NOTICE AND CALL OF PUBLIC MEETING

GOVERNMENTAL BODY:	THE CITY COUNCIL OF CRESCO, IOWA
DATE OF MEETING:	OCTOBER 7, 2019
TIME AND PLACE OF MEETING:	7:00 P.M. AT CRESCO CITY HALL

PUBLIC NOTICE IS HEREBY GIVEN THAT THE ABOVE MENTIONED GOVERNMENTAL BODY WILL MEET AT THE DATE, TIME AND PLACE SET OUT ABOVE. THE TENTATIVE AGENDA FOR SAID MEETING IS AS FOLLOWS:

ROLL CALL: BRENNO, McCARVILLE, FORTUNE, BOUSKA, CARMAN

ACT ON THE CONSENT AGENDA: All items listed under the consent agenda will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time council votes on the motion.

1. Approval of the Agenda
2. Approval of the Claims
3. Approval of Minutes from September 16, 2019
4. Approval of Minutes from September 19, 2019 Worksession
5. Approval of Pay Request #4 - Final for Croell, Inc. for the 2nd Street East Reconstruction Project for $83,506.28

STAFF REPORTS: There may be action taken on each of the items listed below.

1. Public Works
2. Police
3. Administration
4. Committee Updates

BUSINESS: There may be action taken on each of the items listed below.

1. School Superintendent Ted Ihns to Discuss School Bond Referendum
2. Set Public Hearing for Budget Amendment #2 for Fiscal Year Ending June 30, 2019
3. Awarding of Hotel/Motel Tax Grants for Tourism Projects
4. Set Interest Rate for Assessments on the 2nd Street East Reconstruction Project
5. Review Recommendation from WHKS to Accept the 2nd Street East Reconstruction
6. Resolution Accepting the 2nd Street East Reconstruction
7. Resolution Ordering Preparation of Final Plat and Schedule of Assessments for the 2nd Street East Reconstruction
8. Review Final Assessment Plat & Schedule
9. Resolution Adopting and Levying Final Schedule of Assessments, and Providing for the Payment Thereof for the 2nd Street East Reconstruction
10. Resolution Fixing Date for a Public Hearing on the Proposal to Convey Real Property to Jeremy and Laura Miller, and Providing for Publication of Notice Thereof
11. Set Public Hearing to Amend the City of Cresco Code of Ordinances by Adding a New Chapter Pertaining to Solar Energy Systems

12. First Reading of Summary of Proposed Ordinance 480 Amending the Code of Ordinances of the City of Cresco, Iowa, by Adding a New Chapter Pertaining to Solar Energy Systems

COMMENTS FROM AUDIENCE:

ADJOURN:

THIS NOTICE IS GIVEN AT THE DIRECTION OF THE MAYOR PURSUANT TO CHAPTER 21, CODE OF IOWA AND THE LOCAL RULES OF SAID GOVERNMENTAL BODY. POSTED OCTOBER 4, 2019.

Notes for October 7, 2019 Meeting Oct 4, 2019

Budget Amendment – I did not get the public hearing notice published in time for this meeting so we will need to set a new public hearing for the October 21st meeting.

Tourism Grants – see enclosed applications and recommendations

Interest Rate – We need to set the interest rate to be charged by Howard County Treasurer on the assessments on the 2nd Street East project that are attached to property taxes. After we accept the project, I will send out letters giving homeowners 30 days to pay the assessment with no interest accrued. After 30 days, we assess them to the property taxes. At this point, interest will accrue from the date we accept the project. All payments will then be collected by the Treasurer and sent to the City with our property tax payments. We are able to charge an interest rate up to 9%. For the previous assessment projects, we had set the rate at 1% higher than the interest rate we are paying on the bond for that project. For the 1st Ave and 2nd Ave projects we charged 4.75%. For the Granger Road project we charged 4.375%. The current rate, if we had borrowed, would probably be 2.28% (per Piper Jaffray based on 10 year bond City of Fairfield just did). Suggestion: Set the rate either at 3.28% or 4.375%

2nd Street East Project – see the Engineer's recommendation to accept the project. Daren is willing to come to the meeting to verbally recommend the acceptance in addition to the required written notice but I did not think it was necessary. The project came in lower than the Engineer's estimate used in the preliminary assessments. Actual assessments are about $51,480 less than the preliminary and the City's actual cost is about $76,200 less for our half of the assessable costs plus the utilities & intersections.

119 5th Ave E – This is the nuisance property we discussed at the last council meeting. We have an offer to purchase it for $6,000 which will more than cover our costs we have in it. They are good landlords and keep up their rental properties really good. He already has plans to get the roof replaced and taking care of the mold problems as soon as he would get possession and hopes Council can make a decision as soon as possible to avoid further damages. He had tried to purchase the property from the previous owner but was not able to negotiate a contract.

Michelle

Mayor Bohle called the Cresco City Council meeting to order on September 16, 2019, at 7:00 pm at City Hall. Council Members Brenno, McCarville, Fortune, Bouska and Carman were present. No council members were absent.

Carman made the motion to approve the consent agenda which included approval of the: agenda; claims; minutes of the September 4, 2019 meeting; Class E Liquor License (LE) to add Class B Wine Permit and also to change officers for Casey's Marketing d/b/a Casey's General Store #2511. Bouska seconded and it passed all ayes.

Public Works Director Freidhof reported: (a) everyone is busy especially with planning for the Vernon Road projects; (b) street light project should be finished tomorrow; (c) researching whether additional street lights can be connected to the solar.

City Clerk Girolamo reminded everyone that candidate filing for the Mayor and Council positions is due September 19th. Twenty-five signatures are required. The election is November 5, 2019. Featherlite had a leak in their water system and had an extra $7,000 billed this month. The meter was able to download a report showing the number of gallons used per hour that clearly showed the days that had the leak running continuously for about a month.

Bouska reported the Regional Housing Authority met in Postville. This is often referred to as Section 8 Housing. Howard County has 48 units of which 39 are in Cresco and we are currently maxed out. She explained Port-Outs as where a person from a big city, such as Chicago, moves to Howard County for the six month waiting period; lives here long enough to meet the subsidy requirements; moves back to Chicago; we continue to pay their subsidy, but at the higher Chicago rates.

Library Director Kay reported that during the heavy rains last week the Library had water come in so they are still figuring out how to fix the problem and also replace some concrete. They are gearing up for the silent auction in October. Thursday is the public webinar "13 Ways to Kill Your Community".

Brenno reported that at the Park Board meeting they were informed that memberships were down to 688 which is the lowest in a long time. They continue working on the potential pool renovation plans. They signed an agreement with the school for gym rental. A scoreboard will be purchased for the Kessel ball field. The ice skating rink is being painted.

Mayor Bohle opened the public hearing on the proposed plans, specifications, form of contract, and estimate of said improvements for the Vernon Road Watermain Improvements Project. There were no written or oral comments and the public hearing was closed.

Daren Sikkink from WHKS reported that bids were opened for replacing watermain on Vernon Road and extending storm sewers past the airport. An auto-flusher will be installed and will dump into the new storm sewer. Howard County will do a cost-sharing for the portion in the County. The two bids received were Skyline Construction $329,295.43 and Generation X Construction $336,660. When we originally opened the bids, Skyline's bid was $12,622.50 higher due to a math error. The unit price was correct but when multiplied by the quantity there was decimal point error. The rule for contracts is that the unit price is the driving factor so the bid was corrected for the multiplication error. The Engineer's estimate for the project was $440,000 so they are recommending to Council to approve the low bid from Skyline Construction.

Bouska made the motion to approve the resolution making award of contract to Skyline Construction for $329,295.43 for the Vernon Road Watermain Improvements Project. Brenno seconded and it passed all ayes.

Carman made the motion to approve the resolution authorizing the Mayor and City Clerk to enter into a Professional Services Agreement with WHKS & Co. for the Vernon Road Watermain Improvements Project. Bouska seconded and it passed all ayes.

Fortune made the motion to approve the resolution authorizing the Mayor to enter into a 28E Agreement with Howard County for law enforcement services regarding the jail. Carman seconded and it passed all ayes.

Brenno made a motion to submit a letter to the Iowa Utilities Board in opposition of the proposed Alliant Energy rate increases signed by the Mayor and council members. Fortune seconded and it passed all ayes.

Bouska made a motion to set a Public Hearing for October 7, 2019 for Budget Amendment #2 for fiscal year ending June 30, 2019. Fortune seconded and it passed all ayes.

Freidhof informed Council that we acquired property at 119 5th Ave East through the nuisance abatement procedure and State Code 657a.10a. The lot is small and there are some mold problems. The shingles are in very poor shape. The City will have approximately $7,000 invested including property taxes of about $3,300. We will contact a contractor to see if he thinks it is salvageable. If we think it can be sold, we will proceed with an auction with sealed bids needing to be submitted to be eligible to bid at the auction like what has been done in the past.

Mayor Bohle read an Official Response to concerns brought forward by Mr. Dan Weness at the September 4, 2019 Council meeting: "The Proposal received from BDM Properties for the development of the property has been reviewed and meets the requirements of the RFP ("Request For Proposal"). Ahlers and Cooney helped prepare the RFP and is working on the Purchase and Development Agreement and agrees that it appears that the requirements were met. According to our calculations, the breakeven point in property tax revenues would be about seven years. This is assuming the Schwickerath property is completely finished in 18 months and BDM finishes about 20% each year for five years. In year 7 and beyond, BDM will generate approximately 32% more in property taxes each year. BDM Properties has assured the City that they did not see the Schwickerath Proposal prior to the August 19th meeting where the proposals were presented to Council."

Mayor Bohle asked for comments from the audience. Nathan Schwickerath addressed the Council in regards to a letter sent to Mr. Weness in response to comments made at the last Council meeting. He disagreed with the statements made in the letter and still feels that the BDM Proposal does not meet the RFP requirement to be finished in five years. He requested to see a copy of the proposal and the audio tapes from the August 19, 2019 work session and Council meeting and September 4, 2019 Council meeting, which will be provided to him.

Carman moved to adjourn at 7:46 pm. Brenno seconded and it passed all ayes. The next regular Cresco City Council meeting will be October 7, 2019 at 7:00 pm at Cresco City Hall.

Mayor Mark Bohle

City Clerk Michelle Girolamo

Following is a list of claims approved for payment:

ADVANCED SYS	Maint	132.10
ALLIANT	Elect	2,005.61
BAKER&TAYLOR	Books	706.05
BC/BS	Ins	649.10
BOB'S ELEC	Srvc	24,741.22
BODENSTEINER	Parts	5.44
BOOK PAGE	Sub	30.00
BRUENING	Chips	1,208.18
CAMPSITE	LP	145.36
CARDMEMBER SER	Books	663.16
CARQUEST	Parts	418.73
CARRICO AQUATIC	Srvc	236.21
CITY OF CRESCO	Util, Ins	2,676.87
CITY LAUNDERING	Srvc	669.32
CPU	Srvc	239.88
CORRIDOR TECH	Srvc	402.00
COX,SHANNON	Meal	17.14
CR BUILDING SERV	Srvc	4,676.00
CR FIRE SAFETY	Srvc	170.00
CR TPD	Notices	425.25
CR SHOPPER	Ads	878.02
CRICCET	Rprs	125.00
DALCO	Supp	697.89
DEMCO	Supp	282.82
DON'S HANDYMAN	Srvc	134.00
FAREWAY	Concess	761.07
FOLEY'S CONSTR	Srvc	395.00
GALE/CENGAGE	Book	23.99
GALLS	Unif	225.43
GOSCH'S	Srvc	2,325.01
GROUP SERV	Fee	157.25
GRUBE LAWN	Rprs	40.64
HANSON TIRE	Supp	234.45
HAWKEYE SAN	Garb/RC	53,850.35
HEALTHY CONTRIB	Fee	24.35
HEWETT	Concess	949.35
HOLSTROM'S	Supp	5.00
HOVEY OIL	Oil	1,094.85
HC RECORDER	Fee	22.00
H&S MOTORS	Srvc	45.64
HUMPHRIES	Supp	311.68
IA WATER ENVIRON	Conf	120.00
KCZQ	Adv	150.00
KEYSTONE LAB	Analys	1,741.20
KRIENER,MAKENZ	Meal	25.62
KWIK TRIP	Gas	4,269.49
MEDIACOM	Phone	280.50
MEHMERT TILING	Srvc	304.00
METERING&TECH	Meter	376.82
MIENERGY	Elect	3,230.78
O'HENRY'S	Supp	284.56
PAYROLL		71,611.50
RILEY'S	Supp	148.70
RUPPERT	Supp	371.75
SAFETY KLEEN	Supp	187.87
SANDRY FIRE	Supp	41.50

SCHUMACHER ELEV	Maint	156.69
SIGNS&DESIGNS	Supp	157.00
SPAHN&ROSE	Supp	440.24
SPARKLE WASH	Srvc	150.00
STATE HYGIENIC	Analys	258.50
STEEL SHOP	Rprs	12.50
STOREY KENWORTHY	Supp	96.70
TREAS ST IA	Taxes	5,882.00
UNITEDHEALTHCARE	Ins	24,755.43
UNIVERSAL MEDIA	Supp	370.00

GENERAL	130,028.20
LOST	31,175.67
FIRE STATION BLDG	208.91
MEDIACOM	678.89
CR COMM FIRE	41.50
ROAD USE	15,581.64
EMPLOYEE BENE	5,461.46
WATER	14,683.72
WATER EQUIP	22.00
SEWER OP	20,265.00
YARDWASTE	77.77

EXPENDITURES	218,224.76
Revenues 9/4-9/16/19	279,159.50

A special Cresco City Council meeting was held on September 19, 2019, at 6:00 pm at Cresco Public Library. Mayor Bohle and Council Members Brenno, Bouska and Carman were present. Council members McCarville and Fortune were absent. Also present were Library Board President Patsy Bronner and Library Director Cynthia Kay.

The State Library of Iowa presented a Webinar based on the book "13 Ways to Kill Your Community". The theme was to learn what not to do if you want your community to thrive. Due to technical difficulties the webinar was not available.

The meeting was adjourned at 6:10 pm. The next regular Cresco City Council meeting will be October 7, 2019 at 7:00 pm at Cresco City Hall.

Mayor Mark Bohle

City Clerk Michelle Girolamo

2905 South Broadway
Rochester, MN 55904-5515
Phone: 507.288.3923
Fax: 507.288.2675
Email: rochester@whks.com
Website: www.whks.com

whks
engineers + planners + land surveyors

October 1, 2019

Ms. Michelle Girolamo
City Clerk
City of Cresco
130 North Park Place
Cresco, IA 52136

RE: Cresco, IA
2nd Street East Reconstruction
Pay Request #4 - Final

Dear Michelle:

Enclosed is Pay Request No. 4 – Final for work on the above referenced project. We recommend that the City Council accept the project and authorize payment in the amount of $83,506.28 to:

Croell Concrete
2010 Kenwood Avenue
New Hampton, IA 50659

Please note that the City is required to wait 30 days after project acceptance before making the final payment. Acceptance by the City Council will initiate the start of the two-year maintenance bond, as specified in the contract documents.

Please contact me if you have any questions.

Sincerely,

***WHKS** & co.*

Daren D. Sikkink

DDS/dds:8514

cc: Rod Freidhof, City of Cresco w/ enclosures
Tom Schmitt, Croell Concrete w/ enclosures
Bill Angerman, Jim Loehr, WHKS (file)

2905 South Broadway
Rochester, MN 55904
Phone: 507.288.3923

whks
engineers + planners + land surveyors

PARTIAL PAYMENT ESTIMATE
FOR CONSTRUCTION WORK COMPLETED

Project: 2nd Street East Reconstruction
Project No.: 8514
Location: Cresco, IA
Contractor: Croell Concrete

Bid Price: $ 603,905.12

Date: 7/31/2019
Final Estimate No.: 4
% Complete: 100.7%

Line No.	Description	Contract Quantity	Unit	Unit Price	Quantity Completed Previous Estimate	Quantity Completed This Estimate	Quantity Completed to Date	Total to Date
1	Mobilization	1	LS	$ 60,000.00	1.0	0.0	1.0	$ 60,000.00
2	Remove HMA Pavement w/ Underlying Concrete	2,700	SY	$ 6.70	2700.0	0.0	2700.0	$ 18,090.00
3	Remove Concrete Pavement	2,260	SY	$ 6.70	2260.0	0.0	2260.0	$ 15,142.00
4	Remove Concrete Driveway Pavement	210	SY	$ 10.00	210.0	0.0	210.0	$ 2,100.00
5	Remove Concrete Walk	390	SY	$ 6.70	390.0	78.1	468.1	$ 3,136.27
6	Remove Watermain	550	LF	$ 5.00	550.0	0.0	550.0	$ 2,750.00
7	Remove Storm Sewer Structure	11	Each	$ 400.00	11.0	0.0	11.0	$ 4,400.00
8	Remove Gate Valve & Box	7	Each	$ 400.00	7.0	0.0	7.0	$ 2,800.00
9	Remove Hydrant	3	Each	$ 750.00	3.0	0.0	3.0	$ 2,250.00
10	Common Excavation (P)	1,500	CY	$ 8.00	1500.0	0.0	1500.0	$ 12,000.00
11	Topsoil Borrow (LV)	370	CY	$ 10.00	0.0	370.0	370.0	$ 3,700.00
12	Subgrade Correction	400	CY	$ 4.00	283.0	0.0	283.0	$ 1,132.00
13	10" Modified Subbase (P)	1,500	CY	$ 35.00	1618.0	83.0	1701.0	$ 59,535.00
14	8" PCC Concrete Roadway Pavement (P)	5,400	SY	$ 35.00	5300.0	100.0	5400.0	$ 189,000.00
15	6" Concrete Driveway Pavement	175	SY	$ 50.00	175.0	0.0	175.0	$ 8,750.00
16	7" Concrete Driveway Pavement	270	SY	$ 52.00	270.0	0.0	270.0	$ 14,040.00
17	Concrete Walk	4,550	SF	$ 7.00	0.0	4550.0	4550.0	$ 31,850.00
18	Exploratory Excavation	10	Hours	$ 200.00	0.0	3.0	3.0	$ 600.00
19	New Frame and Casting and I&I Barrier	2	Each	$ 1,600.00	2.0	0.0	2.0	$ 3,200.00
20	Hydrant	3	Each	$ 6,000.00	3.0	0.0	3.0	$ 18,000.00
21	12-Inch Gate Valve & Box	2	Each	$ 2,400.00	2.0	0.0	2.0	$ 4,800.00
22	8-Inch Gate Valve & Box	1	Each	$ 1,400.00	1.0	0.0	1.0	$ 1,400.00
23	6-Inch Gate Valve & Box	8	Each	$ 1,000.00	8.0	0.0	8.0	$ 8,000.00
24	4-Inch Gate Valve & Box	2	Each	$ 1,000.00	2.0	0.0	2.0	$ 2,000.00
25	F & I Watermain Fittings	1,300	Lbs	$ 10.00	1300.0	0.0	1300.0	$ 13,000.00
26	Connect to Existing Watermain	10	Each	$ 1,500.00	10.0	0.0	10.0	$ 15,000.00
27	Reconnect to Existing Water Service	15	Each	$ 600.00	4.0	0.0	4.0	$ 2,400.00
28	Reconstruct to Existing Water Service	2	Each	$ 1,250.00	2.0	0.0	2.0	$ 2,500.00
29	12-Inch Watermain	107	LF	$ 36.90	107.0	0.0	107.0	$ 3,948.30
30	8-Inch Watermain	48	LF	$ 28.95	48.0	0.0	48.0	$ 1,389.60
31	6-Inch Watermain	234	LF	$ 22.33	234.0	0.0	234.0	$ 5,225.22
32	4-Inch Watermain	20	LF	$ 50.00	20.0	0.0	20.0	$ 1,000.00
33	Aggregate for Pipe Foundation	20	CY	$ 40.00	0.0	0.0	0.0	$ -
34	48-Inch Storm Manhole	1	Each	$ 2,900.00	1.0	0.0	1.0	$ 2,900.00
35	72-Inch Storm Manhole	1	Each	$ 7,500.00	1.0	0.0	1.0	$ 7,500.00
36	84-Inch Storm Manhole	1	Each	$ 10,000.00	1.0	0.0	1.0	$ 10,000.00
37	Single Grate Inlets	9	Each	$ 2,400.00	9.0	0.0	9.0	$ 21,600.00
38	42-Inch RCP	30	LF	$ 126.00	30.0	0.0	30.0	$ 3,780.00
39	18-Inch RCP	74	LF	$ 47.00	74.0	0.0	74.0	$ 3,478.00
40	15-Inch RCP	205	LF	$ 52.00	205.0	0.0	205.0	$ 10,660.00
41	12-Inch RCP	187	LF	$ 50.00	187.0	0.0	187.0	$ 9,350.00
42	Quality Assurance Testing	1	LS	$ 6,000.00	0.5	0.5	1.0	$ 6,000.00
43	Storm Drain Inlet Protection	10	Each	$ 200.00	10.0	0.0	10.0	$ 2,000.00
44	Temporary Rock Construction Entrance	2	Each	$ 1,500.00	2.0	0.0	2.0	$ 3,000.00
45	Seeding	1.0	Acre	$ 4,000.00	0.0	1.0	1.0	$ 4,000.00
46	Traffic Control	1	LS	$ 3,800.00	0.75	0.25	1.00	$ 3,800.00
47	4-Inch Insulation	43	SY	$ 23.00	22.0	0.0	22.0	$ 506.00
	Items without quantities							
48	Class 12 Excavation			$ 110.00	16.8	0.0	16.8	$ 1,848.00
49	Remove and Replace Damaged Concrete Pavement at 5th Avenue	1	LS	$ 1,751.40	0.0	1.0	1.0	$ 1,751.40
50	Remove and Replace Concrete Pavement for Drainge Swale South of 6th Avenue	1	LS	$ 3,100.00	0.0	1.0	1.0	$ 3,100.00

Total Work Completed $ 608,411.79
Less 0% Retainage $ -
Less Previous Estimates $ 524,905.51
Net Payment this Estimate $ 83,506.28

Agreed to by:

Contractor Signature

Title

9-16-19
Date

City of Cresco | Proposed Budget Amendment #2 Descriptions | For Fiscal Year 2019/2020

Revenue Account	Fund Description	Reason	Revenue	Expense	Fund Description	Expense Account	
							Corrections
		TOTALS	0	0			
							Revenue & Expense
001-420-4558	Gen - Theatre	Theatre - Special Events (more than budgeted)	7,000	7,000	Gen - Theatre	001-420-6421	
022-430-4705	LOST - Park	Park - Beadle Marquee (Done last FY)	(6,500)	(10,000)	LOST - Park	022-430-6504	
186-430-4705	Park Tree Trust	Park - Treat Ash Trees (business sponsors)	10,000	10,000	Park Tree Trust	186-430-6499	
184-430-4705	Park Trust	Twins Grant - Kessel Fence (HCCF grant last yr)	4,000	5,000	Park Trust	184-430-6499	
		TOTALS	**14,500**	**12,000**			
							Transfers
186-430-4830	Park Tree Trust	Park - Treat Ash Trees in Parks (10 yrs biannually)	7,500	7,500	LOST - Park	022-430-6910	
		TOTALS	**7,500**	**7,500**			
							Increased Expenses
		Flag Poles & Brackets (HCCF Grant last yr)		1,000	General - Comm Beautificat	001-510-6413	
		Theatre - Kitchen floor & appl (HCCF Grant last yr)		2,000	Theatre Trust	092-420-6310	
		Library - Furnace Coils		2,000	LOST - Library	022-410-6310	
		Park - Ash tree treatments moved to Trust #186		(7,500)	LOST - Park	022-430-6499	
		Rec - Twins & UNI Trips		2,000	Rec Trust	185-440-6413	
		Street - Engineering (Vernon Road Assess proj not done)		10,500	RUT - Street	110-210-6490	*
		Trees - Ash Tree Removal (higher than budgeted)		9,000	LOST - Street	022-230-6499	
		Vernon Road Reconst - Howard County (not budgeted)		225,500	RUT - Street	110-210-6790	
		Vernon Road Reconst - Engineer (not budgeted)		4,500	RUT - Street	110-210-6490	
		2nd Street East Assessment Project (not finished last FY)		4,000	Projects - Street Assessment	319-299-6499	
		2nd Street East Assess Proj-Engineer (not finished last FY)		10,000	Projects - Street Assessment	319-299-6490	
		Water - Vernon Road Watermain (not done last FY)		190,000	Water - Project Fund	602-810-6790	
		Water - Vernon Rd Watermain Engineer (not done last FY)		12,000	Water - Project Fund	602-810-6490	
		Water - Chlorine Booster Pumps (2)		7,500	Water - Project Fund	602-810-6799	
		Sewer - New pump & repair 2 pumps		18,000	Sewer	612-815-6399	
		Storm Sewer - Vernon Road Drainage (not budgeted)		185,000	Capital Improvement	620-899-6785	
		Stm Sewer - Vernon Rd Drain Engineer (not budgeted)		12,000	Capital Improvement	620-899-6490	
		Storm Sewer - Sump Pump Discharge		35,000	Capital Improvement	620-899-6785	
		TOTALS		**722,500**			
							Increased Revenues
620-899-4710	Capital Improvement	Stm Sew - Vernon Rd Drain(County Reimburse)	21,300				
		TOTALS	**21,300**	Total Revenue over (under) Exp		(698,700)	

Original Budget Net Income (Loss)	364,274
Amend #1 Net Income (Loss)	(475,500)
Amended Net Income(Loss)	(809,926)

Jun-19

Form 653.C1

NOTICE OF PUBLIC HEARING
AMENDMENT OF FY2019-2020 CITY BUDGET

The City Council of Cresco in HOWARD County, Iowa
will meet at Cresco City Hall
at 7:00 PM (hour) on 10/21/2019 (Date)
,for the purpose of amending the current budget of the city for the fiscal year ending June 30, 2020 (year)
by changing estimates of revenue and expenditure appropriations in the following functions for the reasons given. Additional detail is available at the city clerk's office showing revenues and expenditures by fund type and by activity.

		Total Budget as certified or last amended	Current Amendment	Total Budget after Current Amendment
Revenues & Other Financing Sources				
Taxes Levied on Property	1	1,948,926		1,948,926
Less: Uncollected Property Taxes-Levy Year	2	0		0
Net Current Property Taxes	3	1,948,926	0	1,948,926
Delinquent Property Taxes	4	0		0
TIF Revenues	5	0		0
Other City Taxes	6	541,452		541,452
Licenses & Permits	7	52,100		52,100
Use of Money and Property	8	125,425		125,425
Intergovernmental	9	897,376		897,376
Charges for Services	10	2,520,925	7,000	2,527,925
Special Assessments	11	86,000		86,000
Miscellaneous	12	333,000	28,800	361,800
Other Financing Sources	13	10,000		10,000
Transfers In	14	2,119,400	7,500	2,126,900
Total Revenues and Other Sources	15	8,634,604	43,300	8,677,904
Expenditures & Other Financing Uses				
Public Safety	16	950,350		950,350
Public Works	17	1,686,750	249,500	1,936,250
Health and Social Services	18	5,500		5,500
Culture and Recreation	19	1,286,030	10,500	1,296,530
Community and Economic Development	20	297,300	1,000	298,300
General Government	21	397,100		397,100
Debt Service	22	441,150		441,150
Capital Projects	23	91,000	14,000	105,000
Total Government Activities Expenditures	24	5,155,180	275,000	5,430,180
Business Type / Enterprises	25	1,471,250	459,500	1,930,750
Total Gov Activities & Business Expenditures	26	6,626,430	734,500	7,360,930
Transfers Out	27	2,119,400	7,500	2,126,900
Total Expenditures/Transfers Out	28	8,745,830	742,000	9,487,830
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out Fiscal Year	29	-111,226	-698,700	-809,926
Beginning Fund Balance July 1	30	5,689,936	1,400,443	7,090,379
Ending Fund Balance June 30	31	5,578,710	701,743	6,280,453

Explanation of increases or decreases in revenue estimates, appropriations, or available cash:

Projects not completed last fiscal year including flag poles & brackets; Champlin Hall kitchen floor & appliances; Vernon Road Watermain Project; Ash tree removals. Items not originally budgeted including Vernon Road Reconstruction Project; Vernon Road Drainage Project; Sump Pump Discharge Project; Sewer pump & repairs; Library furnace coil. Removed budget for Beadle Marquee that was done last year. Increased revenue & expense for Kessel ballpark fence & Twins Grant; Theatre Special Events; Treating Ash Trees in parks.

There will be no increase in tax levies to be paid in the current fiscal year named above related to the proposed budget amendment. Any increase in expenditures set out above will be met from the increased non-property tax revenues and cash balances not budgeted or considered in this current budget.

Michelle Girolamo
City Clerk/ Finance Officer Name

Cresco Tourism Advisory Committee
3rd Quarter 2019 • Travel & Tourism grant recommendations • September 30, 2019

Travel and tourism is defined as:

Advancing the economic welfare of Cresco by promoting and competitively marketing ourselves as a visitor and tourism destination.

Available funds: **$4,103.75** Funds requested: **$5,000.00**

Members present: Jan Carman, Amy Bouska, Bootie Kapler
HCBT present: Jason Passmore, Hillary Zidlicky

I. Recommendations

1. IWHOF Mural
    a. Requesting $1,500.00.
    b. Committee scores this application favorably. Keeping this unique mural updated and relevant is a value to the City of Cresco, Iowa Wrestling Hall of Fame, and encourages more people to stop in Cresco.
    c. **Committee recommends awarding $1,500.00.**

2. Santa Parade
    a. Requesting $500.00.
    b. This application scored favorably. Committee agrees the Chamber holiday parade & promotions brings outside visitors to shop in Cresco.
    c. **Committee recommends awarding $400.00.**

3. Kellow House Project
    a. Requesting $3,000.00
    b. The committee scores this application favorably as the Historical Society encourages more residents and visitors to tour the Kellow House, which is on the National Register of Historic Places.
    c. **Committee recommends awarding $3,000.00**

Tourism Advisory Committee Evaluation

Application	Time Sensitive or Need	Application meets Tourism Definition	Lodging	Qtr 3 Funds recommendation
IWHOF Mural	H	H	M/L	$1,500.00
Santa Parade	H	H	M/L	$400.00
Kellow House project	H	M/H	M/L	$3,000.00
Total				$4,900.00
3rd Quarter Funds				$4,103.75
Reserve Funds				$796.25
Total				$4,900.00
H=high, M=medium, L=low				

3rd Qtr 2019 Tourism Grant Application

Project: Mural Update/maintenance work

Date: September 9, 2019

Organization/Agency Requesting Funding: Iowa Wrestling Hall of Fame

Contact Person and Title: Jim Turvold

Address: 216 North Elm St.

Phone: 563-547-5915

Email: printshopplus@iowatelecom.net

Amount Requested: $1,500

Total Cost of the Project: $2,700

Event Date (if applicable): September 16, 2019 (starting)

Project Completion Date: End of September 2019

Q: Describe the project. Provide details of the project and the budget, other fundraising efforts, and the who, what, where, why and how of the project.
A: We have hired our original artist who did the mural to make changes on the south panel of the mural as well as do some maintenance work to keep the mural looking fresh. In addition to paying her we will need to rent a lift to get the work done. The artist is estimating her cost to be $2000 with the additional $700 for the lift rental. The project will be completed by the end of Sept of this year.

Q: How does this project promote Cresco tourism and how does it increase lodging use within the community?
A: Our Chamber of Commerce has noted a big increase in the number of visitors to the HOF since the mural was created. Our board of directors have been told by many people that the mural is now one of the "must see" attractions in Howard County and Cresco.

3rd Qtr 2019 Tourism Grant Application

Project: 2019 Santa Parade

Date: 9/10/2019

Organization/Agency Requesting Funding: Cresco Area Chamber of Commerce

Contact Person and Title: Jason Passmore

Address: 101 2nd Ave SW

Phone: 563-547-3434

Email: jason@howard-county.com

Amount Requested: $500

Total Cost of the Project: $1,300

Event Date (if applicable): 11/29/2019

Project Completion Date: 11/29/2019

Q: Describe the project. Provide details of the project and the budget, other fundraising efforts, and the who, what, where, why and how of the project.
A: This year will mark the 37th annual Santa Parade in Cresco and has undoubtedly become a community staple. The parade officially welcomes in the Holiday Season as Santa makes his first grand entrance into town. The parade has also been a business showcase and one that is looked forward to participating in each year. Chamber businesses and ambassadors financially sponsor the parade each year and with grants make up the budget revenue for the parade. Grants enable greater marketing efforts and a continuance of this Cresco tradition. The parade always occurs on the day after Thanksgiving and runs directly through beautiful downtown, which will be decorated and ready for the holiday lights to be turned on by Santa after the parade.

Q: How does this project promote Cresco tourism and how does it increase lodging use within the community?
A: The goal of the Santa Parade has always been to bring people to Cresco and hopefully do some holiday shopping while they are here. Many of our stores and restaurants support the parade as it brings people out rain, snow or shine, but always cold. Lodging from the parade itself is likely low, however combined with other holiday festivities or family get togethers, the parade plays a part in bringing visitors to Cresco. Even visitors that want to just bring their children over for the parade are hopefully impressed with the community and will return more shopping or extended stays.

3rd Qtr 2019 Tourism Grant Application

Project: Kellow House project

Date: 9/16/2019

Organization/Agency Requesting Funding: Howard County Historical Society

Contact Person and Title: Suzanne Ollendick, Treasurer

Address: 8435 Oak Ave, Lime Springs 52155

Phone: 563.547.4797

Email: 4042@windstream.net

Amount Requested: 3000

Total Cost of the Project: 4000

Event Date (if applicable):

Project Completion Date: 10/25/2019

Q: Describe the project. Provide details of the project and the budget, other fundraising efforts, and the who, what, where, why and how of the project.
A: The Howard County Historical Society has been working on the Kellow House raising funds to make needed improvements. New shingles, sealing the brick, dormer, soffit and facia repairs are a priority. The work on the Ke3llow House will be with LED Construction/Jerry Ledbeter, a local contractor. The Travel & Tourism grant will help with this project as the Historical Society searches for federal and state grants to fund the larger project of replacing windows ($1,725/window) that comply with the National Historic Registry. The Kellow family has donated less and less each year towards maintenance of the House and the Historical Society appreciates the opportunity to use local tourism funds to help with these needed projects.

Q: How does this project promote Cresco tourism and how does it increase lodging use within the community?
A: The Kellow House is providing more tours, working with area schools to bring students to tour and learn about the Kellow House and is now hosting an annual Ice Cream Social during the Norman Borlaug Harvest Fest. This year a Barbershop Quartet is scheduled to sing at the Social.

whks
engineers + planners + land surveyors

NOTIFICATION OF PROJECT COMPLETION

TO: City of Cresco, IA
130 N. Park Place
Cresco, IA 52136

FROM: WHKS & Co.
2905 S. Broadway
Rochester, MN 55904

The construction contractor has completed construction of the project improvements at a total cost as listed. The project site was reviewed on September 26, 2019. The improvements were constructed in substantial compliance with the contract documents and authorized extra work.

It is recommended that the City accept the project construction and authorize final payment to the contractor.

PROJECT: 2nd Street East Reconstruction

CONTRACTOR: Croell Concrete

LOCATION: 2nd Street East, Cresco, Iowa

FINAL CONSTRUCTION COST: $608,411.79

DATE: September 30, 2019

BY: _____
William Angerman , P.E.

WHKS JOB NO.: 8514

Council Member _____ introduced the following Resolution entitled "RESOLUTION ACCEPTING THE 2ND STREET EAST RECONSTRUCTION" and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

_____

NAYS: _____

Whereupon the Mayor declared the following Resolution duly adopted:

RESOLUTION ACCEPTING 2ND STREET EAST RECONSTRUCTION

WHEREAS, on June 6, 2018, the City of Cresco, Iowa, entered into contract with Croell, Inc. of New Hampton, Iowa, for the construction of the 2nd Street East Reconstruction, within the City, as therein described; and

WHEREAS, the contractor has fully completed the construction of the improvements, known as the 2nd Street East Reconstruction, in accordance with the terms and conditions of the contract and plans and specifications, as shown by the certificate of the Engineer filed with the Clerk on _____, 2019:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CRESCO, STATE OF IOWA:

Section 1. That the report of the Engineer be and the same is hereby approved and adopted and the improvements are hereby accepted as having been fully completed in accordance with the plans, specifications and contract. The total contract cost of the improvements payable under said contract is hereby determined to be $608,411.79.

Section 2. The total project cost including construction, engineering, legal and administrative costs is determined to be $723,575.79.

PASSED AND APPROVED this 7th day of October, 2019.

_____

Mayor

ATTEST:

_____

City Clerk

Council Member _____ introduced the following Resolution entitled "RESOLUTION ORDERING PREPARATION OF FINAL PLAT AND SCHEDULE OF ASSESSMENTS FOR THE 2ND STREET EAST RECONSTRUCTION" and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

_____

NAYS: _____

Whereupon the Mayor declared the following Resolution duly adopted:

RESOLUTION ORDERING PREPARATION OF FINAL PLAT AND SCHEDULE OF ASSESSMENTS FOR THE 2ND STREET EAST RECONSTRUCTION

BE IT RESOLVED, that the Engineer is hereby instructed to prepare a final plat and schedule showing the separate lots or parcels of ground subject to assessment for the cost of the 2nd Street East Reconstruction, together with the names of the owners thereof, so far as practicable, and the amount assessable by law against each lot or parcel of ground so assessable, and against any railway or street railway legally assessable therefor, and $165,083.59 of the whole amount of the cost of said improvements shall be assessed against the benefited properties, but not in excess of the amounts so assessed in the preliminary plat and schedule for the improvement, and filed in the office of the Clerk.

PASSED AND APPROVED this 7th day of October, 2019.

_____

Mayor

ATTEST:

_____

City Clerk

WHKS & Co. Job No. 8514

FINAL ASSESSMENT PLAT & SCHEDULE

FOR

2nd STREET EAST RECONSTRUCTION

CRESCO, IOWA

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

William K. Angerman, P.E. Date

License number 14912

My license renewal date is December 31, 2020

Pages or sheets covered by this seal:

LOCATION OF IMPROVEMENTS

Improvements	Location
2nd Street East	From 3rd Avenue East to 6th Avenue East

DESCRIPTION OF BENEFITED AREA

All parcels abutting 2rd Street East beginning at the south right-of-way line of 3rd Avenue East and ending at the south right-of-way line of 6th Avenue East as shown on the preliminary assessment plat. The parcels are listed below:

LOTS 9 & 10 BLK 4 CRESCO PLAT
S 65' LOT 6 EX N 25'W 30' S 1/2 LOTS 7 & 8 BLK 4 CRESCO PLAT
N 1/2 LOTS 7 & 8 BLK 4 CRESCO PLAT
S 80' LOT 16 BLK 5 CRESCO PLAT
N 70' LOTS 14, 15 & 16 BLK 5 CRESCO PLAT
S 1/2 LOTS 1 & 2 EX N 25' BLK 5 CRESCO PLAT
N 100' LOTS 1 & 2 BLK 5 CRESCO PLAT
S 43' LOTS 9 AND 10 BLK 14 BEADLE & STRONG ADDN
N 47' S 90' LOTS 9 & 10 BLK 14 BEADLE & STRONG ADDN
N 60' LOTS 9 & 10 BLK 14 BEADLE & STRONG ADDN
S 50' LOTS 6, 7 & 8 BLK 14 BEADLE & STRONG ADDN
N 100' LOT 8 & N100'E 32' LOT 7 BLK 14 BEADLE & STRONG ADDN
S 100' LOTS 15 & 16 BLK BEADLE & STRONG ADDN
N 50' LOTS 15 & 16 BLK 15 BEADLE & STRONG ADDN
LOT 1 & W 40' LOT 2 BLK 15 BEADLE & STRONG ADDN
S 100' LOT 9 & S100'E 1/2 LOT 10 BLK 7 BEADLE & STRONG ADDN
N 50' LOT 9 & N 50' E 1/2 LOT 10 BLK 7 BEADLE & STRONG ADDN
LOTS 7 & 8 BLK 7 BEADLE & STRONG ADDN
LOT 16 BLK 6 BEADLE & STRONG ADDN
S 1/2 LOTS 1 & 2 & S 1/2 LOT 3 EX N 25' E 15' BLK 6 BEADLE & STRONG ADDN
N 1/2 LOT 1 & N 1/2 W 36' LOT 2 BLK 6 BEADLE & STRONG ADDN

PROJECT DESCRIPTION

Remove all existing concrete pavement, granular base and concrete curb and gutter on 2nd Street East from 3rd Avenue East to 6th Avenue East. The project will replace the 4 inch watermain at the intersections with 6 inch watermain beneath the project street. The existing storm sewer will be reconstructed beneath the project street.

The street will be reconstructed as a 31 feet wide concrete street which will include 6 inch thick concrete with integral curb over 12 inches of granular base. New concrete approaches will be constructed at existing driveway locations within the street right-of-way. Sidewalk pedestrian ramps will be constructed at all intersections to meet the Americans with Disabilities Act.

DESCRIPTION OF STREET ASSESSMENT PROCEDURE

All properties that are abutting the proposed street reconstruction are included in the Benefited District.

The properties within the defined benefited district are assigned units of benefit based on a widely accepted proportional benefits formula that was developed in 1919. The average depth of the parcel is used to determine the units of benefit. The corresponding curve representing the formula is found with this description. The units of benefit for a property are multiplied by the property front footage to determine the Benefit Points listed in the Assessment Schedule.

The property assessment is then calculated by multiplying the Benefit Points by the Cost per Benefit Point (CBP). The Cost per Benefit Point (CBP) is calculated by dividing the estimated assessable total street improvement cost by the total benefit points for all the benefited properties.

The City assesses 50% of the assessable project costs to the abutting properties and the City pays for 50%. Corner lots are assessed 100% of the long side, if abutting the project and 50% of the short side, if that side is abutting the project. Assessable project costs include street construction, engineering, legal, and administration costs. Assessable project costs do not include street intersections, water main, sanitary sewer, and storm sewer.

Property dimensions utilized in the assessment procedure are based on platted dimensions as shown in property records from the County Assessor's office. Dimensions for irregular shaped lots of portions of lots are based on calculated or map scaled dimensions if platted dimensions are not available.

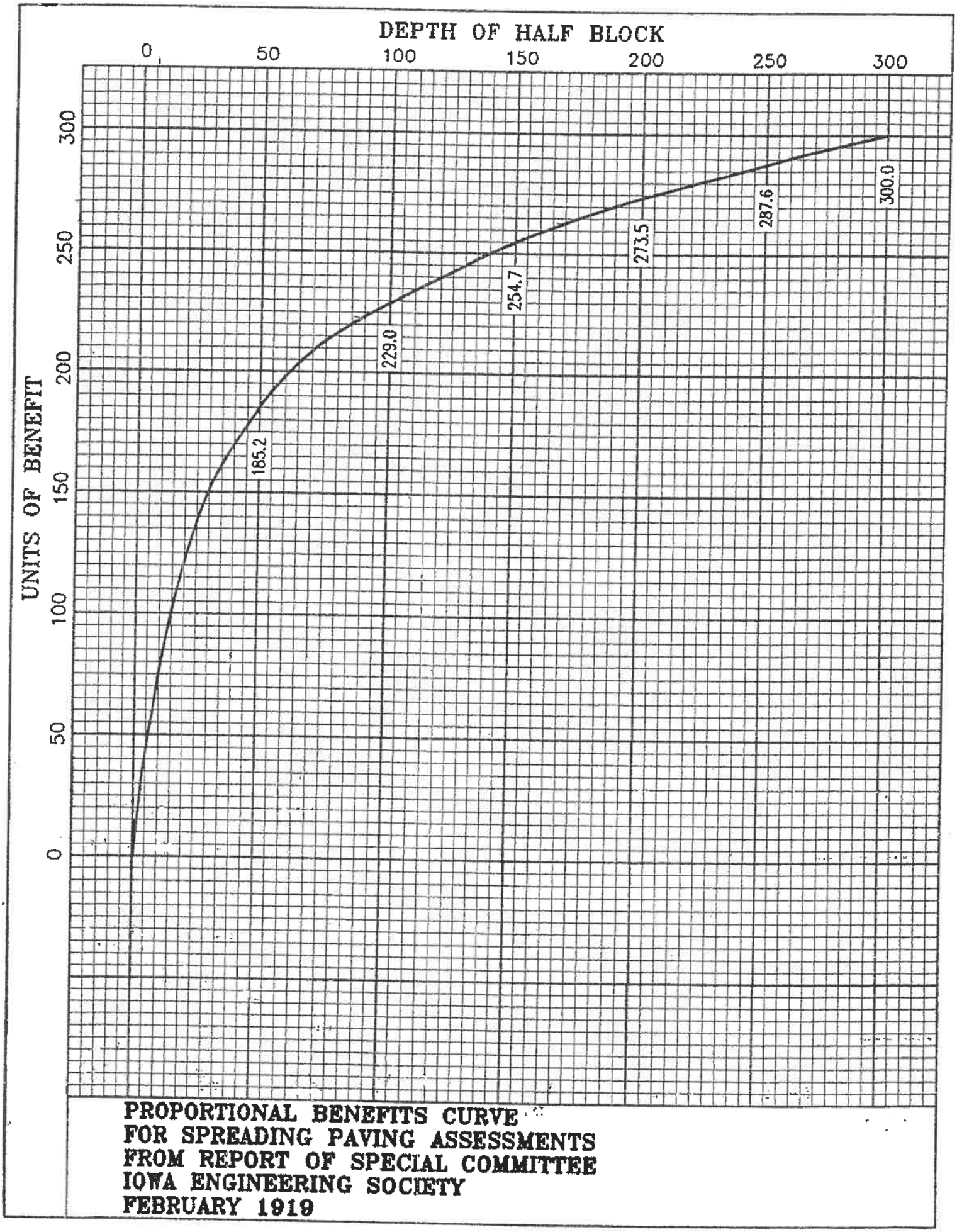
SUMMARY OF SPECIAL ASSESSMENTS

Preliminary Assessment 2rd Street East from 3rd Avenue East to 6th Avenue East

Final Costs	Assessable Costs	Improvement Costs (50% Assessable Costs)
$ 723,575.79	$ 330,167.17	$ 165,083.59

Benefit Points	Final Assessment	Final Deficiency	Percent Total Cost
380,861.50	$ 165,083.62	$ 0.00	100.0%

Cost per Benefit Point	City Property
$ 0.43344783	$ 0.00



PROPORTIONAL BENEFITS CURVE
FOR SPREADING PAVING ASSESSMENTS
FROM REPORT OF SPECIAL COMMITTEE
IOWA ENGINEERING SOCIETY
FEBRUARY 1919

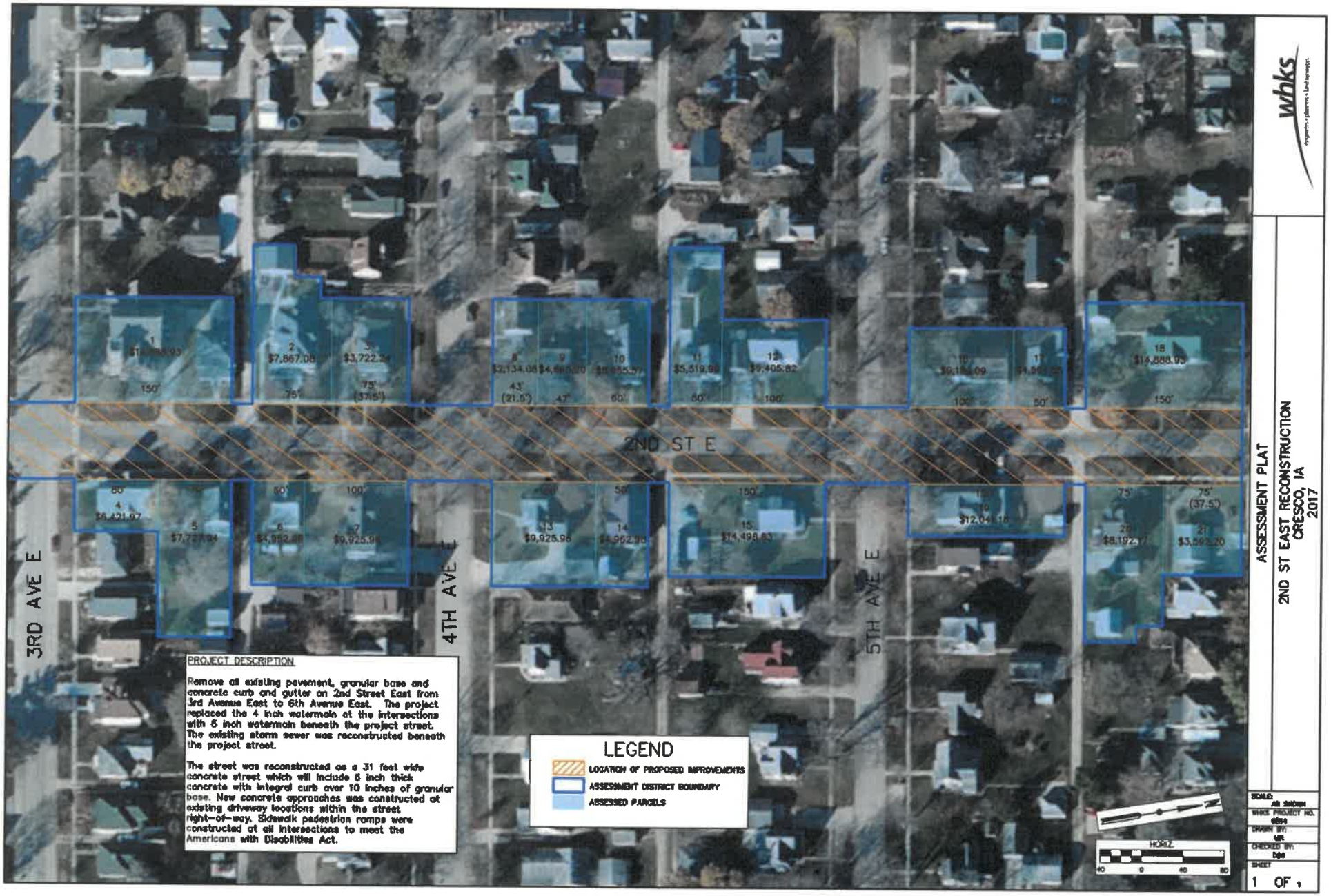
Final Assessment Schedule
2nd St East Reconstruction
Cresco, IA

2nd Street East between 3rd Street and 6th Street East

ITEM NUMBER	PARCEL NUMBER	PROPERTY OWNER LAST	PROPERTY OWNER FIRST	PROPERTY ADDRESS	MAILING ADDRESS	CITY	ZIP CODE	PROPERTY DESCRIPTION	Corner Lots Long/Short	FRONT FOOTAGE Parcel Information	AVERAGE DIMENSION LOT DEPTH	UNITS OF BENEFIT	BENEFIT POINTS	IMPROVEMENT COST	COUNCIL VALUES	FINAL ASSESSMENT	DEFICIENCY	PERCENT TOTAL IMPROVEMENT COST
1	320-01-06-08-010-000	CHURCH	CONGREGATIONAL	3RD AVE E	[illegible]	CRESCO	52136	LOTS 9 & 10 BLK 4 CRESCO PLAT	LONG	150	150	229	34,350.00	$ 14,888.93	$ 130,851.87	$ 14,888.93	$ -	9.02%
2	320-01-04-06-000-000	VANKEERL	TONY & JENNIFER	314 2ND ST E	314 2ND ST E	CRESCO	52136	S 65' LOT 6 EX N 155'W 50' & N 1/2 LOTS 7 & 8 BLK 4 CRESCO PLAT		75	125	242	18,150.00	$ 7,867.08	$ 127,140.34	$ 7,867.08	$ -	4.77%
3	320-01-04-07-010-000	KNOWLES	CORRINNE FAYE	322 2ND ST E	322 2ND ST E	CRESCO	52136	N 1/2 LOTS 7 & 8 BLK 4 CRESCO PLAT	SHORT	37.5	100	229	8,587.50	$ 3,722.24	$ 129,062.97	$ 3,722.24	$ -	2.26%
4	320-01-05-18-010-000	SKRETTA	JOAN	204 3RD AVE E	3124 ELM	CRESCO	52136	S 90' LOT 96 BLK 5 CRESCO PLAT	LONG	90	50	165.2	14,868.00	$ 6,421.97	$ 32,714.56	$ 6,421.97	$ -	3.89%
5	320-01-05-14-020-000	NIEMS		311 2ND ST E	124 N ELM	CRESCO	52136	N 70' LOTS 14, 15 & 16 BLK 5 CRESCO PLAT		70	150	264.7	17,829.00	$ 7,727.94	$ 59,337.81	$ 7,727.94	$ -	4.68%
6	320-01-05-01-020-000	ENGELKE	CHARLES	315 2ND ST E	315 2ND ST E P.O. BOX 291	CRESCO	52136	S 1/2 LOTS 1 & 2 & N 25' BLK 5 CRESCO PLAT		60	100	229	11,460.00	$ 4,952.96	$ 32,340.62	$ 4,952.96	$ -	3.00%
7	320-01-06-01-010-000	ISSACSON	DANIEL & MARIE	331 2ND ST E	331 2ND ST E	CRESCO	52136	N 100' LOTS 1 & 2 BLK 6 CRESCO PLAT	LONG	100	100	229	22,900.00	$ 9,925.96	$ 135,341.25	$ 9,925.96	$ -	6.01%
8	320-05-14-80-030-000	MC KEE	WILLIAM & VICKI	526 4TH AVE E	3305 125TH ST	CRESCO	52136	S 42.5 LOTS 9 AND 10 BLK 14 BEADLE & STRONGS ADDN	SHORT	42.5	100	229	4,923.50	$ 2,134.08	$ 44,829.57	$ 2,134.08	$ -	1.29%
9	320-03-14-85-030-000	ALBERTSON	TYRONE & BEVERLY ME	405 2ND ST E	9454 VIMORE AVE	CRESCO	52136	N 47.5' S 90' LOTS 9 & 10 BLK 14 BEADLE & STRONGS ADDN		47	100	229	10,763.00	$ 4,666.20	$ 54,069.96	$ 4,666.20	$ -	2.81%
10	320-05-14-80-050-000	TROY	NATHAN & SARA	410 2ND ST E	410 2ND ST E	CRESCO	52136	N 90' LOTS 9 & 10 BLK 14 BEADLE & STRONGS ADDN		60	100	229	13,740.00	$ 5,956.57	$ 89,882.25	$ 5,956.57	$ -	3.61%
11	320-03-14-80-020-000	PETERSON	GENEVIEVE - TRUST	404 2ND ST E	404 2ND ST E	CRESCO	52136	S 80' LOTS 6, 7 & 8 BLK 14 BEADLE & STRONG ADDN		50	150	264.7	12,735.00	$ 5,519.96	$ 74,861.29	$ 5,519.96	$ -	3.34%
12	320-05-11-07-010-000	MILLER	JEREMY & LAURA MARIE	129 6TH AVE E	129 6TH AVE E	CRESCO	52136	N 100' LOT 9 & W100'E 32' LOT 7 BLK 14 BEADLE & STRONG ADDN	LONG	100	82	217	21,700.00	$ 9,405.62	$ 113,568.01	$ 9,405.62	$ -	5.70%
13	320-03-15-15-010-000	BASALK	ARJAN & EMMA	203 6TH AVE E	280 6TH AVE E	CRESCO	52136	S 100 LOTS 15 & 16 BLK 15 BEADLE & STRONG ADDN	LONG	100	100	229	22,900.00	$ 9,925.96	$ 75,061.25	$ 9,925.96	$ -	6.01%
14	320-03-15-15-020-000	SKRETTA	DALE & JOAN	311 2ND ST E	399 N ELM	CRESCO	52136	N 50' LOTS 15 & 16 BLK 15 BEADLE & STRONG ADDN		50	100	229	11,450.00	$ 4,962.98	$ 52,010.62	$ 4,962.98	$ -	3.01%
15	320-05-15-05-010-000	SALLINGER	TRACY	205 5TH AVE E	205 5TH AVE E	CRESCO	52136	LOT 1 & W 40' LOT 2 BLK 15 BEADLE & STRONG ADDN	LONG	150	80	229	33,450.00	$ 14,498.63	$ 182,310.12	$ 14,498.63	$ -	8.78%
16	320-05-07-08-020-000	TIRCH	AMANDA	430 5TH AVE E	502 5TH ST E	CRESCO	52136	S 100' LOT 9 & W100'E 1/2 LOT 10 BLK 7 BEADLE & STRONG ADDN	LONG	100	75	242	21,200.00	$ 9,188.08	$ 98,474.69	$ 9,188.08	$ -	5.57%
17	320-03-07-09-010-000	Kopy	ROBERT & LAURA	510 2ND ST E	3179 ROSE LANE ROAD	CRESCO	52136	N 50' LOT 9 & N 50'E 1/2 LOT 10 BLK 7 BEADLE & STRONG ADDN		50	75	212	10,500.00	$ 4,551.55	$ 43,997.30	$ 4,551.55	$ -	2.76%
18	320-03-07-07-040-000	GRUBE	MICHAEL - TRUST	529 6TH AVE E	12445 OLD HIGHWAY 63 SOUTH	CRESCO	52136	LOTS 7 & 8 BLK 7 BEADLE & STRONGS ADDN	LONG	150	100	229	34,350.00	$ 14,888.93	$ 86,731.87	$ 14,888.93	$ -	9.02%
19	320-03-06-16-000-000	OLIVA	SCOTT	206 5TH AVE E	103 10TH AVE SW	CRESCO	52136	LOT 16 BLK 6 BEADLE & STRONGS ADDN	LONG	100	50	185.2	27,780.00	$ 12,041.18	$ 74,266.08	$ 12,041.18	$ -	7.29%
20	320-03-06-01-030-000	LEITZ	DAVID & SHARON SCHMIDT	545 2ND ST E	299 6TH AVE E	CRESCO	52136	S 1/2 LOTS 1 & 2 & S 1/2 LOT 3 EX N 25' E 19' BLK 6 BEADLE & STRONG ADDN		75	142.45	252	19,900.00	$ 8,192.17	$ 87,526.80	$ 8,192.17	$ -	4.96%
21	320-03-06-02-010-000	LEITZ	DAVID & SHARON SCHMIDT	523 2ND ST E	299 6TH AVE E	CRESCO	52136	N 1/2 LOT 1 & N 1/2 W 30' LOT 2 BLK 6 BEADLE & STRONG ADDN	SHORT	37.5	86	201	6,267.50	$ 3,582.20	$ 22,402.39	$ 3,582.20	$ -	2.18%
			Totals							1,703.50		387,857.50		$ 165,083.62		$ 165,083.62	$ -	100.00%

	Total Non-Assessable Costs		$ 393,408.82
	Total Assessable Costs		$ 330,867.17
	Total Project Cost		$ 793,575.79
50% Assessable Costs	50%		$ 165,083.59
Deficiency			$ -
City Share is 50% Assessable Cost plus Deficiency plus watermain, intersection & storm sewer costs			$ 558,492.21

Cost per Benefit Point	$ 0.4334781


2ND ST E
3RD AVE E
4TH AVE E
5TH AVE E
PROJECT DESCRIPTION
Remove all existing pavement, granular base and concrete curb and gutter on 2nd Street East from 3rd Avenue East to 6th Avenue East. The project replaced the 4 inch watermain at the intersections with 8 inch watermain beneath the project street. The existing storm sewer was reconstructed beneath the project street.
The street was reconstructed as a 31 feet wide concrete street which will include 6 inch thick concrete with integral curb over 10 inches of granular base. New concrete approaches was constructed at existing driveway locations within the street right-of-way. Sidewalk pedestrian ramps were constructed at all intersections to meet the Americans with Disabilities Act.
LEGEND
LOCATION OF PROPOSED IMPROVEMENTS
ASSESSMENT DISTRICT BOUNDARY
ASSESSED PARCELS
HORIZ.
40 0 40 80
ASSESSMENT PLAT
2ND ST EAST RECONSTRUCTION
CRESCO, IA
2017
SCALE: AS SHOWN
WHKS PROJECT NO. 6054
DRAWN BY: MR
CHECKED BY: DM
SHEET 1 OF 1

Council Member _____ introduced the following Resolution entitled "RESOLUTION ADOPTING AND LEVYING FINAL SCHEDULE OF ASSESSMENTS, AND PROVIDING FOR THE PAYMENT THEREOF FOR THE 2ND STREET EAST RECONSTRUCTION" and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

_____

NAYS: _____

Whereupon the Mayor declared the following Resolution duly adopted as follows:

RESOLUTION ADOPTING AND LEVYING FINAL SCHEDULE OF ASSESSMENTS, AND PROVIDING FOR THE PAYMENT THEREOF FOR THE 2ND STREET EAST RECONSTRUCTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CRESCO, STATE OF IOWA:

That after full consideration of the final schedule of assessments and accompanying plat showing the assessments proposed to be made for the construction of the 2nd Street East Reconstruction, within the City, under contract with Croell, Inc. of New Hampton, Iowa, which final plat and schedule was filed in the office of the Clerk on the _____ day of _____, 2019; said assessments are hereby corrected by making the following changes and reductions:

NAME OF PROPERTY OWNER AND DESCRIPTION OF PROPERTY	PROPOSED FINAL ASSESSMENT	PROPOSED FINAL CONDITIONAL DEFICIENCY, IF ANY	CORRECTED FINAL ASSESSMENT	CORRECTED FINAL CONDITIONAL DEFICIENCY, IF ANY

BE IT FURTHER RESOLVED, that the said schedule of assessments and accompanying plat, be and the same are hereby approved and adopted; and that there be, and is hereby assessed and levied, as a special tax against and upon each of the lots, parts of lots and parcels of land, and the owner or owners thereof liable to assessment for the cost of said improvements, the respective sums expressed in figures set opposite to each of the same on account of the cost of the construction of the said improvements. Provided, further, that the amounts shown in said final schedule of assessments as deficiencies are found to be proper and are levied conditionally against the respective properties benefited by the improvements as shown in the schedule, subject to the provisions of Section 384.63, Code of Iowa. Said assessments against said lots and parcels of land are hereby declared to be in proportion to the special benefits conferred upon said property by said improvements, and not in excess thereof, and not in excess of 25% of the value of the same.

BE IT FURTHER RESOLVED, that said assessments of $500.00 or more shall be payable in ten (10) equal annual installments and shall bear interest at the rate of _____ (____) percent per annum, the maximum rate permitted by law, from the date of the acceptance of the improvements; the first installment of each assessment, or total amount thereof, if it be less than $500.00, with interest on the whole assessment from date of acceptance of the work by the Council, shall become due and payable on July 1, 2020; succeeding annual installments, with interest on the whole unpaid amount, shall respectively become due on July 1st annually thereafter, and shall be paid at the same time and in the same manner as the September semiannual payment of ordinary taxes. Said assessments shall be payable at the office of the City Clerk, in full or in part and without interest within thirty days after the date of the first publication of the notice of the filing of the final plat and schedule of assessments to the County Treasurer of Howard County, Iowa.

BE IT FURTHER RESOLVED, that the Clerk be and is hereby directed to certify said final plat and schedule to the County Treasurer of Howard County, Iowa, and to publish notice of said certification once each week for two consecutive weeks in the "_____", a newspaper printed wholly in the English language, published in the City, and of general circulation in the City of Cresco, Iowa, the first publication of said notice to be made within fifteen days from the date of the filing of said schedule with the County Treasurer, the Clerk shall also send by ordinary mail to all property owners whose property is subject to assessment a copy of said notice, said mailing to be on or before the date of the second publication of the notice, all as provided and directed by Code Section 384.60, Code of Iowa.

BE IT FURTHER RESOLVED, that the Clerk is directed to certify the deficiencies for lots specially benefited by the improvements, as shown in the final schedule of assessments, to the County Treasurer for recording in the Special Assessment Deficiencies Book and to the City official charged with responsibility for the issuance of building permits. Said deficiencies are conditionally assessed to the respective properties under Section 384.63, Code of Iowa, for the amortization period specified by law.

The Clerk is authorized and directed to ascertain the amount of assessments remaining unpaid after the thirty day period against which improvement bonds may be issued and to proceed on behalf of the City with the sale of said bonds, to select a date for the sale thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the City and this Council and otherwise to take all action necessary to permit the sale of said bonds on a basis favorable to the City and acceptable to the Council.

PASSED AND APPROVED this _____ day of _____, 2019.

_____
Mayor

ATTEST:

_____
City Clerk

Council Member _____ introduced the following proposed Resolution entitled "RESOLUTION FIXING DATE FOR A PUBLIC HEARING ON THE PROPOSAL TO CONVEY REAL PROPERTY TO JEREMY AND LAURA MILLER, AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called:

AYES: _____

NAYS: _____

ABSENT: _____

Whereupon, the Mayor declared the Resolution duly adopted as follows:

RESOLUTION NO. _____

RESOLUTION FIXING DATE FOR A PUBLIC HEARING ON THE PROPOSAL TO CONVEY REAL PROPERTY TO JEREMY AND LAURA MILLER, AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, the City Council of the City of Cresco (the "City") intends to consider a proposal in the form of a Purchase Agreement (the "Agreement") to convey certain City-owned land to Jeremy and Laura Miller (the "Buyer") for $6,000 and other consideration described in the Agreement, which property is legally described as follows:

Lot Five (5), Block Fourteen (14), Beadle and Strong Addition to Cresco, Howard County, Iowa

Parcel No. 320031405010000 in Howard County

WHEREAS, pursuant to the terms of the Agreement, the Buyer would agree to rehabilitate the structures to the approval of the City of Cresco such that the property is no longer a public nuisance (as defined in the Agreement); and

WHEREAS, it is appropriate pursuant to Iowa Code Section 364.7 to publish a Notice of the proposed conveyance and of the hearing and to receive and consider objections and petitions.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF CRESCO IN THE STATE OF IOWA:

Section 1. That this Council meet in the Council Chambers, City Hall, 130 North Park Place, Cresco, Iowa, at 7:00 P.M. on October 21, 2019, for the purpose of taking action on the matter of the proposal to convey real property to Wemark Luxury Rentals, LLC.

Section 2. That the City Clerk is hereby directed to cause at least one publication to be made of a notice of said meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in said City, said publication to be not less than four (4) clear days nor more than twenty (20) days before the date of said public meeting.

Section 3. The notice of the proposed action shall be in substantially the following form:

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF CRESCO IN THE STATE OF IOWA, ON THE MATTER OF THE PROPOSAL TO CONVEY REAL PROPERTY TO JEREMY AND LAURA MILLER, AND THE HEARING THEREON

PUBLIC NOTICE is hereby given that the Council of the City of Cresco in the State of Iowa, will hold a public hearing on October 21, 2019, at 7:00 P.M. in the Council Chambers, City Hall, 130 North Park Place, Cresco, Iowa, at which meeting the Council proposes to take action on the proposal to convey real property to Jeremy and Laura Miller (the "Buyer") under the terms of a proposed Purchase Agreement (the "Agreement").

At the time and place set for the public hearing, interested individuals will be given the opportunity to express their views, both orally and in writing, on the following:

> Proposal to convey real property to Jeremy and Laura Miller for $6,000.00 and other consideration set forth in the Purchase Agreement. The property is legally described as follows:
>
> Lot Five (5), Block Fourteen (14), Beadle and Strong Addition to Cresco, Howard County, Iowa
> Parcel No. 320031405010000 in Howard County
>
> The proposal may be subject to conditions as may be stated either in the proposal, the resolution of the City Council or documents entered into between the parties.

Pursuant to the terms of the Agreement, the Buyer would agree to rehabilitate the structures to the approval of the City of Cresco such that the property is no longer a public nuisance (as defined in the Agreement), on the real property legally described above, as outlined in the proposed Agreement.

A copy of the Agreement may be reviewed at the office of the City Clerk, located in the office of the City Clerk, City Hall, City of Cresco, Iowa.

After the public hearing, the Council may make a final determination to accept or reject the proposal as submitted, or upon condition that certain terms be changed, or the Council may defer action on any or all of the proposals until a subsequent meeting.

This notice is given by order of the City Council of the City of Cresco in the State of Iowa, as provided by Section 364.7 of the City Code of Iowa.

Dated this 7th day of October, 2019.

_____
Michelle Girolamo, Cresco City Clerk

(End of Notice)

PASSED AND APPROVED this 7th day of October, 2019.

_____
Mayor

ATTEST:

_____
City Clerk

ORDINANCE NO. 480

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CRESCO, IOWA, BY ADDING A NEW CHAPTER PERTAINING TO SOLAR ENERGY SYSTEMS

BE IT ENACTED by the City Council of the City of Cresco, Iowa, as follows:

SECTION 1. NEW CHAPTER. The Code of Ordinances of the City of Cresco, Iowa, is amended by adding a new Chapter 161, entitled SOLAR ENERGY SYSTEMS, which is hereby adopted to read as follows:

CHAPTER 161 SOLAR ENERGY SYSTEMS

161.01 Purpose
161.02 Definitions
161.03 Permitted Accessory Use
161.04 Principal Uses
161.05 Restrictions on Solar Energy Systems Limited
161.06 Solar Access

161.01 PURPOSE. The purpose of this chapter is to allow safe, effective, and efficient use of solar energy conversion systems, and to identify the locations within the City where they may not be installed.

161.02 DEFINITIONS. For use in this chapter, the following terms are defined:

1. "Solar Energy System" means a device, array of devices, or structural design feature, the purpose of which is to provide for generation of electricity, the collection, storage and distribution of solar energy for space heating or cooling, daylight for interior lighting, or water heating. Installation types are:

2. "Building-integrated" means an integral part of a principal or accessory building. Building-integrated systems include but are not limited to photovoltaic or hot water systems that are contained within roofing materials, windows, skylights, and awnings.

3. "Ground-mount" means a solar energy system mounted on a rack or pole that rests on or is attached to the ground. Ground-mount systems can be either accessory or principal uses.

4. "Roof-mount" means a solar energy system mounted on a rack that is fastened to or ballasted on a building roof. Roof-mount systems can be either accessory or principal uses.

A. "Parallel roof-mount" means a roof-mount solar energy system in which the solar panels are installed parallel to the roof underneath and no more than 12" from the surface of the roof. A parallel roof-mount system must not extend beyond the roof surface underneath it.

5. "Wall-mount" means a solar energy system mounted on the side of a principal or accessory building, usually but not always for the purpose of providing direct supplemental space heating by heating and recirculating conditioned building air.

6. "Solar Farm" means a commercial facility that converts sunlight into electricity by means of photovoltaics (PV) for the primary purpose of wholesale sales of generated electricity. A solar farm is the principal land use for the parcel on which it is located.

7. "Solar Garden" means a commercial solar-electric (photovoltaic) array that provides retail electric power (or a financial proxy for retail power) to multiple households or businesses residing or located off-site from the location of the solar energy system. A community solar system / solar garden is a principal use.

8. "Solar Resource" means a view of the sun from a specific point on a lot or building that is not obscured by any vegetation, building, or object for a minimum of four hours between the hours of 9:00 AM and 3:00 PM Standard Time on all days of the year.

9. "Solar Access" means unobstructed access to direct sunlight on a lot or building through the entire year including access across adjacent parcel air rights, for the purpose of capturing direct sunlight to operate a solar energy system.

161.03 PERMITTED ACCESSORY USE: Solar energy systems shall be allowed as an accessory use in all zoning classifications where structures of any sort are allowed, subject to certain requirements as set forth below.

1. Height: Solar energy systems must meet the following height requirements:

A. Building- or roof-mounted solar energy systems shall not exceed the maximum allowed height in any zoning district. For purposes of height measurement, solar energy systems other than building-integrated systems, shall be given an equivalent exception to height standards as building-mounted mechanical devices or equipment (see 165.42).

B. Ground- or pole-mounted solar energy systems shall not exceed 18 feet in height when oriented at maximum tilt.

2. Set-back: Solar energy systems must meet the accessory structure setback requirements for the zoning district and primary land use associated with the lot on which the system is located.

A. Roof- or building-mount solar energy systems: In addition to the building setback, the collector surface and mounting devices for roof-mounted solar energy systems shall not extend beyond the exterior perimeter of the building on which the system is mounted or built, unless the collector and mounting system has been explicitly engineered to safely extend beyond the edge, and set-back standards are not violated. Exterior piping for solar hot water systems shall be allowed to extend beyond the perimeter of the building on a back or side yard exposure. Solar collectors mounted on the sides of buildings and serving as awnings are considered to be building-integrated systems and are regulated as awnings.

B. Ground-mount solar energy systems: Ground-mounted solar energy systems may not extend into the side-yard or rear setback when oriented at minimum design tilt, except as otherwise allowed for building mechanical systems.

3. Location and visibility:

A. Building-integrated and wall-mount solar energy systems: Building-integrated and wall-mount solar energy systems shall be allowed regardless of whether the system is visible from the public right-of-way, provided the building component in which the system is integrated or mounted meets all required set-back, land use, and performance standards for the district in which the building is located. The color of the solar collectors is not required to be consistent with other building materials.

B. Roof-mount solar energy systems: Roof-mount solar energy systems shall not be restricted for aesthetic reasons if the system is not visible from the closest edge of any public right-of-way other than an alley. Roof-mounted systems that are visible from the nearest edge of the street frontage right-of-way shall not have a highest finished pitch steeper than the roof pitch on which the system is mounted, and shall be no higher than twelve (12) inches above the roof. The color of the solar collectors is not required to be consistent with other roofing materials.

C. Ground-mount solar energy systems: Except as indicated in other parts of this chapter, ground-mount solar energy systems shall be treated as an accessory structure and shall

be subject to the requirements of an accessory structure. In particular, a ground-mount solar energy system may not be located in the required front yard of a lot.

D. Reflectors: No solar energy system using an external reflector to enhance solar production shall be installed within the city limits of the City of Cresco.

4. Coverage: Roof- or building-mount solar energy systems, excluding building-integrated systems, shall allow for adequate roof access for fire-fighting purposes to the south-facing or flat roof upon which the panels are mounted. Ground-mount systems shall be exempt from impervious surface calculations if the soil under the collector is maintained in vegetation and is not compacted. Foundations, gravel, and compacted soils are considered impervious.

5. Historic Buildings: Solar energy systems on historically designated buildings shall be installed only as allowed by the U.S. Department of Interior.

6. Plan approvals:

A. Building-integrated systems: No approvals by the City of Cresco shall be required for building-integrated systems beyond the normal building permit process.

B. Wall-mount, parallel roof-mount and roof-mount systems on flat roofs: No approvals by the City of Cresco shall be required for wall-mount solar energy systems, parallel roof-mount solar energy systems, or roof-mount solar energy systems on flat roofs.

C. Non-parallel roof-mount and ground-mount systems: Non-parallel roof-mount and ground-mount systems shall require a building permit, as described in Chapter 155 of the Code of Ordinances of the City of Cresco.

i. Plan applications for non-parallel roof-mounted systems shall indicate the height of the highest point on the solar collector relative to the roof directly under that point, along with drawings showing the location of the system on the building.

ii. Plan applications for ground-mount systems shall indicate the location of solar energy system on the parcel, the lot lines, and the set-backs required. In addition, they shall indicate the height of the installation at maximum tilt and the ground footprint at minimum tilt, along with a description of the ground cover to be used under the system.

7. Approved Solar Components: Electric solar energy system components must have a UL or equivalent listing and solar hot water systems must have an SRCC rating.

8. Compliance with Building Code: All solar energy systems shall be consistent with the State of Iowa Building Code, and solar thermal systems shall comply with HVAC-related requirements of the Energy Code.

9. Compliance with State Electric Code: All photovoltaic systems shall comply with the Iowa State Electric Code.

10. Compliance with State Plumbing Code: Solar hot water systems shall comply with applicable Iowa State Plumbing Code requirements.

11. Utility Notification: All solar energy systems that connect with an electric circuit serviced by the local electric utility (grid-tied systems) shall comply with the interconnection requirements of the electric utility. Systems not so connected (off-grid systems) are exempt from this requirement.

161.04 PRINCIPAL USES:

1. Solar garden: The City of Cresco permits the development of community solar gardens, subject to the following standards and requirements:

A. Rooftop solar gardens: Subject to the requirements of Section 1.03, rooftop solar gardens are permitted in all districts where buildings are permitted.

B. Ground-mount solar gardens: Ground-mount community solar energy systems must be less than two acres in total size, and are a conditional use in all districts.

C. Interconnection: An interconnection agreement must be in place with the local electric utility before work commences on installation of a solar garden.

D. Dimensional standards: All structures must comply with set-back, height, and coverage limitations for the district in which the system is located.

E. Site security: A solar garden located wholly or partly within the city limits of the City of Cresco must be completely surrounded by a chain link fence at least six feet high. All gates must be locked at all times unless personnel are on site. All components must be located at least four feet from the fence.

F. Other standards: Ground-mount systems must comply with all required standards for structures in the district in which the system is located.

G. Ground cover: The City of Cresco encourages (but does not require) owners of ground-mount solar gardens to plant the land underneath the solar collectors in pollinator friendly wildflowers. Such plantings must be maintained in such a way that they do not go to weeds or become predominantly grass, but afford passers-by a predominantly flower view during blooming season. Such plantings shall be considered flower beds and shall be exempt from the mowing requirements of Chapter 52. If wildflowers are not planted, the land underneath the collectors must be neatly maintained in compliance Chapter 52 of the Code of Ordinances of the City of Cresco.

H. Building permit: Development of a solar garden inside the city limits of the City of Cresco requires the issuance of a building permit, according to the process detailed in the City of Cresco Code of Ordinances Chapter 155.

I. Decommissioning: The City of Cresco requires that, as part of the construction permit application, a decommissioning plan shall be submitted to ensure that the facilities are properly removed after their useful life. Decommissioning of the solar garden must occur in the event it (or a majority part of it) is not in use for twelve consecutive months. The plan shall include provisions for removal of all structures and foundations, restoration of the soil and vegetation, and a plan ensuring financial resources will be available to fully decommission the site. Disposal of the solar panels, racks, and foundations must meet state requirements applicable at the time of decommissioning. The City of Cresco may require the posting of a bond, letter of credit or the establishment of an escrow account to ensure proper decommissioning.

2. Solar Farm: The City of Cresco permits the development of solar farms, subject to the following standards and requirements:

A. A solar farm may be developed only on land zoned A-1 (Agricultural) at the time of the development.

B. Stormwater and NPDES: If the City of Cresco has stormwater management, erosion and/or sediment control provisions, and/or NPDES permit requirements at the time of the development, solar farms shall be subject to those requirements.

C. Ground cover and buffer areas: Ground around and under solar arrays and in project buffer areas shall be planted and maintained in perennial vegetated ground cover, and meet the following standards:

i. Top soils shall not be removed during development, unless part of a remediation effort.

D. Soils shall be planted and maintained in perennial vegetation to prevent erosion, manage run off, and build soil. Seeds may include a mix of grasses and wildflowers, but shall be predominately wildflowers, ideally native to the region that will result in a short stature prairie with a diversity of forbs or flowering plants that bloom throughout the growing season. Blooming shrubs may be used in buffer areas as appropriate for visual screening. Seed mixes and maintenance practices should be consistent with recommendations made by qualified natural resource professionals such as those from the Iowa Department of Natural Resources, Howard County Soil and Water Conservation Service, or the Natural Resource Conservation Service. Plant material must not have been treated with systemic insecticides, particularly neonicontinoids. Such plantings must be maintained in such a way that they do not go to weeds or become predominantly grass, but afford passers-by a predominantly flower view during blooming season. Such plantings shall be considered flower beds and shall be exempt from the mowing requirements of Chapter 52. If wildflowers are not planted, the land underneath the collectors must be neatly maintained in compliance Chapter 52 of the Code of Ordinances of the City of Cresco.

E. Foundations: A qualified engineer shall certify that the foundation and design of the solar panels' racking and support is within accepted professional standards, given local soil and climate conditions.

F. Other standards and codes: All solar farms shall be in compliance with all applicable local, state and federal regulatory codes, including the State of Iowa Uniform Building Code, as amended; and the National Electric Code, as amended.

G. Power and communication lines: Power and communication lines running between banks of solar panels and to nearby electric substations or interconnections with buildings shall be buried underground. Exemptions may be granted by the City of Cresco in instances where shallow bedrock, water courses, or other elements of the natural landscape interfere with the ability to bury lines, or distance makes undergrounding infeasible, at the discretion of the City of Cresco's consulting engineer.

H. Site security: A solar farm located wholly or partly within the city limits of the City of Cresco must be completely surrounded by a chain link fence at least six feet high. All gates must be locked at all times unless personnel are on site. All components must be located at least four feet from the fence.

I. Site plan required: A detailed site plan for both existing and proposed conditions must be submitted, showing location of all solar arrays, other structures, property lines, rights-of-way, service roads, floodplains, wetlands and other protected natural resources, topography, electric equipment, and all other characteristics requested by the City of Cresco. The site plan shall also show all zoning districts.

J. Aviation protection: For solar farms located within 500 feet of an airport or within approach zones of an airport, the applicant must complete and provide the results of the Solar Glare Hazard Analysis Tool (SGHAT) for the Airport Traffic Control Tower cab and final approach paths, consistent with the Interim Policy, FAA Review of Solar Energy Projects on Federally Obligated Airports, or most recent version adopted by the FAA.

K. Agricultural protection: Solar farms must comply with site assessment or soil identification standards that are intended to protect agricultural soils.

L. Decommissioning: A decommissioning plan shall be required to ensure that facilities are properly removed after their useful life. Decommissioning of the installation must occur in the event that a majority of the solar panels are not in use for twelve consecutive months. The plan shall include provisions for removal of all structures and foundations, restoration of soil and

vegetation and a plan ensuring financial resources will be available to fully decommission the site. Disposal of the solar panels, racks, and foundations must meet state requirements applicable at the time of decommissioning. The City of Cresco will require the posting of a bond, letter of credit or the establishment of an escrow account to ensure proper decommissioning.

161.05 RESTRICTIONS ON SOLAR ENERGY SYSTEMS LIMITED: As of the effective date of this ordinance, new homeowners' agreements, covenants, common interest community standards, or other contracts between multiple property owners located within the City of Cresco shall not restrict or limit solar energy systems to a greater extent than the City of Cresco's solar energy standards.

161.06 SOLAR ACCESS: The City of Cresco encourages protection of solar access in all new subdivisions and allows for solar resources to be protected consistent with Iowa Statutes.

1. Solar easements allowed: The City of Cresco allows solar easements to be filed, consistent with Iowa State Code 564A.7. Any property owner can purchase an easement across neighboring properties to protect access to sunlight. The easement can apply to buildings, trees, or other structures that would diminish solar access. In situations where the easements are not voluntarily agreed to, the District Court, acting as the solar access regulatory board, may determine whether or not granting an easement is appropriate, consistent with Iowa Statutes 564A.3.

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 APPROVED THIS _____ DAY OF _____, 2019.

_____
Mayor Mark Bohle

ATTEST: _____
City Clerk Michelle Girolamo

I certify that the following summary of Ordinance No. 480 was published on the ____ day of _____, 2019 and the full copy was available at City Hall 130 N Park Place, Cresco, IA 52136.

ATTEST:_____
City Clerk Michelle Girolamo