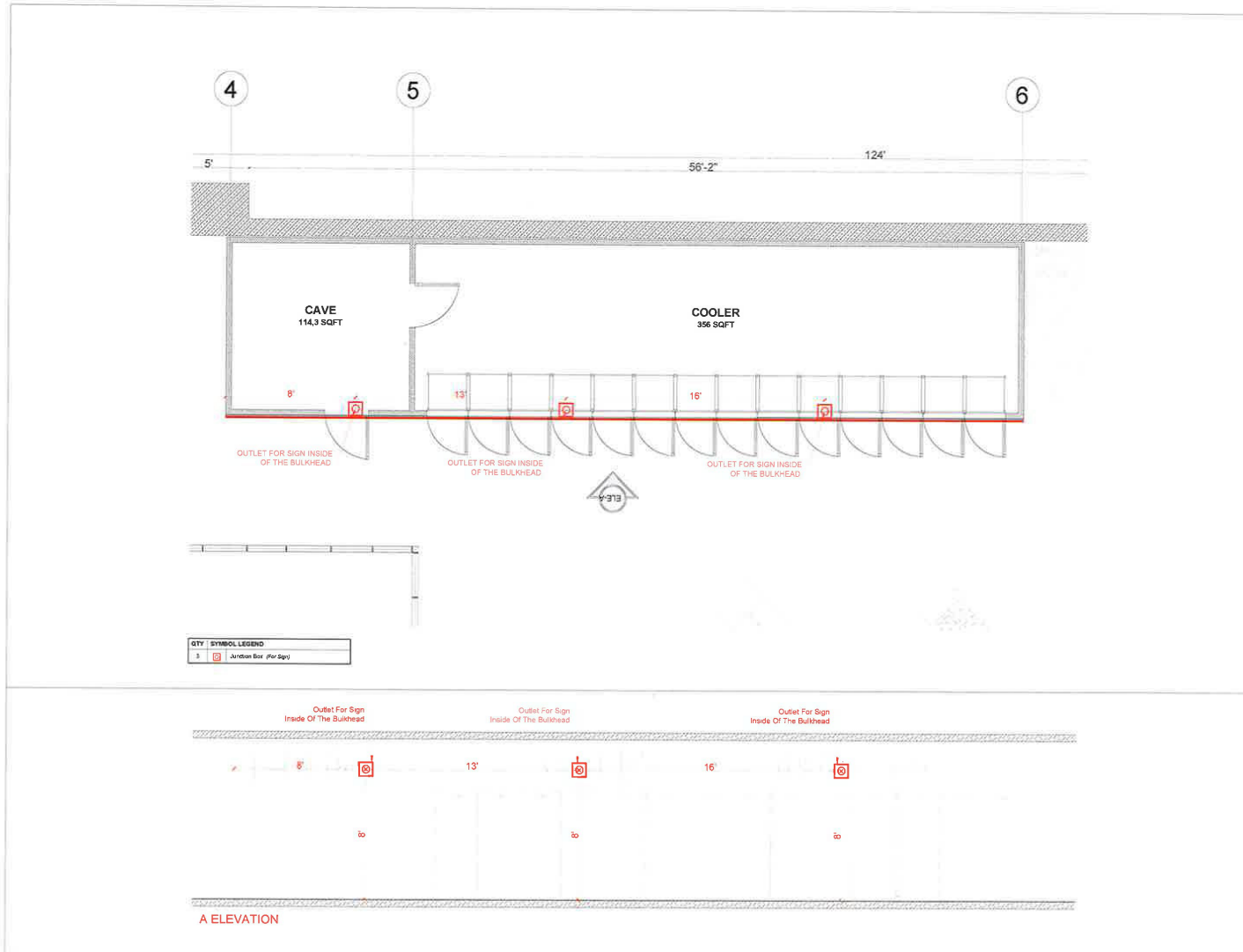
ELECTRICAL
 PLAN

Drawing Date

11.13.2025

Drawing Number

08



TILINES
DESIGN | SUPPLY | BUILD

1422 Woodmont Lane #4 Atlanta, GA
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Project Name

BREW
Webster city,
407 closz
drive,IA

Project No

343

Version No

4

Drawing Title

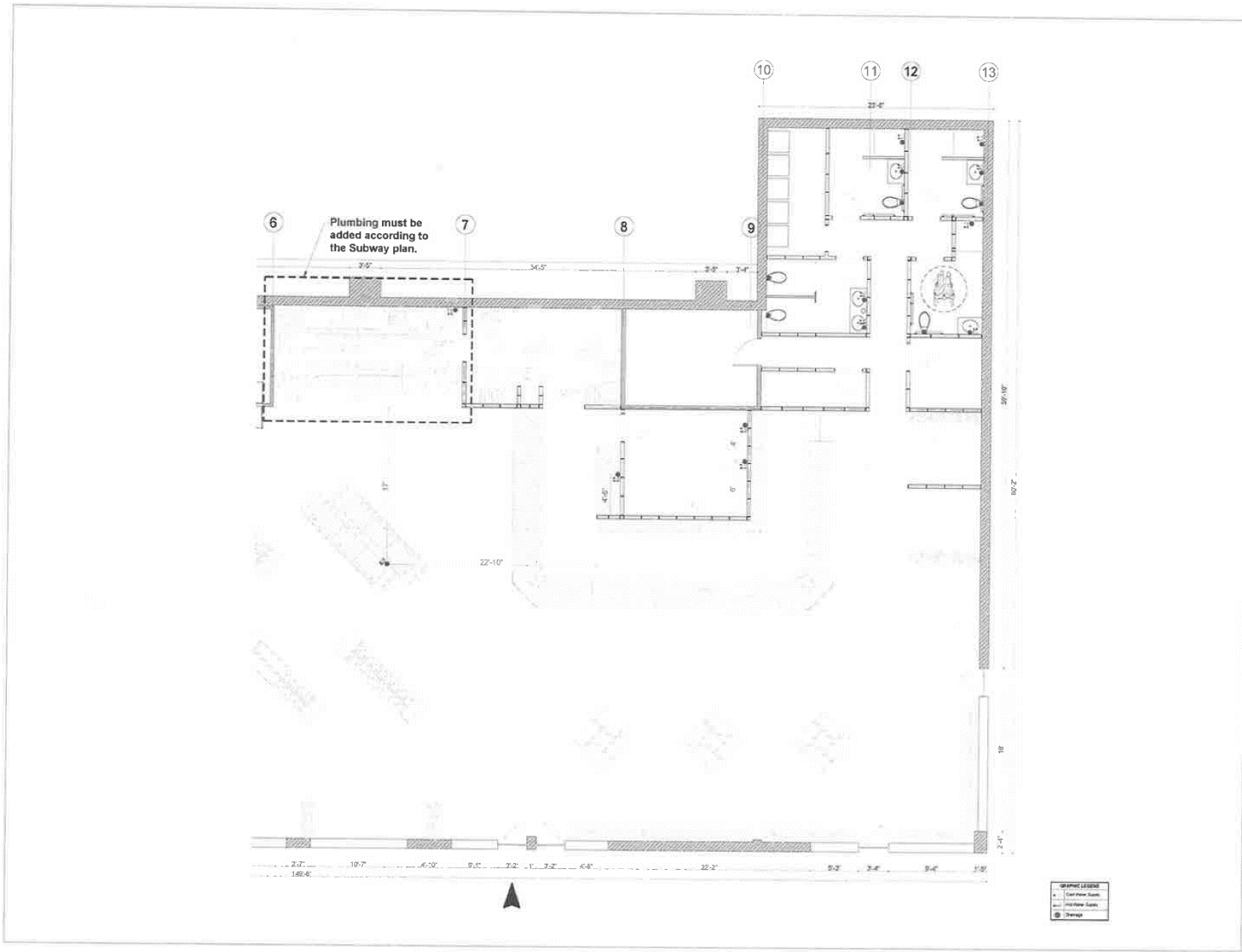
**SIGN
ELECTRICAL
PLAN &
ELEVATION**

Drawing Date

11.13.2025

Drawing Number

09



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Main Office:
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Project Name

BREW
Webster city,
407 closz
drive, IA

Project No

343

Version No

4

Drawing Title

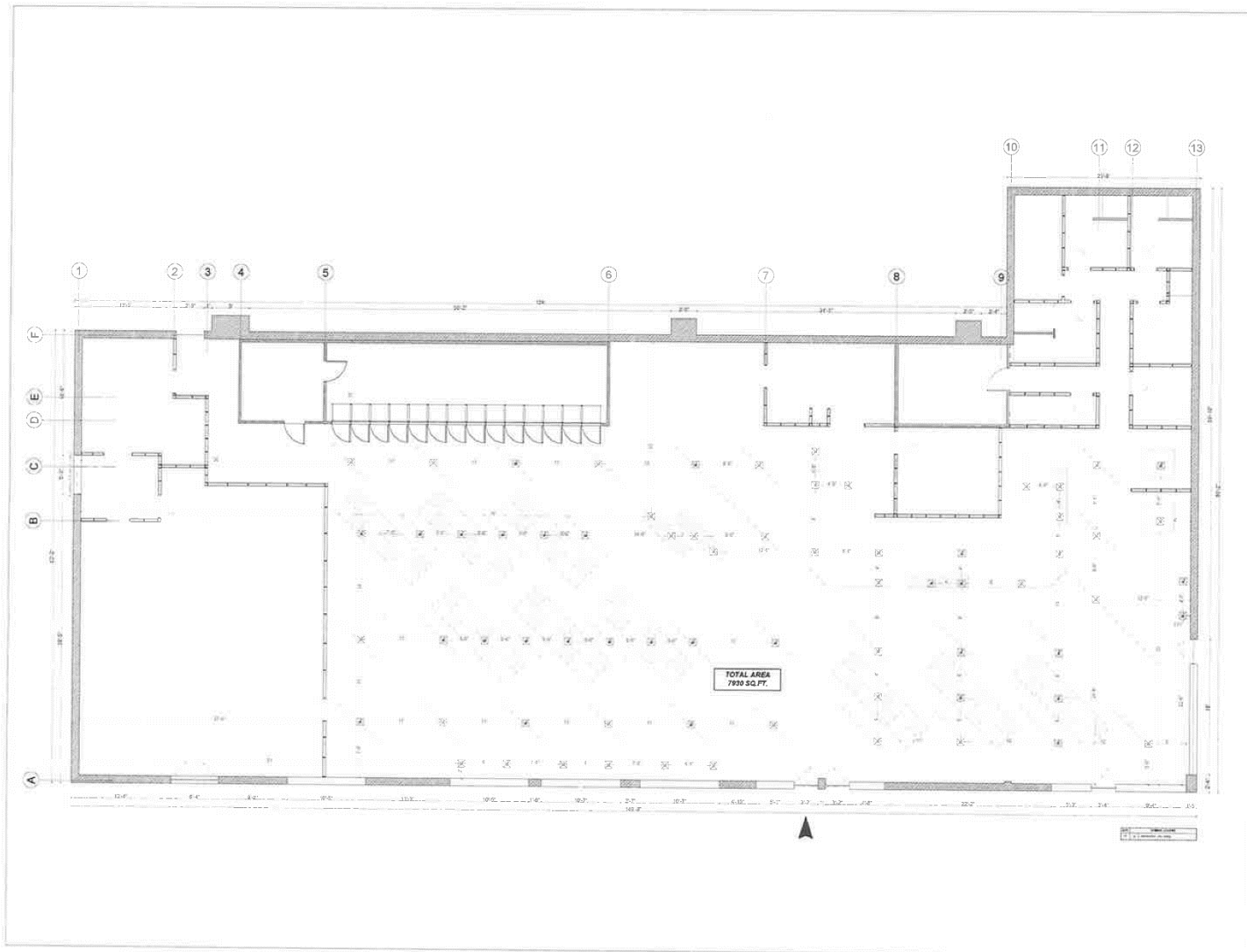
**PLUMBING
PLAN**

Drawing Date

11.13.2025

Drawing Number

10



1422 Woodmont
Lane NE Atlanta, GA
Main Office:
+1 (201) 900-4317

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100 Phoenix, AZ
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Project Name

BREW
Webster city,
407 closz
drive, IA

Project No

343

Version No

4

Drawing Title

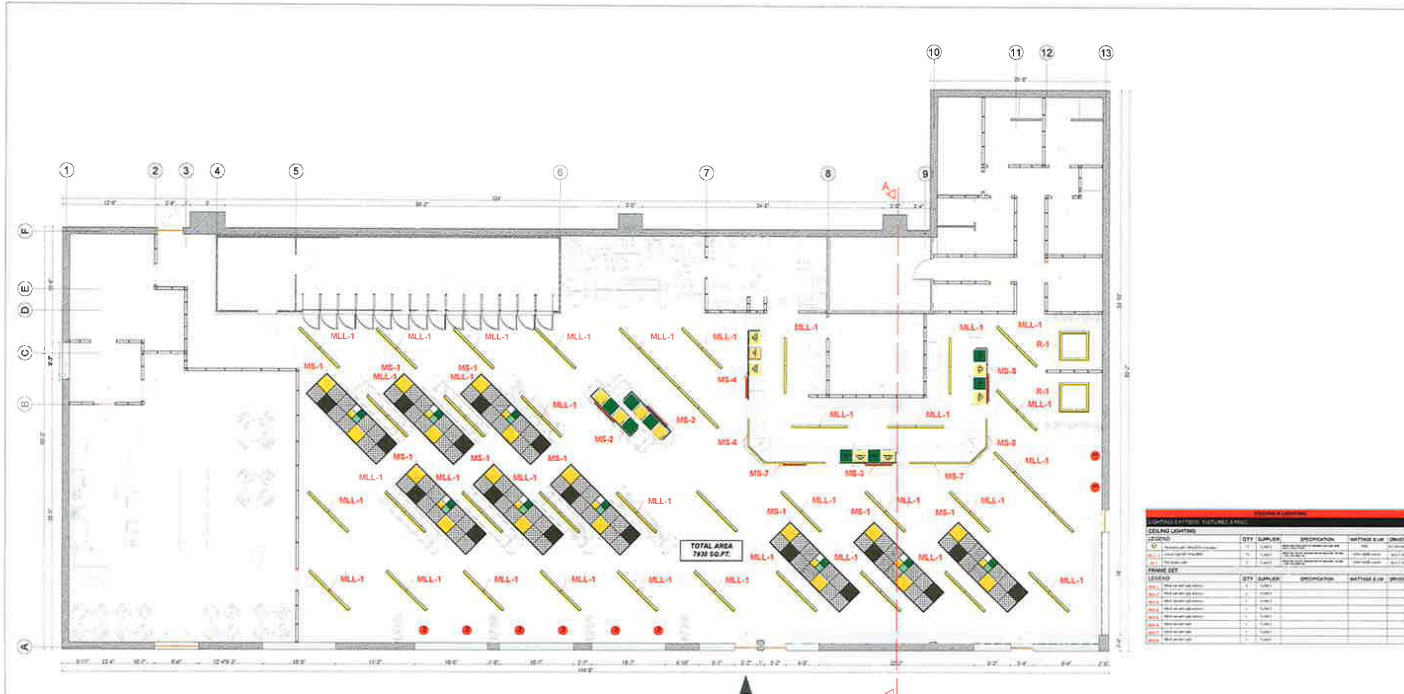
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BOX
PLAN**

Drawing Date

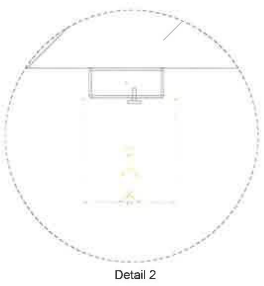
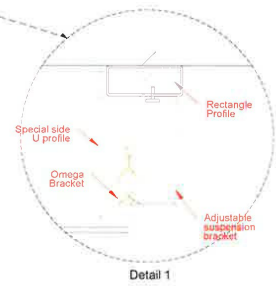
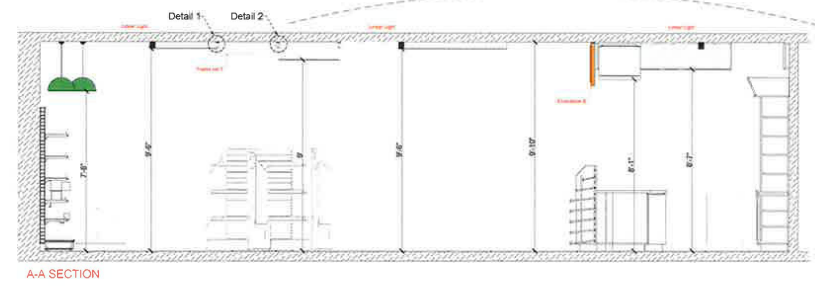
11.13.2025

Drawing Number

07



LEGEND		QTY	UNIT	DESCRIPTION	MARKED S.P.	MARKED
MS-1	MS-1	1	UNIT	MS-1		
MS-2	MS-2	1	UNIT	MS-2		
MS-3	MS-3	1	UNIT	MS-3		
MS-4	MS-4	1	UNIT	MS-4		
MS-7	MS-7	1	UNIT	MS-7		
MLL-1	MLL-1	1	UNIT	MLL-1		
R-1	R-1	1	UNIT	R-1		



LINES
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1422 Woodmont
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Project Name

BREW
Webster city,
407 closz
drive,IA

Project No

343

Version No

4

Drawing Title

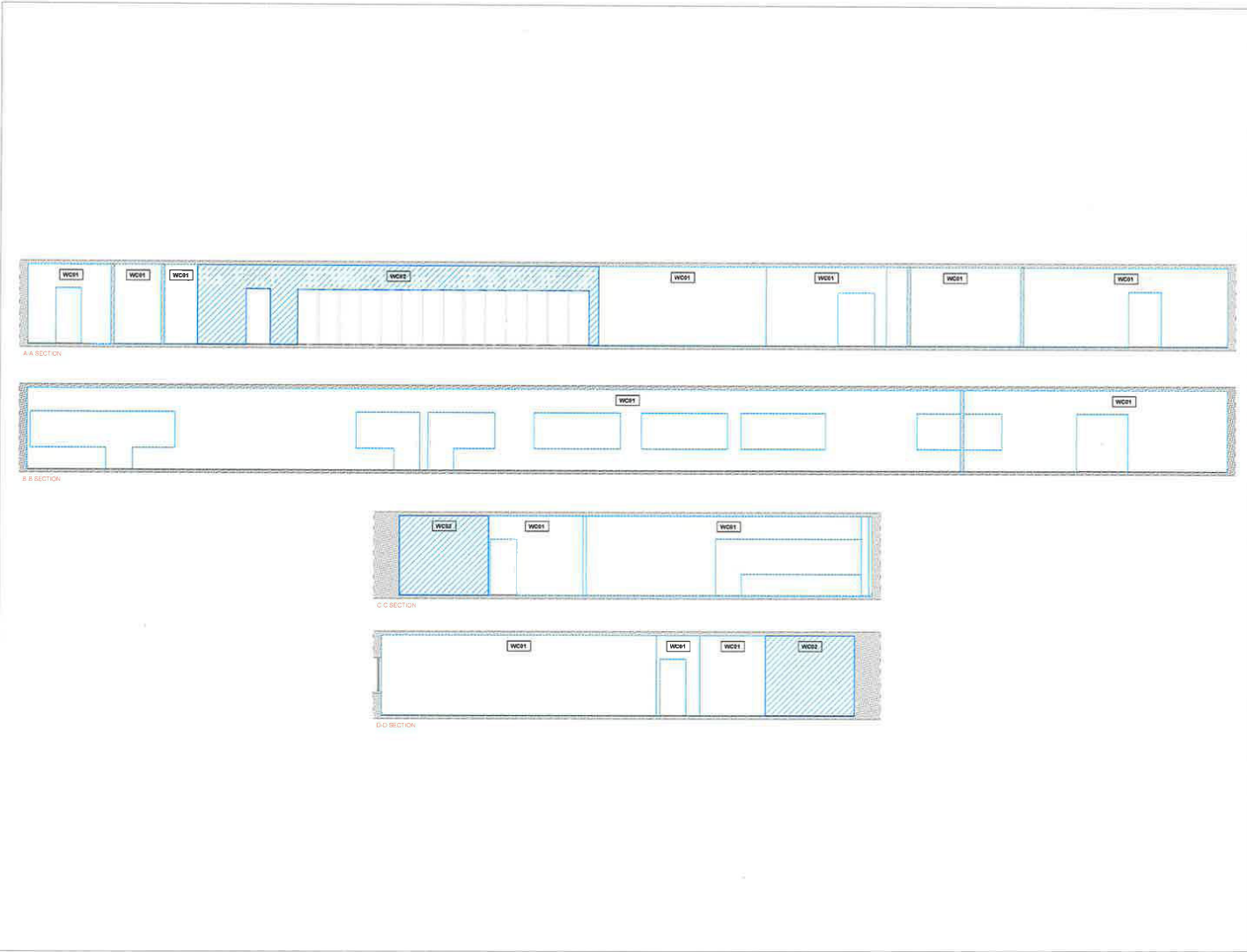
**FIXTURES
PLAN**

Drawing Date

11.13.2025

Drawing Number

06



1422 Woodmont
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100 Phoenix, AZ
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Project Name

BREW
Webster city,
407 closz
drive, IA

Project No

343

Version No

4

Drawing Title

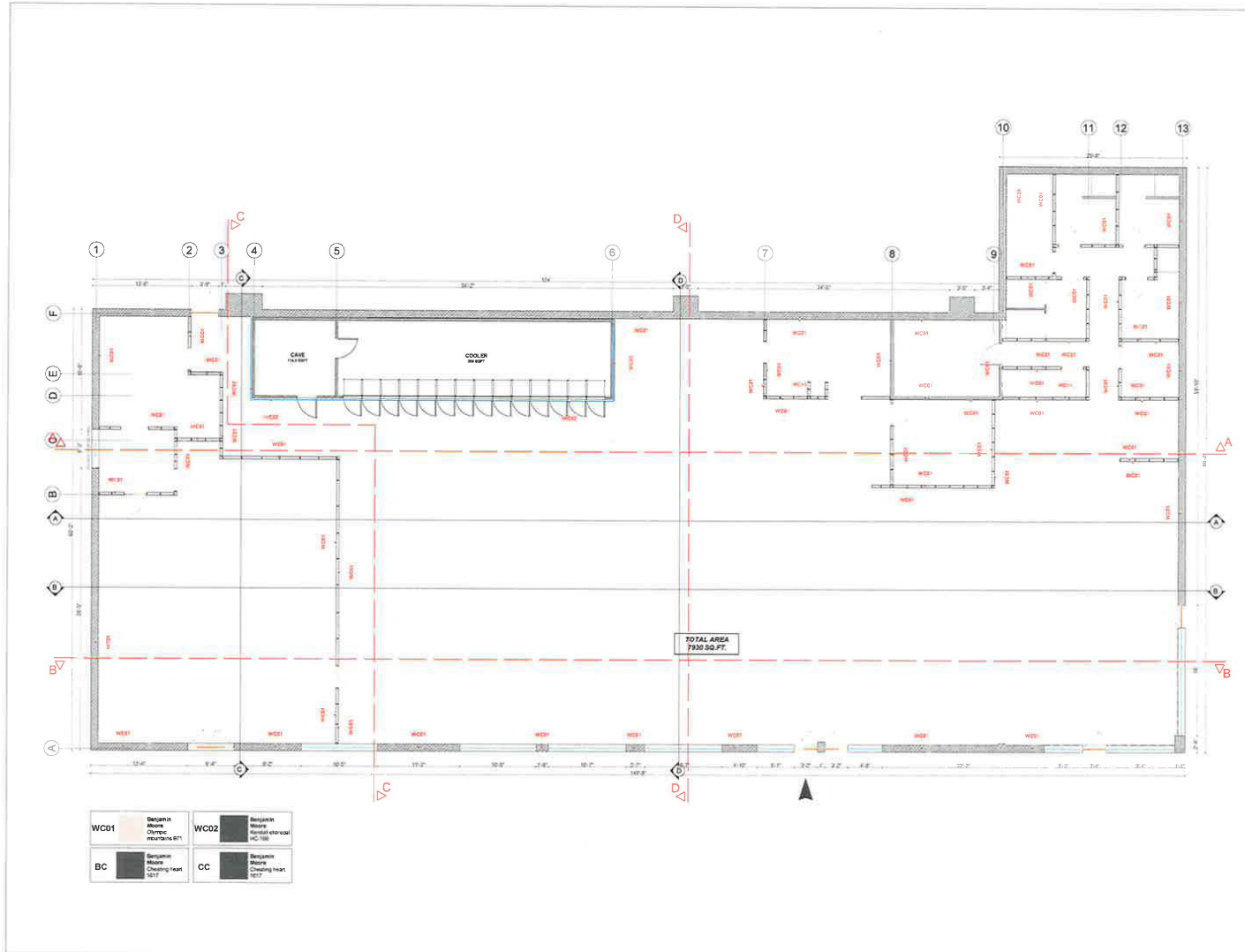
**WALL
COLOR
SECTION**

Drawing Date

11.13.2025

Drawing Number

05



WC01	Benjamin Moore Chipping Heart 971	WC02	Benjamin Moore Chipping Heart 971
BC	Benjamin Moore Chipping Heart 971	CC	Benjamin Moore Chipping Heart 971

LINES
DESIGN | SUPPLY | BUILD

1422 Woodmont
Lane #4 Atlanta, GA
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+1 (800) 866-3772
www.Lines.us

Project Name

BREW
Webster city,
407 closz
drive,IA

Project No

343

Version No

4

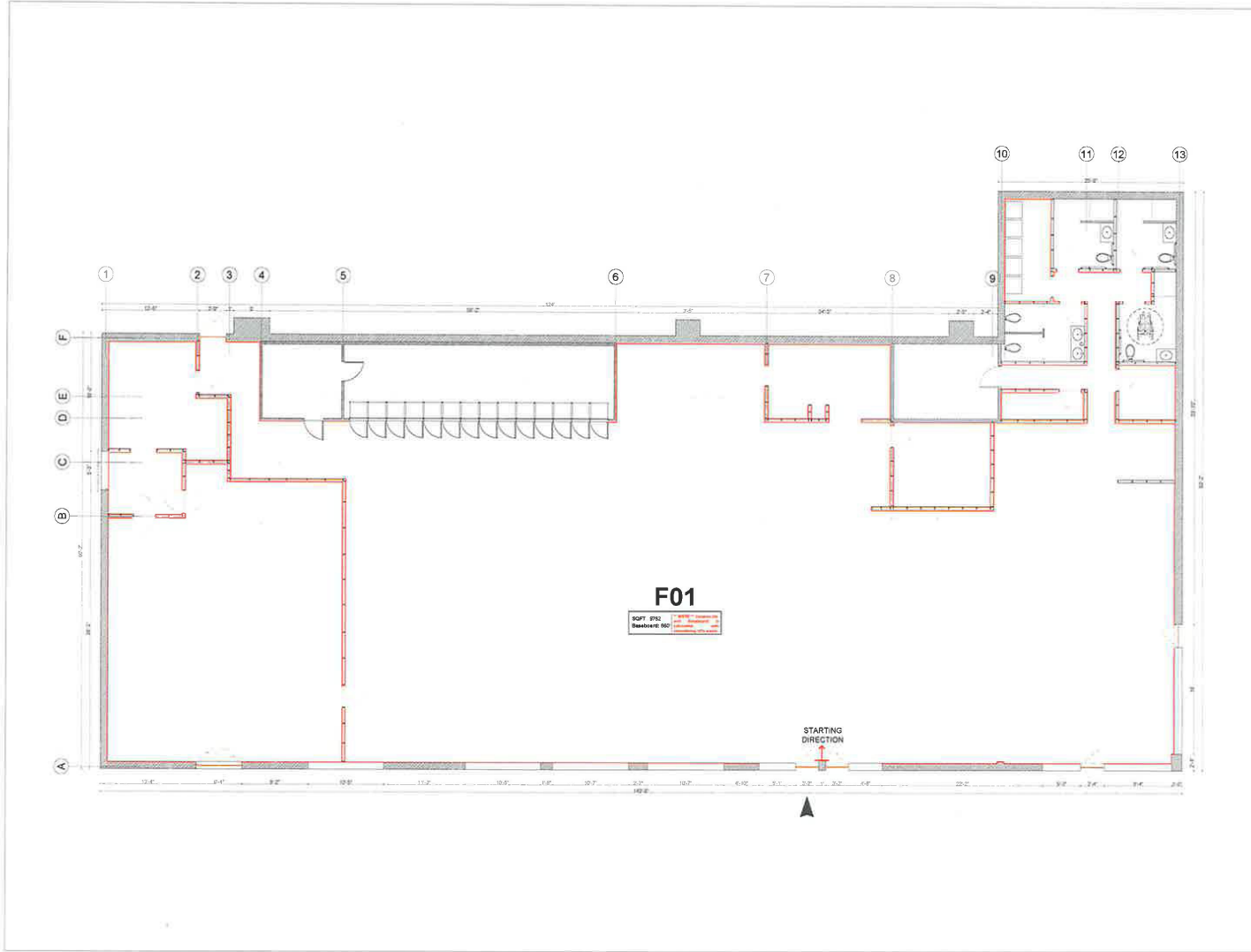
Drawing Title

**WALL COLOR
PLAN**

Drawing Date
11.13.2025

Drawing Number

04



LINES
DESIGN | SUPPLY | BUILD

1422 Woodmont
Lane #4 Atlanta, GA
Main Office:
+1 (201) 900-4317

216 N 19th Ave, STE
100 Phoenix, AZ
Main Office:
+1 (800) 860-3772
www.Lines.us

Project Name

BREW
Webster city,
407 closz
drive,IA

Project No

343

Version No

4

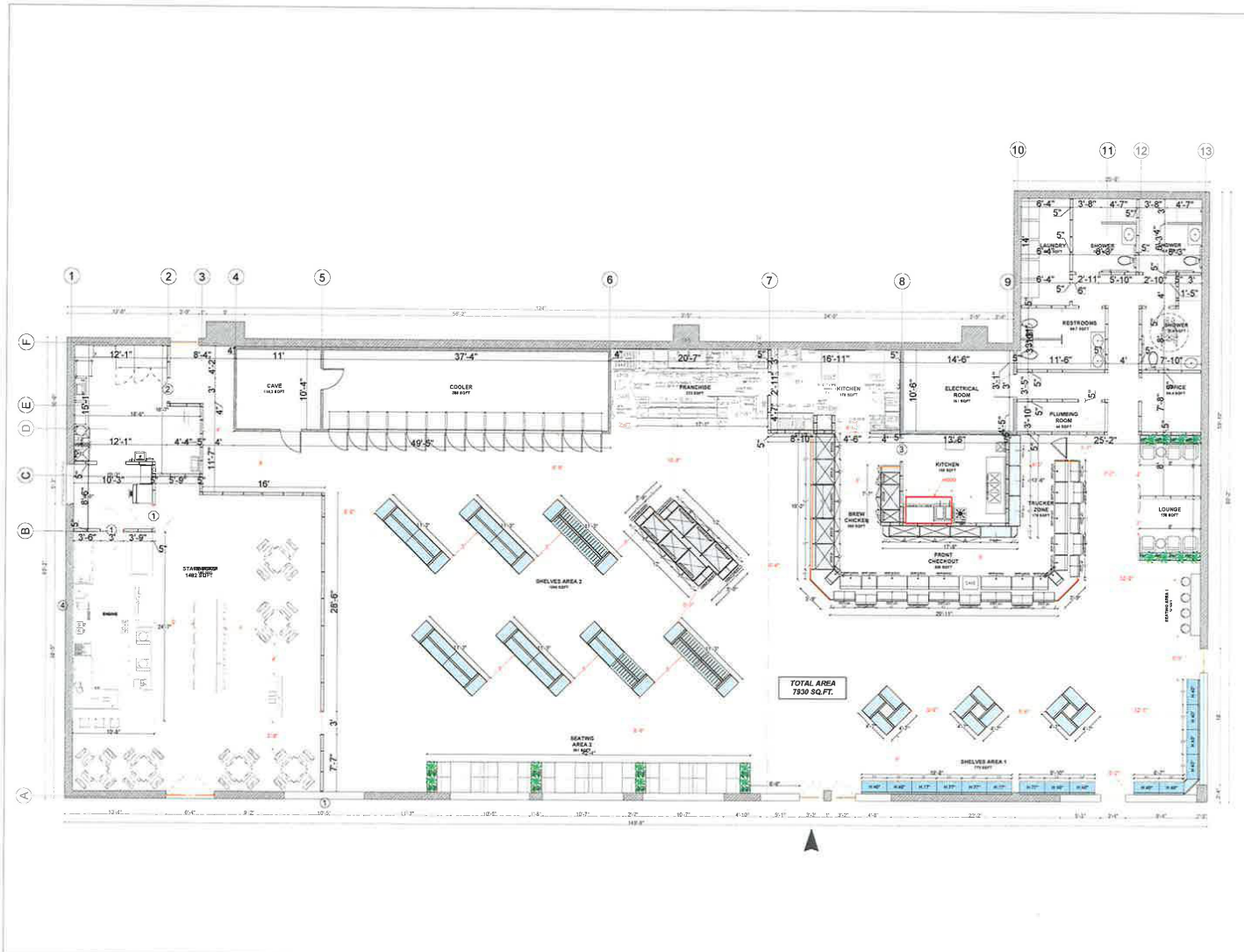
Drawing Title

**FLOOR
PLAN**

Drawing Date
11.13.2025

Drawing Number

03



LINES
DESIGN | SUPPLY | BUILD

1422 Woodmont Lane #4 Atlanta, GA
Main Office: +1 (201) 800-4317

216 N 18th Ave, STE 100 Phoenix, AZ
Main Office: +1 (800) 665-3772
www.Lines.us

Project Name

BREW
Webster city,
407 closz
drive,IA

Project No

343

Version No

4

Drawing Title

PLAN

Drawing Date

11.13.2025

Drawing Number

02

EXHIBIT C
COMPANY'S ESTIMATE WORKSHEET

- (1) Date of Preparation: October _____, 20____.
- (2) Assessed Taxable Valuation of Property as of January 1, 20____:
\$_____.
- (3) Base Taxable Valuation of Property (January 1, 2026):
\$_____.
- (4) Incremental Taxable Valuation of Property (2 minus 3):
\$_____ (the "TIF Value").
- (5) Current City fiscal year consolidated property tax levy rate for purposes of calculating Incremental Property Tax Revenues (the "Adjusted Levy Rate"):
\$_____ per thousand of value.
- (6) The TIF Value (4) factored by the Adjusted Levy Rate (5).
\$_____ x \$_____ /1000 = \$_____ (the "TIF Estimate")
- (7) TIF Estimate (\$_____) x Annual Percentage = Company's Estimate (\$_____).

Payment Year	Annual Percentage
First through Third Payment Years	100%
Fourth through Sixth Payment Years	95%
Seventh through Tenth Payments Years	90%

EXHIBIT D
ANNUAL CERTIFICATION

(due by October 15th as required under terms of Development Agreement)

WHEREAS, the City of Webster City, Iowa (the "City") authorized the payment of certain economic development tax increment payments (the "Payments") to Brew Oil, L.L.C. (the "Company") pursuant to a Development Agreement (the "Agreement") entered into between the City and the Company; and

WHEREAS, the Agreement contains certain conditions required to be completed by the Company in order for the Company to be eligible to receive such Payments and as such the Company hereby certifies the following as satisfaction of such conditions:

- (i) All property taxes on the Property in the Urban Renewal Area have been paid for the prior fiscal year (and for the current year, if due) and attached to this Annual Certification are proof of payment of said taxes;
- (ii) The Company is not in material violation of the Agreement or any local, state or federal law or regulation and is not aware of any pending or threatened claim against the Company with respect to such laws.
- (iii) The Company owns the Property and is in compliance with the Business Operations Requirement.

I certify under penalty of perjury and pursuant to the laws of the State of Iowa that the preceding is true and correct to the best of my knowledge and belief.

Signed this _____ day of _____, 20__.

BREW OIL, L.L.C.

By: _____
Its: _____

RESOLUTION _____

Resolution Approving Development Agreement with Brew Oil, L.L.C.,
Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain
Tax Increment Revenues to the Payment of the Agreement

WHEREAS, the City of Webster City, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Webster City Riverview Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, this City Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the “Urban Renewal Tax Revenue Fund”), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal of and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City has proposed to enter into a certain development agreement with Brew Oil, L.L.C. (the “Company”) in connection with the renovation by the Company of an existing building for use in the business operations of a truck stop the Urban Renewal Area (the “Project”); and

WHEREAS, under the Agreement, the City will agree to provide annual appropriation tax increment payments (the “Payments”) to the Company in a total amount not exceeding \$1,200,000; and

WHEREAS, this City Council, pursuant to Section 403.9 of the Code of Iowa, has published notice, has held a public hearing on the Agreement on March 16, 2026, and has otherwise complied with statutory requirements for the approval of the Agreement, and it is now necessary to make provision for the approval of the Agreement; and

WHEREAS, Chapter 15A of the Code of Iowa (“Chapter 15A”) declares that economic development is a public purpose for which a City may provide grants, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that before public funds are used for grants, loans, tax incentives or other financial assistance, a City Council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a City Council must consider any or all of a series of factors;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Webster City, Iowa, as follows:

Section 1. Pursuant to the factors listed in Chapter 15A, the City Council hereby reaffirms that:

(a) The Project will add diversity and generate new opportunities for the Webster City and Iowa economies; and

(b) The Project will generate public gains and benefits, particularly in the creation of jobs and income, which are warranted in comparison to the amount of the proposed Payments; and

Section 2. The City Council further finds and reaffirms that a public purpose will reasonably be accomplished by entering into the Agreement and providing the Payments to the Company as provided for therein.

Section 3. The Agreement is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the Agreement on behalf of the City, in substantially the form and content in which the Agreement has been presented to this City Council. The Mayor, the City Manager, and the Community & Economic Development Director are also authorized to make such changes, modifications, additions or deletions as they, with the advice of bond counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the Agreement.

Section 4. All payments by the City under the Agreement shall be subject to annual appropriation by the City Council, in the manner set out in the Agreement. As provided and required by Chapter 403 of the Code of Iowa, the City's obligations under the Agreement shall be payable solely from a subfund (the "Brew Oil, L.L.C. Subfund"), into which shall be paid that portion of the income and proceeds of the Urban Renewal Tax Revenue Fund attributable to property taxes derived from the property as described as follows:

LOTS 5 AND 6, BLOCK 1, YOUNG'S ADDITION TO WEBSTER CITY,
IOWA; AND SOUTH 1/2 LOT 7 BLOCK 1, YOUNG'S ADDITION TO
WEBSTER CITY, IOWA.

PARCEL A OF LOT 4 OF J.C. PROPERTIES, LC SUBDIVISION IN
WEBSTER CITY, HAMILTON COUNTY, IOWA.

Section 5. The City hereby pledges to the payment of the Agreement the Brew Oil, L.L.C. Subfund and the taxes referred to in Subsection 2 of Section 403.19 of the Code of Iowa to be paid into such Subfund, provided, however, that no payment will be made under the Agreement unless and until monies from the Brew Oil, L.L.C. Subfund are appropriated for such purpose by the City Council.

Section 6. After its adoption, a copy of this resolution shall be filed in the office of the County Auditor of Hamilton County to evidence the continuing pledging of the Brew Oil, L.L.C. Subfund and the portion of taxes to be paid into such Subfund and, pursuant to the direction of Section 403.19 of the Code of Iowa, the County Auditor shall allocate the taxes in

accordance therewith and in accordance with the tax allocation ordinance referred to in the preamble hereof.

Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed.

Passed and approved March 16, 2026.

John Hawkins, Mayor

Attest:

Sherry Simmons, Deputy City Clerk

AGENDA STATEMENT

TO: John Harrenstein, City Manager

FROM: Chuck Stansfield, Fire Chief

DATE: March 16, 2026

RE: Request to add a False Fire Alarm Ordinance

SUMMARY: Requesting approval to add a new ordinance that would assess a civil penalty for false alarms received by the Webster City Fire Department.

BACKGROUND/DISCUSSION:

At times an occupancy will occur several false fire alarms during the period of a year. The risk of response and the cost of responders to manage these fire calls exposes the public to danger and increases the costs of the fire department responding. Because of these concerns, it is requested to initiate a penalty for having more than (3) false fire alarms within a twelve (12) month period. This would mean that an occupancy would have up to (3) false fire alarms within a (12) twelve month period and only receive written warnings if future false alarms occur. Once the fourth false alarm occurs, a service charge would be incurred. Each time after the fourth false alarm the service charge would increase.

- 1-3 false alarms- No Charge
- 4- \$250 per alarm
- 5- \$350 per alarm
- 6- \$500 and all others will be \$500 per alarm

FINANCIAL IMPLICATIONS: There would be minimal cost to put this into service.

RECOMMENDATION: I recommend that the council approves the false fire alarm ordinance as written.

ORDINANCE NO. 2026- xxx

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WEBSTER CITY, IOWA 2019,
BY AMENDING CHAPTER 22 TO ADD DIVISION 3 PERTAINING TO FALSE FIRE ALARMS**

BE IT ENACTED by the City Council of the City of Webster City, Iowa, as follows, to-wit:

SECTION 1. DIVISION ADDED. Chapter 22, of the Code of Ordinances of the City of Webster City, Iowa 2019, is amended to add Division 3, as follows:

DIVISION 3. – FALSE FIRE ALARMS.

Sec. 22-98. – Purpose.

The purpose of this chapter is to assess a civil penalty for false alarms received by the Fire Department which require a response from the Fire Department to the scene of the alarm. False alarms expose the public to danger as well as increasing the costs on the Fire Departments to respond to those alarms.

Sec. 22-99.- Definitions.

1. “False alarm” means a false alarm is any fire alarm system that is activated on purpose or by accident or by system malfunction when there are no fire, smoke, heat, or other emergency conditions requiring fire department response.

2. “Fire alarm system” means any assembly of equipment, mechanical or electrical, and including all forms of audible exterior and interior alarms arranged to signal the occurrence of fire, smoke, heat, or other emergency conditions requiring fire department response.

3. “Owner” means any person, firm, corporation, entity or leaseholder causing a fire alarm system to be installed in any house, dwelling, apartment, business, structure or place within the City.

4. “Non-emergent alarms” means any man made particulates such as:

- Cooking smoke
- Dust from environment or construction
- other

Sec. 22-100.- False Alarms.

1. No fire alarm system shall be activated by error, mistake, intentional misuse, or malfunction in any dwelling, building or place when no emergency exists.

2. No person shall knowingly or intentionally activate any fire alarm system when no emergency situation exists.

Sec. 22-101.- Chronic Violations.

If a property generates more than five (3) false alarms or non-emergent alarms within a twelve (12) month period, the Fire Chief may require inspection and certification of the alarm system, submission

of a corrective action plan, or other corrective measures deemed necessary by the Fire Chief in their sole discretion.

Sec. 22-102.- Penalties for False Alarms.

1. Notification. Upon receipt of a false alarm, the Fire Department or the designee of either department shall notify the Owner of the alarm system as shown by the records of the City that the owner has 30 days upon which to pay the required amount as calculated in subsection 2 of this section.

2. Service Charge for False Alarms. A service charge shall be charged in accordance with the schedule as approved by Resolution of the City Council. Such amount shall be mailed to the Owner and paid to the City Clerk within 30 days of notification of a false alarm. Unpaid fees may be collected as permitted under Iowa law, including, but not limited to, certification as a lien against the property or by the State's setoff program.

Sec. 22-103.- Appeals.

The Owner may appeal the determination in writing within ten (10) days of the service charge being mailed to their last known address. The Fire Chief shall review and issue a written determination within twenty (20) days of receipt of said appeal. The Fire Chief's determination shall be final.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed and adopted this ____ day of _____, 2026.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Sherry Simmons, Deputy City Clerk



AGENDA STATEMENT

TO: Mayor and City Council

FROM : Dodie Wolfgram, Finance Director
John Harrenstein, City Manager

DATE: March 16, 2026

RE: Electric Rates

SUMMARY: The City received an increase of 10.4% in purchased power costs with the February 2026 billing (January usages). In order to offset this increase, staff is asking that we increase electric rates in increments of 5% on April 1, 2026; 4% on January 1, 2027 and 2% on July 1, 2027. The annual 1% increase that is in our current ordinance would begin again on July 1, 2028.

PREVIOUS COUNCIL ACTION: The electric rates were increased on August 1, 2025 to offset a 2.7% increase we received in purchased power costs.

BACKGROUND/DISCUSSION: We received notification from Corn Belt that Basin would be increasing the electric energy by approximately 18% to begin in 2026. At the time, Corn Belt had hoped to keep the increase to Webster City around 9%.

The increase began with our February billing (January usages) and calculated to a 10.4% increase. Using the new rates and 2025 actual kilowatt usages the yearly increase calculates to \$848,054.94. A chart showing the calculation has been attached entitled "New Rates Applied to 2025 Actual Billing KWH's".

New rates were calculated to offset the increase with the proposed increases to be for all rates in all classes:

- 5% increase for base & energy to begin April 1, 2026
- 4% increase for base & energy to begin January 1, 2027
- 2% increase for base & energy to begin July 1, 2027
- 1% increase for base & energy to begin July 1, 2028

Charts summarizing these increases for the resident and single-phase commercial user are attached. The last column of the chart is a total of the increases after the July 1, 2027 2% increase. We estimate the average residential user to be billed for 681 kWh each month with their monthly bill to increase by \$14.57 over the 15 months from April 1, 2026 to July 1, 2027. A single-phase commercial user with the same kWh of usage each month would have an increase of \$18.22 over the 15 months of rate increases.

A copy of the proposed Electric Fund budget with the increased purchase power costs and proposed rate increases has also been attached. The budget projection has a 3% increase in purchase power costs in two future years.

FINANCIAL IMPLICATIONS: The rate increases being proposed are necessary to offset the rate increase in purchased power costs.

RECOMMENDATION: Staff recommends increasing the electric base and energy rates by 5% on April 7, 2026; 4% on January 1, 2027 and 2% on July 1, 2027. An annual 1% increase will begin on July 1, 2028.

ORDINANCE NO. 2026 –

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEBSTER CITY, IOWA, 2019, BY REPLACING CHAPTER 48, ARTICLE 2, DIVISION 2, SECTION 48-56 ESTABLISHING NEW RATES TO BE CHARGED FOR ELECTRICAL ENERGY SOLD BY THE CITY OF WEBSTER CITY, IOWA.

BE IT ENACTED by the City Council of the City of Webster City, Iowa:

SECTION 48-56. SECTION MODIFIED. Chapter 48, Article 2, Division 2 of the Code of Ordinances of the City of Webster City, Iowa, 2019, is repealed and the following adopted in lieu thereof:

SECTION 48-56 RATES. The rates for electric service beginning April 1, 2026 shall be as follows:

1. City Residential Service Rate

A. Availability: to residential customers for all single-phase domestic uses in single-family houses or separately metered single-family apartments.

B. Net Rate:(Per Month)

Customer Charge: \$ 25.75 per Month

Energy Charge: All kWh @ \$10.71 per kWh

C. Minimum Bill: \$ 25.75 per month

D. Garage Meter not used for commercial purposes (signed annual waiver)

Customer Charge: \$ 46.00 per Month

Energy Charge: All kWh @ \$10.76 per kWh

E. Electric Heat Rates.

(1) Electric Heating and Cooling Incentive Rates. It is the intent of the City to participate in the incentive rates offered by the City's electrical supplier, Corn Belt Power Cooperative, as established in their marketing and economic development plan. To be eligible for the Heating and Cooling incentive Rates, the customer must meet the requirement established by this plan, as determined by the City Manager. The City Manager is authorized and directed to enter into any agreement with a utility customer who requests a program or rate incentive outlined in the Corn Belt Power Cooperative Marketing and Economic Development Plan. A copy of the plan shall be filed with the City Manager.

(2) Electric Heat Rate - Residential. Where the customer has installed and in regular use approved electric space heating and cooling equipment of 100 percent of the home's space heating and cooling, the rates are as follows:

Net Rate: (Per Month)

Customer Charge: \$ 25.75 per month

Energy Charge: All kWh @ 10.19 cents per kWh

F. General Conditions.

(1) Above service provided subject to City rules and regulations.

(2) Normally, the customer's wiring will be so arranged that all service hereunder may be supplied through a single metering installation. However, where two or more meters are existing or required from one transformer bank and the predominant use is for residential purposes, the meter quantities will be combined for billing purposes.

(3) Where a residence and a business are combined on one premise, service for the combined use will be considered residential only if the predominant use is for residential purposes. If the use is predominately for business purposes, the customer is required to take all service under the applicable General Service or Large Power Rate.

2. Rural Residential and Farm Service Rate.

A. Availability: To customers located outside the City limits for residential and farm use that can be adequately served from one transformer. Customers with monthly maximum demands not to exceed 50 kW

B. Net Rate: (per month)

Customer Charge: Single Phase \$ 47.25 per month
Three Phase \$ 138.00 per month

Energy Charge: All kWh @ 10.87 cents per kWh

C. Minimum Bill: \$47.25 per month

D. Electric Heat Rate - Rural Residential/Farm Service. Where the customer has installed and in regular use approved electric space heating and cooling equipment of 100 percent of the home's space heating and cooling, the rates are as follows:

Customer Charge: \$47.25 per month

Energy Charge: All kWh @ 10.40 cents per kWh

E. Grain Bin Rate. To customers located outside the City limits for farm grain bin sites with 240/480 volt 3-phase service served from one transformer.

(1) Net Rate: (per month)

Customer Charge: \$138.00 per month

Energy Charge: All kWh @ 10.87 cents per kWh

F. General Conditions:

(1) Above service provided subject to City rules and regulations.

(2) Normally, the customer's wiring will be so arranged that all service hereunder may be supplied through a single transformer and metering installation. However, where two or more meters are existing or required from one transformer bank, the metered quantities will be combined for billing purposes. Meter readings at two or more premises or from more than one transformer bank will not be combined for billing purposes.

(3) Combining of meter readings at several premises for billing purposes will not be permitted; each transformer installment will be treated as a separate customer for billing purposes.

3. General Service Rate (Commercial and Small Industry).

A. Availability: To commercial and industrial customers taking single-phase or three-phase electrical service for general commercial usage and for miscellaneous power uses. Customers with monthly maximum demands exceeding 50 kW, but less than 250 kW have the option of billing on the Industrial Rate. However, upon selection of a rate, the customer will be billed on that rate for at least a 12-month period before transferring to the other rate.

B. Net City Rate: (per month)

Customer Charge: Single Phase - \$92.00 per month
Three Phase - \$138.00 per month

Energy Charge: All kWh @ 10.76 cents per kWh

C. Minimum Bill: Single Phase - \$92.00 per month
Three Phase - \$138.00 per month

D. General Conditions:

(1) Above service provided subject to City rules and regulations.

(2) In no event will a customer on one premises be billed on both the General Service and Large Power Rates. A premises is defined as the main

building of a commercial or industrial establishment, and includes the outlying or adjacent buildings provided the use of service in the outlying buildings is supplemental and similar to the service used in the main building.

(3) Normally, the customer's wiring will be so arranged that all service hereunder may be supplied through a single transformer and metering installation. However, where two or more meters are existing or required from one transformer bank, the metered quantities will be combined for billing purposes. Meter readings at two or more premises or from more than one transformer bank will not be combined for billing purposes.

(4) Commercial building accounts that are used strictly for personal storage or other acceptable personal uses are eligible to apply for an exemption to qualify for a reduced electric base charge. The exemption form certifies that the building is used for personal use and is eligible for a 50% reduction in the base charge.

The customer is required to file an exemption form at the Utility Office. The customer must reapply each year in order to continue receiving the exemption and there will be retroactive credit applied. All exemptions are subject to approval by the City. Any commercial uses will not be eligible for the exemption.

(5) For purposes of determining the customer charge the city shall once per year in October, upon receiving a request from a customer, review the customer's total annual kWh used during the preceding twelve (12) month period and establish the appropriate customer charge that shall be then charged to that customer beginning with the first bill in the next calendar year.

4. Commercial Space Heat Rate.

A. Availability: To General Service Rate (Commercial and Industrial) customers taking single-phase or three-phase electrical service for general commercial usage and for miscellaneous power uses; and where the customer has installed in regular use approved electric space heating and cooling equipment for 100 percent of the business's space heating and cooling, the rates are as follows:

Customer Charge: Single Phase - \$92.00 per month
Three Phase - \$138.00 per month

Energy Charge: All kWh @ 10.19 cents per kWh

B. General Conditions:

(1) Above service provided subject to City rules and regulations.

(2) In no event will a customer on one premise be billed on both the general service and large power rates. A premise is defined as the main building of a commercial or industrial establishment, and shall include the outlying or adjacent buildings provided the use of service in the outlying buildings is supplemental and similar to the service used in the main building.

(3) Normally, the customer's wiring will be so arranged that all service hereunder may be supplied through a single transformer and metering installation. However, where two or more meters are existing or required from one transformer bank, the metered quantities will be combined for billing purposes. Meter reading at two or more premises or from more than one transformer bank will not be combined for billing purposes.

5. Rural General Service Rate (Commercial and Small Industry).

A. Availability: To commercial and industrial customers located outside the City limits taking single-phase or three-phase electrical service for general commercial usage and for miscellaneous power uses. Customers with monthly maximum demands exceeding 50 kW, but less than 250 kW have the option of billing on the Industrial Rate. However, upon selection of a rate, the customer will be billed on that rate for at least a 12-month period before transferring to the other rate.

C. Net City Rate: (per month)

Customer Charge: Single Phase - \$113.50 per month
Three Phase - \$159.50 per month

Energy Charge: All kWh @ 10.87 cents per kWh

C. Minimum Bill: Single Phase - \$113.50 per month
Three Phase - \$159.50 per month

D. General Conditions:

(1) Above service provided subject to City rules and regulations.

(2) In no event will a customer on one premises be billed on both the General Service and Large Power Rates. A premises is defined as the main building of a commercial or industrial establishment, and includes the outlying or adjacent buildings provided the use of service in the outlying buildings is supplemental and similar to the service used in the main building.

(3) Normally, the customer's wiring will be so arranged that all service hereunder may be supplied through a single transformer and metering installation. However, where two or more meters are existing or required from one transformer bank, the metered quantities will be combined for billing purposes. Meter readings at two or more premises or from more than one transformer bank will not be combined for billing purposes.

(4) Commercial building accounts that are used strictly for personal storage or other acceptable personal uses are eligible to apply for an exemption to qualify for a reduced electric base charge. The exemption form certifies that the building is used for personal use and is eligible for a 50% reduction in the base charge.

The customer is required to file an exemption form at the Utility Office. The customer must reapply each year in order to continue receiving the exemption and there will be retroactive credit applied. All exemptions are subject to approval by the City. Any commercial uses will not be eligible for the exemption.

(5) For purposes of determining the customer charge the city shall once per year in October, upon receiving a request from a customer, review the customer's total annual kWh used during the preceding twelve (12) month period and establish the appropriate customer charge that shall be then charged to that customer beginning with the first bill in the next calendar year.

6. Rural Commercial Space Heat Rate.

A. Availability: To General Service Rate (Commercial and Industrial) customers Located outside of City limits taking single-phase or three-phase electrical service for general commercial usage and for miscellaneous power uses; and where the customer has installed in regular use approved electric space heating and cooling equipment for 100 percent of the business's space heating and cooling, the rates are as follows:

Customer Charge: Single Phase - \$113.50 per month
Three Phase - \$159.50 per month

Energy Charge: All kWh @ 10.19 cents per kWh

B. General Conditions:

(1) Above service provided subject to City rules and regulations.

(2) In no event will a customer on one premise be billed on both the general service and large power rates. A premise is defined as the main building of a commercial or industrial establishment, and shall include the outlying or adjacent buildings provided the use of service in the outlying buildings is supplemental and similar to the service used in the main building.

(3) Normally, the customer's wiring will be so arranged that all service hereunder may be supplied through a single transformer and metering installation. However, where two or more meters are existing or required from one transformer bank, the metered quantities will be combined for billing purposes. Meter reading at two or more premises or from more than one transformer bank will not be combined for

billing purposes.

7. Industrial Rate

A. Availability: To any commercial and industrial customer for all light and power purposes when the maximum monthly demand is 50 kW or more. Customers with maximum monthly demands exceeding 50 kW but less than 250 kW have the option of billing on the General Service Rate. However, upon selection of a rate, the customer will be billed on that rate for at least a 12-month period before requesting a transfer to the other rate.

B. Net City Rate:

Customer Charge:

Less than 1 Million KWh/yr	\$2,356.00 per Month
1-3 Million KWh/yr	\$3,390.00 per Month
3-10 Million KWh/yr	\$4,567.50 per Month
More than 10 Million KWh/yr	\$9,135.00 per Month

Demand Charges:

Power Supply Base Demand	\$ 24.15 per coincident kW
Transmission Demand	\$ 0.98 per coincident kW
Energy Charge: All kWh @	4.41 cents per kWh

C. Determination of Billing Demands. The Power Supply base demand shall be equal to customer's contribution to Corn Belt's monthly coincident system peak kW demand.

The Transmission Demand shall be equal to customer's contribution to Corn Belt's monthly coincident system peak kW demand.

All demand shall be measured on a 30-minute interval, clock-hour basis.

All demand and energy shall be determined by utility provided suitable metering instruments.

D. Service Facilities. The City will furnish, as a standard installation, facilities adequate to supply service for the customer. Each standard installation will include, where necessary, facilities adequate to measure the demand and energy consumption of the entire premises. Such service facilities will be the property of the Municipal Electric Department. The type, extent and location of such service facilities will be determined by agreement between the City and the customer.

E. Multiple Metering. Where two (2) or more demand metering installations are provided, the maximum thirty (30) minute demand will be determined by adding together the separate 30-minute demands coincidental with each other to determine a maximum coincidental demand to be used for billing purposes. However, primary metering may be installed to measure the total demand at one

point, if feasible. Where two (2) or more watt-hour metering installations are provided, the total kWh used for billing purposes will be determined by adding together with kWh metered at each installation. However, the demand and kWh supplied at two or more premises will not be combined for billing purposes hereunder.

F. General Conditions:

- (1) Above service provided subject to City rules and regulations.
- (2) The City shall have the option of metering on the primary or secondary side of the transformer. When power and energy is metered at the primary voltage, 1 ½% will be deducted from the kW and kWh.
- (3) In no event will a customer on one premises be billed on both the general service and industrial rates. A premises is defined as the main building of a commercial or industrial establishment, and shall include the outlying or adjacent buildings that are supplemental and similar to the service used in the main building.
- (4) For purposes of determining the customer charge the city shall once per year in October, upon receiving a request from a customer, review the customer's total annual kWh used during the preceding twelve (12) month period and establish the appropriate customer charge that shall be then charged to that customer beginning with the first bill in the next calendar year.
- (5) For customers choosing between the industrial and general service rates the city shall accept requests to transfer rates one time per year in October. To determine the customer's maximum monthly demand for purposes of transferring to a different rate, the City shall make the determination by averaging the highest three (3) months of demand out of the customer's last twelve (12) months.

8. Wholesale Rate

A. Availability: To all customers located outside the City limits who purchase power and energy for the purpose of selling at retail to others.

B. Net Rate: (Per Month)

Customer Charge: \$3,292.25 per month
Demand Charge: \$25.25 per kW
Energy Charge: All kWh @ 5.36 cents per kWh

C. Minimum Monthly Bill: \$3,292.25 per month

D. General Conditions:

- (1) Delivery will normally be at the City limits of the City at the available transmission voltage of the City.

2) The base rate above covers the cost of providing electric service to the City limits at the available transmission voltage. In the event the wholesale customer requests that facilities be furnished by the City beyond the City limits, or at a different voltage, the City will furnish, install and maintain such facilities subject to the following considerations:

a. The type, extent and location of such facilities will be determined by agreement of the City and customer.

b. Such facilities will be the property of the Municipal Electric Department.

c. The wholesale customer shall pay a monthly rental charge on those facilities provided beyond the City limits or transformation to another voltage.

d. If the facilities provided by the City beyond the City limits are used for other customers also, the rental payable by the wholesale customer will be that portion of the total rental which is reasonably assignable to the customer.

E. Wheeling Rate.

(1) Availability: To a wholesale rate customer using City Municipal Utilities electrical system to obtain electrical energy supplied by other than City Municipal Utilities.

(2) Net Rate: (per month)

Wholesale 34.00 per meter plus 3.76 cents per kWh

(3) General Provisions:

a. Rates are subject to include costs the City Municipal Utilities incurs for equipment/materials applicable to the individual meter service when not purchasing energy from the City Municipal Utilities.

b. A ten (10) year payback shall be used from date equipment/materials are energized.

9. Security Light Rentals. Whenever possible security lighting should be installed by the customer on the customer's side of the meter. However, when a lighting installation on the utility side of the meter is determined by the utility to be necessary or prudent, the utility shall install and maintain a lighting fixture in accordance with the following schedule of charges:

1 Light - \$13.25 per month

Where the lighting fixture cannot be installed on an existing pole, the cost of installing the pole and wiring shall be charged to the customer.

10. Street Lighting Rate

A. Availability: To all energy associated with furnishing of street lighting by the City's electrical distribution system.

B. Net City Rate: (per month)

Base Charge: \$92.00 per month
Energy Charge: All kWh @ 10.50 cents per kWh

C. General Conditions

(1) Above service provided subject to City rules and regulations.

11. Public Authority Rate

A. Availability: To all customers under the jurisdiction of City government within the municipal electric service territory. This includes customers receiving single-phase and three-phase service. Customers exceeding monthly maximum demand of 50 kW will be charged on a large power rate.

B. Net City Rate: (per month)

Customer Charge: Single Phase – \$92.00 per month
Three Phase – \$138.00 per month

Energy Charge: All kWh @ 10.76 cents per kWh

C. Minimum Bill: Single Phase - \$92.00 per month
Three Phase - \$138.00 per month

D. Electric Heat Rate – Public Authority. Where the customer has installed and in regular use approved electric space heating and cooling equipment of 100 percent of the home's space heating and cooling, the rates are as follows:

Net Rate: (Per Month)

Customer Charge: Single Phase – \$ 92.00 per month
Three Phase – \$138.00 per month

Energy Charge: All kWh @ 10.19 cents per kWh

E. Large Power Rate – Where the customer's monthly maximum demand exceeds 50 kW.

Net Rate: (Per Month)

Customer Charge: \$3,357.00 per month

Demand Charges:

Power Supply Base Demand: \$24.15 per kW

Transmission Demand: \$ 0.98 per kW

Energy Charge: All kWh @ 4.41 cents per kWh

F. General Conditions.

(1) Above service provided subject to City rules and regulations.

(2) Normally, the customer's wiring will be so arranged that all service hereunder may be supplied through a single transformer and metering installation. However, where two or more meters are existing or required from one transformer bank, the metered quantities will be combined for billing purposes. Meter readings at two or more premises or from more than one transformer bank will not be combined for billing purposes.

12. If Corn Belt Power Cooperative changes the Wholesale Rate, energy charges will be adjusted by that cost, plus line loss for all rates.

13. All rates for all classes will increase 4% on January 1, 2027 and increase by 2% on July 1, 2027. Beginning July 1, 2028 all rates for all classes will increase by 1% annually.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed and adopted this 16th of March, 2026.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Sherry Simmons, Deputy City Clerk

NEW RATES APPLIED TO 2025 ACTUAL BILLING KWH'S

Power Bill for the Month of:	ACTUAL Total Power Bill 2025 Rates	PROJECTED Total Power Bill 2026 Rates	Increase	
			Dollar	%
Jan-25	671,640.91	741,982.92	70,342.01	10.4732%
Feb-25	645,275.46	712,797.83	67,522.36	10.4641%
Mar-25	556,490.91	614,776.06	58,285.16	10.4737%
Apr-25	556,529.07	614,784.82	58,255.75	10.4677%
May-25	628,549.92	694,290.72	65,740.80	10.4591%
Jun-25	757,763.02	837,051.60	79,288.58	10.4635%
Jul-25	869,062.12	959,998.42	90,936.31	10.4637%
Aug-25	804,195.88	888,311.62	84,115.73	10.4596%
Sep-25	761,295.79	840,874.09	79,578.30	10.4530%
Oct-25	672,373.41	742,711.57	70,338.16	10.4612%
Nov-25	534,223.15	590,195.01	55,971.87	10.4772%
Dec-25	646,320.71	714,000.62	67,679.92	10.4716%
TOTAL	8,103,720.35	8,951,775.28	848,054.94	

RESIDENTIAL RATE COMPARISON

Summary of Electric Rate Increases of 5% - 4% - 2% Webster City Municipal Utilities

3/2/2026

EXISTING RATE		PROPOSED RATE			
Monthly Usage	Base & kWh \$ Amount	Base & kWh 5% \$ Amount	Base & kWh 4% \$ Amount	Base & kWh 2% \$ Amount	Total Increase through 7-1-27
-	\$ 25.75	\$ 27.00	\$ 28.00	29.50	\$ 3.75
50	\$ 31.11	\$ 32.61	\$ 33.83	35.65	\$ 4.54
100	\$ 36.46	\$ 38.22	\$ 39.65	41.80	\$ 5.34
200	\$ 47.17	\$ 49.44	\$ 51.30	54.10	\$ 6.93
300	\$ 57.88	\$ 60.66	\$ 62.95	66.40	\$ 8.52
400	\$ 68.59	\$ 71.88	\$ 74.60	78.70	\$ 10.11
450	\$ 73.95	\$ 77.49	\$ 80.43	84.85	\$ 10.90
500	\$ 79.30	\$ 83.10	\$ 86.25	91.00	\$ 11.70
600	\$ 90.01	\$ 94.32	\$ 97.90	103.30	\$ 13.29
681	\$ 98.69	\$ 103.41	\$ 107.34	113.26	\$ 14.57
700	\$ 100.72	\$ 105.54	\$ 109.55	115.60	\$ 14.88
750	\$ 106.08	\$ 111.15	\$ 115.38	121.75	\$ 15.67
800	\$ 111.43	\$ 116.76	\$ 121.20	127.90	\$ 16.47
900	\$ 122.14	\$ 127.98	\$ 132.85	140.20	\$ 18.06
1,000	\$ 132.85	\$ 139.20	\$ 144.50	152.50	\$ 19.65
1,100	\$ 143.56	\$ 150.42	\$ 156.15	164.80	\$ 21.24
1,200	\$ 154.27	\$ 161.64	\$ 167.80	177.10	\$ 22.83
1,300	\$ 164.98	\$ 172.86	\$ 179.45	189.40	\$ 24.42
1,400	\$ 175.69	\$ 184.08	\$ 191.10	201.70	\$ 26.01
1,500	\$ 186.40	\$ 195.30	\$ 202.75	214.00	\$ 27.60
1,600	\$ 197.11	\$ 206.52	\$ 214.40	226.30	\$ 29.19
1,700	\$ 207.82	\$ 217.74	\$ 226.05	238.60	\$ 30.78
1,800	\$ 218.53	\$ 228.96	\$ 237.70	250.90	\$ 32.37
1,900	\$ 229.24	\$ 240.18	\$ 249.35	263.20	\$ 33.96
2,000	\$ 239.95	\$ 251.40	\$ 261.00	275.50	\$ 35.55
2,500	\$ 293.50	\$ 307.50	\$ 319.25	337.00	\$ 43.50
3,000	\$ 347.05	\$ 363.60	\$ 377.50	398.50	\$ 51.45
3,500	\$ 400.60	\$ 419.70	\$ 435.75	460.00	\$ 59.40
4,000	\$ 454.15	\$ 475.80	\$ 494.00	521.50	\$ 67.35
4,500	\$ 507.70	\$ 531.90	\$ 552.25	583.00	\$ 75.30
5,000	\$ 561.25	\$ 588.00	\$ 610.50	644.50	\$ 83.25
6,000	\$ 668.35	\$ 700.20	\$ 727.00	767.50	\$ 99.15
7,000	\$ 775.45	\$ 812.40	\$ 843.50	890.50	\$ 115.05
8,000	\$ 882.55	\$ 924.60	\$ 960.00	1,013.50	\$ 130.95

COMMERCIAL RATE COMPARISON

Summary of Electric Rate Increases of 5% - 4% - 2% Webster City Municipal Utilities

3/2/2026

EXISTING RATE		PROPOSED RATE			
Monthly Usage	Base & kWh \$ Amount	Base & kWh 5% \$ Amount	Base & kWh 4% \$ Amount	Base & kWh 2% \$ Amount	Total Increase through 7-1-27
-	\$ 87.50	\$ 92.00	\$ 95.75	97.75	\$ 10.25
50	\$ 92.63	\$ 97.39	\$ 101.35	103.47	\$ 10.84
100	\$ 97.75	\$ 102.76	\$ 106.94	109.17	\$ 11.42
200	\$ 108.00	\$ 113.52	\$ 118.13	120.59	\$ 12.59
300	\$ 118.25	\$ 124.28	\$ 129.32	132.01	\$ 13.76
400	\$ 128.50	\$ 135.04	\$ 140.51	143.43	\$ 14.93
450	\$ 133.63	\$ 140.43	\$ 146.11	149.15	\$ 15.52
500	\$ 138.75	\$ 145.80	\$ 151.70	154.85	\$ 16.10
600	\$ 149.00	\$ 156.56	\$ 162.89	166.27	\$ 17.27
681	\$ 157.30	\$ 165.27	\$ 171.95	175.52	\$ 18.22
700	\$ 159.25	\$ 167.32	\$ 174.08	177.69	\$ 18.44
750	\$ 164.38	\$ 172.71	\$ 179.68	183.41	\$ 19.03
800	\$ 169.50	\$ 178.08	\$ 185.27	189.11	\$ 19.61
900	\$ 179.75	\$ 188.84	\$ 196.46	200.53	\$ 20.78
1,000	\$ 190.00	\$ 199.60	\$ 207.65	211.95	\$ 21.95
1,100	\$ 200.25	\$ 210.36	\$ 218.84	223.37	\$ 23.12
1,200	\$ 210.50	\$ 221.12	\$ 230.03	234.79	\$ 24.29
1,300	\$ 220.75	\$ 231.88	\$ 241.22	246.21	\$ 25.46
1,400	\$ 231.00	\$ 242.64	\$ 252.41	257.63	\$ 26.63
1,500	\$ 241.25	\$ 253.40	\$ 263.60	269.05	\$ 27.80
1,600	\$ 251.50	\$ 264.16	\$ 274.79	280.47	\$ 28.97
1,700	\$ 261.75	\$ 274.92	\$ 285.98	291.89	\$ 30.14
1,800	\$ 272.00	\$ 285.68	\$ 297.17	303.31	\$ 31.31
1,900	\$ 282.25	\$ 296.44	\$ 308.36	314.73	\$ 32.48
2,000	\$ 292.50	\$ 307.20	\$ 319.55	326.15	\$ 33.65
2,500	\$ 343.75	\$ 361.00	\$ 375.50	383.25	\$ 39.50
3,000	\$ 395.00	\$ 414.80	\$ 431.45	440.35	\$ 45.35
3,500	\$ 446.25	\$ 468.60	\$ 487.40	497.45	\$ 51.20
4,000	\$ 497.50	\$ 522.40	\$ 543.35	554.55	\$ 57.05
4,500	\$ 548.75	\$ 576.20	\$ 599.30	611.65	\$ 62.90
5,000	\$ 600.00	\$ 630.00	\$ 655.25	668.75	\$ 68.75
6,000	\$ 702.50	\$ 737.60	\$ 767.15	782.95	\$ 80.45
7,000	\$ 805.00	\$ 845.20	\$ 879.05	897.15	\$ 92.15
8,000	\$ 907.50	\$ 952.80	\$ 990.95	1,011.35	\$ 103.85

CITY OF WEBSTER CITY, IOWA												
601 ELECTRIC FUND												
2026-2027 PROPOSED BUDGET												
	2023-2024	2024-2025	2025-2026	2025-2026	2026-2027	+/-	2027-2028	2028-2029	2029-2030	2030-2031		COMMENTS
	Actual	Actual	Budget	Amended	Proposed	Prior Year	Forecast	Forecast	Forecast	Forecast		% Rate Increase
REVENUE			3%	5%	4%		2%	1%	1%	1%		
Electric Sales	11,714,983	11,820,416	12,205,500	12,792,974	13,664,435	671,462	14,028,926	14,169,215	14,310,907	14,454,016		41/26 (5%) - 1/1/27 (2%) - 7/1/27 (2%)
Other Charges for Services	402,602	232,144	227,000	227,000	232,000	5,000	232,000	232,000	232,000	232,000		
Interest in Investments	383,715	591,179	445,740	309,046	284,714	(24,333)	284,882	284,882	284,882	284,882		
Miscellaneous	565,553	563,559	536,250	555,250	553,750	(1,500)	553,750	553,500	553,500	553,500		
Grant Revenue	-	-	-	-	-	-	0	0	0	0		
Wilson Estates Est. (Electric Rev. Est.)	-	-	-	-	-	50,000	150,000	200,000	310,000	315,000		Includes Wilson Estates 218 units
Corn Belt Reimbursement	1,651,741	1,018,830	1,076,831	1,076,831	1,073,501	(3,330)	1,073,515	1,066,934	1,058,953	1,064,170		
Proceeds	432,752	-	-	-	-	-	-	-	-	-		
TOTAL REVENUE	15,151,346	14,226,128	14,491,321	14,961,101	15,658,400	697,299	16,323,072	16,506,531	16,750,242	16,903,568		
EXPENDITURES												
Personnel Costs	1,984,485	1,222,249	2,090,652	2,090,652	2,231,241	140,589	2,302,427	2,376,502	2,453,667	2,534,148		
Purchased Power	7,999,773	7,881,046	8,271,442	8,442,227	9,034,538	592,311	9,305,924	9,398,983	9,492,973	9,587,903		Increase 10.4%-3%-3%-1%-1%-1%
Contractual Services	455,122	648,491	749,772	749,772	794,292	44,520	826,090	861,784	901,950	947,250		
Supplies	252,675	210,273	602,350	602,350	592,800	(9,550)	598,728	604,715	610,762	616,870		
Capital Outlay	32,609	190,784	416,000	330,000	185,000	(145,000)	415,000	65,000	10,000	-		
Improvements	449,619	418,279	98,000	98,000	150,000	52,000	535,000	200,000	200,000	101,000		
Electric Rebates / Other	44,224	25,068	62,500	62,500	62,500	-	62,500	62,500	62,500	62,500		
SUBTOTAL SYSTEM COSTS	11,218,508	10,596,189	12,290,716	12,375,501	13,050,371	674,870	14,045,669	13,569,484	13,731,853	13,849,670		
2019 EL Refunding Bond (CB reimburses)	1,651,741	1,018,830	1,076,831	1,076,831	1,073,501	180,250	1,073,515	1,066,934	1,058,953	1,064,170		
2024 Electric Bond	-	443,054	474,694	474,694	654,944	180,250	650,194	654,694	667,944	650,319		
SUBTOTAL DEBT PAYMENTS	1,651,741	1,461,884	1,551,525	1,551,525	1,728,445	180,250	1,723,709	1,721,628	1,726,897	1,714,488		
Transfer to new ED Fund 242	1,295,039	-	-	-	726,745	73,983	754,978	761,980	769,064	776,220		
To General Fund (Franchise Fee)	709,952	657,296	731,279	694,213	726,745	(762,641)	407,393	414,429	426,291	430,554		
To General Fund (Cost Allocation)	-	1,151,501	388,860	388,860	388,338	(688,658)	1,162,371	1,176,409	1,195,355	1,206,774		
SUBTOTAL TRANSFER OUT	2,004,991	1,808,797	1,120,139	1,083,073	1,115,083	(688,658)	1,162,371	1,176,409	1,195,355	1,206,774		
TOTAL EXPENDITURES	14,875,240	13,866,870	14,962,380	15,010,099	15,893,899	883,800	16,931,748	16,467,521	16,654,105	16,770,932		
REVENUE - EXPENDITURE		359,258	(471,059)	(48,999)	(235,499)		(608,676)	39,010	96,137	132,636		
AUDIT ADJUSTMENT		(92,720)										
RESTRICTED												
BEGINNING FUND BALANCE	6,436,484	6,436,484	6,703,023	6,703,023	6,654,024		6,418,525	5,809,849	5,848,859	5,944,996		
ENDING FUND BALANCE	6,663,800	7,19,143	6,231,964	6,654,024	6,418,525		5,809,849	5,848,859	5,944,996	6,077,633		
2024 Electric Bond Reserve	663,800	719,143	6,231,964	6,654,024	6,418,525		5,809,849	5,848,859	5,944,996	6,077,633		
Customer Deposits	445,132	451,206										
END. FUND BAL. as a % of EXP.		48%	42%	44%	40%		34%	36%	36%	36%		

AGENDA STATEMENT

TO: John Harrenstein, City Manager

FROM: Ariel Bertran, Community Development Director

DATE: March 16, 2026

RE: Resolution in Support of "Hometown Pride" Program Application

SUMMARY: The City Council is asked to consider a resolution supporting an application to join the "Hometown Pride" program in partnership with five other area communities. This five-year initiative, managed by the nonprofit Keep Iowa Beautiful, is designed to strengthen community vitality, leadership, and civic pride through the guidance of a professional community coach.

PREVIOUS COUNCIL ACTION: None

BACKGROUND/DISCUSSION: The Hometown Pride program has a 14-year history of aiding more than 100 small towns across Iowa by cultivating leadership and enhancing local amenities.

- Webster City would apply alongside the partner communities of Stanhope, Ellsworth, Jewell, Blairsburg, and Randall.
- If selected, a "Webster City Hometown Pride" committee will be established as an independent entity to identify and complete community improvement projects.
- The City's role includes providing a staff liaison, collaborating on goals tied to existing city plans, and offering meeting space if required.
- Selected clusters receive financial support toward a coach for 5 years, a service valued at \$300,000.

FINANCIAL IMPLICATIONS: Participation requires a multi-year financial commitment from the City and its partners.

- The City agrees to contribute no less than \$750 annually for 5 years, for a total investment of \$3,750.
- Jointly, the partner communities must secure \$20,000 annually (\$100,000 over 5 years) to fulfill the program's financial requirements.
- The City and its partners share responsibility for securing new funding if any partner fails to meet their financial obligation.

RECOMMENDATION: Staff recommends approval of the resolution to support the Hometown Pride application and the associated financial commitment.

Resolution NO. 2026-

A RESOLUTION IN SUPPORT OF SUBMISSION OF AN APPLICATION TO THE “HOMETOWN PRIDE” PROGRAM

WHEREAS, the City of Webster City (hereafter “City”) desires to strengthen the vitality, civic pride and leadership of the community;

WHEREAS, the Hometown Pride program, run by the nonprofit Keep Iowa Beautiful, has established a 14-year track record of strengthening the vitality, civic pride and leadership of more than 100 small towns across Iowa;

WHEREAS, the Hometown Pride program seeks to cultivate local leadership, enhance community amenities, foster civic pride, boost economic vitality and increase cross-sector collaboration;

WHEREAS, selected Hometown Pride communities receive financial support from Keep Iowa Beautiful toward the cost of hiring a Hometown Pride “coach” for 5 years, a total value of \$300,000;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Webster City that;

Section 1. The City expresses its support to apply to join Hometown Pride, in partnership with the partner communities of: Stanhope, Ellsworth, Jewell, Blairsburg, Randall (hereafter “Partner Communities”)

Section 2. If selected by Keep Iowa Beautiful to participate in Hometown Pride, the City agrees that they will enter into a financial partnership with the Partner Communities, by contributing financially toward the annual cost of participation in Hometown Pride for 5 years in an amount no less than \$750 for a total cost of \$3,750.

The City recognizes that their minimum contribution listed above is based on existing financial commitments from the Partner Communities and other funding partners. Jointly, the Partner Communities must secure funding that totals \$20,000 annually for 5 years (the City’s contribution counts toward this total). If any partner fails to fulfill their financial obligation, it will be the responsibility of the remaining Partner Communities, including the City, to secure new funding sources in order to meet the full financial requirement.

Section 3. If selected to participate in Hometown Pride, the City recognizes that a Hometown Pride committee will be established in Webster City and will operate as an independent entity, not part of city government. This committee will:

- work under the guidance of the Hometown Pride “community coach”
- recruit committee members and begin meeting within 4 months of joining Hometown Pride
- start work on at least one community improvement project within 1 year of forming
- meet regularly and complete multiple projects for a minimum of 5 years
- operate under the name of “Webster City Hometown Pride”
- follow best practices for nonprofit management, including transparent records of finances
- secure funds to complete the committee’s projects (coaches will support and advise)
- conduct all activities in a way that is ethical, inclusive, and reflects well on the community

Section 4. If selected to participate in Hometown Pride, the City agrees to:

- Provide a city liaison to the local Hometown Pride committee
- Provide support and collaboration to help the Hometown Pride committee in their efforts
- Work with the Hometown Pride coach and committee to identify shared community goals that the committee can address, based on existing city plans and resident input
- If needed, provide monthly meeting space for the Hometown Pride committee and occasional work space for the Hometown Pride coach

Passed and adopted this 16th day of March, 2026.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Sherry Simmons, Deputy City Clerk