



AGENDA
City Council Meeting
City Hall Council Chambers - Webster City, Iowa
March 2, 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 [February 16, 2026](#) Meeting
- b. [CLAIMS](#) and [FUND LIST](#)
- c. Annual Cemetery Advisory Committee [REPORT](#)
- d. Recommend approval for issuance of Beer & Liquor Licenses by the Iowa Department of Commerce 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

3. GENERAL AGENDA

a. PUBLIC HEARING

Public hearing on the proposed expansion of the Webster City Riverview Urban Renewal Area

[AGENDA STATEMENT](#)

[RESOLUTION](#) 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.

[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

[PLAN AMEND](#) [MAP](#)

[P&Z Minutes](#)

[b. RESOLUTION](#) Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Brew Oil, L.L.C., Including Annual Appropriation Tax Increment Payments (*March 16 6:05 p.m.*)

[DEVELOPMENT AGREEMENT](#)

[c. AGENDA STATEMENT](#) 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.

[d. AGENDA STATEMENT](#) First 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](#) Motion setting Public Hearing for the Property Tax Levy (*April 6 5:45 p.m.*)

[f. AGENDA STATEMENT](#) [RESOLUTION](#) 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 [QUOTE](#)

[g. AGENDA STATEMENT](#) Motion accepting Revised Plat for Lynx Development

[h. RESOLUTION](#) to authorize and execute Employee Share Agreement between the City of Webster City, Iowa and Webster City Community Schools for a Communication Director. [AGREEMENT](#)

4. OTHER ITEMS SENT TO COUNCIL

a. [CITY ATTORNEY](#) report/update

5. ADJOURN

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



CITY COUNCIL MEETING MINUTES
Webster City, Iowa February 16, 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 February 16, 2026, upon call of Mayor Pro Tem Megan McFarland and the advance agenda. The meeting was called to order by Mayor Pro Tem Megan McFarland and roll being called there were present in the Council Chambers the following Council Members: Ashley Allers, Abbie Hansen, John Marvel and Megan McFarland. Mayor John Hawkins 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 Pro Tem Megan McFarland led the Pledge of Allegiance.

It was moved by Hansen and seconded by Marvel to approve the agenda.

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

PETITIONS – COMMUNICATIONS – REQUESTS

None brought forth.

CONSENT AGENDA

It was moved by Marvel and seconded by Allers that the following consent items including minutes, claims, fund list, reports be approved collectively (a-f)

- a. Minutes of February 2, 2026 Meeting.
- b. Claims and Fund List.
- c. Reports- Wastewater, Electric, Water for January be accepted and placed on file.
- d. Police Department report for January be accepted and placed on file.
- e. Fire Department report for January be accepted and placed on file.
- f. Community Development Summary Report be accepted and placed on file.
- g. Council Committee Report
- h. Other reports and recommendations

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

GENERAL AGENDA

a. Joanna Guhl of Williams and Company, P. C. gave a presentation on the 2024-2025 Audit for the City of Webster City, Iowa.

It was moved by Hansen and seconded by Allers that the 2024-2025 City of Webster City Audit be accepted and placed on file.

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

b. It was moved by Marvel and seconded by Allers that Resolution No. 2026-018 approving a proposal from Woodruff Construction for Embed Repairs at the Water Treatment Plant in an amount not to exceed \$71,074.00 be passed and adopted.

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

It was moved by Hansen and seconded by Marvel that the Council adjourn.

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

The February 16, 2026 regular meeting of the Council stood adjourned at 6:11 p.m.

Megan McFarland, Mayor Pro Tem

Sherry Simmons, Deputy City Clerk

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
FIRST STATE BANK (299)								
2-16-2026	1	Invoice	6 MONTH CD @ 3.92%	02/16/2026	1,500,000.00	08/26	500-11003	02/17/2026
Total 2-16-2026:					1,500,000.00			
Total FIRST STATE BANK (299):					1,500,000.00			
THE PAW PRINT PAD (7024)								
FEB2026	1	Invoice	CHAD GROOMING - FEB2026	02/17/2026	55.00	08/26	214-21-21-5110-318	02/17/2026
Total FEB2026:					55.00			
Total THE PAW PRINT PAD (7024):					55.00			
AMAZON CAPITAL SERVICES (7618)								
14TY-3R3G-	1	Invoice	FH SUPPLIES	02/01/2026	67.98	08/26	100-22-42-5233-318	02/19/2026
14TY-3R3G-	2	Invoice	FH SUPPLIES	02/01/2026	49.99	08/26	100-22-42-5233-318	02/19/2026
Total 14TY-3R3G-31FD:					117.97			
17VP-HWKT-	1	Invoice	REC SUPPLIES	02/01/2026	6.99	08/26	100-22-42-5233-318	02/19/2026
17VP-HWKT-	2	Invoice	REC SUPPLIES	02/01/2026	7.99	08/26	100-22-42-5233-318	02/19/2026
17VP-HWKT-	3	Invoice	REC SUPPLIES	02/01/2026	9.99	08/26	100-23-42-5371-314	02/19/2026
17VP-HWKT-	4	Invoice	REC SUPPLIES	02/01/2026	45.00	08/26	100-23-42-5371-312	02/19/2026
17VP-HWKT-	5	Invoice	REC SUPPLIES	02/01/2026	24.96	08/26	100-22-42-5210-312	02/19/2026
17VP-HWKT-	6	Invoice	REC SUPPLIES	02/01/2026	23.98	08/26	100-22-42-5210-314	02/19/2026
17VP-HWKT-	7	Invoice	REC SUPPLIES	02/01/2026	8.99	08/26	100-23-42-5371-314	02/19/2026
17VP-HWKT-	8	Invoice	REC SUPPLIES	02/01/2026	12.99	08/26	100-23-42-5371-312	02/19/2026
17VP-HWKT-	9	Invoice	REC SUPPLIES	02/01/2026	9.99	08/26	100-22-42-5233-316	02/19/2026
17VP-HWKT-	10	Invoice	REC SUPPLIES	02/01/2026	22.66	08/26	100-23-42-5371-314	02/19/2026
17VP-HWKT-	11	Invoice	REC SUPPLIES	02/01/2026	48.00	08/26	100-22-42-5210-318	02/19/2026
17VP-HWKT-	12	Invoice	REC SUPPLIES	02/01/2026	49.95	08/26	100-23-42-5371-318	02/19/2026
17VP-HWKT-	13	Invoice	REC SUPPLIES	02/01/2026	49.95	08/26	100-22-42-5210-312	02/19/2026
17VP-HWKT-	14	Invoice	REC SUPPLIES	02/01/2026	33.58	08/26	100-22-42-5233-318	02/19/2026
Total 17VP-HWKT-1WGD:					355.02			
1DCY-J9YL-	1	Invoice	GPS RECEIVERS FOR PD VEH	02/01/2026	143.97	08/26	100-24-16-5420-311	02/19/2026
Total 1DCY-J9YL-V6V4:					143.97			
1FMD-T36X-	1	Invoice	DIAS EQUIP	02/01/2026	30.98	08/26	100-24-11-5410-316	02/19/2026
Total 1FMD-T36X-1M1R:					30.98			
1JNL-VWG7-	1	Invoice	BATTERY FOR POOL CHAIR	02/01/2026	352.02	08/26	100-22-42-5233-314	02/19/2026
Total 1JNL-VWG7-D7LF:					352.02			
1L7F-GMC3-	1	Invoice	OFFICE SUPPLIES	02/01/2026	38.99	08/26	100-24-14-5435-316	02/19/2026
Total 1L7F-GMC3-3MDP:					38.99			
1M6C-M6RY-	1	Invoice	FIRE WORKOUT EQUIP	02/01/2026	53.99	08/26	100-21-22-5140-231	02/19/2026
Total 1M6C-M6RY-XCKX:					53.99			
1QJT-Q1QM-	1	Invoice	CARTRIDGES FOR PRINTER	02/01/2026	149.95	08/26	100-24-16-5420-316	02/19/2026

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
Total 1QJT-Q1QM-4N39:					149.95			
1RRM-FQW	1	Invoice	HOSE REEL	02/01/2026	1,980.17	08/26	602-23-62-5662-311	02/19/2026
Total 1RRM-FQWG-VGJM:					1,980.17			
1RXG-7FVG-	1	Invoice	OFFICE SUPPLIES	02/01/2026	13.74	08/26	100-24-14-5435-316	02/19/2026
Total 1RXG-7FVG-VWYQ:					13.74			
1TKW-9CPT-	1	Invoice	OFFICE SUPPLIES	02/01/2026	27.82	08/26	100-21-21-5110-316	02/19/2026
Total 1TKW-9CPT-D9YQ:					27.82			
1W6D-39MN-	1	Invoice	OFFICE SUPPLIES	02/01/2026	11.49	08/26	100-24-14-5435-316	02/19/2026
1W6D-39MN-	2	Invoice	OFFICE SUPPLIES	02/01/2026	12.90	08/26	100-24-14-5435-316	02/19/2026
Total 1W6D-39MN-1MPK:					24.39			
1WFP-4N13-	1	Invoice	CREDIT MEMO	02/01/2026	32.00-	08/26	100-24-14-5435-316	02/19/2026
Total 1WFP-4N13-49LJ:					32.00-			
1XG4-D1FK-	1	Invoice	OFFICE SUPPLIES	02/01/2026	23.79	08/26	100-24-14-5435-316	02/19/2026
Total 1XG4-D1FK-96VC:					23.79			
Total AMAZON CAPITAL SERVICES (7618):					3,280.80			
CARD SERVICES (140)								
0000 2/1/26	1	Invoice	IAMU MEETING	02/01/2026	147.89	08/26	601-23-52-5926-231	02/19/2026
Total 0000 2/1/26:					147.89			
0001 2/1/26	1	Invoice	MEMBERSHIP RENEWAL	02/01/2026	65.00	08/26	214-21-21-5110-231	02/19/2026
0001 2/1/26	2	Invoice	675 TRAINING	02/01/2026	795.00	08/26	100-21-21-5110-231	02/19/2026
Total 0001 2/1/26:					860.00			
0003 2/1/26	1	Invoice	CREXENDO - SR CTR	02/01/2026	44.76	08/26	100-22-42-5280-230	02/19/2026
0003 2/1/26	2	Invoice	GOOGLE WORKSPACE	02/01/2026	861.51	08/26	100-24-16-5420-215	02/19/2026
Total 0003 2/1/26:					906.27			
0004 2/1/26	1	Invoice	SUBSCRIPTION	02/01/2026	69.54	08/26	100-24-14-5435-215	02/19/2026
0004 2/1/26	2	Invoice	REGISTRATION	02/01/2026	260.00	08/26	100-24-14-5435-232	02/19/2026
Total 0004 2/1/26:					329.54			
0189 2/1/26	1	Invoice	CANVA SUBSCRIPTION	02/01/2026	120.00	08/26	100-22-42-5233-215	02/19/2026
0189 2/1/26	2	Invoice	CPM COURSE	02/01/2026	7.50	08/26	100-22-42-5210-231	02/19/2026
0189 2/1/26	3	Invoice	CPM COURSE	02/01/2026	7.50	08/26	100-22-42-5210-231	02/19/2026
0189 2/1/26	4	Invoice	CPM COURSE	02/01/2026	19.52	08/26	100-22-42-5210-231	02/19/2026
0189 2/1/26	5	Invoice	CPM COURSE	02/01/2026	13.70	08/26	100-22-42-5210-231	02/19/2026
0189 2/1/26	6	Invoice	CPO CERT	02/01/2026	290.00	08/26	100-22-42-5242-231	02/19/2026
0189 2/1/26	7	Invoice	CPO CERT	02/01/2026	290.00	08/26	100-22-42-5233-231	02/19/2026

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
Total 0189 2/1/26:					748.22			
0221 2/1/26	1	Invoice	SHIELD	01/01/2026	63.03	08/26	100-21-22-5140-311	02/19/2026
0221 2/1/26	2	Invoice	SHIELD	01/01/2026	63.03	08/26	100-21-22-5140-311	02/19/2026
0221 2/1/26	3	Invoice	VALVE	01/01/2026	436.51	08/26	100-21-22-5140-227	02/19/2026
Total 0221 2/1/26:					562.57			
0239 2/1/26	1	Invoice	IDNR RENEWAL	02/01/2026	120.00	08/26	602-23-62-5926-231	02/19/2026
0239 2/1/26	2	Invoice	SERVICE CART	02/01/2026	139.09	08/26	204-23-30-5310-311	02/19/2026
Total 0239 2/1/26:					259.09			
0312 2/1/26	1	Invoice	AD	02/01/2026	50.00	08/26	601-23-52-5588-210	02/19/2026
0312 2/1/26	2	Invoice	PD TESTING	02/01/2026	22.63	08/26	100-24-14-5435-221	02/19/2026
0312 2/1/26	3	Invoice	CITY HALL FLAGS	02/01/2026	224.91	08/26	100-24-14-5435-318	02/19/2026
0312 2/1/26	4	Invoice	TRAINING	02/01/2026	202.38	08/26	100-24-14-5435-231	02/19/2026
Total 0312 2/1/26:					499.92			
0338 2/1/26	1	Invoice	MO. FUEL SUBSCRIPTION	02/01/2026	34.36	08/26	100-21-21-5110-315	02/19/2026
0338 2/1/26	2	Invoice	MO. FUEL SUBSCRIPTION	02/01/2026	2.54	08/26	100-21-22-5140-315	02/19/2026
0338 2/1/26	3	Invoice	MO. FUEL SUBSCRIPTION	02/01/2026	33.37	08/26	204-23-30-5310-315	02/19/2026
0338 2/1/26	4	Invoice	MO. FUEL SUBSCRIPTION	02/01/2026	2.22	08/26	603-23-70-5935-315	02/19/2026
0338 2/1/26	5	Invoice	MO. FUEL SUBSCRIPTION	02/01/2026	3.79	08/26	602-23-61-5935-315	02/19/2026
0338 2/1/26	6	Invoice	MO. FUEL SUBSCRIPTION	02/01/2026	.48	08/26	100-24-14-5435-315	02/19/2026
0338 2/1/26	7	Invoice	MO. FUEL SUBSCRIPTION	02/01/2026	.76	08/26	100-21-18-5190-315	02/19/2026
0338 2/1/26	8	Invoice	MO. FUEL SUBSCRIPTION	02/01/2026	21.21	08/26	601-23-52-5935-315	02/19/2026
0338 2/1/26	9	Invoice	MO. FUEL SUBSCRIPTION	02/01/2026	1.12	08/26	601-23-52-5935-315	02/19/2026
0338 2/1/26	10	Invoice	MO. FUEL SUBSCRIPTION	02/01/2026	.61	08/26	602-23-62-5935-315	02/19/2026
0338 2/1/26	11	Invoice	MO. FUEL SUBSCRIPTION	02/01/2026	.31	08/26	603-23-71-5935-315	02/19/2026
0338 2/1/26	12	Invoice	MO. FUEL SUBSCRIPTION	02/01/2026	2.40	08/26	100-22-42-5210-315	02/19/2026
0338 2/1/26	13	Invoice	MO. FUEL SUBSCRIPTION	02/01/2026	2.40	08/26	100-23-42-5371-315	02/19/2026
0338 2/1/26	14	Invoice	MO. FUEL SUBSCRIPTION	02/01/2026	19.43	08/26	100-24-14-5435-315	02/19/2026
0338 2/1/26	15	Invoice	Lifeguard certification training materials	02/01/2026	2,934.93	08/26	100-22-42-5233-318	02/19/2026
0338 2/1/26	16	Invoice	SHIPPING LOCATOR	02/01/2026	66.69	08/26	601-23-52-5921-221	02/19/2026
0338 2/1/26	17	Invoice	IAMU WORKSHOP	02/01/2026	374.00	08/26	601-23-52-5926-231	02/19/2026
Total 0338 2/1/26:					3,500.62			
Total CARD SERVICES (140):					7,814.12			
UNITED COOPERATIVE (979)								
14454 & 144	1	Invoice	DIESEL	01/14/2026	90.78	08/26	100-21-22-5140-315	02/19/2026
14454 & 144	2	Invoice	DIESEL	01/14/2026	1,031.49	08/26	204-23-30-5310-315	02/19/2026
14454 & 144	3	Invoice	DIESEL	01/14/2026	74.14	08/26	602-23-61-5935-315	02/19/2026
14454 & 144	4	Invoice	DIESEL	01/14/2026	545.78	08/26	601-23-52-5935-315	02/19/2026
14454 & 144	5	Invoice	DIESEL	01/14/2026	27.36	08/26	100-22-42-5210-315	02/19/2026
14454 & 144	6	Invoice	DIESEL	01/14/2026	27.36	08/26	100-23-42-5371-315	02/19/2026
14454 & 144	7	Invoice	DIESEL	01/14/2026	607.72	08/26	100-24-14-5435-315	02/19/2026
Total 14454 & 14455:					2,404.63			
14456	1	Invoice	GASOHOL	01/14/2026	1,020.39	08/26	100-21-21-5110-315	02/19/2026
14456	2	Invoice	GASOHOL	01/14/2026	35.04	08/26	100-21-22-5140-315	02/19/2026
14456	3	Invoice	GASOHOL	01/14/2026	160.71	08/26	204-23-30-5310-315	02/19/2026
14456	4	Invoice	GASOHOL	01/14/2026	51.04	08/26	603-23-70-5935-315	02/19/2026

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
14456	5	Invoice	GASOHOL	01/14/2026	86.93	08/26	602-23-61-5935-315	02/19/2026
14456	6	Invoice	GASOHOL	01/14/2026	22.07	08/26	100-24-14-5435-315	02/19/2026
14456	7	Invoice	GASOHOL	01/14/2026	35.38	08/26	100-21-18-5190-315	02/19/2026
14456	8	Invoice	GASOHOL	01/14/2026	320.93	08/26	601-23-52-5935-315	02/19/2026
14456	9	Invoice	GASOHOL	01/14/2026	34.75	08/26	601-23-52-5935-315	02/19/2026
14456	10	Invoice	GASOHOL	01/14/2026	18.95	08/26	602-23-62-5935-315	02/19/2026
14456	11	Invoice	GASOHOL	01/14/2026	9.48	08/26	603-23-71-5935-315	02/19/2026
14456	12	Invoice	GASOHOL	01/14/2026	40.94	08/26	100-22-42-5210-315	02/19/2026
14456	13	Invoice	GASOHOL	01/14/2026	40.94	08/26	100-23-42-5371-315	02/19/2026
14456	14	Invoice	GASOHOL	01/14/2026	183.96	08/26	100-24-14-5435-315	02/19/2026
Total 14456:					2,061.51			
14504	1	Invoice	GASOHOL	01/30/2026	876.15	08/26	100-21-21-5110-315	02/19/2026
14504	2	Invoice	GASOHOL	01/30/2026	39.42	08/26	100-21-22-5140-315	02/19/2026
14504	3	Invoice	GASOHOL	01/30/2026	179.36	08/26	204-23-30-5310-315	02/19/2026
14504	4	Invoice	GASOHOL	01/30/2026	77.78	08/26	603-23-70-5935-315	02/19/2026
14504	5	Invoice	GASOHOL	01/30/2026	90.92	08/26	602-23-61-5935-315	02/19/2026
14504	6	Invoice	GASOHOL	01/30/2026	342.36	08/26	601-23-52-5935-315	02/19/2026
14504	7	Invoice	GASOHOL	01/30/2026	37.50	08/26	601-23-52-5935-315	02/19/2026
14504	8	Invoice	GASOHOL	01/30/2026	20.46	08/26	602-23-62-5935-315	02/19/2026
14504	9	Invoice	GASOHOL	01/30/2026	10.23	08/26	603-23-71-5935-315	02/19/2026
14504	10	Invoice	GASOHOL	01/30/2026	55.31	08/26	100-22-42-5210-315	02/19/2026
14504	11	Invoice	GASOHOL	01/30/2026	55.31	08/26	100-23-42-5371-315	02/19/2026
14504	12	Invoice	GASOHOL	01/30/2026	228.00	08/26	100-24-14-5435-315	02/19/2026
Total 14504:					2,012.80			
14505 & 145	1	Invoice	DIESEL	01/30/2026	25.04	08/26	100-21-22-5140-315	02/19/2026
14505 & 145	2	Invoice	DIESEL	01/30/2026	1,030.27	08/26	204-23-30-5310-315	02/19/2026
14505 & 145	3	Invoice	DIESEL	01/30/2026	490.62	08/26	601-23-52-5935-315	02/19/2026
14505 & 145	4	Invoice	DIESEL	01/30/2026	985.77	08/26	100-24-14-5435-315	02/19/2026
Total 14505 & 14506:					2,531.70			
Total UNITED COOPERATIVE (979):					9,010.64			
AMES REGIONAL ECONOMIC ALLIANCE (8026)								
166611	1	Invoice	QTRLY ECON DEV CONTRACT	01/23/2026	20,000.00	08/26	242-23-36-5393-299	02/24/2026
Total 166611:					20,000.00			
Total AMES REGIONAL ECONOMIC ALLIANCE (8026):					20,000.00			
AVAILA BANK (6318)								
3-1-26	1	Invoice	FULLER HALL INTEREST PYMT 3-1-26	02/24/2026	5,641.93	08/26	300-22-98-5295-911	02/24/2026
3-1-26	2	Invoice	FULLER HALL PRINCIPAL PAYMENT 3-1-26	02/24/2026	3,512.37	08/26	300-22-98-5295-910	02/24/2026
Total 3-1-26:					9,154.30			
Total AVAILA BANK (6318):					9,154.30			
BLACK HILLS ENERGY (3466)								
0976116930	1	Invoice	GAS UTILITY/LINE DEPT	02/09/2026	737.00	08/26	601-23-52-5588-234	02/24/2026
Total 0976116930 2/09/26:					737.00			
2074931097	1	Invoice	GAS UTILITY/CEMETERY	02/19/2026	886.82	08/26	100-23-42-5371-234	02/24/2026

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date	
Total 2074931097 2/19/26:					886.82				
5470636360	1	Invoice	GAS UTILITY/FULLER HALL	02/13/2026	952.45	08/26	100-22-42-5233-234	02/24/2026	
Total 5470636360 2/13/26:					952.45				
5542531803	1	Invoice	GAS UTILITY/FIRE STATION	02/13/2026	1,195.27	08/26	100-21-22-5140-234	02/24/2026	
Total 5542531803 2/13/26:					1,195.27				
5978424719	1	Invoice	GAS UTILITY/WATER PLANT SHED	02/09/2026	457.79	08/26	602-23-61-5642-234	02/24/2026	
Total 5978424719 2/09/26:					457.79				
6387563422	1	Invoice	GAS UTILITY /BREWER CREEK SHELTER	02/20/2026	262.58	08/26	100-22-42-5210-234	02/24/2026	
Total 6387563422 2/20/26:					262.58				
6506969580	1	Invoice	GAS UTILITY/WATER PLANT	02/09/2026	450.47	08/26	602-23-61-5642-234	02/24/2026	
Total 6506969580 2/09/26:					450.47				
6886529163	1	Invoice	GAS UTILITY/OD POOL	02/20/2026	46.11	08/26	100-22-42-5242-234	02/24/2026	
Total 6886529163 2/20/26:					46.11				
7824805624	1	Invoice	GAS UTILITY/CITY SEWAGE DISP PLT	02/20/2026	929.86	08/26	603-23-70-5642-234	02/24/2026	
Total 7824805624 2/20/26:					929.86				
8081102404	1	Invoice	GAS UTILITY/SENIOR CENTER	02/13/2026	861.01	08/26	100-22-42-5280-234	02/24/2026	
Total 8081102404 2/13/26:					861.01				
9634407409	1	Invoice	GAS UTILITY/STREET DEPT	02/20/2026	1,905.38	08/26	204-23-30-5310-234	02/24/2026	
Total 9634407409 2/20/26:					1,905.38				
Total BLACK HILLS ENERGY (3466):					8,684.74				
PRAIRIE ENERGY COOPERATIVE (768)									
22685	2/9/26	1	Invoice	AIRPORT ELECTRICITY	02/09/2026	816.85	08/26	205-23-45-5372-237	02/24/2026
Total 22685 2/9/26:					816.85				
Total PRAIRIE ENERGY COOPERATIVE (768):					816.85				
AGSOURCE (4458)									
PS-INV4575	1	Invoice	POOL TESTING	02/24/2026	29.25	09/26	100-22-42-5233-299	03/02/2026	
Total PS-INV457523:					29.25				
Total AGSOURCE (4458):					29.25				
ARNOLD MOTOR SUPPLY (68)									
26NV134232	1	Invoice	EQUIP MAINT	02/12/2026	2.42	09/26	601-23-52-5935-314	03/02/2026	

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
Total 26NV134232:					2.42			
26NV134759	1	Invoice	EQUIP MAINT	02/24/2026	6.73	09/26	100-22-42-5210-314	03/02/2026
Total 26NV134759:					6.73			
Total ARNOLD MOTOR SUPPLY (68):					9.15			
ARTS R ALIVE IN WEBSTER CITY (5883)								
0126	1	Invoice	SPONSORSHIP FEE	01/20/2026	1,200.00	09/26	242-23-36-5393-213	03/02/2026
Total 0126:					1,200.00			
Total ARTS R ALIVE IN WEBSTER CITY (5883):					1,200.00			
BLAKES AUTO REPAIR (7709)								
11810	1	Invoice	VECHICLE REPAIR	02/13/2026	264.20	09/26	100-23-42-5371-227	03/02/2026
Total 11810:					264.20			
Total BLAKES AUTO REPAIR (7709):					264.20			
BOMGAARS (5165)								
62357423	1	Invoice	BOLTS	01/14/2026	50.56	08/26	100-22-42-5210-318	03/02/2026
Total 62357423:					50.56			
62359103	1	Invoice	CLR	01/20/2016	21.99	08/26	100-21-22-5140-227	03/02/2026
Total 62359103:					21.99			
62364363	1	Invoice	K9 FOOD	02/07/2026	50.00	08/26	214-21-21-5110-318	03/02/2026
Total 62364363:					50.00			
62364937	1	Invoice	EQUIP SUPPLIES	02/09/2026	8.99	08/26	204-23-30-5320-314	03/02/2026
Total 62364937:					8.99			
62365575	1	Invoice	SIGN MATERIALS	02/11/2026	105.91	08/26	204-21-30-5120-318	03/02/2026
Total 62365575:					105.91			
62365576	1	Invoice	SUPPLIES	02/11/2026	11.99	08/26	100-23-42-5371-318	03/02/2026
Total 62365576:					11.99			
62365599	1	Invoice	SUPPLIES	02/11/2026	63.92	08/26	204-23-30-5310-314	03/02/2026
Total 62365599:					63.92			
62365679	1	Invoice	SUPPLIES	02/11/2026	65.91	08/26	204-21-30-5120-318	03/02/2026
Total 62365679:					65.91			
62366246	1	Invoice	SUPPLIES	02/13/2026	34.69	08/26	204-21-30-5120-318	03/02/2026

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
Total 62366246:					34.69			
62367168	1	Invoice	SUPPLIES	02/16/2026	33.96	08/26	100-22-42-5233-318	03/02/2026
Total 62367168:					33.96			
62367212	1	Invoice	SUPPLIES	02/16/2026	34.99	08/26	204-23-30-5310-318	03/02/2026
Total 62367212:					34.99			
62367431	1	Invoice	SUPPLIES	02/17/2026	11.99	09/26	601-23-52-5588-318	03/02/2026
Total 62367431:					11.99			
62367772	1	Invoice	MISC TOOLS	02/18/2026	757.76	08/26	204-23-30-5310-311	03/02/2026
Total 62367772:					757.76			
62367859	1	Invoice	SUPPLIES	02/18/2026	64.98	08/26	100-23-42-5371-318	03/02/2026
62367859	2	Invoice	SUPPLIES	02/18/2026	55.96	08/26	100-23-42-5371-314	03/02/2026
Total 62367859:					120.94			
62367981	1	Invoice	BATTERIES	02/19/2026	185.31	08/26	204-23-30-5310-311	03/02/2026
Total 62367981:					185.31			
62368009	1	Invoice	SUPPLIES	02/19/2026	16.66	09/26	601-23-52-5588-318	03/02/2026
Total 62368009:					16.66			
62368017	1	Invoice	SUPPLIES	02/19/2026	27.43	08/26	602-23-61-5642-318	03/02/2026
Total 62368017:					27.43			
62368357	1	Invoice	SUPPLIES	02/20/2026	32.98	09/26	601-23-52-5588-318	03/02/2026
Total 62368357:					32.98			
Total BOMGAARS (5165):					1,635.98			
BORDER STATES INDUSTRIES INC (109)								
931952582	1	Invoice	30 LED ST LIGHTS	02/13/2026	11,804.78	08/26	601-23-52-5585-313	03/02/2026
Total 931952582:					11,804.78			
Total BORDER STATES INDUSTRIES INC (109):					11,804.78			
BSN SPORTS, LLC (125)								
933211208	1	Invoice	YOUTH T-BALL	02/18/2026	239.90	08/26	100-22-42-5233-318	03/02/2026
Total 933211208:					239.90			
Total BSN SPORTS, LLC (125):					239.90			
CAPITAL SANITARY SUPPLY (6096)								
C420734A	1	Invoice	SUPPLIES	02/18/2026	70.57	08/26	100-22-42-5233-318	03/02/2026

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
Total C420734A:					70.57			
C421149	1	Invoice	SUPPLIES	02/18/2026	172.44	08/26	100-22-42-5233-318	03/02/2026
Total C421149:					172.44			
C421476	1	Invoice	SUPPLIES	02/25/2026	200.59	09/26	100-22-42-5233-318	03/02/2026
Total C421476:					200.59			
Total CAPITAL SANITARY SUPPLY (6096):					443.60			
CASTOR CONSTRUCTION, LLC (6890)								
9-25-005-1 #	1	Invoice	CONSTRUCTION #9- FAIR MEADOW DR PHA	02/19/2026	3,477.00	09/26	542-23-30-5310-299	03/02/2026
Total 9-25-005-1 #9:					3,477.00			
Total CASTOR CONSTRUCTION, LLC (6890):					3,477.00			
CDW GOVERNMENT, INC. (149)								
AH9421P	1	Invoice	CABLES FOR HOST SERVER	02/11/2026	101.72	08/26	100-24-16-5420-317	03/02/2026
Total AH9421P:					101.72			
AH9614X	1	Invoice	REPLACEMENT 10Gb 24 PORT SWITCHES	02/11/2026	3,710.22	08/26	100-24-16-5420-317	03/02/2026
Total AH9614X:					3,710.22			
AI1PS4F	1	Invoice	REPLACEMENT 10Gb 48 PORT SWITCHES	02/16/2026	4,735.42	08/26	100-24-16-5420-317	03/02/2026
Total AI1PS4F:					4,735.42			
Total CDW GOVERNMENT, INC. (149):					8,547.36			
CENTRAL IOWA BLDG SUPPLY (1298)								
1030904	1	Invoice	SUPPLIES	02/19/2026	56.76	08/26	204-23-30-5310-318	03/02/2026
Total 1030904:					56.76			
1030913	1	Invoice	SUPPLIES	02/20/2026	51.40	08/26	204-23-30-5310-318	03/02/2026
Total 1030913:					51.40			
Total CENTRAL IOWA BLDG SUPPLY (1298):					108.16			
CHIZEK LAW OFFICE (5715)								
2/11/2026	1	Invoice	MISC COSTS ADVANCED 7/3/25-2/11/26	02/11/2026	1,410.04	08/26	100-21-18-5190-212	03/02/2026
Total 2/11/2026:					1,410.04			
MAR2026	1	Invoice	CITY ATTORNEY FEES	02/20/2026	6,695.00	08/26	100-24-13-5460-212	03/02/2026
Total MAR2026:					6,695.00			
Total CHIZEK LAW OFFICE (5715):					8,105.04			

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
CITY OF WEBSTER CITY (176)								
2/16/2026	12	1 Invoice	CITY UTILITIES	02/16/2026	201.55	08/26	100-21-18-5190-233	03/02/2026
Total 2/16/2026 12:00:00 AM:					201.55			
2/25/2026	12	1 Invoice	CITY UTILITIES	02/25/2026	2,091.30	08/26	100-21-22-5140-233	03/02/2026
2/25/2026	12	2 Invoice	CITY UTILITIES	02/25/2026	730.07	08/26	100-22-42-5210-233	03/02/2026
2/25/2026	12	3 Invoice	CITY UTILITIES	02/25/2026	644.62	08/26	100-22-42-5222-233	03/02/2026
2/25/2026	12	4 Invoice	CITY UTILITIES	02/25/2026	12,007.55	08/26	100-22-42-5233-233	03/02/2026
2/25/2026	12	5 Invoice	CITY UTILITIES	02/25/2026	173.16	08/26	100-22-42-5242-233	03/02/2026
2/25/2026	12	6 Invoice	CITY UTILITIES	02/25/2026	724.13	08/26	100-22-42-5280-233	03/02/2026
2/25/2026	12	7 Invoice	CITY UTILITIES	02/25/2026	582.60	08/26	100-23-42-5371-233	03/02/2026
2/25/2026	12	8 Invoice	CITY UTILITIES	02/25/2026	4,114.36	08/26	100-24-14-5435-233	03/02/2026
2/25/2026	12	9 Invoice	CITY UTILITIES	02/25/2026	89.54	08/26	130-23-80-5340-236	03/02/2026
2/25/2026	12	10 Invoice	CITY UTILITIES	02/25/2026	1,501.94	08/26	204-23-30-5310-233	03/02/2026
2/25/2026	12	11 Invoice	CITY UTILITIES	02/25/2026	805.93	08/26	601-23-52-5588-233	03/02/2026
2/25/2026	12	12 Invoice	CITY UTILITIES	02/25/2026	11,633.97	08/26	601-23-52-5585-233	03/02/2026
2/25/2026	12	13 Invoice	CITY UTILITIES	02/25/2026	26,589.38	08/26	602-23-61-5642-233	03/02/2026
2/25/2026	12	14 Invoice	CITY UTILITIES	02/25/2026	402.44	08/26	602-23-62-5662-233	03/02/2026
2/25/2026	12	15 Invoice	CITY UTILITIES	02/25/2026	14,892.72	08/26	603-23-71-5662-233	03/02/2026
Total 2/25/2026 12:00:00 AM:					76,983.71			
Total CITY OF WEBSTER CITY (176):					77,185.26			
CORMANEY, SARA (6128)								
11/14/25	1	1 Invoice	ENERGY EFFICIENCY REBATE	11/14/2025	125.00	09/26	601-23-36-5930-979	03/02/2026
Total 11/14/25:					125.00			
Total CORMANEY, SARA (6128):					125.00			
CORN BELT POWER COOP, INC. (197)								
17917	1	1 Invoice	TAPE READINGS JAN2026	02/12/2026	47.00	08/26	601-23-52-5588-299	03/02/2026
Total 17917:					47.00			
Total CORN BELT POWER COOP, INC. (197):					47.00			
DAILY FREEMAN JOURNAL, INC. (211)								
1/30/2026	12	1 Invoice	1/19 MIN & BILLS	01/30/2026	263.20	08/26	100-24-14-5435-210	03/02/2026
Total 1/30/2026 12:00:00 AM:					263.20			
Total DAILY FREEMAN JOURNAL, INC. (211):					263.20			
DESIGNER GRAPHICS LLC (8345)								
2/17/2026	12	1 Invoice	APPARELL	02/17/2026	399.00	08/26	100-22-42-5233-312	03/02/2026
Total 2/17/2026 12:00:00 AM:					399.00			
Total DESIGNER GRAPHICS LLC (8345):					399.00			
DGR ENGINEERING (5967)								
00281688	1	1 Invoice	ENG - MISC SERVICES	02/16/2026	2,713.50	09/26	601-23-52-5588-312	03/02/2026
Total 00281688:					2,713.50			

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
00281689	1	Invoice	ENG-REISNER SUB	02/16/2026	25,522.47	09/26	611-23-51-5566-299	03/02/2026
Total 00281689:					25,522.47			
00281690	1	Invoice	ENG-PHASE I 69kV TRANSMISSION IMP	02/16/2026	1,854.00	09/26	613-23-51-5566-299	03/02/2026
Total 00281690:					1,854.00			
00281691	1	Invoice	ENG-PHASE I DIST IMP	02/16/2026	688.00	09/26	612-23-52-5588-299	03/02/2026
Total 00281691:					688.00			
Total DGR ENGINEERING (5967):					30,777.97			
DOOLITTLE OIL COMPANY, INC. (243)								
37652	1	Invoice	RBC OIL	02/17/2026	516.96	08/26	603-23-70-5642-318	03/02/2026
Total 37652:					516.96			
97569	1	Invoice	RBC OIL	02/12/2026	258.48	08/26	603-23-70-5642-318	03/02/2026
Total 97569:					258.48			
97613	1	Invoice	RBC OIL	02/16/2026	387.72	08/26	603-23-70-5642-318	03/02/2026
Total 97613:					387.72			
97679	1	Invoice	PREM GAS B-37	02/18/2026	22.36	08/26	100-21-22-5140-315	03/02/2026
Total 97679:					22.36			
Total DOOLITTLE OIL COMPANY, INC. (243):					1,185.52			
ECHO GROUP, INC. (6306)								
S011316574	1	Invoice	RETURN GOODS	02/16/2026	116.64-	09/26	601-23-52-5588-318	03/02/2026
Total S011316574:					116.64-			
S011316574.	1	Invoice	LINE SUPPLIES	01/27/2026	291.58	09/26	601-23-52-5588-318	03/02/2026
Total S011316574.005:					291.58			
S011316574.	1	Invoice	RETURNED-CREDIT FOR LINE SUPPLIES	01/30/2026	466.51-	09/26	601-23-52-5588-318	03/02/2026
Total S011316574.006:					466.51-			
S011557916.	1	Invoice	LINE SUPPLIES	02/09/2026	79.67	09/26	601-23-52-5588-318	03/02/2026
Total S011557916.002:					79.67			
S011601728.	1	Invoice	BULB CREDIT	02/05/2026	35.94-	09/26	601-23-52-5588-318	03/02/2026
Total S011601728.001:					35.94-			
S011601728.	1	Invoice	REPLACEMENT BULB	02/05/2026	35.94	09/26	601-23-52-5588-318	03/02/2026
Total S011601728.002:					35.94			

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
S011609404.	1	Invoice	LINE SUPPLIES	02/09/2026	593.00	09/26	601-23-52-5588-318	03/02/2026
Total S011609404.001:					593.00			
S011612214.	1	Invoice	ELECTRIC MATERIAL - FIRE DEPT	01/30/2026	148.84	09/26	100-21-22-5140-310	03/02/2026
Total S011612214.001:					148.84			
S011621703.	1	Invoice	LINE SUPPLIES	02/06/2026	429.00	09/26	601-23-52-5588-318	03/02/2026
Total S011621703.001:					429.00			
S011621930.	1	Invoice	HIGH BAY LED LIGHTS - ST DEPT	02/18/2026	565.74	09/26	204-23-30-5310-310	03/02/2026
Total S011621930.001:					565.74			
S011637926.	1	Invoice	LINE SUPPLIES	02/17/2026	85.52	09/26	601-23-52-5588-318	03/02/2026
Total S011637926.001:					85.52			
Total ECHO GROUP, INC. (6306):					1,610.20			
EEKHOFF MOTORS (8201)								
0224261	1	Invoice	EQUIPMENT SUPPLIES	02/24/2026	47.85	09/26	100-23-42-5371-314	03/02/2026
Total 0224261:					47.85			
0225261	1	Invoice	EQUIPMENT SUPPLIES	02/25/2026	23.08	09/26	100-23-42-5371-314	03/02/2026
Total 0225261:					23.08			
Total EEKHOFF MOTORS (8201):					70.93			
ELECTRIC PUMP, INC. (1243)								
036868	1	Invoice	TRANSDUCER REPAIR	02/16/2026	2,034.00	09/26	603-23-70-5653-299	03/02/2026
Total 036868:					2,034.00			
036895	1	Invoice	GEAR BOX REPAIR	02/17/2026	2,394.00	09/26	603-23-70-5653-299	03/02/2026
Total 036895:					2,394.00			
Total ELECTRIC PUMP, INC. (1243):					4,428.00			
ELECTRONIC ENGINEERING (260)								
552006718-1	1	Invoice	SIREN	01/27/2026	13,781.88	09/26	100-21-22-5140-515	03/02/2026
Total 552006718-1:					13,781.88			
Total ELECTRONIC ENGINEERING (260):					13,781.88			
FASTENAL COMPANY (3509)								
IAFTD27802	1	Invoice	SAFETY SUPPLIES	02/13/2026	157.56	09/26	204-23-30-5310-318	03/02/2026
Total IAFTD278028:					157.56			
IAFTD27814	1	Invoice	SUPPLIES	02/18/2026	245.78	09/26	204-21-30-5120-318	03/02/2026

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
Total IAFTD278146:					245.78			
Total FASTENAL COMPANY (3509):					403.34			
GERBER AUTO CARE (342)								
154199	1	Invoice	VEHICLE REPAIR	02/03/2026	2,029.69	08/26	100-21-21-5110-227	03/02/2026
Total 154199:					2,029.69			
154402	1	Invoice	VEHICLE REPAIR	02/11/2026	93.77	08/26	100-21-21-5110-227	03/02/2026
Total 154402:					93.77			
154433	1	Invoice	VEHICLE REPAIR	02/16/2026	206.19	08/26	100-21-21-5110-227	03/02/2026
Total 154433:					206.19			
154462	1	Invoice	VEHICLE REPAIR	02/18/2026	110.88	08/26	100-21-21-5110-227	03/02/2026
Total 154462:					110.88			
154569	1	Invoice	TIRE TK1	02/25/2026	412.71	09/26	601-23-52-5935-227	03/02/2026
Total 154569:					412.71			
Total GERBER AUTO CARE (342):					2,853.24			
GORDON FLESCH COMPANY (6978)								
IN15489616	1	Invoice	FREIGHT	02/03/2026	15.00	09/26	100-24-14-5435-316	03/02/2026
Total IN15489616A:					15.00			
IN15496929	1	Invoice	MGR OFFICE PRINTER	02/06/2026	184.88	08/26	100-24-14-5435-225	03/02/2026
IN15496929	2	Invoice	MGR OFFICE PRINTER	02/06/2026	61.62	08/26	100-21-18-5190-225	03/02/2026
Total IN15496929:					246.50			
Total GORDON FLESCH COMPANY (6978):					261.50			
GRAINGER (3288)								
9806095338	1	Invoice	RUBBER FOR CLARIFIERS	02/12/2026	303.99	09/26	603-23-70-5642-318	03/02/2026
Total 9806095338:					303.99			
Total GRAINGER (3288):					303.99			
GRELL ROOFING, LLC (6810)								
3773.1	1	Invoice	BALANCE AFTER INSPECTION	11/10/2025	26,500.00	09/26	621-23-61-5652-299	03/02/2026
Total 3773.1:					26,500.00			
Total GRELL ROOFING, LLC (6810):					26,500.00			
HAMILTON COUNTY SOLID WASTE (375)								
359902	1	Invoice	TV TO DUMP	02/19/2026	15.00	08/26	100-21-22-5140-236	03/02/2026

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
Total 359902:					15.00			
Total HAMILTON COUNTY SOLID WASTE (375):					15.00			
HAWKEYE WEST PEST CONTROL (7345)								
77296	1	Invoice	PEST CONTROL	02/13/2026	93.00	08/26	204-23-30-5310-299	03/02/2026
Total 77296:					93.00			
Total HAWKEYE WEST PEST CONTROL (7345):					93.00			
HAWKINS, INC. (3668)								
7335496	1	Invoice	CHLORINE CYLINDERS	02/15/2026	60.00	09/26	602-23-61-5641-318	03/02/2026
Total 7335496:					60.00			
7341352	1	Invoice	WATER CHEMICALS	02/18/2026	2,641.50	09/26	602-23-61-5641-318	03/02/2026
Total 7341352:					2,641.50			
Total HAWKINS, INC. (3668):					2,701.50			
HERNANDEZ, JUAN CARLOS (8373)								
2/20/26	1	Invoice	CUSTOMER DEPOSIT REFUND 1041 1ST ST	02/24/2026	163.47	09/26	601-21011	03/02/2026
Total 2/20/26:					163.47			
Total HERNANDEZ, JUAN CARLOS (8373):					163.47			
HOLMES MURPHY & ASSOCIATES, LLC (5556)								
878152	1	Invoice	CONSULTING FEE	02/16/2026	2,345.00	08/26	902-11215	03/02/2026
Total 878152:					2,345.00			
Total HOLMES MURPHY & ASSOCIATES, LLC (5556):					2,345.00			
HY-VEE ACCOUNTS RECEIVABLE (424)								
070225	1	Invoice	TRAINING SUPPLIES	02/24/2026	61.94	08/26	100-24-14-5435-231	03/02/2026
Total 070225:					61.94			
Total HY-VEE ACCOUNTS RECEIVABLE (424):					61.94			
IOWA ASSN OF MUNICIPAL UTILITY (451)								
34175	1	Invoice	FEB TRAINING	02/27/2026	372.00	09/26	602-23-61-5926-231	03/02/2026
34175	2	Invoice	FEB TRAINING	02/27/2026	372.00	09/26	603-23-70-5926-231	03/02/2026
34175	3	Invoice	FEB TRAINING	02/27/2026	1,209.00	09/26	204-23-30-5310-231	03/02/2026
Total 34175:					1,953.00			
Total IOWA ASSN OF MUNICIPAL UTILITY (451):					1,953.00			
IOWA ASSN OF PRO. FIRE CHIEFS (8144)								
2026	1	Invoice	2026 MEMBERSHIP DUES - STANSFIELD	02/23/2026	100.00	09/26	100-21-22-5140-215	03/02/2026
Total 2026:					100.00			

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
Total IOWA ASSN OF PRO. FIRE CHIEFS (8144):					100.00			
IOWA DEPT OF TRANSPORTATION (469)								
CI-0031592	1	Invoice	SIGN MATERIALS	02/10/2026	3,714.72	09/26	204-21-30-5120-318	03/02/2026
Total CI-0031592:					3,714.72			
CI-0031714	1	Invoice	SIGN MATERIALS	02/16/2026	82.44	09/26	204-21-30-5120-318	03/02/2026
Total CI-0031714:					82.44			
Total IOWA DEPT OF TRANSPORTATION (469):					3,797.16			
IOWA FIREFIGHTER'S ASSOCIATION (475)								
13819	1	Invoice	IFA MEMBER DUES (27) 2026	01/01/2026	567.00	09/26	100-21-22-5140-215	03/02/2026
Total 13819:					567.00			
Total IOWA FIREFIGHTER'S ASSOCIATION (475):					567.00			
IOWA LAW ENFORCEMENT ACADEMY (480)								
332386	1	Invoice	BASIC ACADEMY - ACKERSON	01/30/2026	5,125.00	09/26	100-21-21-5110-231	03/02/2026
Total 332386:					5,125.00			
Total IOWA LAW ENFORCEMENT ACADEMY (480):					5,125.00			
IOWA LEAD & ASBESTOS SAFETY (7890)								
14029	1	Invoice	ASBESTOS TESTING - 914 JOHN	02/09/2026	775.00	09/26	100-21-18-5190-299	03/02/2026
Total 14029:					775.00			
Total IOWA LEAD & ASBESTOS SAFETY (7890):					775.00			
IOWA ONE CALL (485)								
278755	1	Invoice	IA ONE CALL	02/02/2026	15.44	08/26	601-23-52-5588-299	03/02/2026
278755	2	Invoice	IA ONE CALL	02/02/2026	6.43	08/26	602-23-62-5662-299	03/02/2026
278755	3	Invoice	IA ONE CALL	02/02/2026	6.43	08/26	603-23-71-5662-299	03/02/2026
Total 278755:					28.30			
Total IOWA ONE CALL (485):					28.30			
LAMPERT LUMBER (564)								
24065433-01	1	Invoice	SUPPLIES	02/17/2026	43.96	08/26	204-23-30-5310-318	03/02/2026
Total 24065433-019:					43.96			
24066086-01	1	Invoice	SUPPLIES	02/17/2026	486.58	08/26	204-23-30-5330-318	03/02/2026
Total 24066086-019:					486.58			
Total LAMPERT LUMBER (564):					530.54			
LINCOLN NATL LIFE INSURANCE CO (3031)								
4943068220	1	Invoice	LIFE PREM - MARCH 2026	02/23/2026	721.56	08/26	902-11215	03/02/2026

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
Total 4943068220:					721.56			
Total LINCOLN NATL LIFE INSURANCE CO (3031):					721.56			
LYNCH DALLAS, P.C. (6336)								
226524	1	Invoice	PROF SVC	01/16/2026	5,800.00	08/26	100-21-18-5190-212	03/02/2026
Total 226524:					5,800.00			
226525	1	Invoice	PROF SVC	01/16/2026	125.00	08/26	100-21-18-5190-212	03/02/2026
Total 226525:					125.00			
Total LYNCH DALLAS, P.C. (6336):					5,925.00			
MC CLURE ENGINEERING CO. (7469)								
165892	1	Invoice	AWOS PROJECT	01/31/2026	10,082.58	09/26	205-23-45-5372-880	03/02/2026
Total 165892:					10,082.58			
Total MC CLURE ENGINEERING CO. (7469):					10,082.58			
MC KINNEY, MARTY (4392)								
2/9/2026	1	Invoice	GIRLS BASKETBALL	02/09/2026	500.00	09/26	100-22-42-5233-299	03/02/2026
Total 2/9/2026:					500.00			
Total MC KINNEY, MARTY (4392):					500.00			
MC KINNEY, TAYLOR (8327)								
2/9/26	1	Invoice	GIRLS BASKETBALL	02/09/2026	500.00	09/26	100-22-42-5233-299	03/02/2026
Total 2/9/26:					500.00			
Total MC KINNEY, TAYLOR (8327):					500.00			
MENARDS (622)								
45640	1	Invoice	SUPPLIES	02/17/2026	152.91	08/26	601-23-52-5588-318	03/02/2026
Total 45640:					152.91			
45940	1	Invoice	SUPPLIES	02/23/2026	649.08	09/26	601-23-52-5588-318	03/02/2026
Total 45940:					649.08			
Total MENARDS (622):					801.99			
MENDEZ, BERNARDO MICHAEL (8121)								
2/17/26	1	Invoice	CUSTOMER DEPOSIT REFUND	02/19/2026	140.93	09/26	601-21011	03/02/2026
Total 2/17/26:					140.93			
Total MENDEZ, BERNARDO MICHAEL (8121):					140.93			
MOCIC (2870)								
2600829-IN	1	Invoice	2026 MEMBERSHIP FEE/OFFICERS (13)	01/06/2026	150.00	09/26	100-21-21-5110-215	03/02/2026

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
Total 2600829-IN:					150.00			
Total MOCIC (2870):					150.00			
MOORE CLEANING SERVICE, LLC (2902)								
MAR2026 #1	1	Invoice	CLEANING SERICES FOR CITY HALL	02/23/2026	1,300.00	09/26	100-24-14-5435-299	03/02/2026
Total MAR2026 #1:					1,300.00			
Total MOORE CLEANING SERVICE, LLC (2902):					1,300.00			
MOTION INDUSTRIES, INC. (666)								
IA35-005484	1	Invoice	RBC'S	02/19/2026	434.54	09/26	603-23-70-5642-318	03/02/2026
Total IA35-00548482:					434.54			
Total MOTION INDUSTRIES, INC. (666):					434.54			
MOURTON, RUSS (5410)								
150607158	1	Invoice	EBS 10/28/25	10/28/2025	5.54	09/26	902-11100	03/02/2026
Total 150607158:					5.54			
Total MOURTON, RUSS (5410):					5.54			
MUNICIPAL FIRE & POLICE (670)								
252995192	1	Invoice	RETIREMENT CONTRIB INVOICE - MILITARY	02/04/2026	6,440.77	09/26	210-21-21-5110-124	03/02/2026
Total 252995192:					6,440.77			
Total MUNICIPAL FIRE & POLICE (670):					6,440.77			
MUNICIPAL SUPPLY, INC. (672)								
0967379-IN	1	Invoice	6"x15" REPAIR CLAMP	02/11/2026	306.22	09/26	602-23-62-5662-318	03/02/2026
Total 0967379-IN:					306.22			
0968169-IN	1	Invoice	12"X15" REPAIR CLAMP	02/24/2026	556.86	09/26	602-23-62-5662-318	03/02/2026
Total 0968169-IN:					556.86			
Total MUNICIPAL SUPPLY, INC. (672):					863.08			
NAPA AUTO - GENUINE PARTS (8213)								
017309	1	Invoice	MAINT MATERIALS	01/29/2026	71.85	08/26	100-21-22-5140-227	03/02/2026
Total 017309:					71.85			
017845	1	Invoice	MAINT MATERIALS	02/09/2026	28.05	08/26	204-23-30-5310-314	03/02/2026
Total 017845:					28.05			
017937	1	Invoice	MAINT MATERIALS	02/11/2026	87.00	08/26	204-23-30-5310-314	03/02/2026
Total 017937:					87.00			
018022	1	Invoice	OIL & FILTER INSP TK	02/13/2026	74.69	08/26	100-21-18-5190-314	03/02/2026

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
Total 018022:					74.69			
018310	1	Invoice	MAINT MATERIALS	02/19/2026	47.72	08/26	204-23-30-5310-314	03/02/2026
Total 018310:					47.72			
018439	1	Invoice	MAINT MATERIALS	02/23/2026	145.07	08/26	100-21-22-5140-227	03/02/2026
Total 018439:					145.07			
071198	1	Invoice	MAINT MATERIALS	02/09/2026	40.24	08/26	204-23-30-5310-310	03/02/2026
Total 071198:					40.24			
Total NAPA AUTO - GENUINE PARTS (8213):					494.62			
PAGEL, KAITLIN (8376)								
2/26/26	1	Invoice	DEPOSIT REFUND	02/26/2026	150.00	09/26	601-21011	03/02/2026
Total 2/26/26:					150.00			
Total PAGEL, KAITLIN (8376):					150.00			
PEPSI-COLA (7435)								
57071413	1	Invoice	BEVERAGES FOR RESALE	02/12/2026	345.08	08/26	100-22-42-5233-323	03/02/2026
Total 57071413:					345.08			
Total PEPSI-COLA (7435):					345.08			
PEREZ, ROSA CANASA (8372)								
2/16/26	1	Invoice	CUSTOMER DEPOSIT REFUND	02/19/2026	326.56	09/26	601-21011	03/02/2026
Total 2/16/26:					326.56			
Total PEREZ, ROSA CANASA (8372):					326.56			
PITNEY BOWES BANK INC RESERVE ACCT (758)								
17311648 M	1	Invoice	PREPAID POSTAGE	02/26/2026	4,500.00	08/26	100-11210	03/02/2026
Total 17311648 MAR2026:					4,500.00			
Total PITNEY BOWES BANK INC RESERVE ACCT (758):					4,500.00			
POLICE LEGAL SCIENCES, INC. (2907)								
13840	1	Invoice	PLS TRAINING FOR OFFICERS	02/12/2026	2,106.00	09/26	100-21-21-5110-231	03/02/2026
Total 13840:					2,106.00			
Total POLICE LEGAL SCIENCES, INC. (2907):					2,106.00			
QTpod (6808)								
1483-SP202	1	Invoice	AIRPORT-FUEL SYSTEM BASE ACCESS SUP	01/10/2026	1,675.00	09/26	205-23-45-5372-299	03/02/2026
Total 1483-SP2026:					1,675.00			

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
Total QTpod (6808):					1,675.00			
SIMMONS, SHERRY (6076)								
150607153	1	Invoice	EBS CK 10/28/25	10/28/2025	1.56	09/26	902-11100	03/02/2026
Total 150607153:					1.56			
Total SIMMONS, SHERRY (6076):					1.56			
SKARSHAUG TESTING LAB, INC. (878)								
292987	1	Invoice	CLEAN & TEST GLOVES & SLEEVES	02/11/2026	477.73	09/26	601-23-52-5935-227	03/02/2026
Total 292987:					477.73			
Total SKARSHAUG TESTING LAB, INC. (878):					477.73			
SOGARD EXCAVATING, LLC (8239)								
2014	1	Invoice	DEMO 325 E CURVE DR	02/11/2026	14,200.00	09/26	100-21-18-5190-299	03/02/2026
Total 2014:					14,200.00			
Total SOGARD EXCAVATING, LLC (8239):					14,200.00			
STOREY KENWORTHY (5937)								
PINV130488	1	Invoice	ENVELOPES-PH	02/03/2026	97.50	09/26	100-24-14-5435-316	03/02/2026
Total PINV1304888:					97.50			
PINV130541	1	Invoice	STATEMENTS - PH	02/04/2026	201.30	09/26	100-24-14-5435-316	03/02/2026
Total PINV1305417:					201.30			
Total STOREY KENWORTHY (5937):					298.80			
STORM FLYING SERVICE, INC. (911)								
MAR2026	1	Invoice	AIRPORT MANAGER FEE - MAR2026	02/26/2026	4,583.33	09/26	205-23-45-5372-299	03/02/2026
Total MAR2026:					4,583.33			
Total STORM FLYING SERVICE, INC. (911):					4,583.33			
TARA MFG CO. INC (8352)								
2600001S	1	Invoice	POOL SHADER	02/12/2026	5,186.00	09/26	100-22-42-5242-880	03/02/2026
Total 2600001S:					5,186.00			
Total TARA MFG CO. INC (8352):					5,186.00			
TERMINAL SUPPLY CO. (6527)								
88776-00	1	Invoice	SUPPLIES	02/10/2026	472.76	09/26	204-21-30-5120-318	03/02/2026
Total 88776-00:					472.76			
90367-00	1	Invoice	SUPPLIES	02/16/2026	140.60	09/26	204-21-30-5120-318	03/02/2026
Total 90367-00:					140.60			
90367-01	1	Invoice	SUPPLIES	02/19/2026	140.60	09/26	204-21-30-5120-318	03/02/2026

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
Total 90367-01:					140.60			
90450-00	1	Invoice	SUPPLIES	02/17/2026	299.17	09/26	204-21-30-5120-318	03/02/2026
Total 90450-00:					299.17			
Total TERMINAL SUPPLY CO. (6527):					1,053.13			
THE TRASHMAN, LLC (943)								
345391	1	Invoice	TRASH SERVICE	02/03/2026	50.00	08/26	100-21-22-5140-236	03/02/2026
345391	2	Invoice	TRASH SERVICE	02/03/2026	50.00	08/26	100-22-42-5210-236	03/02/2026
345391	3	Invoice	TRASH SERVICE	02/03/2026	50.00	08/26	100-22-42-5233-236	03/02/2026
345391	4	Invoice	TRASH SERVICE	02/03/2026	50.00	08/26	100-22-42-5280-236	03/02/2026
345391	5	Invoice	TRASH SERVICE	02/03/2026	50.00	08/26	204-23-30-5310-236	03/02/2026
345391	6	Invoice	TRASH SERVICE	02/03/2026	50.00	08/26	205-23-45-5372-236	03/02/2026
345391	7	Invoice	TRASH SERVICE	02/03/2026	50.00	08/26	601-23-52-5588-236	03/02/2026
345391	8	Invoice	TRASH SERVICE	02/03/2026	50.00	08/26	602-23-61-5642-236	03/02/2026
345391	9	Invoice	TRASH SERVICE	02/03/2026	50.00	08/26	603-23-70-5642-236	03/02/2026
345391	10	Invoice	TRASH SERVICE	02/03/2026	50.00	08/26	100-24-14-5435-236	03/02/2026
Total 345391:					500.00			
345539	1	Invoice	CITY CURB RECYCLING	02/03/2026	12,652.50	08/26	140-23-80-5345-235	03/02/2026
Total 345539:					12,652.50			
Total THE TRASHMAN, LLC (943):					13,152.50			
TK CONCRETE, INC. (8249)								
9-25-006-1 #	1	Invoice	BEACH ST PCC REHAB PROJECT #5	02/19/2026	29,068.80	09/26	543-23-30-5310-299	03/02/2026
Total 9-25-006-1 #5:					29,068.80			
Total TK CONCRETE, INC. (8249):					29,068.80			
TOLLE AUTOMOTIVE, INC. (3188)								
6270	1	Invoice	TOW	01/28/2026	80.00	08/26	100-21-21-5110-227	03/02/2026
Total 6270:					80.00			
6332	1	Invoice	WIRE TRAILER	02/09/2026	37.07	08/26	601-23-52-5935-227	03/02/2026
Total 6332:					37.07			
Total TOLLE AUTOMOTIVE, INC. (3188):					117.07			
TWO RIVERS BANK & TRUST (8374)								
JANFEB2026	1	Invoice	EMPLOYEE SHARES JAN/FEB 2026	02/26/2026	5,362.72	09/26	902-11215	03/02/2026
Total JANFEB2026:					5,362.72			
Total TWO RIVERS BANK & TRUST (8374):					5,362.72			
US AUTOFORCE (7353)								
INV0014801	1	Invoice	EXPLORER TIRES	02/15/2026	500.00	09/26	100-21-21-5110-314	03/02/2026

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
Total INV0014801796:					500.00			
Total US AUTOFORCE (7353):					500.00			
VALUTECH PEST CONTROL (6822)								
6798	1	Invoice	PEST CONTROL	02/18/2026	40.00	08/26	100-22-42-5280-299	03/02/2026
Total 6798:					40.00			
6799	1	Invoice	PEST CONTROL	02/18/2026	34.00	08/26	100-24-14-5435-299	03/02/2026
Total 6799:					34.00			
6800	1	Invoice	PEST CONTROL	02/18/2026	34.00	08/26	100-22-42-5233-299	03/02/2026
Total 6800:					34.00			
Total VALUTECH PEST CONTROL (6822):					108.00			
VASQUEZ, FAVIOLA (8375)								
2/26/26	1	Invoice	DEPOSIT REFUND	02/26/2026	300.00	09/26	601-21011	03/02/2026
Total 2/26/26:					300.00			
Total VASQUEZ, FAVIOLA (8375):					300.00			
VISUAL EDGE IT, INC. (3995)								
24AR327837	1	Invoice	PRINTER CONTRACT	01/30/2026	31.00	08/26	100-21-21-5110-225	03/02/2026
Total 24AR3278370:					31.00			
24AR331614	1	Invoice	PRINTER CONTRACT	02/16/2026	35.68	08/26	100-24-16-5420-299	03/02/2026
Total 24AR3316142:					35.68			
24AR331614	1	Invoice	PRINTER CONTRACT	02/16/2026	25.10	08/26	603-23-70-5931-225	03/02/2026
Total 24AR3316143:					25.10			
Total VISUAL EDGE IT, INC. (3995):					91.78			
WEARDA FARMS TRUCKING LLC (8163)								
2256	1	Invoice	CUSTOM TRUCKING: TREE BRUSH	02/16/2026	4,353.80	09/26	130-23-80-5340-236	03/02/2026
Total 2256:					4,353.80			
Total WEARDA FARMS TRUCKING LLC (8163):					4,353.80			
WEBSTER CITY VETERINARY CLINIC (1030)								
543008	1	Invoice	VACCINATION & NEXGARD / CHAD	02/04/2026	638.08	09/26	214-21-21-5110-318	03/02/2026
Total 543008:					638.08			
Total WEBSTER CITY VETERINARY CLINIC (1030):					638.08			
WEISBERG IMPLEMENT (6364)								
24406	1	Invoice	SUPPLIES	02/16/2026	27.01	09/26	204-21-30-5120-318	03/02/2026

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account	CK Date
Total 24406:					27.01			
24408	1	Invoice	SUPPLIES	02/19/2026	28.29	09/26	204-23-30-5310-314	03/02/2026
Total 24408:					28.29			
Total WEISBERG IMPLEMENT (6364):					55.30			
WEST UNION TRENCHING INC. (8283)								
#3	1	Invoice	PH.I DIST #3	02/19/2026	37,494.41	09/26	612-23-52-5588-299	03/02/2026
Total #3:					37,494.41			
Total WEST UNION TRENCHING INC. (8283):					37,494.41			
WESTRUM LEAK DETECTION, INC. (1040)								
6070	1	Invoice	MAPLE AVE	02/09/2026	625.00	09/26	602-23-62-5673-299	03/02/2026
Total 6070:					625.00			
6072	1	Invoice	ELM & MADSEN	02/09/2026	625.00	09/26	602-23-62-5673-299	03/02/2026
Total 6072:					625.00			
Total WESTRUM LEAK DETECTION, INC. (1040):					1,250.00			
WOLFGRAM, DODIE (4691)								
150607160	1	Invoice	EBS 10/28/25	10/28/2025	12.85	09/26	902-11100	03/02/2026
Total 150607160:					12.85			
Total WOLFGRAM, DODIE (4691):					12.85			
WOOLSTOCK MUTUAL TELEPHONE ASN (1054)								
43	1	Invoice	FIBER REPAIR (SQUIRREL)	02/16/2026	2,607.50	09/26	601-23-52-5588-299	03/02/2026
Total 43:					2,607.50			
Total WOOLSTOCK MUTUAL TELEPHONE ASN (1054):					2,607.50			
ZERO9 SOLUTIONS LTD (7691)								
INV#11729-B	1	Invoice	BODY CAM CASE	02/09/2026	55.45	09/26	100-21-21-5110-312	03/02/2026
Total INV#11729-B2B:					55.45			
Total ZERO9 SOLUTIONS LTD (7691):					55.45			
ZIEGLER, INC. (1071)								
IN002287047	1	Invoice	PARTS	02/07/2026	1,122.28	09/26	204-23-30-5310-314	03/02/2026
Total IN002287047:					1,122.28			
Total ZIEGLER, INC. (1071):					1,122.28			
Grand Totals:					1,932,687.15			

GL Period	Amount
09/26	232,798.79
08/26	1,699,888.36
Grand Totals:	1,932,687.15

Vendor number hash: 867757
 Vendor number hash - split: 1049958
 Total number of invoices: 202
 Total number of transactions: 311

Terms Description	Invoice Amount	Net Invoice Amount
Open Terms	1,932,687.15	1,932,687.15
Grand Totals:	1,932,687.15	1,932,687.15

FUND LIST TOTALS FOR BILLS March 2, 2026

<u>Account</u>	<u>Fund</u>	<u>Total Amount</u>
100	General	\$ 116,230.29
130	Solid Waste	\$ 4,443.34
140	Recycling	\$ 12,652.50
204	Road Use Tax Fund	\$ 16,429.75
205	Airport	\$ 17,207.76
210	Police/Fire Retirement	\$ 6,440.77
214	K9 Trust	\$ 808.08
242	Economic Development	\$ 21,200.00
300	Debt Service	\$ 9,154.30
500	Capital Improvement Reserve	\$ 1,500,000.00
542	Fair Meadow - DM to Rodlyn	\$ 3,477.00
543	Beach Street Improvements	\$ 29,068.80
601	Electric Utility	\$ 36,743.10
602	Water Utility	\$ 35,566.49
603	Sewer Fund	\$ 22,756.86
611	Reisner Substation Project	\$ 25,522.47
612	Electric Distribution Improvements	\$ 38,182.41
613	Electric Transmission Improvements	\$ 1,854.00
621	Water Plant Impr (2024 Bond)	\$ 26,500.00
902	Medical/Flex	\$ 8,449.23
	Claims Total	\$ 1,932,687.15
<u>PAYROLL</u>		
<hr/>		
	Grand Total	\$ 1,932,687.15

Graceland Cemetery 2025 Annual Statistics Report

Reporting Period:
January 1, 2025 – December 31, 2025

Prepared for:
City of Webster City Mayor & City Council

Meeting Date:
March 2, 2026

Prepared by:
Breanne Leshner
Recreation & Public Grounds Director



Total Year Interments

<u>Year</u>	<u>Total</u>	<u>Traditional</u>	<u>Cremation</u>	<u>Year Total % of Cremations</u>
2025	75	33	42	56%
2024	59	21	38	64%
2023	82	31	51	62%
2022	87	35	52	60%
2021	73	27	46	63%
2020	76	37	39	51%
2019	79	29	50	63%
2018	69	31	38	55%
2017	68	38	30	44%
2016	73	37	36	49%
2015	67	25	42	63%
2014	71	44	27	38%
2013	79	47	32	41%
2012	73	43	30	42%
2011	100	52	48	48%
2010	75	45	30	40%
2009	97	59	38	39%
2008	89	64	25	28%
2007	93	52	41	44%
2006	87	56	31	36%
2005	109	67	42	39%
2004	95	58	37	39%
2003	101	76	25	25%
2002	113	88	25	22%
2001	109	73	36	33%
2000	110	80	30	27%
1999	132	100	32	24%
1998	113	94	19	17%
1997	114	94	20	18%
1996	118	92	26	22%
1995	118	90	28	24%
1994	104	89	15	14%
1993	113	101	12	11%
1992	110	98	12	11%
1991	117	100	17	15%
1990	118	109	9	8%
1989	128	114	14	11%
1988	129	115	14	11%
1987	103	95	8	8%
1986	110	100	10	8%

Lowest year of interments - 2024

Lowest monthly 0 (August 2025)

Highest monthly 20 (Aug. 2011)

Note* 2004-Present no burials in Calvary

Post Calvary 2004 to present

Interment Records from 1986-2024	
3836	Total
95.9	Avg. per year
8.0	Avg. per month

Interment Records 2004-2024 (Post Calvary)	
Total	1776
Avg. per year	80.7
Avg. per month	6.7

Numbers of Burials in Graceland Cemetery

<u>Section #</u>	<u># of Burials</u>
38	151
37	37
36	845
36A	106
35	629
34	828
33	226
33A	2
32	455
32W	173
32A	258
31	23
31A	6
31E (city)	7
30	79
29	267
29A	194
29E	7
29S	9
28	392
28F	155
28S	97
28W	52
27	628
26	277
25	478
24	864
24A	107
23	75
22	100
21	118
20	246
19	129
18	205
17	141
16	425
15	310
14	181
13	284
12	286
12S	36
11	275
10	285
9	304
8	187

TOTAL 10,939

<u>Section #</u>	<u># of Burials</u>
7	185
6	527
5	282
5W	77
3	50
2	67
1	364
BLK A	188
B	139
C	177
D	172
E	186
F	24
G	11
H	95
I	174
J	164
K	151
L	169
City Lots	176

TOTAL 3,378

CEMETERY TOTAL: 14,317

Grave Spaces Available for Sale

Section	# of traditional spaces for sale per section	# of cremation spaces for sale per section
38 (1-81)	247	0
38 (82-140)	147	0
37	0	38
35	3	0
34	16	0
32W (1-84)	95	0
32W (85-246)	524	0
31	28	0
30	0	211
28W (1-106)	279	0
28W (107-263)	546	0
5W	17	29
Totals:	1902	278

**Total Remaining Spaces:
2180**

Grave Spaces Sold Per Year

Year	# of traditional	# of cremation	Total
2025	29	8	37
2024	15	9	24
2023	35	18	53
2022	20	21	41
2021	44	9	53
2020	26	8	34
2019	18	8	26
2018	36	5	41
2017	26	6	32
2016	21	3	24
2015	16	12	28
2014	28	5	33
2013	25	6	31
2012	28	7	35
2011	37	13	50
2010	18	6	24
2009	34	11	45
2008	20	6	26
2007	46	9	55
2006	24	8	32
2005	42	4	46
2004	37	7	44
2003	52	4	56
2002	40	4	44
2001	38	0	38
2000	41	4	45
1999	42	4	46
1998	43	0	43
1997	49	0	49
1996	29	0	29
1995	45	0	45
Totals:	975	197	1172

Annual costs for Graceland Cemetery

YEAR	LOT SALE PER SPACE (Traditional)	INTERMENT COSTS (Traditional)
2025	\$ 760.00	\$ 720.00
2024	\$ 760.00	\$ 720.00
2023	\$ 760.00	\$ 720.00
2022	\$ 760.00	\$ 720.00
2021	\$ 760.00	\$ 720.00
2020	\$ 760.00	\$ 720.00
2019	\$ 760.00	\$ 720.00
2018	\$ 760.00	\$ 720.00
2017	\$ 740.00	\$ 700.00
2016	\$ 740.00	\$ 700.00
2015	\$ 740.00	\$ 700.00
2014	\$ 720.00	\$ 675.00
2013	\$ 700.00	\$ 655.00
2012	\$ 680.00	\$ 640.00
2011	\$ 650.00	\$ 610.00
2010	\$ 650.00	\$ 610.00
2009	\$ 620.00	\$ 585.00
2008	\$ 620.00	\$ 565.00
2007	\$ 620.00	\$ 565.00
2006	\$ 600.00	\$ 550.00
2005	\$ 600.00	\$ 550.00
2004	\$ 550.00	\$ 450.00
2003	\$ 507.00	\$ 389.00
2002	\$ 507.00	\$ 389.00
2001	\$ 507.00	\$ 389.00
2000	\$ 495.00	\$ 365.00
1999	\$ 238.00	\$ 365.00
1998	\$ 238.00	\$ 365.00
1997	\$ 238.00	\$ 365.00
1996	\$ 225.00	\$ 355.00
1995	\$ 218.00	\$ 345.00
1994	\$ 218.00	\$ 334.00
1993	\$ 213.00	\$ 319.00
1992	\$ 200.00	\$ 300.00
1991	\$ 200.00	\$ 300.00
1990	\$ 155.00	\$ 240.00
1989	\$ 155.00	\$ 220.00
1988	\$ 155.00	\$ 220.00
1987	\$ 155.00	\$ 220.00
1986	\$ 155.00	\$ 220.00
1985	\$ 110.00	\$ 220.00
1984	\$ 110.00	\$ 150.00
1983	\$ 90.00	\$ 150.00
1982	\$ 90.00	\$ 100.00
1981	\$ 90.00	\$ 100.00
1980	\$ 90.00	\$ 100.00
1979	\$ 90.00	\$ 100.00
1978	\$ 80.00	\$ 80.00
1977	\$ 80.00	\$ 80.00
1976	\$ 80.00	\$ 80.00
1975	\$ 80.00	\$ 80.00



AGENDA STATEMENT

TO: John Harrenstein, City Manager

FROM: Ariel Bertran, Community Development Director

DATE: March 2, 2026

RE: Resolution to Declare Necessity and Establish an Urban Renewal Area and Approve Urban Renewal Plan Amendment for the Expanded Webster City Riverview Urban Renewal Area

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

Setting the public hearing date to approve the development agreement with Brew Oil

SUMMARY: On February 2nd the City Council took action to set a public hearing for March 2nd to consider expanding the boundaries and amending the Riverview Central Business District Urban Renewal Plan. 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). Following the hearing, Council is asked to take action on the resolution and ordinance required to formalize this expansion and allow for the division of taxes (TIF) within the new boundary. In addition, staff requests the City Council set a public hearing to approve the development agreement with Brew Oil.

PREVIOUS COUNCIL ACTION: The original Riverview Urban Renewal plan was adopted in February 1986. Most recently, in November 2025, the Council approved an expansion to properties surrounding the central business district. On February 2, 2026, the Council set tonight's date for the public hearing regarding the expansion of these three specific parcels.

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: Three actions are requested of the City Council:

Staff recommends the City Council approve the Resolution to Declare Necessity and Approve the Urban Renewal Plan Amendment for the Riverview Central Business District,

Staff recommends the City Council approve the first reading of the Ordinance providing for the Division of Taxes.

Staff recommends the City Council set a public hearing for March 16th to consider approval of the development agreement with Brew Oil.

RESOLUTION NO. _____

Resolution 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

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the “Urban Renewal Law”), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the development of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, the City Council of the City of Webster City, Iowa (the “City”) has previously created the Webster City Riverview Urban Renewal Area (the “Urban Renewal Area”) and adopted an urban renewal plan (the “Plan”) for the governance of projects and initiatives therein; and

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

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; and (2) authorizes the undertaking of a new urban renewal project in the Urban Renewal Area consisting of providing tax increment financing support to Brew Oil, L.L.C. in connection with the renovation of an existing building for use in the business operations of a truck stop; and

WHEREAS, notice of a public hearing by the City Council on the question of establishing the Property as an urban renewal area and on the proposed Amendment was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Council has conducted said hearing on March 2, 2026; and

WHEREAS, the Planning and Zoning Commission of the City has reviewed and commented on the proposed Amendment; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Hamilton County and the Webster City Community School District; the consultation meeting was held on February 4, 2026; and responses to any comments or recommendations received following the consultation meeting were made as required by law; and

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

Section 1. An economic development and blighted area as defined in Chapter 403 of the Code of Iowa, is found to exist on the Property.

Section 2. The Property is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa and is hereby designated the March, 2026 Addition to the Webster City Riverview Urban Renewal Area.

Section 3. The development of the Property is necessary in the interest of the public health, safety or welfare of the residents of the City.

Section 4. It is hereby determined by this City Council as follows:

A. The proposed Amendment and the projects and initiatives described therein conform to the general plan of the municipality as a whole;

B. The proposed economic development projects described in the Amendment are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

C. Proposed blight alleviation and prevention projects described in the Amendment are necessary to restore the property situated in the Urban Renewal Area to its highest and best use and to prevent the spread of blighted conditions in the Urban Renewal Area; and

D. It is not intended that families will be displaced as a result of the City's undertakings under the Amendment. Should such issues arise with future projects, then the City will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 5. The Amendment attached hereto and made a part hereof, is hereby in all respects approved.

Section 6. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved March 2, 2026.

John Hawkins, Mayor

Attest:

Sherry Simmons, Deputy City Clerk

EXHIBIT A
Legal Description
Expanded Webster City Riverview Urban Renewal Area
(March, 2026 Addition)

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.

And

All of the public right-of-way of Superior Street situated in the City of Webster City, Hamilton County, State of Iowa.

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

STATE OF IOWA

SS:

HAMILTON COUNTY

I, the undersigned, County Auditor of Hamilton County, in the State of Iowa, do hereby certify that on the ___ day of _____, 2026, a copy of an ordinance of the City of Webster City, Iowa was filed in my office, shown to have been adopted by the City Council and approved by the Mayor thereof on March 2, 2026, entitled: "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," and that I have duly placed a copy of the ordinance on file in my records.

WITNESS MY HAND this _____ day of _____, 2026.

County Auditor

STATE OF IOWA
HAMILTON COUNTY SS:
CITY OF WEBSTER CITY

I, the undersigned, Deputy City Clerk of the City of Webster City, Iowa, do hereby certify that I caused to be published “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,” of which the printed slip attached to the publisher’s original affidavit hereto attached is a true and complete copy, on the date and in the newspaper specified in such affidavit, and that such newspaper has a general circulation in the City.

WITNESS MY HAND this ____ day of _____, 2026.

Sherry Simmons, Deputy City Clerk

(Attach hereto publisher’s affidavit of publication with clipping of ordinance as published.)

(PLEASE NOTE: Do not sign and date this certificate until you have checked a copy of the published ordinance and have verified that it was published on the date indicated in the publisher’s affidavit.)

CITY OF WEBSTER CITY, IOWA

URBAN RENEWAL PLAN AMENDMENT
WEBSTER CITY RIVERVIEW URBAN RENEWAL AREA

March, 2026

The Urban Renewal Plan (the “Plan”) for the Webster City Riverview Urban Renewal Area (the “Urban Renewal Area”) in the City of Webster City, Iowa (the “City”) is being amended for the purposes of adding certain property to the Urban Renewal Area and identifying a new urban renewal project to be undertaken therein.

1) Addition of Property. The real property (the "Property") legally described on Exhibit A hereto is, by virtue of this Amendment, being added as the March, 2026 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development and blighted area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area. It is anticipated that the City will adopt an ordinance providing for the division of property tax revenues, as set forth in Section 403.19 of the Code of Iowa, with respect to a portion of the Property.

Blight Finding: An investigation has been conducted, the results of which indicate that conditions of blight, as described in Section 403.17(5) of the Code of Iowa, exist on the Property as a result of the deterioration of private properties, faulty land use and lot layout conditions, deterioration of site improvements, and deteriorating public infrastructure (the “Blighted Conditions”).

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

Name of Project: Brew Oil, L.L.C. Truck Stop Project

Date of Council Approval of Project: March 2, 2026

Description of Project and Project Site: Brew Oil, L.L.C. (the “Company”) has proposed to undertake the renovation of an existing building situated on certain real property located at 407 Closz Drive (the “Brew Oil Property”) in the Urban Renewal Area for use in the business operations of a truck stop, including two fast casual restaurants (the “Project”).

The Project will alleviate Blighted Conditions on the Brew Oil Property, prevent the spread of certain blighted conditions in the Urban Renewal Area and enhance the quality of life in the City, thereby resulting in economic development growth in the City.

It has been requested that the City provide tax increment financing assistance to the Company in support of the efforts to complete, operate, and maintain the Project.

The costs incurred by the City in providing tax increment financing assistance to the Company will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$15,000.

Description of Use of TIF: The City intends to enter into a Development Agreement with the Company with respect to the construction and use of the completed Project and to provide annual appropriation economic development payments (the “Payments”) to the Company thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Brew Oil Property. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Project will not exceed \$1,200,000, plus the Admin Fees.

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

Constitutional debt limit of the City:	<u>\$27,638,823</u>
Outstanding general obligation debt of the City:	<u>\$14,935,000</u>
Proposed debt to be incurred in connection with this March, 2026 Amendment*:	<u>\$ 1,215,000</u>

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

**EXHIBIT A
LEGAL DESCRIPTION
WEBSTER CITY RIVERVIEW URBAN RENEWAL AREA
MARCH, 2026**

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

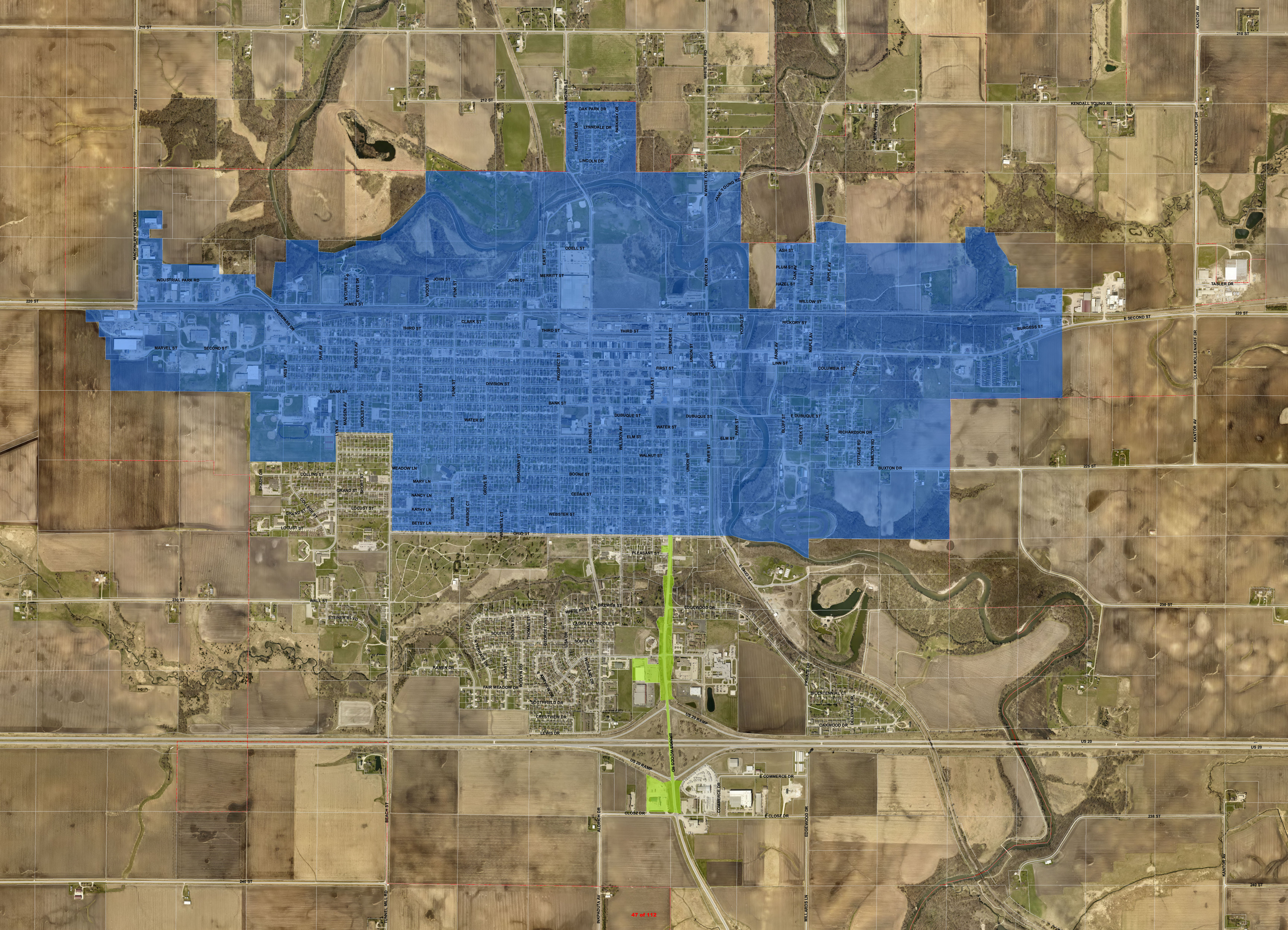
PARCEL A OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 88 NORTH, RANGE 26 WEST, OF THE 5TH PRINCIPAL MERIDIAN, HAMILTON COUNTY, IOWA, AND LYING WITHIN THE CITY LIMITS OF WEBSTER CITY, IOWA AND EXCEPT THAT PART ACQUIRED IN QUIT CLAIM DEED RECORDED IN BOOK 2023, PAGE 1956 IN THE OFFICE OF THE HAMILTON,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

And

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

And

All of the public right-of-way of Superior Street situated in the City of Webster City, Hamilton County, State of Iowa.





WEBSTER CITY PLANNING AND ZONING COMMISSION MINUTES
February 9, 2026

The meeting of the Webster City Planning and Zoning Commission was held on February 9, 2026, at City Hall. The meeting was called to order by Chairperson Steve Struchen at 6:00 P.M.

ROLL CALL: Present: Maggie Breitenkamp, Carolyn Cross, Jim Kumm, Shelby Kroona, Steve Struchen
Absent: Mary Clausen, Kyle Heffernan, Lynn Jaycox, Anna Woodward

Also in attendance: Ariel Bertran, Community Development Director

It was moved by Breitenkamp and seconded by Cross to approve the agenda.

ROLL CALL: Aye: Breitenkamp, Cross, Kumm, Kroona, Struchen
Nay: None
MOTION CARRIED.

It was moved by Breitenkamp and seconded by Cross to approve the minutes of January 12, 2026.

ROLL CALL: Aye: Breitenkamp, Cross, Kumm, Kroona, Struchen
Nay: None
MOTION CARRIED.

Petitions – Communications – Requests: None

Following discussion, the board unanimously agreed that the proposed expansion of the Riverview–Central Business District Urban Renewal Plan boundary, as recommended by City Staff, conforms with the Comprehensive Plan.

Commission Comments – None

Staff Comments – Staff provide an update on the vacant building registration, the first round of letters were sent out.

It was moved by Breitenkamp and seconded by Kumm to adjourn.

ROLL CALL: Aye: Breitenkamp, Cross, Kumm, Kroona, Struchen.
Nay: None
MOTION CARRIED.

Meeting was adjourned at 6:31 p.m.

James Kumm
Secretary

RESOLUTION NO. _____

Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Brew Oil, L.L.C., Including Annual Appropriation Tax Increment Payments

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 certain ordinances 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, 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 proposes to enter into a certain development agreement (the “Development Agreement”) with Brew Oil, L.L.C. (the “Developer”) in connection with the renovation of an existing building for use in the business operations of a truck stop the Urban Renewal Area; and

WHEREAS, the Development Agreement would provide financial incentives to the Developer in the form of annual appropriation incremental property tax payments to the Developer in an amount not to exceed \$1,200,000 under the authority of Section 403.9(1) of the Code of Iowa; and

WHEREAS, it is necessary to set a date for a public hearing on the Development Agreement, pursuant to Section 403.9 of the Code of Iowa;

NOW THEREFORE, IT IS RESOLVED by the City Council of the City of Webster City, Iowa, as follows:

Section 1. This City Council shall meet on March 16, 2026, at 6:05 p.m., at the Council Chambers, in the City, at which time and place proceedings will be instituted and action taken to approve the Development Agreement.

Section 2. The City Clerk is hereby directed to give notice of the proposed action, the time when and place where said meeting will be held, by publication at least once not less than four days and not more than twenty days before the date of said meeting in a legal newspaper of general circulation in the City. Said notice shall be in substantially the following form:

NOTICE OF MEETING FOR APPROVAL OF DEVELOPMENT AGREEMENT WITH BREW OIL, L.L.C. AND AUTHORIZATION OF ANNUAL APPROPRIATION TAX INCREMENT PAYMENTS

The City Council of the City of Webster City, Iowa, will meet at the Council Chambers, on March 16, 2026, at 6:05 p.m., at which time and place proceedings will be instituted and action taken to approve a Development Agreement between the City and Brew Oil, L.L.C. (the “Developer”), in connection with 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 “Urban Renewal Area”), which Agreement provides for certain financial incentives in the form of incremental property tax payments (the “Payments”) to the Developer in a total amount not exceeding \$1,200,000 as authorized by Section 403.9 of the Code of Iowa.

The commitment of the City to make the Payments to the Developer under the Development Agreement will not be a general obligation of the City, but such Payments will be payable solely and only from incremental property tax revenues generated within the Webster City Riverview Urban Renewal Area. Some or all of the Payments under the Development Agreement may be made subject to annual appropriation by the City Council.

At the meeting, the City Council will receive oral or written objections from any resident or property owner of the City. Thereafter, the Council may, at the meeting or at an adjournment thereof, take additional action to approve the Development Agreement or may abandon the proposal.

This notice is given by order of the City Council of Webster City, Iowa, in accordance with Section 403.9 of the Code of Iowa.

John Harrenstein
City Clerk

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Section 4. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved March 2, 2026.

John Hawkins, Mayor

Attest:

Sherry Simmons, Deputy City Clerk

••••

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 agrees that the Project will minimally include the elements set forth on Exhibit B hereto (the “Required Improvements”). The Company agrees 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 C. The Company agrees to construct the Project, including the Required Improvements, 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 D.

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 E 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
REQUIRED IMPROVEMENTS

EXHIBIT C FLOOR PLAN

BREW

Webster city, 407 closz drive,IA

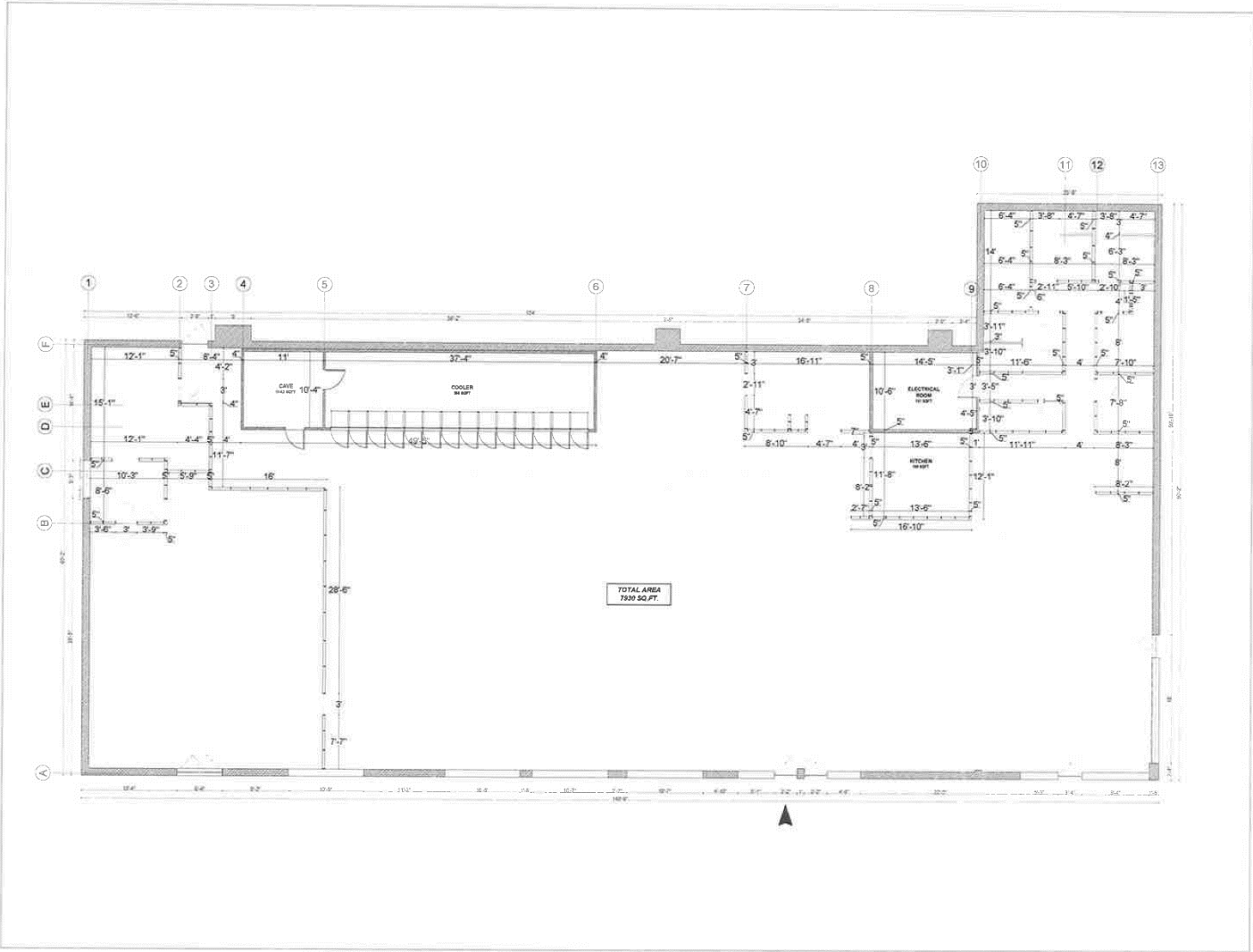
SEMBOLS	ABBREVIATIONS	DRAWING INDEX
<p>1'-2" MAIN DIMENSIONS</p> <p>DIMENSIONS 2</p> <p>360 PANORAMA RENDER</p> <p>SQFT: 3821 PROJECT AREA</p> <p>COOLER ELEVATION SIGN</p> <p>BULKHEAD</p> <p>BULKHEAD</p> <p>SECTION LINE</p> <p>STARTING POINT OF THE TILES</p> <p>DOOR NUMBER</p> <p>WINDOW NUMBER</p>	<p>C.T. - 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> <hr/> <p style="text-align: center;">MATERIALS</p> <p> BRICK</p> <p> CLOSURE</p> <p> WALLPAPER</p> <p> WALK IN COOLER</p> <p> SOFFIT</p>	<p style="text-align: center;">PLAN</p> <p>01 NEW WALL PLAN</p> <p>02 PLAN</p> <p>03 FLOOR PLAN</p> <p>04 WALL COLOR PLAN</p> <p>05 WALL COLOR SECTION</p> <p>06 FIXTURES PLAN</p> <p>07 JUNCTION BOX PLAN</p> <p>08 ELECTRICAL PLAN</p> <p>09 SIGN ELECTRICAL PLAN & ELEVATION</p> <p>10 PLUMBING PLAN</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



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

218 N 18th Ave, STE
100 Phoenix, AZ
Main Office:
+1 (602) 960-3772
www.7lines.us

Project Name

BREW
Webster city,
407 cosz
drive, IA

Project No

343

Version No

4

Drawing Title

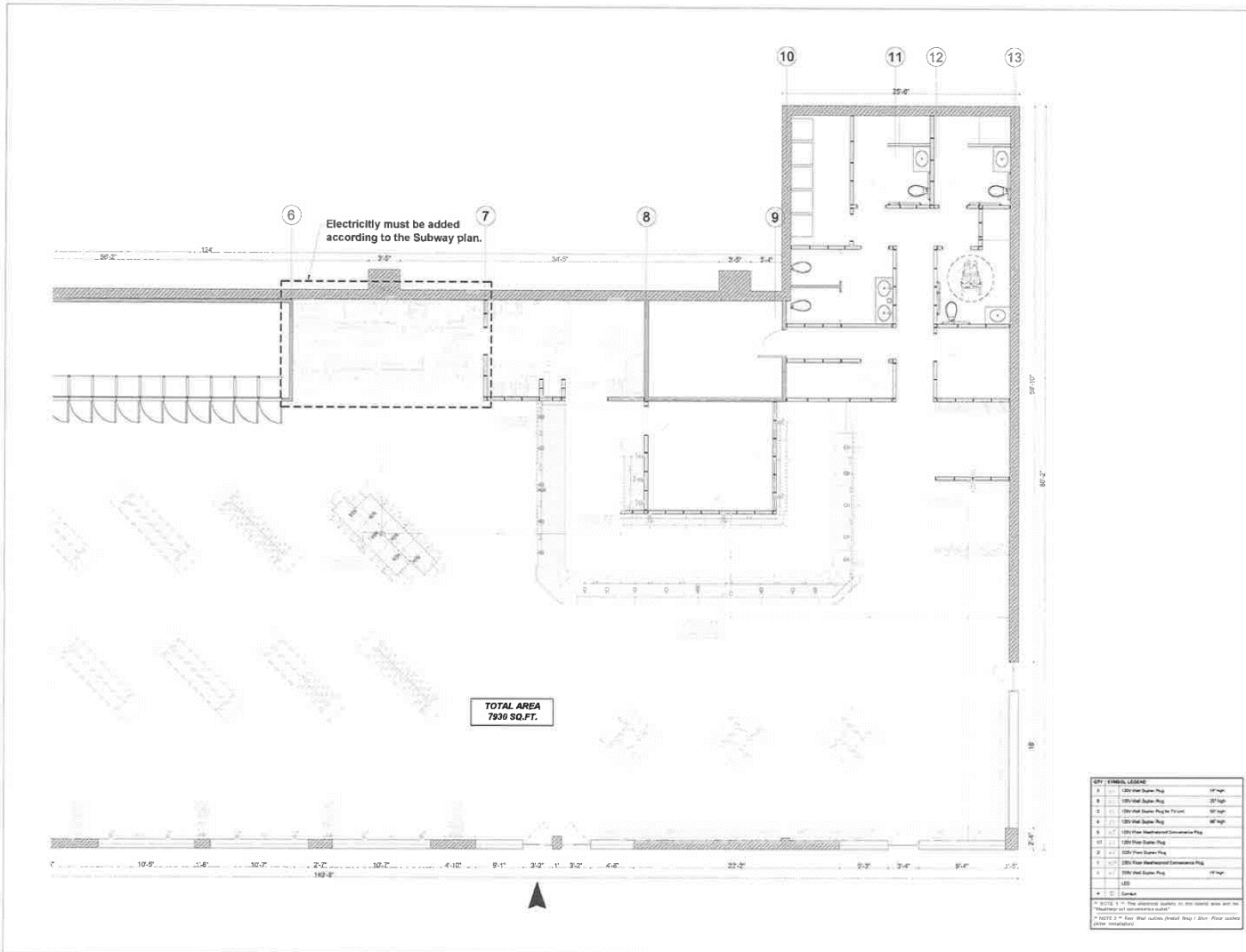
NEW WALL
PLAN

Drawing Date

11.13.2025

Drawing Number

01



LINES
DESIGN | SUPPLY | BUILD

1422 Woodmont
Lans, GA 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

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4

Drawing Title

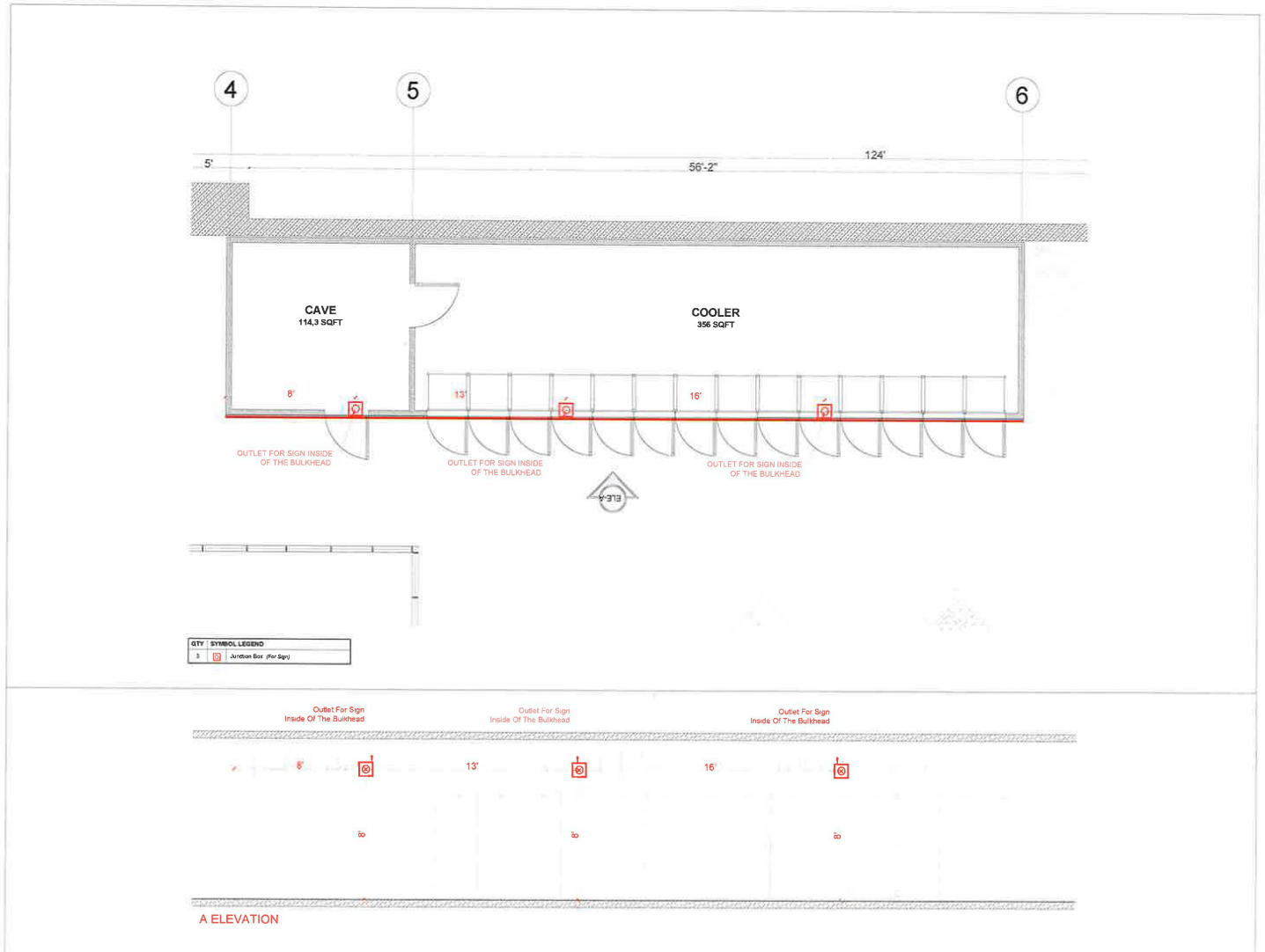
ELECTRICAL PLAN

Drawing Date

11.13.2025

Drawing Number

08



TILINES
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) 660-3772
www.Tilines.us

Project Name

BREW
Webster city,
407 closz
drive,IA

Project No

343

Version No

4

Drawing Title

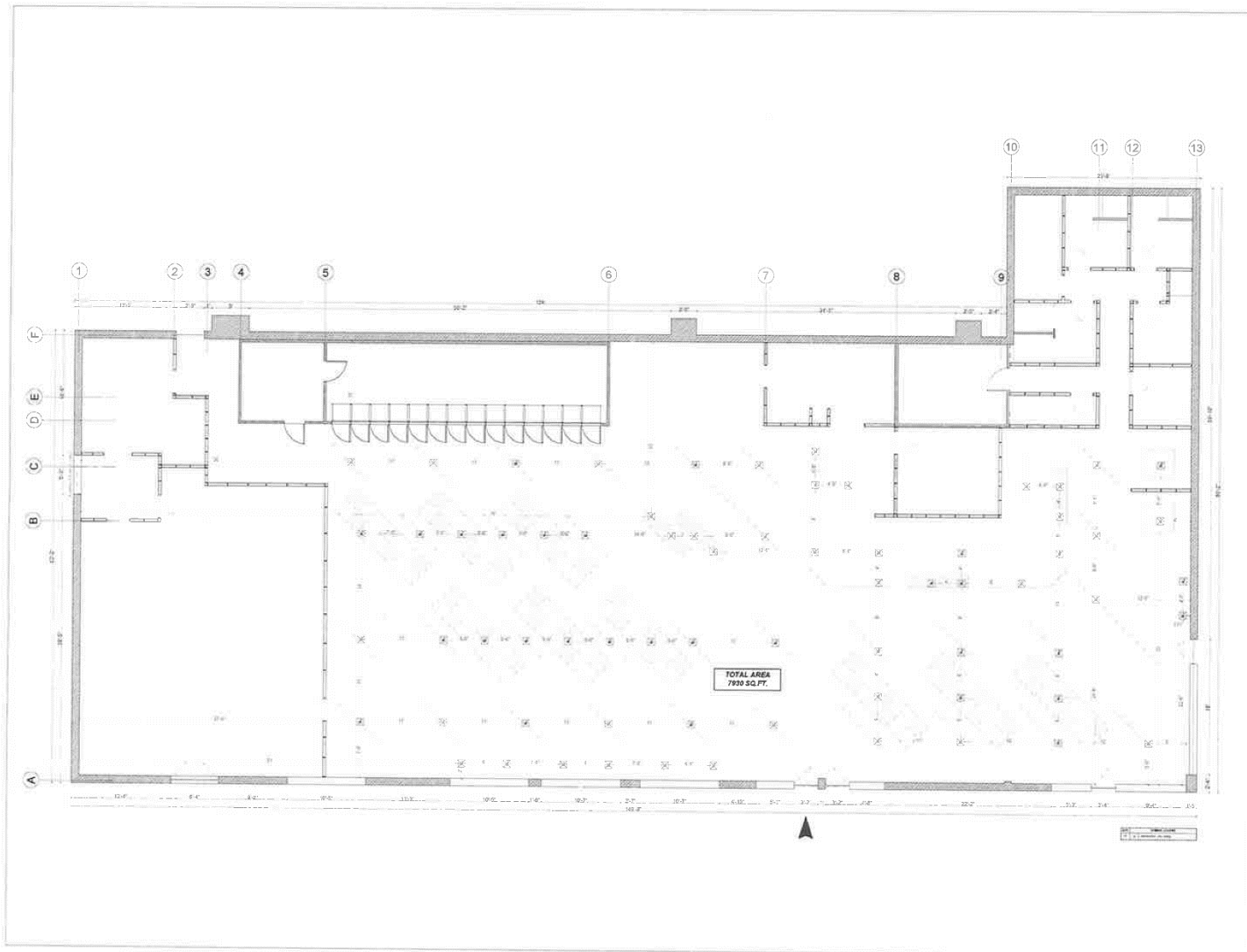
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ELECTRICAL
PLAN &
ELEVATION**

Drawing Date

11.13.2025

Drawing Number

09



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

216 N 18th Ave, STE
100 Phoenix, AZ
Main Office:
+1 (602) 660-3772
www.Lines.us

Project Name

BREW
Webster city,
407 closz
drive,IA

Project No

343

Version No

4

Drawing Title

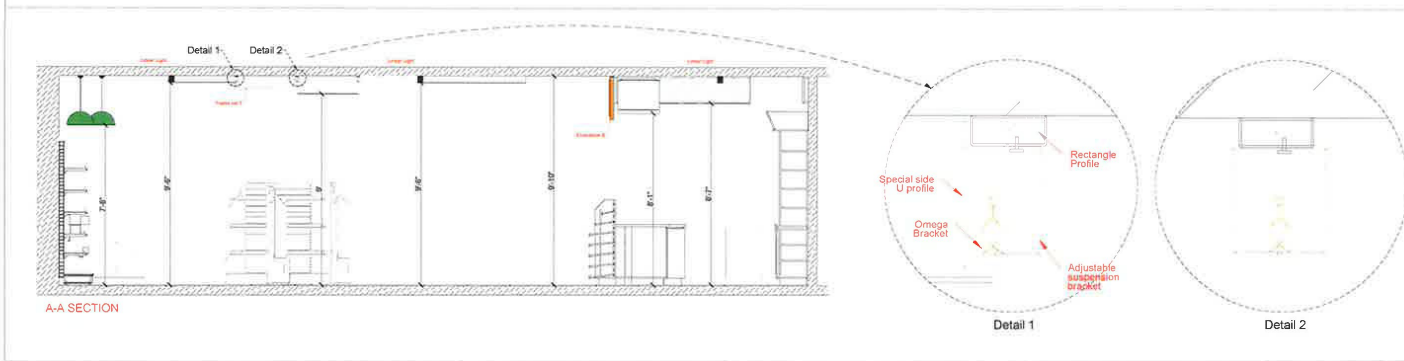
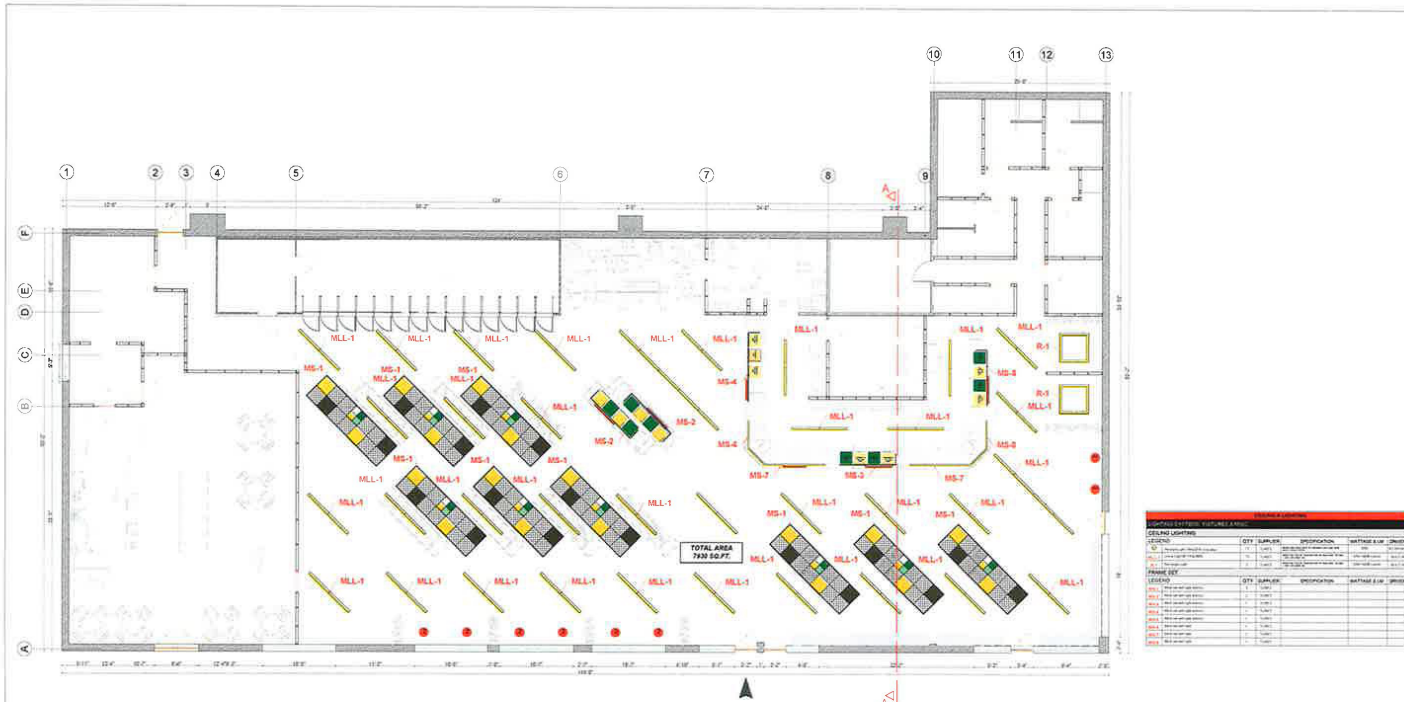
**JUNCTION
BOX
PLAN**

Drawing Date

11.13.2025

Drawing Number

07



LINES
DESIGN | SUPPLY | INSTALL

1422 Woodmont
Lane #4 Atlanta, GA
Main Office:
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100 Phoenix, AZ
Main Office:
+1 (800) 880-3772
www.Lines.us

Project Name

BREW
Webster city,
407 closz
drive,IA

Project No

343

Version No

4

Drawing Title

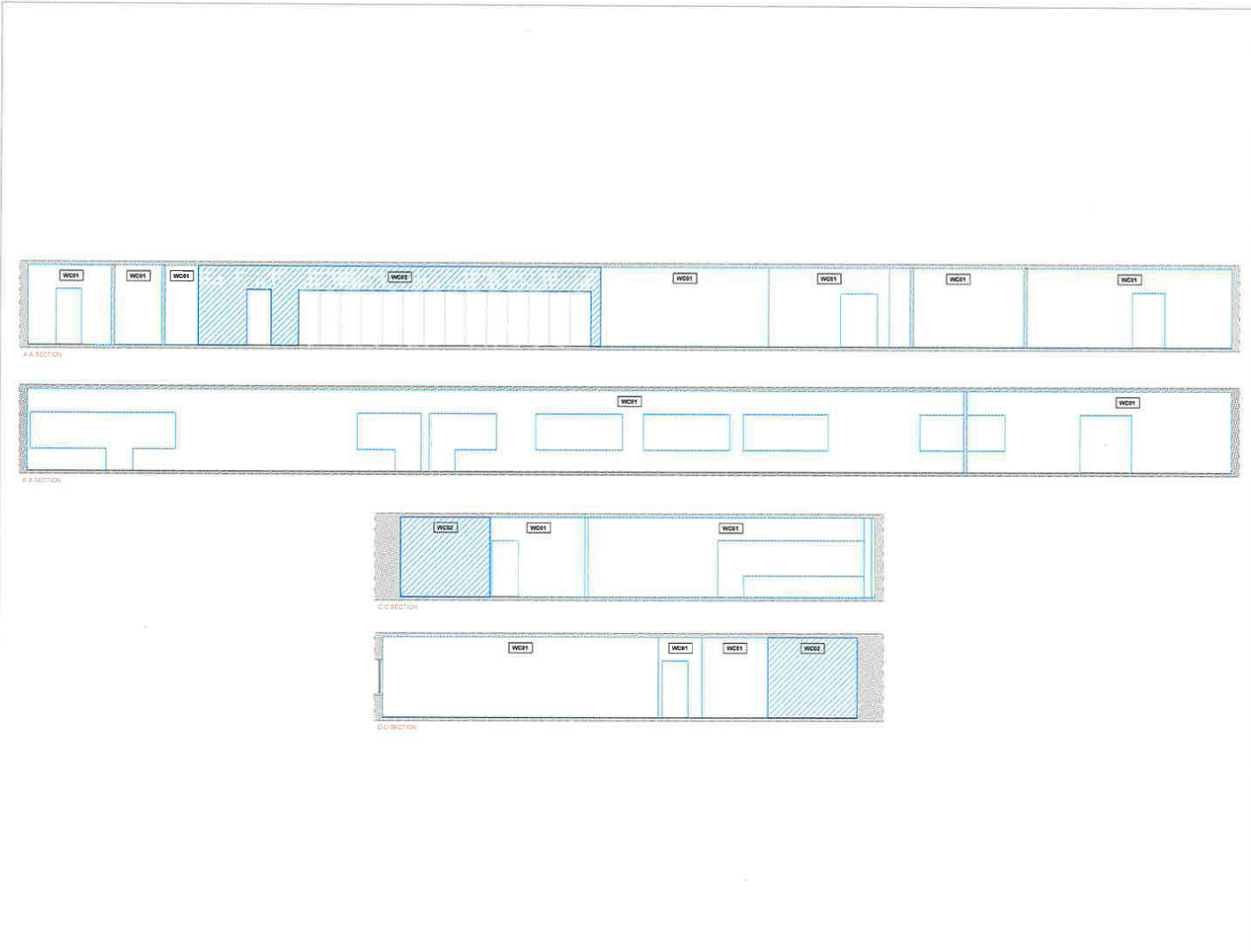
**FIXTURES
PLAN**

Drawing Date

11.13.2025

Drawing Number

06



1422 Woodmont
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Project Name

BREW
Webster city,
407 closz
drive, IA

Project No

343

Version No

4

Drawing Title

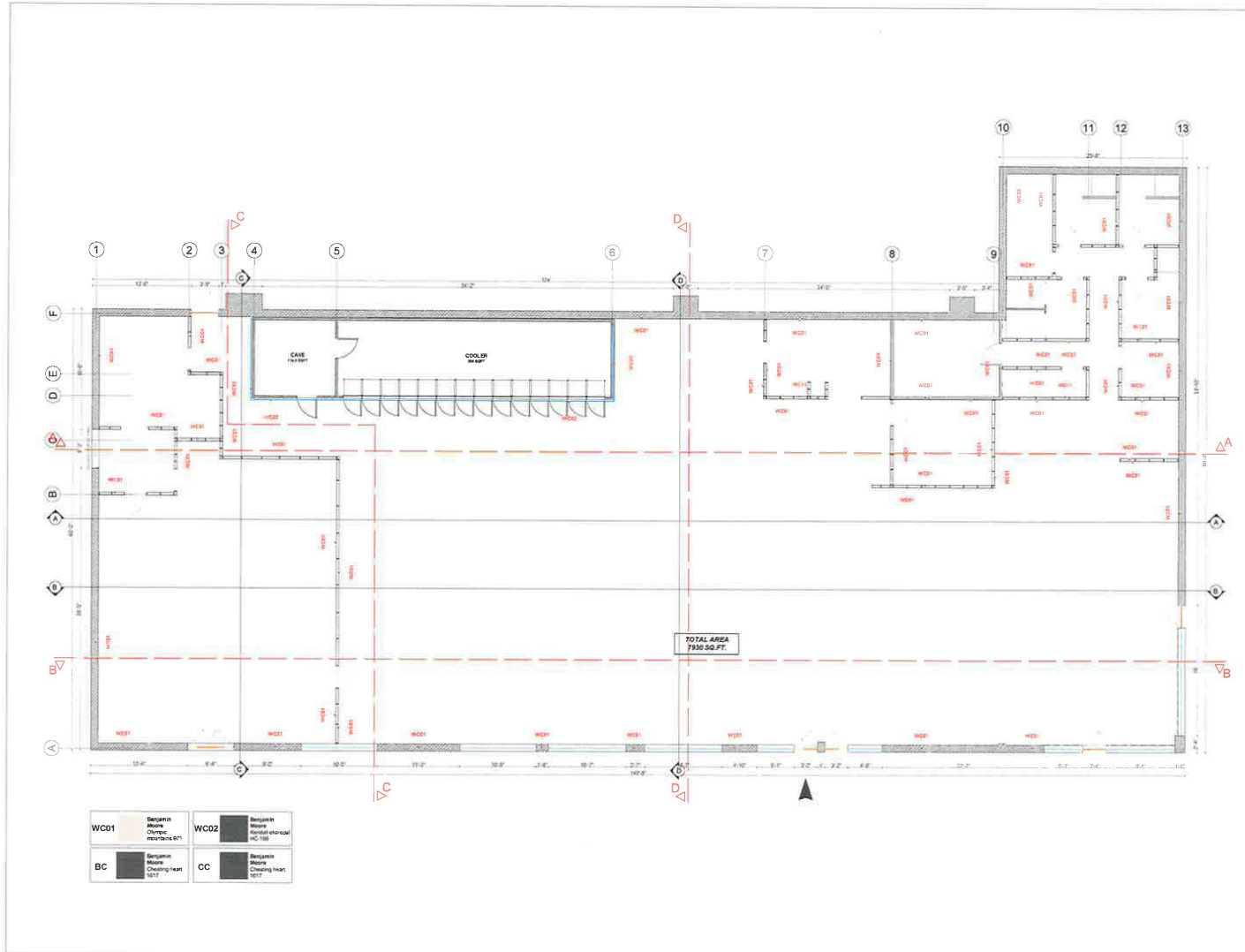
**WALL
COLOR
SECTION**

Drawing Date

11.13.2025

Drawing Number

05



LINES
DESIGN | SUPPLY | BUILD

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

216 N 18th Ave, STE
100 Phoenix, AZ
Main Office:
+1 (800) 866-3772
www.Lines.us

Project Name

BREW
Webster city,
407 closz
drive,IA

Project No

343

Version No

4

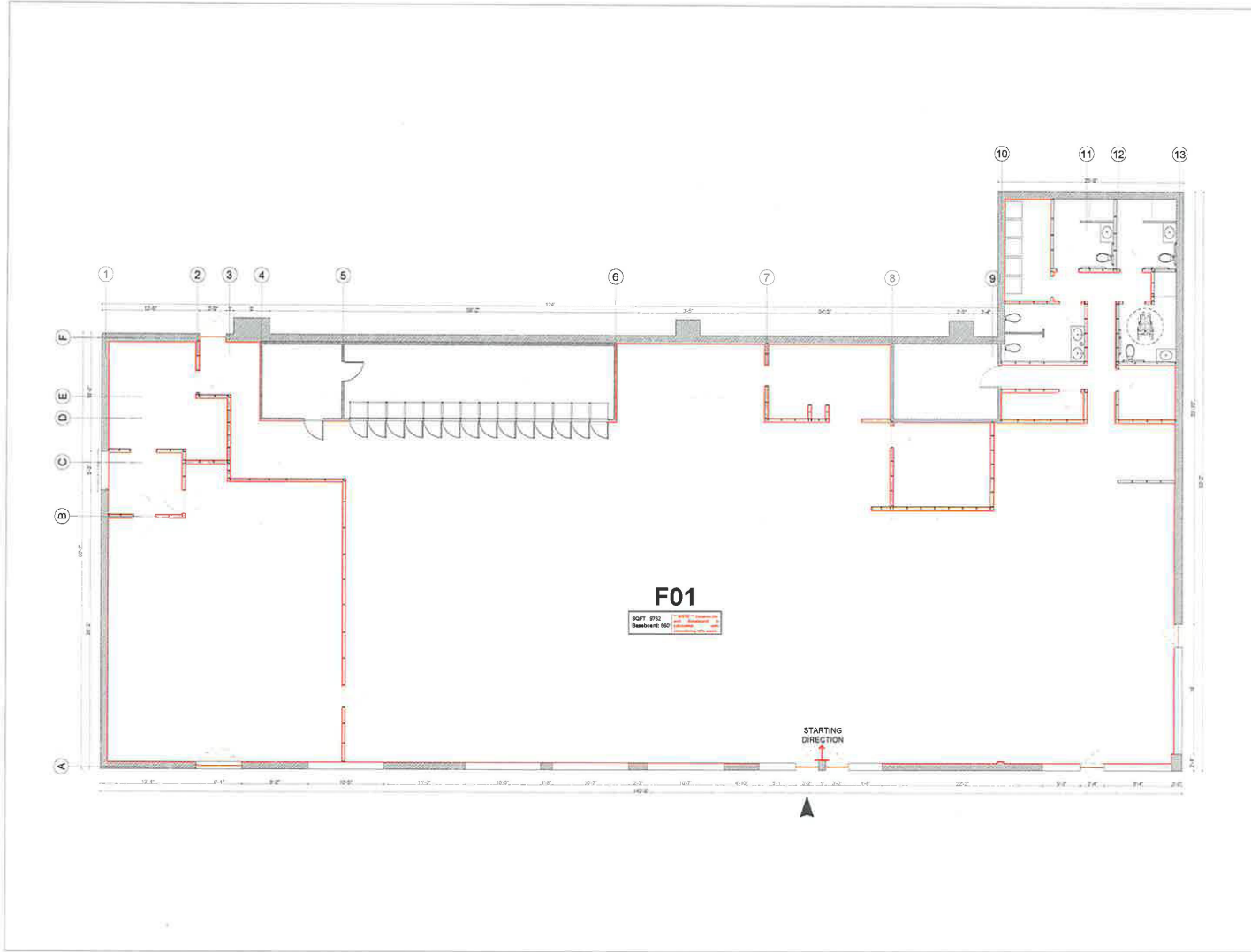
Drawing Title

**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

EXHIBIT D
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 E
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: _____



AGENDA STATEMENT

TO: John Harrenstein, City Manager
FROM: Chuck Stansfield, Fire Chief
DATE: March 2, 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- \$150 per alarm
- 5- \$300 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 2, 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 1, 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		
	Actual	Actual	Budget	Amended	Proposed	Prior Year	Forecast	Forecast	Forecast	Forecast		
REVENUE			3%	5%	4%		2%	1%	1%	1%		% Rate Increase
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		41/1/26 (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	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: Mayor & City Council
 FROM: City Manager
 Finance Director
 Deputy City Clerk
 DATE: March 2, 2026
 RE: Set Public Hearing to set maximum Property Tax Levy for FY 26/27

SUMMARY: Staff requests the City Council set a public hearing for 5:45 on Monday, April 6, 2026 regarding the maximum property tax levy to be considered for the FY 26/27 budget. The hearing cannot be held prior to March 20th, must be held prior to setting the budget certification hearing, and be held separate from any other city business. The meeting will adjourn after the public hearing with a 5-minute recess prior to opening the scheduled council meeting. The Council may not increase the proposed levy amount at the public hearing, but may decrease it.

PROPOSED LEVY:

Levy	PROPOSED 2026/2027 LEVY							
	A. 24/25	A. 25/26	P. 26/27	Adopted 2024/2025	Adopted 2025/2026	Proposed 2026/2027	+/- \$\$	+/- %
General Fund	8.34	8.10	8.10	2,180,910	2,260,054	2,321,593	61,539	3%
Aviation	0.27	0.27	0.05	70,620	75,378	15,000	-60,378	-80%
Property / Liability	0.74	0.31	0.48	194,083	86,273	137,962	51,689	60%
Transit	0.05	0.05	0.05	13,519	13,519	13,518	-1	0%
Debt Service	4.08	4.07	3.72	1,123,532	1,123,533	1,123,532	-1	0%
Subtotal	13.48	12.8	12.40	3,582,664	3,558,757	3,611,605	52,848	1%
Police/Fire	1.05	1.04	0.97	273,518	291,712	278,175	-13,537	-5%
FICA/IPERS	0.89	0.85	0.72	232,259	237,820	206,286	-31,534	-13%
Emp. Benefits	2.69	2.74	2.42	703,499	763,876	694,952	-68,924	-9%
Subtotal	4.63	4.63	4.11	1,209,276	1,293,408	1,179,413	(113,995)	-9%
Total Dollars				4,791,940	4,852,165	4,791,018	(61,147)	-1%
Proposed Levy Rate	18.11	17.43	16.51				-0.6815	
Ag Land	3.01	3	3.01	9,896	10,111	10,294	183	2%
Subtotal	3.01	3	3.01	9896	10,111	10,294	183	

Changes to the levy include inflationary increases in the general fund, a decrease to the Aviation Levy based on a strong fund balance and available project funding through FAA, and reductions in employee benefit levies as a result of a lower employee count. The debt service levy is proposed to remain flat and can sustain the city's bond obligations with this amount. The property/liability levy is proposed to increase by \$51,000 to cover the costs of insurance. The total levy represents a decrease of \$61,147 or a 1% decrease from the previous fiscal year. This may be adjusted downward by the Council during budget work sessions, but not upward following the public hearing.

DISCUSSION: The Iowa State Legislature made changes to the property tax system beginning with the 2024-2025 fiscal year.

- Beginning with FY15 legislature approved a new rollback for Commercial & Industrial properties. The rollback began with 95% of valuations in year 1 and 90% of valuations for year 2 and every year thereafter. The State set up a backfill to help cities with the loss of this revenue, however during 2021 legislation it was decided to begin reducing the amount of the backfill each year until cities would no longer receive any type of backfill for the commercial and industrial rollback. Webster City is scheduled to receive the final payment of \$13,566.08 during FY29.
- In 2022 a bill was passed to eliminate a Business Property Tax Credit that was given to eligible property owners that applied for this credit. The credit was replaced with an automatic rollback of the 1st \$150,000 of taxable value on every commercial, industrial and railroad property without the need to apply. The state has set aside \$125,000,000 to backfill cities for this loss of revenue.
- The 2023 legislation also requires each city to hold a public hearing separate from any other city related business in regards to the levy being proposed to certify for the upcoming fiscal year. The public hearing is to be held after each property owner receives a statement from the county auditor showing how much of their property tax dollars will be allocated to each levy. The information for this form needed to be submitted no later than March 5th with the letters to be mailed on March 20th.
- The current legislative session is actively considering property tax reform which may include caps on revenue available to be collected by the City. The impacts of the proposed legislation range from caps that can be sustained by the city and caps which will force difficult decisions regarding services and staffing. The increase of approximately \$60,000 in the general fund is needed for costs required to provide services, and is also recommended as defensive measure given the current property tax cap environment.

The public hearing will be set for April 6, 2026 at 5:45 p.m., when the hearing is finished, we will adjourn this meeting, take a minimum 5-minute recess and open a second meeting which will be the normal 1st Monday of the month council meeting.



FINANCIAL IMPACT: The proposed levy rate is \$.6815 lower than the current fiscal year’s rate or approximately \$61,147 dollars representing a 1% decrease in the city’s tax rate. A table estimating the impact of the proposed levy on varying assessments of homes in the community is below. The table reflects homestead, however those residents who have lived in their home for 12 months or more and age 65 or older would receive a higher credit than what is shown in the table. Also, the new rollback is 44.3545 which will reduce the taxable valuation.

Levy		17.21463	16.51238	
Current Rollback		47.4300%		
Assessed Valuation	Taxable Valuation w/Homestead	City Tax Current Levy & Rollback	City Tax Proposed Levy & Rollback	Increase
50,000	18,865	325	312	(13)
75,000	30,723	529	507	(22)
100,000	42,580	733	703	(30)
125,000	54,438	937	899	(38)
150,000	66,295	1,141	1,095	(47)
175,000	78,153	1,345	1,290	(55)
200,000	90,010	1,549	1,486	(63)
225,000	101,868	1,754	1,682	(72)
250,000	113,725	1,958	1,878	(80)
275,000	125,583	2,162	2,074	(88)
300,000	137,440	2,366	2,269	(97)
325,000	149,298	2,570	2,465	(105)
350,000	161,155	2,774	2,661	(113)
375,000	173,013	2,978	2,857	(121)
400,000	184,870	3,182	3,053	(130)

The taxes to be certified and collected for FY 2026/2027 are based on valuations from January 1, 2025. The increase in our taxable value is due to many factors including new builds and improvements to existing properties.

RECOMMENDATION:

Staff recommends setting the Proposed Tax Levy Public Hearing for 5:45 p.m. on Monday, April 6, 2026.

Staff also requests consensus regarding the proposed levy amount to guide budget preparation for the upcoming budget workshop.

AGENDA STATEMENT

TO: John Harrenstein, City Manager

FROM: Breanne Leshner, Recreation & Public Grounds Director

DATE: March 2, 2026

RE: Adopt a Resolution Authorizing the City Manager to Proceed with Quote and Award Contract for the East Twin Park Shelter Project (Concrete & Plumbing) to Burgin Concrete Construction and Riley-Armstrong Plumbing & Heating in the Amount of \$43,175.

SUMMARY:

The City of Webster City is preparing to move forward with the East Twin Park Shelter Project, which includes foundation and flat concrete work along with installation of the plumbing system. Bid documents were issued on January 20, 2026, with a bid letting on February 16, 2026 at 2:00 p.m. in the City Council Chambers. No contractors bid on the project. Staff contacted 6 general contractors to provide a quote for the project.

PREVIOUS COUNCIL ACTION:

The City Council approved the purchase of the East Twin Park Shelter Kit from ABCreative at the September 15, 2025 city council meeting.

The City Council approved bidding a contract for the East Twin Park Shelter Project at the January 19, 2026 city council meeting.

BACKGROUND/DISCUSSION:

The existing bathroom and storage building at East Twin Park was built between 1950 and 1952. The new shelter will be ADA-compliant and include the following: toilet, urinal, sink, baby changing station and accessible layout for family use.

The following general contractors were contacted and provided the following quotes:

1. Peterson Construction: No quote provided
2. Habhab Construction: \$65,220.00
3. Burgin Concrete and Riley-Armstrong Plumbing & Heating: \$43,175.00
4. Foam Catz LLC: No quote provided
5. Cardenas Concrete, LLC: No quote provided
6. T K Concrete, Inc.: No quote provided

Project Schedule for Concrete Foundation/Flat Work and Plumbing System:

- Award Quote: Monday, March 2, 2026
- Construction Period: Following award through project completion
- Project Completion Deadline: Friday, May 15, 2026

FINANCIAL IMPLICATIONS:

There are sufficient funds for the project, including \$65,000 budgeted in the Fiscal Year 2025-2026 Capital Improvement Plan, \$27,000 from the Hotel/Motel fund, \$12,885.51 from the East Twin Park City Fund, \$9,100 from the Enhance Hamilton County General Park Fund, reallocating \$42,710 from the Outdoor Pool Study and \$25,000 for Cemetery Asphalt Roads that was budgeted out of the park Capital Improvement Plan. The remaining needed funds will be drawn from the Local Option Sales Tax dollars allocated for park improvements in the adopted budget.

RECOMMENDATION:

Staff recommends that the City Council award the East Twin Park Shelter Project (Concrete & Plumbing) to Burgin Concrete Construction and Riley-Armstrong Plumbing & Heating in the Amount of \$43,175.

RESOLUTION NO. 2026 – xxx

A RESOLUTION AUTHORIZING THE CITY MANAGER TO AWARD AND EXECUTE CONTRACTS FOR THE EAST TWIN PARK SHELTER PROJECT (CONCRETE & PLUMBING) TO BURGIN CONCRETE CONSTRUCTION AND RILEY-ARMSTONG HEATING & COOLING IN THE AMOUNT OF \$43,175.00.

WHEREAS, the City Council of the City of Webster City approved the purchase of the East Twin Park Shelter Kit at its September 15, 2025 meeting; and

WHEREAS, the City Council authorized the bidding of the East Twin Park Shelter Project at its January 19, 2026 meeting; and

WHEREAS, bid documents for the East Twin Park Shelter Project (Concrete & Plumbing) were issued on January 20, 2026, with a bid letting held on February 16, 2026, at which no bids were received; and

WHEREAS, City staff subsequently solicited quotes from qualified contractors for the concrete foundation, flat work, and plumbing installation associated with the project; and

WHEREAS, Burgin Concrete Construction, in coordination with Riley-Armstrong Plumbing & Heating, submitted the lowest responsive quote in the amount of \$43,175.00.

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

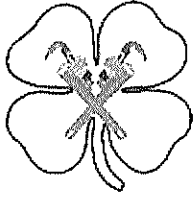
SECTION 1: The City Manager is hereby authorized to award the East Twin Park Shelter Project (Concrete & Plumbing) to Burgin Concrete Construction and Riley-Armstrong Plumbing & Heating in the amount of \$43,175.00.

Passed and adopted this 2nd day of March 2026.

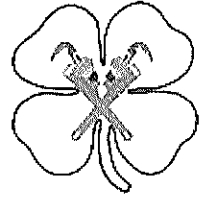
John Hawkins, Mayor

ATTEST:

Sherry Simmons, Deputy City Clerk



Riley - Armstrong Plumbing & Heating
North 20th Street
Fort Dodge, IA 50501
(515)955-2232 Fax (515)955-8794



02/24/2026

East Twin Park Shelter

Webster City, IA

Proposal for interior plumbing to 5ft outside the building

Fixtures, materials, & labor \$13,175.00

No pipe insulation, Eemax under sink water heaters wiring by others

Please call Jack Riley at 515-570-0129 with any questions. Thank you.

Proposal for

East Twin Park Shelter Project (Concrete & Plumbing)
For City of Webster City

Bidder shall bid on one or all of the following proposals. The City of Webster City will select the Bidders proposal that is in the City's best interest.

Proposal for:

1. Lump Sum, Concrete Placed, \$ 30,970.00
2. Lump Sum, Complete Plumbing System \$ 34,250
Lump sum bid includes all listed items in Plumbing & Fixtures of the Special Terms and Conditions after project is completed.
3. Total Bid Price for Concrete and Plumbing \$ 65,220.00

DATE: Feb 25, 26 COMPANY NAME: HABHAB CONST. INC
SIGNATURE: [Signature]
ADDRESS: 1221 3rd St. W.C
PHONE: 575.835.2327
E-MAIL: wehabhab@wmtel.net

ARTICLE 6- TIME OF COMPLETION

6.1 Bidder agrees that the Work will be substantially complete and ready for final payment on or before the following date:

Final Completion: No later than May 15, 2026

Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 7- ATTACHMENTS TO THIS BID

7.1 The following documents are submitted with and made a condition of this Bid:

- A. Bid Bond;
- B. Completion of the "Bidder Status Form"
- C. Contractor's License No.: C029896 or Evidence of Bidder's ability to obtain a State Contractor's License and a covenant by Bidder to obtain said license within the time for acceptance of Bids;

AGENDA STATEMENT

TO: John Harrenstein, City Manager

FROM: Ariel Bertran, Community Development Director

DATE: March 2, 2026

RE: Approval of Revised Plat for Lynx Development (Revised Labeling for Recording Purposes)

SUMMARY: This is a procedural "clean-up" item to facilitate the official recording of the Lynx Development plat. To ensure addresses can be properly assigned and lots recorded with the County, the plat must be formally relabeled as a "revised version" of the original development.

PREVIOUS COUNCIL ACTION: The City Council previously approved the original Lynx Development plat and the associated resolution.

BACKGROUND/DISCUSSION: During the final steps of the recording process, it was determined that a revised labeling of the plat was necessary to satisfy recording requirements and administrative tracking.

- **Revised Plat Designation:** The project engineer has relabeled the plat as a revised version of the original Lynx Development.
- **Recording Process:** Once the revised labeling is approved by Council, the plat can be recorded along with the existing resolution.
- **Administrative Outcome:** This action is necessary to complete the recording and allow for the formal assignment of property addresses and the legal creation of the lots.

FINANCIAL IMPLICATIONS: There are no direct financial implications or new costs to the City associated with this labeling revision.

RECOMMENDATION: Staff recommends that the City Council approve the revised labeling of the Lynx Development plat to allow for official recording and address assignment.

RESOLUTION NO. 2026-_____

RESOLUTION TO AUTHORIZE AND EXECUTE EMPLOYEE SHARE AGREEMENT BETWEEN THE CITY OF WEBSTER CITY, IOWA AND WEBSTER CITY COMMUNITY SCHOOLS.

WHEREAS, City of Webster City, Iowa and Webster City Community Schools both have a need for the services of a qualified and trained communications director; and

WHEREAS, both parties wish to share in the services of said communications director and to facilitate said employee sharing, the parties have prepared the necessary Employee Share Agreement, which outlines the terms of said employee's duties, along with the division of said expenses related to said employee, along with various other terms.

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

Section 1. The Employee Share Agreement has been prepared and is hereby presented to this City Council, and is hereby approved and the Mayor and City Clerk are hereby authorized and directed to execute the said document on behalf of the City.

Section 2. This Resolution, together with the Employee Share Agreement, shall be effective immediately following its approval and execution.

Passed and adopted this 2nd day of March, 2026.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Sherry Simmons, Deputy City Clerk

CITY OF WEBSTER CITY, IOWA AND WEBSTER CITY COMMUNITY SCHOOLS- EMPLOYEE SHARE AGREEMENT

THIS AGREEMENT is entered into this _____ day of March, 2026, by and between City of Webster City, Iowa, an Iowa Municipal Corporation (“City”), whose principal place of business, for the purpose of this Agreement, is 400 2nd Street, Webster City, Iowa, and Webster City Community Schools, an Iowa School District (“School”), whose address for the purpose of this Agreement, is 820 Des Moines Street, Webster City, Iowa. This Agreement does not contemplate and shall not be construed to limit or expand the powers of the participating entities, except as expressly stated in the agreement.

WHEREAS, the City is a municipal corporation duly formed and existing pursuant to the laws of the State of Iowa; and

WHEREAS, School is a school district duly formed and existing pursuant to the laws of the State of Iowa; and

WHEREAS, Both parties desire to share the services of a qualified and trained communications director and wish to enter into an Agreement to share said communications director’s services; and

THEREFORE, BE IT HEREBY RESOLVED in consideration of mutual covenants contained herein and for other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Employment.** The employee to be shared by City and School shall be considered an employee of the City at all times.

2. **Duties of Employee.** Both parties agree that the hired employee shall be expected to perform the following duties for both parties as part of their employment:
 - a. Develop, implement, and evaluate a comprehensive communications, marketing, and public relations strategy that enhances the image, reputation, and visibility of both the City and the School District;

 - b. Ensure consistent messaging, branding, and tone across all communications, publications, and digital platforms;

 - c. Establish and enforce editorial, graphic, and branding standards, including appropriate use of logos, letterhead, templates, and visual identity materials;

 - d. Oversee the editorial direction, design, production, and distribution of all print and electronic publications, including newsletters, reports, brochures, promotional materials, and special publications;

- e. Write, edit, and publish news articles, features, announcements, and promotional content on a regular and as-needed basis;
- f. Serve as a primary point of contact for media relations; coordinate media inquiries, interviews, press releases, and proactive outreach in collaboration with designated City and District leadership;
- g. Assist the Superintendent, City Administrator, Mayor, Board of Education, and City Council with media communications and public messaging as appropriate;
- h. Develop and manage public communications tools including press releases, website content, social media messaging, multimedia content, and special event materials;
- i. Oversee content, organization, and ongoing updates to City and School District websites to ensure accuracy, accessibility, clarity, and relevance;
- j. Coordinate website design improvements and ensure continual review and timely posting of information;
- k. Manage and analyze surveys, polls, and other community feedback tools; prepare summaries and recommendations for leadership;
- l. Advise City and School District leadership on communications strategy, public relations, messaging risks, and community engagement;
- m. Support legislative communications, policy-related messaging, and public information efforts as requested;
- n. Plan, coordinate, and promote special events, public meetings, announcements, awards, recognitions, and celebrations for both entities;
- o. Assist with organization and communications for district-wide staff events, orientations, recognitions, and community-facing programs;
- p. Support joint City–School District initiatives by coordinating messaging related to workforce development, economic development, shared facilities, and community partnerships;
- q. Assist with crisis and emergency communications planning and response, including development of templates and coordination of messaging when incidents impact the City, the School District, or both;
- r. Monitor media coverage, public sentiment, and communication effectiveness; provide regular updates and recommendations to leadership;
- s. Maintain awareness of emerging trends, technologies, laws, and best practices in public-sector communications;
- t. Demonstrate cultural competence and behavior consistent with the vision, mission, values, and goals of both the City and the School District;

- u. Perform other duties as assigned.
3. **Amount of Time and Split of Expenses.** Both parties hereto agree that the shared employee shall devote fifty percent (50%) of their time per week for their work on behalf of City and shall devote fifty percent (50%) of their time per week for their work on behalf of School. To facilitate said hours, School shall reimburse City for fifty percent (50%) of the shared employee's wages and all employment benefits; including but not limited to, insurance, retirement benefits, IPERS, workers' compensation, and FICA, if applicable.
 4. **Request for Reimbursements.** City will bill School on a monthly basis for the agreed upon percentage of those costs noted above. Reimbursement for these billings shall be made within 30 days.
 5. **Office Space, Supplies and Additional Expenses.** Each party shall be responsible for providing their own office space, telephone, supplies, equipment, technical support and such other costs associated with the shared employee completing their work.
 6. **Liability.** All appropriate claims of the shared employee shall be the responsibility of the party where loss or incident occurred. All claims against the entity for the actions of the shared employee shall be the responsibility of the party where the claim or incident occurred. Each party is responsible for maintaining their own insurance coverage for the above types of claims, including but not limited to, workmen's compensation insurance.
 7. **Effective Date.** This Agreement shall become effective upon the signatures being affixed to this document and shall continue until either party terminates said Agreement pursuant to the terms outlined below.
 8. **Termination.** Either party may terminate this Agreement at any time without cause by giving one hundred eighty (180) day written notice to the other party. In such event, the shared employee shall continue to render their services and each party shall continue to pay their respective portion of expenses and compensation as outlined herein. Additionally, if the shared employee's employment is terminated by City for any reason, this Agreement shall terminate immediately.
 9. **Notices.** All notices which the parties are authorized or required to provide one another shall be in writing and delivered to the following addresses:
 - a. City: City Administrator, 400 2nd Street, Webster City, Iowa 50595
 - b. School: Superintendent, 820 Des Moines Street, Webster City, Iowa 50595
 10. **Severability.** If any section, provision, or part of this Agreement shall be found to be invalid or unconstitutional, such finding shall not affect the validity of the Agreement as a whole, nor shall such finding be held to affect any other section, provision, or part thereof which is not found to be invalid or unconstitutional.

11. **Modification of Agreement.** Any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if evidenced in writing signed by each party.
12. **Entire Agreement.** This Agreement contains the complete Agreement between the parties and shall, as of the effective date of this Agreement, supersede all other Agreements between the parties. The parties stipulate that neither has made any representations including the execution and delivery of this Agreement except such representations as are specifically set forth in this Agreement, and each of the parties acknowledges he/it has relied on its own judgment in entering into this Agreement. The parties further acknowledge that any representations that may have been made by either to the other prior to the date of executing this Agreement are of no effect and that neither has relied on such representations in connection with his or its dealings with the other.
13. **Governing Law.** This Agreement and rights and duties hereunder shall be construed in accordance with the laws of the State of Iowa.
14. **No Waiver.** The failure of either party to this Agreement to insist upon the performance of any of the terms and conditions of this Agreement, or the waiver of any breach of any terms and conditions of this Agreement, shall not be construed as thereafter waiving any such terms and conditions, but the same shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.
15. **Section Headings.** The titles to the Sections of this Agreement are solely for the convenience of the parties and shall not be used to explain, modify, simplify, or aide in the interpretation of the provisions of this Agreement.

IN WITNESS WHEREOF, the parties hereto sign and execute this Agreement on this _____ day of March, 2026.

**CITY OF WEBSTER CITY, IOWA
AN IOWA MUNICIPAL CORPORATION**

John Harrenstein, City Manager

ATTEST:

Sherry Simmons, Deputy City Clerk

**WEBSTER CITY COMMUNITY SCHOOLS
AN IOWA SCHOOL DISTRICT**

Matt Berninghaus, Superintendent

ATTEST:

Kathy Biere, Board Secretary

1620 Superior Street Unit 1
Webster City, IA 50595
(515) 832-2885
(515) 832-2515 fax



**GROVES & CHIZEK
LAW OFFICE**

Zachary S. Chizek
zach@groveslaw.net

Raphael M. Montag
raph@groveslaw.net

Gary J. Groves
retired

February 25, 2026

TO: Members of the City Council
RE: Summary of Professional Services for February 2026.

Dear Council Members:

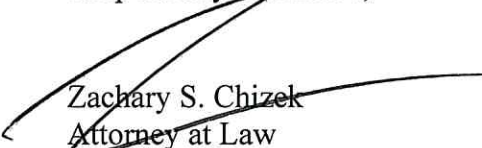
Outlined below is a summary of professional services I have provided for the City of Webster City as City Attorney for the month of February 2026. The main issues I addressed this past month were (a) worked with city staff on the false fire alarm ordinance; (b) prepared the necessary agreement related to the demolition of Hilltop Schools; and (c) prepared the necessary paperwork for three additional believed to be abandoned properties in town.

In regards to the false fire alarm ordinance, this ordinance is meant to address those false alarms that the fire department receives that requires them to respond. The ordinance would establish associated fees for the fire department response in those continued false alarm situations.

In regards to the former Hilltop School, I worked with City staff in the drafting of the agreement with the contractor handling said demolition, outlining the timing, work to be completed, costs of said work and the associated liquidated damages for failure to meet the required deadline.

Finally, in regards to the abandoned properties in town, I prepared the necessary notices for three (3) additional properties in town that are believed to be abandoned. One of the property owners has already reached out and intends on demolishing the structure this Spring.

Respectfully submitted,


Zachary S. Chizek
Attorney at Law