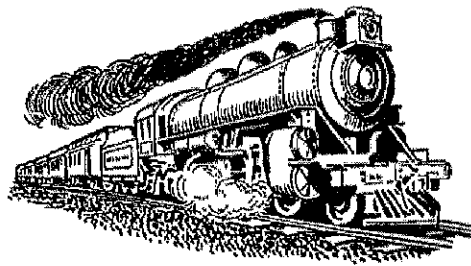


The City of *Atkins*



November 21, 2025

Mayor:

Bruce Visser

Council:

EJ Bell
Trevor Dursky
David Fisher
Bob Stolen
Samantha Petersen

City Administrator:

Scott Flory
sflory@cityofatkins.org

City Clerk/Treasurer:

Shelley Annis

Utility Clerk:

Teri Watkins

Water/WasteWater

Superintendent:

Todd Damon

Public Works Dept:

Jarrod Tomlinson
Mike Rammelsberg

Fire Chief:

Dan Rammelsberg

Library Director:

Pamela Duball

HONORABLE MAYOR & CITY COUNCIL MEMBERS:

The next regular meeting of the Atkins City Council is scheduled for Tuesday, November 25, 2025, at 6:00 p.m. in the Council Chambers, at City Hall. Please refer to the attached agenda for the items discussed below.

ITEM #5B. Employee Handbook/Personnel Manual. Among many high priorities established by the City Council within the past year was the completion of the updating of the City's Employee Handbook/Personnel Manual. The City's current Manual was originally adopted June 16, 1997; however, there have been updates to various personnel procedures since that time, they just have not been codified into an overall complete Manual. The proposed updated Manual was initially drafted in 2022, with the assistance of outside legal counsel and has been additionally reviewed and modified since that time. City staff have also reviewed the Manual and it was previously distributed in electronic format to the City's elected officials for final review and comment.

ITEM #5C. Tax-Increment Financing Certification for FY 2027. Cities in Iowa are required to certify the amount of TIF funds to be claimed for each TIF district no later than December 1 of the year prior to the fiscal year for which the funds will be collected. The City must have incurred debt in order to claim the TIF funds to be certified. Debt certified can be in the form of general obligation bonds, tax increment revenue bonds, TIF rebate agreements, or internal advances (loans). In recent years the City has claimed less than the full amount of incremental taxes available in the City's TIF districts.

The City may collect the maximum increment every year, so long as the total City collections do not exceed the total City obligations. When TIF is "certified" the dollars go into the TIF fund, not the General Fund. Those funds can be used for eligible TIF projects. For example, if a building in the TIF district had a taxable valuation of \$100,000 when it went into the TIF and is now taxed at \$250,000, the taxes on the original \$100,000 get divided amongst all the taxing entities normally, with City, County, School, Kirkwood etc., getting their share. The taxes on the new "incremental" value of \$150,000 go to the City's TIF fund to pay eligible debts.

TIF increment does not affect certain protected levies, such as the City and School Debt Service levies and the school PPEL (Physical Plant and Equipment Levy). These levies are applied and collected against all assessed value. For example, the consolidated tax rate is \$31.19 and the 403.19 excluded levies total \$4.12 resulting in a TIF rate of \$27.07.

This year's certification is proposed to be \$1,164,284. New debt added for the TIF 2025 Certification includes: \$40,225 for Internal Loan for Stone Ridge (administrative, legal, & engineering costs); Stone Ridge Internal Loan for capital expenses \$315,000; Stone Ridge Rebate Agreement \$190,000; and Fire Station Building Project \$3,075,000.

ITEM #6D. **Annual Urban Renewal Report for FY 2025.** The Annual Urban Renewal Report (AURR) is due December 1 and must be completed using the Iowa Department of Management online reporting system. Cities are not allowed to publish notice for the City's budget public hearing unless the AURR and the Annual Financial Report have been filed.

The City Clerk has prepared the Fiscal Year 2025 AURR for Council's review. This report reflects the TIF activity for the fiscal year that ended June 30, 2025. The TIF Special Revenue Fund had a July 1, 2024, beginning cash balance of \$262,971* and a June 30, 2025, ending cash balance was \$362,848. Total revenues associated with the AURR were \$534,942 and expenses were \$435,065. Total outstanding debt reported for the 2025 AURR was \$2,178,059. New debt covered by the AURR added included: Stone Ridge 5th Addition \$660,000; Cardinal Avenue \$171,733; and Fire Station \$125,000.

*It should be noted that an adjusting journal entry was made and approved by **Resolution #2025-07-02** to correct an incorrect entry of \$19,493.52 from the General Fund to the Tax-Increment Fund. Additionally, even though the Development Agreements for Stone Ridge contain an "Annual Appropriation" clause, the entire outstanding obligation must be reported for the AURR.

Smart Quote: "*The greatest pleasure is obtained by improving.*" – Ben Hogan, Professional Golfer

CITY OF ATKINS, IOWA

Scott L. Flory
City Administrator

PUBLIC NOTICE IS HEREBY GIVEN that the following governing body will meet at the date, time, and place herein set out. The tentative agenda for said meeting is as follows:

TENTATIVE AGENDA
ATKINS CITY COUNCIL
CITY HALL – 480 3RD AVENUE
TUESDAY, NOVEMBER 25, 2025
6:00 P.M.

1. Call to Order, Roll Call, and Pledge of Allegiance led by Mayor Bruce Visser.
2. Approval of the Agenda by City Council.
3. Citizens' Opportunity to address the Council on any items not on the agenda*:
 - In conformance with the Iowa Open Meetings law, no action or deliberation can occur on items presented during the Citizens' Forum
 - Please walk to the lectern and state your name and address so the Clerk can properly enter it into the record and the subject of your discussion
 - Speakers are encouraged to limit their comments to no more than three (3) minutes
4. Unfinished Business:
 - A. Ordinance #237, An Ordinance Amending the Code of Ordinances of the City of Atkins, 2005, as amended by adding a new Section 92.09 entitles "Establishing City Utility Accounts; Deposit Required" by City Council:
 - Review of proposal, Scott Flory, City Administrator
 - **Motion** to approve "**Ordinance #237**, An Ordinance Amending the Code of Ordinances of the City of Atkins, 2005, as amended by adding a new Section 92.09 entitles "Establishing City Utility Accounts; Deposit Required" by City Council" by City Council (2nd reading)
 - Discussion and consideration of Motion by City Council.
 - Roll Call Vote by Mayor Visser
5. New Business:
 - A. Fire Station Building Improvement Project:
 - Update and review of Pay Estimate #10, Scott Flory, City Administrator
 - **Motion** to approve Pay Estimate #10 to Garling Construction in the amount of \$451,687 by City Council.

- Discussion and consideration of Motion by City Council.
- Roll Call Vote by Mayor Visser

B. Updated City of Atkins Employee Handbook/Personnel Policy Manual:

- Review of request by Scott Flory, City Administrator
- **Motion** to approve **Resolution #2025-11-06**, A “Resolution to approve the Employee Handbook/Personnel Policy Manual” by City Council.
- Discussion and consideration of Motion by City Council
- Roll Call Vote by Mayor Visser

C. 2025 Annual Tax-Increment Financing Certification for FY 2027:

- Review by Scott Flory, City Administrator
- **Motion** to approve **Resolution #2025-11-07**, A “Resolution approving 2025 TIF Certification” by City Council.
- Discussion and consideration of Motion by City Council.
- Roll Call Vote by Mayor Visser

D. FY 2025 Annual Urban Renewal Report:

- Review by Scott Flory, City Administrator
- **Motion** to approve **Resolution #2025-11-08**, A “Resolution approving the Fiscal Year 2025 Annual Urban Renewal Report for the Year Ended June 30, 2025; for the City of Atkins, Benton County, Iowa” by City Council.
- Discussion and consideration of Motion by City Council.
- Roll Call Vote by Mayor Visser

E. FY 2025 Annual Financial Report:

- Review by Scott Flory, City Administrator
- **Motion** to approve **Resolution #2025-11-09**, A “Resolution approving the Annual Financial Report (AFR) for the Year Ended June 30, 2025; for the City of Atkins, Benton County, Iowa” by City Council.
- Discussion and consideration of Motion by City Council.
- Roll Call Vote by Mayor Visser

6. City Administrator’s Report:

- Update on FY 2025 Municipal Audit – Bohnsack & Frommelt
- Code of Ordinances update – proposal from Iowa Codification
- Review of Water/Wastewater Position Announcement
- Update on Solid Waste & Recycling transition to new hauler
- Update on newly Elected Officials Open Meetings/Open Records Training

7. Mayor's Report:

8. Consent Agenda:

- Approval of the abstract of the bills & claims as submitted
- Approval of November 10, 2025, City Council meeting minutes

9. Other Business:

10. Motion to Adjourn

NEXT REGULAR MEETING – DECEMBER 9, 2025 at 6:00 P.M.

This notice is given pursuant to Chapter 21.4 (1) of the Code of Iowa and of the local Rules & Procedures of the Governing Body

**Written comments are welcome in advance of the meeting and may be received at the office of the City Clerk in-person, or by email at: cityclerk@cityofatkins.org at Atkins City Hall, 480 Third Avenue, Atkins, IA 52206. Contact the City Clerk's Office if you plan to speak before the Council on an agenda item and need any special assistance.*

Note: Some members may participate by telephone, per Section 21.8 of the Code of Iowa



November 14th, 2025

Honorable Mayor and City Council, City of Atkins, 480 3rd Ave, Atkins, Iowa 52206

RE: Atkins Fire Station
Garling Construction Payment Application 10

Honorable Mayor and Council:

Following is our review of Payment Application 9 for the Atkins Fire Station dated October 15th, 2025.

Included in this Payment Application:

1. Work
 - a. General Requirements – Work associated with construction administration and equipment.
 - b. Sitework/Demo – Apron grading and subgrade preparation.
 - c. Concrete – None.
 - d. Masonry – Remainder of exterior masonry walls.
 - e. Metals – None.
 - f. Woods & Plastics – Wood framing around man doors and windows.
 - g. Thermal & Moisture – Brake metal around doors, windows, and metal panel. Interior insulation and caulking.
 - h. Doors & Windows – Overhead door installation. Hollow metal door frame installation. Aluminum frame installation.
 - i. Finishes – Interior stud wall framing. Installing drywall. Sealing concrete.
 - j. Specialties – Installing canopy.
 - k. Furnishings – None.
 - l. Special Construction – Installing metal wall panels.
 - m. Mechanical – Material and labor associated installing and routing plumbing and ductwork.
 - n. Electrical – Electrical gear and panel feeder and associated work. Fire alarm, access control, security, and network procurement. Installation of site electrical and utility lines. Fire alarm, access control, security, network and audio video installation.
2. Stored Materials
 - a. Mechanical – Plumbing fixtures.

Solum Lang Architects, LLC certifies the attached Payment Application.

Respectfully Submitted,

A handwritten signature in black ink that reads "Michael Fritz". The signature is written in a cursive, flowing style.

Michael Fritz
Intern Architect
SOLUM LANG ARCHITECTS, LLC

APPLICATION AND CERTIFICATE FOR PAYMENT
AIA DOCUMENT G702

TO (OWNER): CITY OF ATKINS PROJECT: Atkins Fire Station

408 3rd Ave
Atkins, IA

451 2nd Ave
Atkins, IA 52206

FROM: Michael J Svatosch

(CONTRACTOR) Garling Construction, Inc.

1120 11th Street

Belle Plaine, IA 52208

CONTRACT FOR: General Construction

ARCHITECT: Solum Lang Architects

1101 Old Marion Rd NE

Cedar Rapids, IA 52402

CONTRACT DATE: 1/21/2025

FROM: 10/1/2025

TO: 10/31/2025

APPLICATION NO: 10

INVOICE NO: 003576

PROJECT NO: 54259

ARCHITECT PROJECT NO:

OWNER PO NO: 54259

Distribution to:

☒ OWNER

☐ ARCHITECT

☐ LENDOR

☐ GENERAL CONTRACTOR

☐ CONSTRUCTION MANAGER

☐ OTHER

CONTRACTOR'S APPLICATION FOR PAYMENT

Change Orders approved in previous months by Owner	APPROVED	DEDUCTIONS
Total	\$6,747.30	(\$781.82)
Approved this Month		
Number	Date Approved	
TOTALS		
Net change by Change Orders		\$5,965.48

The undersigned contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Garling Construction, Inc.

BY: Tony D DATE: 10-15-25

Application is made for Payment, as shown below, in connection with the Contract.

Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$3,376,000.00
2. Net change by Change Orders \$5,965.48
3. CONTRACT SUM TO DATE (Line 1 + 2) \$3,381,965.48
4. TOTAL COMPLETED & STORED TO DATE \$2,583,765.48
(Column J on G703)

5. RETAINAGE:
a. 5.00% of Completed Work \$127,188.27
(Column E + G on G703)
b. of Stored Material \$2,000.00
(Column H on G703)

Total Retainage (Line 5a + 5b or

Total in Column M of G703) \$129,188.27

6. TOTAL EARNED LESS RETAINAGE \$2,454,577.21
(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate).....

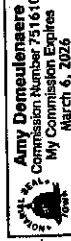
8. CURRENT PAYMENT DUE \$2,002,890.21
(Line 6 from prior Certificate)..... \$451,687.00
9. BALANCE TO FINISH, PLUS RETAINAGE \$927,388.27
(Line 3 less Line 6)

State of: IA

Subscribed and sworn to before me this 15th day of October 2025

Notary Public:

Amy Demeulenaere



My Commission Expires: 3-6-26

ARCHITECTS CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the **AMOUNT CERTIFIED**.

AMOUNT CERTIFIED \$ 451,687.00
Four Hundred Fifty One Thousand Six Hundred Eighty Seven Dollars and No Cents

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By: Michael Fritz

Date: 11.14.2025

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET AIA DOCUMENT G703 PROJECT: 54259 REGULAR ITEMS												
AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached. In tabulations below, amounts are stated to the nearest doll Use Column L on Contracts where variable retainage for lin												
CONTRACT DATE: 1/21/2025 FROM: 10/1/2025 TO: 10/31/2025				APPLICATION NO: 10 INVOICE NO: 003576 PROJECT NO: 54259 ARCHITECT PROJECT NO:				PAGE 2 of 5				
A	B	C	D	E	F	G	H	I	J	K	L	M
ITEM NO.	DESCRIPTION OF WORK	BILLING CODES	SCHEDULED VALUE		PREVIOUS APPLICATION		COMPLETED THIS MONTH		TOTAL COMPLETE AND STORED TO DATE		BALANCE TO FINISH	
			AMOUNT	PERCENT COMPLETE	AMOUNT	PERCENT COMPLETE	WORK IN PLACE	STORED MATERIALS	AMOUNT	COMPLETE	BALANCE	RETAINAGE
1	GENERAL REQUIREMENTS											
2	Bonds/Insurance		26,000.00	100%	26,000.00	100%			26,000.00	100%		1,300.00
3	PM/Supt/Admin		210,000.00	70%	147,000.00	70%	21,000.00		168,000.00	80%	42,000.00	8,400.00
4	Temp Facilities/Equip/Clean		24,000.00	100%	24,000.00	100%			24,000.00	100%		1,200.00
5	SITework/DEMO											
6	Layout/SWPPP		24,000.00	100%	24,000.00	100%			24,000.00	100%		1,200.00
7	Mass Excavation		198,000.00	98%	194,040.00	98%	3,960.00		198,000.00	100%		9,900.00
8	Landscape/Retain Wall/Fence		20,000.00	10%	2,000.00	10%	8,000.00		10,000.00	50%	10,000.00	500.00
9	CONCRETE											
10	Structural Concrete		235,000.00	100%	235,000.00	100%			235,000.00	100%		11,750.00
11	Site Paving		165,000.00	25%	41,250.00	25%			41,250.00	25%	123,750.00	2,062.50
12	Joint Seal/Stripping/Misc.		14,000.00	5%	700.00	5%			700.00	5%	13,300.00	35.00
13	MASONRY											
14	Masonry		48,000.00	75%	36,000.00	75%	12,000.00		48,000.00	100%		2,400.00
15	METALS											
16	Structural Steel Material		26,000.00	100%	26,000.00	100%			26,000.00	100%		1,300.00
17	Structural Steel Labor		55,000.00	100%	55,000.00	100%			55,000.00	100%		2,750.00
18	CFMF Material		44,000.00	100%	44,000.00	100%			44,000.00	100%		2,200.00
19	CFMF Labor		58,000.00	100%	58,000.00	100%			58,000.00	100%		2,900.00
20	WOODS & PLASTICS											
21	Framing		32,000.00	60%	19,200.00	60%	9,600.00		28,800.00	90%	3,200.00	1,440.00
22	Finishes		10,000.00								10,000.00	
23	THERMAL & MOISTURE											
24	Waterproofing		36,000.00	100%	36,000.00	100%			36,000.00	100%		1,800.00
25	Insulation/Caulking		39,000.00	30%	11,700.00	30%	11,700.00		23,400.00	60%	15,600.00	1,170.00
26	Break Metal		12,000.00	50%	6,000.00	50%	2,400.00		8,400.00	70%	3,600.00	420.00
27	DOORS & WINDOWS											
28	HM Doors		79,000.00	50%	39,500.00	50%	15,800.00		55,300.00	70%	23,700.00	2,765.00
29	OH Doors		77,000.00				69,300.00		69,300.00	90%	7,700.00	3,465.00
30	Callig Doors		4,000.00				9,750.00		48,750.00	75%	16,250.00	2,437.50
31	Aluminum Frames/Glazing		65,000.00									
32	FINISHES											
33	SS Framing		43,000.00	80%	34,400.00	80%	6,450.00		40,850.00	95%	2,150.00	2,042.50
34	Drywall		62,000.00				15,500.00		15,500.00	25%	46,500.00	775.00
35	ACT		13,000.00								13,000.00	
PAGE TOTALS			\$1,619,000.00	68%	\$1,098,790.00	68%	\$185,460.00		\$1,284,250.00	79%	\$334,750.00	\$64,212.50
REGULAR ITEM TOTALS			\$3,376,000.00	62%	\$2,102,340.00	62%	\$435,460.00	\$40,000.00	\$2,577,800.00	76%	\$798,200.00	\$128,890.00
CHANGE ORDERS			\$5,965.48	100%	\$5,965.48	100%			\$5,965.48	100%		\$298.27
GRAND TOTALS			\$3,381,965.48	62%	\$2,108,305.48	62%	\$435,460.00	\$40,000.00	\$2,583,765.48	76%	\$798,200.00	\$129,188.27

CONTINUATION SHEET AIA DOCUMENT G703 PROJECT: 54259 REGULAR ITEMS										PAGE 3 of 5															
AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached. In tabulations below, amounts are stated to the nearest doll Use Column L on Contracts where variable retainage for lin.										APPLICATION NO: 10 INVOICE NO: 003576 PROJECT NO: 54259 ARCHITECT PROJECT NO:															
A		B		C		D		E		F		G		H		I		J		K		L		M	
ITEM NO	DESCRIPTION OF WORK	BILLING CODES	SCHEDULED VALUE		PREVIOUS APPLICATION		COMPLETED THIS MONTH		TOTAL COMPLETE AND STORED TO DATE		BALANCE TO FINISH														
			AMOUNT	PERCENT COMPLETE	AMOUNT	PERCENT COMPLETE	WORK IN PLACE	STORED MATERIALS	PERCENT COMPLETE	AMOUNT	COMPLETE	BALANCE	RETAINAGE												
36	Flooring		28,000.00																						
37	Painting		22,000.00																						
38	Sealed Concrete		8,500.00		4,250.00	50%	4,250.00																		
39	SPECIALTIES																								
40	Accessories/Specialties		30,000.00		3,000.00	10%																			
41	Mapes Canopy		25,000.00		1,250.00	5%	6,250.00																		
42	FURNISHINGS																								
43	Furnishings		9,500.00		950.00	10%																			
44	SPECIAL CONSTRUCTION																								
45	PEMB		253,000.00		253,000.00	100%																			
46	Metal Wall Panels		111,000.00		55,500.00	50%	22,200.00																		
47	Erection		178,000.00		178,000.00	100%																			
48	Insulation		30,000.00		30,000.00	100%																			
49	MECHANICAL																								
50	Plumbing Fixtures		69,000.00		20,700.00	30%																			
51	Plumbing Material		51,000.00		45,900.00	90%	5,100.00																		
52	Plumbing Labor		43,000.00		30,100.00	70%	8,600.00																		
53	Plumbing Insulation		14,000.00																						
54	T&B		8,000.00																						
55	HVAC Insulation		12,000.00																						
56	Controls		54,000.00		16,200.00	30%																			
57	HVAC Equipment		121,000.00		60,400.00	50%	60,600.00																		
58	HVAC Materials		57,000.00		45,600.00	80%	11,400.00																		
59	HVAC Labor		69,000.00		20,700.00	30%	34,500.00																		
60	Sprinkler		52,000.00		15,600.00	30%																			
61	ELECTRICAL																								
62	Electrical Gear		42,000.00		23,100.00	55%	10,500.00																		
63	Generator		88,000.00		30,800.00	35%																			
64	DJE		9,000.00		7,200.00	80%	1,800.00																		
65	Lighting		62,000.00		24,800.00	40%																			
66	Cable Reels		3,000.00		3,000.00	100%																			
67	Panel Feeders		64,000.00		12,800.00	20%	25,600.00																		
68	Temp Power		5,000.00		5,000.00	100%																			
69	Electrical Materials		24,000.00		16,800.00	70%	4,800.00																		
70	Electrical Labor		68,000.00		40,800.00	60%	13,600.00																		
PAGE TOTALS			\$1,610,000.00		\$945,450.00	59%	\$209,200.00	\$40,000.00	15%	\$1,194,650.00		74%	\$1,194,650.00				\$415,350.00	\$59,732.50							
REGULAR ITEM TOTALS			\$3,376,000.00		\$2,102,340.00	62%	\$435,460.00	\$40,000.00	14%	\$2,577,800.00		76%	\$2,577,800.00				\$798,200.00	\$128,890.00							
CHANGE ORDERS			\$5,965.48		\$5,965.48	100%																			
GRAND TOTALS			\$3,381,965.48		\$2,108,305.48	62%	\$435,460.00	\$40,000.00	14%	\$2,583,765.48		76%	\$2,583,765.48				\$798,200.00	\$129,188.27							

CONTINUATION SHEET AIA DOCUMENT G703 PROJECT: 54259 REGULAR ITEMS													PAGE 4 of 5	
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ITEM NO	DESCRIPTION OF WORK	BILLING CODES	SCHEDULED VALUE	PREVIOUS APPLICATION		COMPLETED THIS MONTH			TOTAL COMPLETE AND STORED TO DATE		BALANCE TO FINISH			
				AMOUNT	PERCENT COMPLETE	WORK IN PLACE	STORED MATERIALS	PERCENT COMPLETE	AMOUNT	COMPLETE	BALANCE	RETAINAGE		
71	Site Electrical and Utility		46,000.00	32,200.00	70%	4,600.00		10%	36,800.00	80%	9,200.00	1,840.00		
72	Fire Alarm		21,000.00	10,500.00	50%	8,400.00		40%	18,900.00	90%	2,100.00	945.00		
73	Access Control		24,000.00	2,400.00	10%	9,600.00		40%	12,000.00	50%	12,000.00	600.00		
74	Security		8,000.00	800.00	10%	3,200.00		40%	4,000.00	50%	4,000.00	200.00		
75	Network		32,000.00	3,200.00	10%	12,800.00		40%	16,000.00	50%	16,000.00	800.00		
76	Audio Video		16,000.00	9,000.00	56%	2,200.00		14%	11,200.00	70%	4,800.00	560.00		
77														
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105														
PAGE TOTALS			\$147,000.00	\$58,100.00	40%	\$40,800.00		28%	\$98,900.00	67%	\$48,100.00	\$4,945.00		
REGULAR ITEM TOTALS			\$3,376,000.00	\$2,102,340.00	62%	\$435,460.00	\$40,000.00	14%	\$2,577,800.00	76%	\$798,200.00	\$128,890.00		
CHANGE ORDERS			\$5,965.48	\$5,965.48	100%				\$5,965.48	100%		\$298.27		
GRAND TOTALS			\$3,381,965.48	\$2,108,305.48	62%	\$435,460.00	\$40,000.00	14%	\$2,583,765.48	76%	\$798,200.00	\$129,188.27		

CHANGE ORDERS

54259

PROJECT:

CHANGE ORDER 703

CONTINUATION SHEET AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column L on Contracts where variable retainage for line

APPLICATION NO:
INVOICE NO:
PROJECT NO:
ARCHITECT PROJECT NO:

1/21/2025
10/1/2025
10/31/2025

ITEM NO	DESCRIPTION OF WORK	CHANGE ORDER NUMBER	SCHEDULED VALUE	PREVIOUS APPLICATION		COMPLETED THIS MONTH			TOTAL COMPLETE AND TO DATE		L	M
				AMOUNT	PERCENT COMPLETE	WORK IN PLACE	STORED MATERIALS	PERCENT COMPLETE	AMOUNT	COMPLETE		
1	AIA 1 COR 001 - 3rd Avenue Hydrant	0001	6,747.30	6,747.30	100%				6,747.30	100%		
2	AIA 2 COR2, COR3, COR6	AIA 2	(781.82)	(781.82)	100%				(781.82)	100%		(39.09)
3												
4												
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6												
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35												
PAGE TOTALS				\$5,965.48	100%				\$5,965.48	100%		\$298.27
CHANGE ORDER TOTAL				\$5,965.48	100%				\$5,965.48	100%		\$298.27
REGULAR ITEMS TOTALS				\$3,376,000.00	62%	\$435,460.00	\$40,000.00	14%	\$2,577,800.00	76%	\$798,200.00	\$128,890.00
GRAND TOTALS				\$3,381,965.48	62%	\$435,460.00	\$40,000.00	14%	\$2,583,765.48	76%	\$798,200.00	\$129,188.27



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/09/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
FEDERATED MUTUAL INSURANCE COMPANY
HOME OFFICE: P.O. BOX 328
OWATONNA, MN 55060

CONTACT
NAME: CLIENT CONTACT CENTER
PHONE
(A/C, No, Ext): 888-333-4949 FAX
(A/C, No): 507-446-4864
E-MAIL
ADDRESS: CLIENTCONTACTCENTER@FEDINS.COM

INSURED
NORTHEAST IOWA MECHANICAL SYSTEMS LLC
403 MILL AVE
ELGIN, IA 52141-9306

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: FEDERATED RESERVE INSURANCE COMPANY	16024
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 103

REVISION NUMBER: 1

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	Y	N	0935255	01/01/2025	01/01/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) EXCLUDED PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS & COMP/OP ACC \$2,000,000
A	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY	Y	N	0935255	01/01/2025	01/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per Person) BODILY INJURY (Per Accident) PROPERTY DAMAGE (Per Accident)
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION	Y	N	9313829	01/01/2025	01/01/2026	EACH OCCURRENCE \$2,000,000 AGGREGATE \$2,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/ EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐	N/A	N	0935256	01/01/2025	01/01/2026 ☒ PER STATUTE ☐ OTHER E.L EACH ACCIDENT \$500,000 E.L DISEASE -EA EMPLOYEE \$500,000 E.L DISEASE - POLICY LIMIT \$500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
SEE ATTACHED PAGE

CERTIFICATE HOLDER

GARLING CONSTRUCTION, INC.
1120 11TH ST
BELLE PLAINE, IA 52208-1705

103 1

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Nicholas R. Zaver



AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULEPage 1 of 1

AGENCY FEDERATED MUTUAL INSURANCE COMPANY		NAMED INSURED NORTHEAST IOWA MECHANICAL SYSTEMS LLC 403 MILL AVE ELGIN, IA 52141-9306	
POLICY NUMBER SEE CERTIFICATE # 103.1			
CARRIER SEE CERTIFICATE # 103.1	NAIC CODE	EFFECTIVE DATE: SEE CERTIFICATE # 103.1	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

#54259

ATKINS FIRE STATION

451 2ND AVE.

ATKINS, IA

THE CERTIFICATE HOLDER IS AN ADDITIONAL INSURED SUBJECT TO THE CONDITIONS OF THE ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - AUTOMATIC STATUS WHEN REQUIRED IN CONSTRUCTION AGREEMENT WITH YOU ENDORSEMENT FOR GENERAL LIABILITY.

THE CERTIFICATE HOLDER IS AN ADDITIONAL INSURED ON GENERAL LIABILITY SUBJECT TO THE CONDITIONS OF THE ADDITIONAL INSURED - OWNERS, LESSEES, OR CONTRACTORS - COMPLETED OPERATIONS ENDORSEMENT.

THE CERTIFICATE HOLDER IS AN ADDITIONAL INSURED SUBJECT TO THE CONDITIONS OF THE ADDITIONAL INSURED BY CONTRACT ENDORSEMENT FOR BUSINESS AUTO LIABILITY.

COMMERCIAL UMBRELLA FOLLOWS FORM ACCORDING TO THE TERMS, CONDITIONS, AND ENDORSEMENTS FOUND IN THE COMMERCIAL UMBRELLA POLICY.

INSTALLATION FLOATER COVERAGE IS PROVIDED WITH A LIMIT OF \$400,000 FOR PROPERTY THE NAMED INSURED IS CONTRACTED TO INSTALL THAT THEY OWN OR ARE LEGALLY LIABLE FOR. COVERAGE APPLIES WHILE IN TRANSIT, WHILE AT THE PREMISES OF INSTALLATION, OR ELSEWHERE AWAITING AND DURING INSTALLATION.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED BY CONTRACT ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE PART

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

- A. WHO IS AN INSURED for "bodily injury" and "property damage" liability is amended to include:
Any person or organization other than a joint venture, for which you have agreed by written contract to procure bodily injury or property damage "auto" liability insurance arising out of operation of a covered "auto" with your permission. However, this additional insurance does not apply to:
- (1) The owner or anyone else from whom you hire or borrow a covered "auto". This exception does not apply if the covered "auto" is a "trailer" connected to a covered "auto" you own.
 - (2) Your "employee" if the covered "auto" is owned by that "employee" or a member of his or her household.
 - (3) Someone using a covered "auto" while he or she is working in a business of selling, servicing, repairing, parking or storing "autos" unless that business is yours.
 - (4) Anyone other than your "employees", partners (if you are a partnership), members (if you are a limited liability company), or a lessee or borrower or any of their "employees", while moving property to or from a covered "auto".
 - (5) A partner (if you are a partnership), or a member (if you are a limited liability company) for a covered "auto" owned by him or her or a member of his or her household.
- B. The coverage extended to any additional insured by this endorsement is limited to, and subject to all terms, conditions, and exclusions of the Coverage Part to which this endorsement is attached.
- In addition, coverage shall not exceed the terms and conditions that are required by the terms of the written agreement to add any insured, or to procure insurance.
- C. The limits of insurance applicable to such insurance shall be the lesser of the limits required by the agreement between the parties, or the limits provided by this policy.
- D. Additional exclusions. The insurance afforded to any person or organization as an insured under this endorsement does not apply:
1. To "loss" which occurs prior to the date of your contract with such person or organization;
 2. To "loss" arising out of the sole negligence of any person or organization that would not be an insured except for this endorsement.
 3. To "loss" for any leased or rented "auto" when the lessor or his or her agent takes possession of the leased or rented "auto" or the policy period ends, whichever occurs first.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED - OWNERS, LESSEES OR
CONTRACTORS - AUTOMATIC STATUS WHEN
REQUIRED IN A WRITTEN CONSTRUCTION
AGREEMENT WITH YOU**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. Section II - Who Is An Insured is amended to include as an additional insured any person or organization for whom you are performing operations when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy. Such person or organization is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured.

However, the insurance afforded to such additional insured:

1. Only applies to the extent permitted by law; and
2. Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

A person's or organization's status as an additional insured under this endorsement ends when your operations for that additional insured are completed.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to:

1. "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:

- a. The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or
- b. Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or the failure to render any professional architectural, engineering or surveying services.

2. "Bodily injury" or "property damage" occurring after:
- a. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
 - b. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

- C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III - Limits Of Insurance:**

The most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement you have entered into with the additional insured; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED - OWNERS, LESSEES OR
CONTRACTORS - COMPLETED OPERATIONS**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
Garling Construction Inc 1120 11th St Belle Plaine, IA 52208-1705	Any coverage provided by this endorsement applies only to #54259 Atkins Fire Station 451 2nd Ave. Atkins, IA.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II - Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III - Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

Insured:

Northeast Iowa Mechanical Systems LLC
403 Mill Ave
Elgin, IA 52141-9306



RESOLUTION NO. 2025-11-06

**A RESOLUTION TO APPROVE THE EMPLOYEE HANDBOOK/
PERSONNEL POLICY MANUAL**

WHEREAS, the City of Atkins, Iowa desires to update its Employee Handbook/Personnel Policy Manual, from June 16, 1997; and

WHEREAS, the City of Atkins, Iowa, has updated and revised some sections of the Employee Handbook/Personnel Policy Manual.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Atkins, Atkins, Iowa, that a new Employee Handbook/Personnel Policy Manual is hereby adopted to replace the June, 16, 1997 edition and said edition is repealed in its entirety; and

BE IT FURTHER RESOLVED, by the Atkins City Council of the City of Atkins Iowa, that the City Clerk is directed to distribute the new Employee Handbook/Personnel Policy Manual to all employees and the Mayor and City Clerk/Treasurer are hereby directed to certify this resolution of approval.

Passed and approved this 25th day of November, 2025.

Bruce Visser, Mayor

ATTEST:

Shelley Annis, City Clerk/Treasurer

RESOLUTION # 2025-11-07

APPROVING 2025 TIF CERTIFICATION FOR THE CITY OF ATKINS, IOWA

WHEREAS, the City of Atkins, 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 Urban Renewal Plans and established Urban Renewal Areas, and

WHEREAS, Section 403.19 of the Code of Iowa requires that the City make an annual certification (the TIF Certification") to the Benton County Auditor of obligations and indebtedness incurred to pay the costs of projects and initiatives in the Urban Renewal Areas; and

WHEREAS, it is now necessary for the City Council to approve the 2025 TIF Certification and to authorize the submittal of said documents on behalf of the City.

NOW, THEREFORE, It is Resolved by the City Council of the City of Atkins, Iowa, as follows:

Section 1. The 2025 TIF Certification is hereby approved in substantially the form attached hereto as Exhibit "A". The City Clerk is hereby authorized and directed to submit the 2025 TIF Certification to the Office of the Benton County Assessor on or before December 1, 2025.

Section 2. All actions previously taken by the City staff with respect to the preparation of the 2025 TIF Certification are hereby ratified and affirmed.

Section 3. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

PASSED and APPROVED this 25th day of November, 2025.

Bruce Visser, Mayor

Attest:

Shelley Annis, City Clerk/Treasurer

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: Atkins County: Benton

Urban Renewal Area Name: Atkins Urban Renewal

Urban Renewal Area Number: 06001 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 3,620,225

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 25th day of November, 2025

Signature of Authorized Official

319-446-7870
Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEARCity: Atkins County: BentonUrban Renewal Area Name: Atkins Urban RenewalUrban Renewal Area Number: 06001 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. Internal Loan - Stone Ridge Developing LLC administrative costs from the General Fund to be paid back with TIF Revenues Resolution 2025-11-01	11/10/2025	40,225
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
2. Internal Loan Stone Ridge Developing LLC Development Agreement Disbursements - \$115,000 from General Fund, \$200,000 from RUT Fund Resolution 2025-06-07	06/24/2025	315,000
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
3. Stone Ridge Developing LLC Development Agreement (est. \$190,000) Resolution 2025-11-02	11/10/2025	190,000
☒ 'X' this box if a rebate agreement. List administrative details on lines above.		
4. 2025 GO Bond for water improvements and Fire Station Building Resolution 2025-01-03	01/28/2025	3,075,000
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
5.		
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 3,620,225

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR
CERTIFICATION TO COUNTY AUDITOR

**Due To County Auditor By December 1 Prior To The Fiscal Year
Where Less Than The Legally Available TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: Atkins County: Benton

Urban Renewal Area Name: Atkins Urban Renewal

Urban Renewal Area Number: 06001 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

[illegible]

Dated this 25th day of November, 2025

Signature of Authorized Official	319-446-8780 Telephone
----------------------------------	---------------------------

RESOLUTION NO 2025-11-08

RESOLUTION APPROVING THE ANNUAL URBAN RENEWAL REPORT FOR FY25

WHEREAS, Iowa Code section 312.14 requires all cities to submit the Urban Renewal Report to the Department of Management by December 1st of each year; and,

WHEREAS, the City Clerk has prepared the ANNUAL URBAN RENEWAL REPORT for FY25 and has presented it to the City Council.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Atkins, Iowa, that the Annual Urban Renewal Report for the City of Atkins for FY25 is hereby approved.

Passed and approved this 25th day of November, 2025

Bruce Visser, Mayor

Attest: _____
Shelley Annis, City Clerk/Treasurer

2026**2025**

	Stoneridge AG	Stonerige TIF	1991	1997	2004	Comm/Ind Replacement	Total
July	199.38	12.79	0.00	0.00	0.00	0.00	\$212.17
Aug	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Sept	119.69	13,656.33	19,154.62	5,802.33	4,750.56	0.00	\$43,483.53
Oct	32.05	56,831.46	81,252.08	27,166.28	59,628.85	0.00	\$224,910.72
Nov	8.77	1,530.37	0.00	4,703.00	0.00	0.00	\$6,242.14
Dec	1.02	1,344.63	3,738.89	1,164.60	1,654.89	0.00	\$7,904.03
Jan	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Feb	0.00	1,974.65	1,304.16	0.00	0.00	0.00	\$3,278.81
Mar	0.00	4,027.30	14,196.81	0.00	1,810.69	0.00	\$20,034.80
Apr	0.00	44,672.38	82,179.35	27,942.95	51,835.03	4.62	\$206,634.33
May	102.58	19,156.35	0.00	1,776.03	0.00	0.00	\$21,034.96
June	0.00	7.76	1,193.67	0.00	0.00	0.00	\$1,201.43
	\$463.49	\$143,214.02	\$203,019.58	\$68,555.19	\$119,680.02	\$4.62	\$534,936.92

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Urban Renewal Area Data Collection

Local Government Name: ATKINS (06G032)
 Urban Renewal Area: ATKINS URBAN RENEWAL
 UR Area Number: 06001

Urban Renewal Plan: [Atkins_UR_Plan.pdf](#) 11/28/2012 [\[upload\]](#)
 Urban Renewal Map: [2013_Atkins_UR_Map.pdf](#) 11/17/2022 [\[upload\]](#)
 Urban Renewal Ordinance: [Atkins_UR_Ord.pdf](#) 11/28/2012 [\[upload\]](#)

Reinvestment District ☐ yes ☒ no

UR Area Creation Date: 11/1991 Enter date as: mm/yyyy

Economic Development

UR Area Purpose:

236 Characters Left

Enter: text explaining the purpose for this UR area

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ATKINS CITY/BENTON COMM SCH/97 INCREM	060300	060301	2,582,244
ATKINS CITY/BENTON COMM SCH/90 INCREM	060302	060303	7,743,792
ATKINS CITY/BENTON COMM SCH/94 INCREM	060304	060305	0
ATKINS CITY/BENTON COMM SCH/95 INCREM	060306	060307	0
ATKINS CITY/BENTON COMM SCH/97 INCREM	060308	060309	0
ATKINS CITY AG/BENTON COMM SCH/94 INCREM	060310	060311	0
FREMONT TWP/BENTON COMM SCH/FD3 ATKINS 94 INCREM	060420	060421	0
ATKINS CITY/BENTON COMM SCH/00 INCREM	060436	060437	0
ATKINS CITY AG/BENTON COMM SCH/00 INCREM	060438	060439	0
ATKINS CITY/BENTON COMM SCH/FEATHER 00 INCREM	060444	060445	0
ATKINS CITY/BENTON COMM SCH/FEATHER 2ND 02 INCREM	060478	060479	0
ATKINS CITY/BENTON COMM SCH/04 INCREM	060486	060487	4,504,307
ATKINS CITY/BENTON COMM SCH/06 FEATHER RIDGE 3RD/INCR	060504	060505	0
ATKINS CITY AG/BENTON COMM SCH/03 RIDGEVIEW UR TIF INCREM	060512	060513	0
ATKINS CITY/BENTON COMM SCH/03 RIDGEVIEW UR TIF INCREM	060514	060515	0
ATKINS CITY/BEN COMM SCH/21 STONE RIDGE DEVELOPMENT	060542	060543	5,391,572
ATKINS AG/BEN COMM SCH/21 STONE RIDGE DEVELOPMENT	060544	060545	13,700

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	101,600	40,814,700	2,830,000	0	0	-61,852	43,593,448	0	43,593,448
Taxable	72,988	18,914,680	2,219,572	0	0	-61,852	21,054,388	0	21,054,388
Homestead Credits									121

Projects	Debts/Obligations	Non-Rebate Payments	Rebate Payments	Jobs	LMI Housing	Public Building Analysis	Financial Recap	Notes (Optional)
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Urban Renewal Area Projects

Project Name	Project Description	Classification	Project Physically Complete?	Project Payments Complete?	
Water Treatment Plant	build water treatment plant	Water treatment plants, waste treatment	☒ Yes ☐ No	☐ Yes ☒ No	<button>Remove</button>
Water and Sewer lagoons	water and sewer projects	Water treatment plants, waste treatment	☒ Yes ☐ No	☐ Yes ☒ No	<button>Remove</button>
Stone Ridge 3rd & 4th Additi	Commercial District - Infrastructure	Roads, Bridges & Utilities	☒ Yes ☐ No	☐ Yes ☒ No	<button>Remove</button>
Rebuild Fire Station	Fire Station Rebuild from Disaster	Municipal and other publicly-owned or lea	☐ Yes ☒ No	☐ Yes ☒ No	<button>Remove</button>
Stone Ridge Dev 5th Additio	Residential Development	Residential property (classified residentia	☐ Yes ☒ No	☐ Yes ☒ No	<button>Remove</button>
Cardinal Ave	Street-Infrastructure	Roads, Bridges & Utilities	☒ Yes ☐ No	☐ Yes ☒ No	<button>Remove</button>
					<button>Add</button>



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Urban Renewal Area Data Collection

Local Government Name: ATKINS (06G032)
 Urban Renewal Area: ATKINS URBAN RENEWAL
 UR Area Number: 06001

Urban Renewal Plan: Atkins_UR_Plan.pdf 11/28/2012 [upload]
 Urban Renewal Map: 2013_Atkins_UR_Map.pdf 11/17/2022 [upload]
 Urban Renewal Ordinance: Atkins_UR_Ord.pdf 11/28/2012 [upload]

Reinvestment District ☐ yes ☒ no

UR Area Creation Date: 11/1991 Enter date as: mm/yyyy

Economic Development

UR Area Purpose:

236 Characters Left

Enter: text explaining the purpose for this UR area

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ATKINS CITY/BENTON COMM SCH/97 INCREM	060300	060301	2,582,244
ATKINS CITY/BENTON COMM SCH/90 INCREM	060302	060303	7,743,792
ATKINS CITY/BENTON COMM SCH/94 INCREM	060304	060305	0
ATKINS CITY/BENTON COMM SCH/95 INCREM	060306	060307	0
ATKINS CITY/BENTON COMM SCH/97 INCREM	060308	060309	0
ATKINS CITY AG/BENTON COMM SCH/94 INCREM	060310	060311	0
FREMONT TWP/BENTON COMM SCH/FD3 ATKINS 94 INCREM	060420	060421	0
ATKINS CITY/BENTON COMM SCH/00 INCREM	060436	060437	0
ATKINS CITY AG/BENTON COMM SCH/00 INCREM	060438	060439	0
ATKINS CITY/BENTON COMM SCH/FEATHER 00 INCREM	060444	060445	0
ATKINS CITY/BENTON COMM SCH/FEATHER 2ND 02 INCREM	060478	060479	0
ATKINS CITY/BENTON COMM SCH/04 INCREM	060486	060487	4,504,307
ATKINS CITY/BENTON COMM SCH/06 FEATHER RIDGE 3RD/INCR	060504	060505	0
ATKINS CITY AG/BENTON COMM SCH/03 RIDGEVIEW UR TIF INCREM	060512	060513	0
ATKINS CITY/BENTON COMM SCH/03 RIDGEVIEW UR TIF INCREM	060514	060515	0
ATKINS CITY/BEN COMM SCH/21 STONE RIDGE DEVELOPMENT	060542	060543	5,391,572
ATKINS AG/BEN COMM SCH/21 STONE RIDGE DEVELOPMENT	060544	060545	13,700

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	101,600	40,814,700	2,830,000	0	0	-61,852	43,593,448	0	43,593,448
Taxable	72,988	18,914,680	2,219,572	0	0	-61,852	21,054,388	0	21,054,388
Homestead Credits									121

Projects	Debts/Obligations	Non-Rebate Payments	Rebate Payments	Jobs	LMI Housing	Public Building Analysis	Financial Recap	Notes (Optional)
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Urban Renewal Area Debt and Obligations

Debt/Obligation Name	Debt/Obligation Type	Principal as of 7/1/2024	Interest as of 7/1/2024	Total	Annual Appropriation?	Date Incurred	FY of Final Payment	
2016AG O Bonds	Gen.Obligation B	310,000	12,250	322,250	☐ Yes ☒ No	05/06/2016	2027	Remove
2015A G O Bonds	Gen.Obligation B	285,000	11,615	296,615	☐ Yes ☒ No	01/10/2007	2026	Remove
Stone Ridge 3rd & 4th Additions	Rebates	602,461	0	602,461	☒ Yes ☐ No	08/01/2021	2035	Remove
Stone Ridge Dev 5th Addition	Rebates	660,000	0	660,000	☒ Yes ☐ No	04/22/2021	2037	Remove
Cardinal Ave	Internal Loans	171,733	0	171,733	☐ Yes ☒ No	11/17/2014	2025	Remove
Fire Station	Internal Loans	125,000	0	125,000	☐ Yes ☒ No	02/25/2021	2025	Remove
U.R. Debt Totals		2,154,194	23,865	2,178,059		mm/dd/yyyy	yyyy	Add

Include:

- Remaining principal and interest to term, **as of July 1, 2024** or as of the date of issuance for the items issued during the reported fiscal year
- All installments of annual appropriation debt, with the assumption that all annual appropriations will be approved.
- The actual, projected or maximum allowed amount of rebate payments remaining, including the current fiscal year's payment.
- FY of Final Payment is the fiscal year in which the debt will be paid in full.

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Urban Renewal Area Data Collection

Local Government Name: ATKINS (06G032)
 Urban Renewal Area: ATKINS URBAN RENEWAL
 UR Area Number: 06001

	Uploaded File	Uploaded Date	
Urban Renewal Plan:	Atkins_UR_Plan.pdf	11/28/2012	[upload]
Urban Renewal Map:	2013_Atkins_UR_Map.pdf	11/17/2022	[upload]
Urban Renewal Ordinance:	Atkins_UR_Ord.pdf	11/28/2012	[upload]

Reinvestment District ☐ yes ☒ no

UR Area Creation Date: 11/1991 Enter date as: mm/yyyy

Economic Development

UR Area Purpose:

236 Characters Left

Enter: text explaining the purpose for this UR area

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ATKINS CITY/BENTON COMM SCH/97 INCREM	060300	060301	2,582,244
ATKINS CITY/BENTON COMM SCH/90 INCREM	060302	060303	7,743,792
ATKINS CITY/BENTON COMM SCH/94 INCREM	060304	060305	0
ATKINS CITY/BENTON COMM SCH/95 INCREM	060306	060307	0
ATKINS CITY/BENTON COMM SCH/97 INCREM	060308	060309	0
ATKINS CITY AG/BENTON COMM SCH/94 INCREM	060310	060311	0
FREMONT TWP/BENTON COMM SCH/FD3 ATKINS 94 INCREM	060420	060421	0
ATKINS CITY/BENTON COMM SCH/00 INCREM	060436	060437	0
ATKINS CITY AG/BENTON COMM SCH/00 INCREM	060438	060439	0
ATKINS CITY/BENTON COMM SCH/FEATHER 00 INCREM	060444	060445	0
ATKINS CITY/BENTON COMM SCH/FEATHER 2ND 02 INCREM	060478	060479	0
ATKINS CITY/BENTON COMM SCH/04 INCREM	060486	060487	4,504,307
ATKINS CITY/BENTON COMM SCH/06 FEATHER RIDGE 3RD/INCR	060504	060505	0
ATKINS CITY AG/BENTON COMM SCH/03 RIDGEVIEW UR TIF INCREM	060512	060513	0
ATKINS CITY/BENTON COMM SCH/03 RIDGEVIEW UR TIF INCREM	060514	060515	0
ATKINS CITY/BEN COMM SCH/21 STONE RIDGE DEVELOPMENT	060542	060543	5,391,572
ATKINS AG/BEN COMM SCH/21 STONE RIDGE DEVELOPMENT	060544	060545	13,700

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	101,600	40,814,700	2,830,000	0	0	-61,852	43,593,448	0	43,593,448
Taxable	72,988	18,914,680	2,219,572	0	0	-61,852	21,054,388	0	21,054,388
Homestead Credits									121

Projects	Debts/Obligations	Non-Rebate Payments	Rebate Payments	Jobs	LMI Housing	Public Building Analysis	Financial Recap	Notes (Optional)																												
Non-Rebate Payments, Fiscal Year 2025 Do not include property tax rebates paid from the TIF Special Revenue Fund. Rebates are entered on the rebate tab. Include only payments from the TIF Special Revenue Fund. <table border="0"> <thead> <tr> <th>TIF Expenditure Amount</th> <th>Tied to Debt</th> <th>Tied to Project</th> <th></th> </tr> </thead> <tbody> <tr> <td>0</td> <td>Stone Ridge 3rd & 4th Additions</td> <td>▼ Stone Ridge 3rd & 4th Addition</td> <td>▼ <button>Remove</button></td> </tr> <tr> <td>0</td> <td>2015A G O Bonds</td> <td>▼ Water Treatment Plant</td> <td>▼ <button>Remove</button></td> </tr> <tr> <td>0</td> <td>2016AG O Bonds</td> <td>▼ Water Treatment Plant</td> <td>▼ <button>Remove</button></td> </tr> <tr> <td>171,733</td> <td>Cardinal Ave</td> <td>▼ Cardinal Ave</td> <td>▼ <button>Remove</button></td> </tr> <tr> <td>125,000</td> <td>Fire Station</td> <td>▼ Rebuild Fire Station</td> <td>▼ <button>Remove</button></td> </tr> <tr> <td>Total</td> <td>296,733</td> <td></td> <td><button>Add</button></td> </tr> </tbody> </table>									TIF Expenditure Amount	Tied to Debt	Tied to Project		0	Stone Ridge 3rd & 4th Additions	▼ Stone Ridge 3rd & 4th Addition	▼ <button>Remove</button>	0	2015A G O Bonds	▼ Water Treatment Plant	▼ <button>Remove</button>	0	2016AG O Bonds	▼ Water Treatment Plant	▼ <button>Remove</button>	171,733	Cardinal Ave	▼ Cardinal Ave	▼ <button>Remove</button>	125,000	Fire Station	▼ Rebuild Fire Station	▼ <button>Remove</button>	Total	296,733		<button>Add</button>
TIF Expenditure Amount	Tied to Debt	Tied to Project																																		
0	Stone Ridge 3rd & 4th Additions	▼ Stone Ridge 3rd & 4th Addition	▼ <button>Remove</button>																																	
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Urban Renewal Area Data Collection

Local Government Name: ATKINS (06G032)
 Urban Renewal Area: ATKINS URBAN RENEWAL
 UR Area Number: 06001

	Uploaded File	Uploaded Date	
Urban Renewal Plan:	Atkins_UR_Plan.pdf	11/28/2012	[upload]
Urban Renewal Map:	2013_Atkins_UR_Map.pdf	11/17/2022	[upload]
Urban Renewal Ordinance:	Atkins_UR_Ord.pdf	11/28/2012	[upload]

Reinvestment District ☐ yes ☒ no

UR Area Creation Date: 11/1991 Enter date as: mm/yyyy

Economic Development

UR Area Purpose:

236 Characters Left

Enter: text explaining the purpose for this UR area

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ATKINS CITY/BENTON COMM SCH/97 INCREM	060300	060301	2,582,244
ATKINS CITY/BENTON COMM SCH/90 INCREM	060302	060303	7,743,792
ATKINS CITY/BENTON COMM SCH/94 INCREM	060304	060305	0
ATKINS CITY/BENTON COMM SCH/95 INCREM	060306	060307	0
ATKINS CITY/BENTON COMM SCH/97 INCREM	060308	060309	0
ATKINS CITY AG/BENTON COMM SCH/94 INCREM	060310	060311	0
FREMONT TWP/BENTON COMM SCH/FD3 ATKINS 94 INCREM	060420	060421	0
ATKINS CITY/BENTON COMM SCH/00 INCREM	060436	060437	0
ATKINS CITY AG/BENTON COMM SCH/00 INCREM	060438	060439	0
ATKINS CITY/BENTON COMM SCH/FEATHER 00 INCREM	060444	060445	0
ATKINS CITY/BENTON COMM SCH/FEATHER 2ND 02 INCREM	060478	060479	0
ATKINS CITY/BENTON COMM SCH/04 INCREM	060486	060487	4,504,307
ATKINS CITY/BENTON COMM SCH/06 FEATHER RIDGE 3RD/INCR	060504	060505	0
ATKINS CITY AG/BENTON COMM SCH/03 RIDGEVIEW UR TIF INCREM	060512	060513	0
ATKINS CITY/BENTON COMM SCH/03 RIDGEVIEW UR TIF INCREM	060514	060515	0
ATKINS CITY/BEN COMM SCH/21 STONE RIDGE DEVELOPMENT	060542	060543	5,391,572
ATKINS AG/BEN COMM SCH/21 STONE RIDGE DEVELOPMENT	060544	060545	13,700

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	101,600	40,814,700	2,830,000	0	0	-61,852	43,593,448	0	43,593,448
Taxable	72,988	18,914,680	2,219,572	0	0	-61,852	21,054,388	0	21,054,388
Homestead Credits									121

Projects	Debts/Obligations	Non-Rebate Payments	Rebate Payments	Jobs	LMI Housing	Public Building Analysis	Financial Recap	Notes (Optional)
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Urban Renewal Area Property Tax Rebates, Fiscal Year 2025

Include only rebates paid from the TIF Special Revenue Fund.

Property Address or Designation	TIF Expenditure Amount	Rebate Paid to (person or entity)	Tied to Debt	Tied to Project	Projected Final FY of Rebate	
Stone Ridge 3rd & 4th Addition	138,332	Stone Ridge Development, LLC	Stone Ridge 3rd & 4th ▼	Stone Ridge 3rd & 4th ▼	2035	<button>Remove</button>
Total	138,332					<button>Add</button>

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TIF Taxing District Data Collection

Local Government Name: [ATKINS \(06G032\)](#)
 Urban Renewal Area: [ATKINS URBAN RENEWAL \(06001\)](#)
 TIF Taxing District Name: ATKINS CITY/BENTON COMM SCH/97 INCREM
 TIF Taxing District Inc. Number: 060301

TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1999 Enter date as: yyyy

Is this TIF Taxing District Subject to a Statutory end date? ☐ Yes ☒ No

Fiscal year this TIF Taxing District statutorily ends: Enter date as: yyyy

UR Designation **Designation Date**

Slum ☐ Yes ☒ No Enter date as: mm/yyyy
 Blighted ☐ Yes ☒ No Enter date as: mm/yyyy
 Economic Development ☒ Yes ☐ No 11/1991 Enter date as: mm/yyyy

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,902,900	0	0	0	-17,852	5,881,798	0	5,881,798
Taxable	0	2,735,569	0	0	0	-17,852	2,714,467	0	2,714,467
Homestead Credits									19

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	228,955	2,714,467	2,582,244	132,223	3,513

FY 2025 TIF Revenue Received 68,555

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TIF Taxing District Data Collection

Local Government Name: [ATKINS \(06G032\)](#)
 Urban Renewal Area: [ATKINS URBAN RENEWAL \(06001\)](#)
 TIF Taxing District Name: ATKINS CITY/BENTON COMM SCH/90 INCREM
 TIF Taxing District Inc. Number: 060303

TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 1993 Enter date as: yyyy

Is this TIF Taxing District Subject to a Statutory end date? ☐ Yes ☒ No

Fiscal year this TIF Taxing District statutorily ends: Enter date as: yyyy

UR Designation **Designation Date**

Slum ☐ Yes ☒ No Enter date as: mm/yyyy
 Blighted ☐ Yes ☒ No Enter date as: mm/yyyy
 Economic Development ☒ Yes ☐ No 11/1991 Enter date as: mm/yyyy

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	16,464,500	869,700	0	0	-24,000	17,258,200	0	17,258,200
Taxable	0	7,630,111	586,274	0	0	-24,000	8,140,385	0	8,140,385
Homestead Credits									61

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,655,906	8,140,385	7,743,792	396,593	10,538

FY 2025 TIF Revenue Received 203,029

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TIF Taxing District Data Collection

Local Government Name: [ATKINS \(06G032\)](#)
 Urban Renewal Area: [ATKINS URBAN RENEWAL \(06001\)](#)
 TIF Taxing District Name: ATKINS CITY/BENTON COMM SCH/04 INCREM
 TIF Taxing District Inc. Number: 060487

TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2006 Enter date as: yyyy

Is this TIF Taxing District Subject to a Statutory end date? ☐ Yes ☒ No

Fiscal year this TIF Taxing District statutorily ends: Enter date as: yyyy

UR Designation **Designation Date**

Slum ☐ Yes ☒ No Enter date as: mm/yyyy
 Blighted ☐ Yes ☒ No Enter date as: mm/yyyy
 Economic Development ☒ Yes ☐ No 11/1991 Enter date as: mm/yyyy

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	10,307,900	0	0	0	-16,000	10,265,900	0	10,265,900
Taxable	0	4,776,976	0	0	0	-16,000	4,734,976	0	4,734,976
Homestead Credits									27

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,600	4,734,976	4,504,307	230,669	6,129

FY 2025 TIF Revenue Received 119,680



TIF Taxing District Data Collection

Local Government Name: [ATKINS \(06G032\)](#)
 Urban Renewal Area: [ATKINS URBAN RENEWAL \(06001\)](#)
 TIF Taxing District Name: ATKINS CITY/BEN COMM SCH/21 STONE RIDGE DEVELOPMENT
 TIF Taxing District Inc. Number: 060543

TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2023 Enter date as: yyyy

Is this TIF Taxing District Subject to a Statutory end date? ☒ Yes ☐ No

Fiscal year this TIF Taxing District statutorily ends: 2033 Enter date as: yyyy

	UR Designation	Designation Date
Slum	☐ Yes ☒ No	Enter date as: mm/yyyy
Blighted	☐ Yes ☒ No	Enter date as: mm/yyyy
Economic Development	☒ Yes ☐ No	07/2021 Enter date as: mm/yyyy

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,139,400	1,960,300	0	0	-4,000	10,085,950	0	10,085,950
Taxable	0	3,772,024	1,633,298	0	0	-4,000	5,391,572	0	5,391,572
Homestead Credits									14

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,658,700	5,391,572	5,391,572	0	0

FY 2025 TIF Revenue Received 143,214

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TIF Taxing District Data Collection

Local Government Name: [ATKINS \(06G032\)](#)
 Urban Renewal Area: [ATKINS URBAN RENEWAL \(06001\)](#)
 TIF Taxing District Name: ATKINS AG/BEN COMM SCH/21 STONE RIDGE DEVELOPMENT
 TIF Taxing District Inc. Number: 060545

TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2023 Enter date as: yyyy

Is this TIF Taxing District Subject to a Statutory end date? ☒ Yes ☐ No

Fiscal year this TIF Taxing District statutorily ends: 2033 Enter date as: yyyy

	UR Designation	Designation Date
Slum	☐ Yes ☒ No	Enter date as: mm/yyyy
Blighted	☐ Yes ☒ No	Enter date as: mm/yyyy
Economic Development	☒ Yes ☐ No	07/2021 Enter date as: mm/yyyy

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	101,600	0	0	0	0	0	101,600	0	101,600
Taxable	72,988	0	0	0	0	0	72,988	0	72,988
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	87,900	13,700	13,700	0	0

FY 2025 TIF Revenue Received 464



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Urban Renewal Area Data Collection

Local Government Name: ATKINS (06G032)
 Urban Renewal Area: ATKINS URBAN RENEWAL
 UR Area Number: 06001

	Uploaded File	Uploaded Date	
Urban Renewal Plan:	Atkins_UR_Plan.pdf	11/28/2012	[upload]
Urban Renewal Map:	2013_Atkins_UR_Map.pdf	11/17/2022	[upload]
Urban Renewal Ordinance:	Atkins_UR_Ord.pdf	11/28/2012	[upload]

Reinvestment District ☐ yes ☒ no

UR Area Creation Date: 11/1991 Enter date as: mm/yyyy

Economic Development

UR Area Purpose:

236 Characters Left

Enter: text explaining the purpose for this UR area

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ATKINS CITY/BENTON COMM SCH/97 INCREM	060300	060301	2,582,244
ATKINS CITY/BENTON COMM SCH/90 INCREM	060302	060303	7,743,792
ATKINS CITY/BENTON COMM SCH/94 INCREM	060304	060305	0
ATKINS CITY/BENTON COMM SCH/95 INCREM	060306	060307	0
ATKINS CITY/BENTON COMM SCH/97 INCREM	060308	060309	0
ATKINS CITY AG/BENTON COMM SCH/94 INCREM	060310	060311	0
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ATKINS CITY AG/BENTON COMM SCH/00 INCREM	060438	060439	0
ATKINS CITY/BENTON COMM SCH/FEATHER 00 INCREM	060444	060445	0
ATKINS CITY/BENTON COMM SCH/FEATHER 2ND 02 INCREM	060478	060479	0
ATKINS CITY/BENTON COMM SCH/04 INCREM	060486	060487	4,504,307
ATKINS CITY/BENTON COMM SCH/06 FEATHER RIDGE 3RD/INCR	060504	060505	0
ATKINS CITY AG/BENTON COMM SCH/03 RIDGEVIEW UR TIF INCREM	060512	060513	0
ATKINS CITY/BENTON COMM SCH/03 RIDGEVIEW UR TIF INCREM	060514	060515	0
ATKINS CITY/BEN COMM SCH/21 STONE RIDGE DEVELOPMENT	060542	060543	5,391,572
ATKINS AG/BEN COMM SCH/21 STONE RIDGE DEVELOPMENT	060544	060545	13,700

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	101,600	40,814,700	2,830,000	0	0	-61,852	43,593,448	0	43,593,448
Taxable	72,988	18,914,680	2,219,572	0	0	-61,852	21,054,388	0	21,054,388
Homestead Credits									121

Projects	Debts/Obligations	Non-Rebate Payments	Rebate Payments	Jobs	LMI Housing	Public Building Analysis	Financial Recap	Notes (Optional)
TIF Sp. Rev. Fund Cash Balance as of 07-01-2024				262,971	Amount of 07-01-2024 Cash Balance Restricted for LMI			
TIF Revenue:				534,942				
TIF Sp. Revenue Fund Interest				0				
Property Tax Replacement Claims				0				
Asset Sales & Loan Repayments				0				
Total Revenue				534,942				
Rebate Expenditures				138,332				
Non-Rebate Expenditures				296,733				
Returned to County Treasurer				0				
Total Expenditures				435,065				
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025				362,848	Amount of 06-30-2025 Cash Balance Restricted for LMI			

RESOLUTION NO. 2025-11-09

A RESOLUTION APPROVING THE ANNUAL FINANCIAL REPORT FOR THE YEAR ENDED
JUNE 30, 2025; FOR THE CITY OF ATKINS, BENTON COUNTY, IOWA

WHEREAS, the Annual Finance Report (AFR) Fiscal Year End June 30, 2025, is required by the Code of Iowa, Chapter 384.22, and is to be filed with the Office of Auditor of State by December 1, 2025; and

WHEREAS, in accordance with Chapter 384.22 of the Code of Iowa, cities which do not file the AFR timely will have five cents per capita of Chapter 425 (homestead tax credit) funds withheld until the AFR is filed with the Office of Auditor of State. In addition, Chapter 384.16 of the Code of Iowa requires certain information included in the AFR be used in preparing the fiscal year 2027 annual certified budget. Property taxes will not be levied for fiscal year 2027 if a City fails to comply with statutory budgeting requirements and all state funds will be withheld until the City complies with these statutory requirements.

BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF ATKINS, IOWA, AS
FOLLOWS:

1. That the City Council of the City of Atkins, Iowa, approved the 2025 Annual Finance Report Fiscal Year End June 30, 2025, at the regular meeting scheduled and held November 25, 2025.
2. That the Mayor and City Clerk are hereby authorized to execute the cover page of the report on behalf of the City of Atkins, Iowa.
3. That the City Clerk is directed to file a copy of this report with the Office of Auditor of State on or before December 1, 2025, and to maintain a copy of said report on file at City Hall.

RESOLUTION NO. 2025-11-09 was passed and approved by a majority vote of the City Council of Atkins, Iowa, on the 25th day of November 2025.

Bruce Visser, Mayor

Attest:

Shelley Annis, City Clerk/Treasurer

The City of Atkins Iowa

RESIDENTIAL SOLID WASTE & RECYCLING CHANGES

Attention Atkins Residents! Important changes are coming to our City's RESIDENTIAL trash and recycling services.

The City of Atkins is transitioning to a new residential solid waste and recycling provider, S & J Sanitation (Marengo, IA), effective January 1, 2026

Here's what you need to know:

 New Totes Coming Soon! S & J Sanitation will deliver new trash and recycling totes to all households between **December 15th and the 19th**, 2025.

 Mark Your Calendars for Final Pickups from the current provider (Waste Management):

Solid Waste Collection: Your last day of trash service with the current provider is Wednesday, December 31, 2025.

Recycling Collection: Your last day of recycling pick-up with the current provider is Wednesday, December 24, 2025.

IMPORTANT: Please leave your current trash and recycling totes out on these final collection days to be removed by Waste Management. If you are not home, please ask a neighbor, family member, or friend to take your carts to the curb to be picked up and hauled away.

The City will continue to provide further details regarding the transition to make this as smooth as possible in the next 6-7 weeks' time.

The City Council has recently approved a new, much lower, monthly rate for Atkins residents for this service beginning January 1, 2026. The new rate for "base" service of a 65-gallon solid waste bin and a 95-gallon recycling bin will decrease to \$19/month (current rate is \$32.75 with a 5% renewal effective 1/1/26).

We want to thank Waste Management for their service to our community and welcome S & J Sanitation as well.

City of Atkins, Iowa
November 10, 2025 Council Meeting Minutes

Mayor Bruce Visser called the meeting to order at 6:00 p.m. with the Pledge of Allegiance. Council members EJ Bell, Trevor Dursky, and Dave Fisher answered roll call. Sammy Petersen was absent. There is one vacant seat. City Administrator Scott Flory and City Clerk/Treasurer Shelley Annis were also present.

Motion Dursky, 2nd Bell to approve the agenda. Fisher, Bell, Dursky – aye.

Motion Fisher, 2nd Bell to approve the 3rd Reading of Ordinance #235, amending City Code Chapter 106.08-Collection Fees by changing the amount billed for Residential Solid Waste & Recycling and Landfill fees. Fisher, Bell, Dursky – aye.

Motion Bell, 2nd Fisher to approve the 3rd Reading of Ordinance #236 amending City Code Chapter 92.04-Service Discontinued and Chapter 92.08-Temporary Suspension of Service by increasing the reconnection fee from \$25.00 to \$75.00. Fisher, Bell, Dursky – aye.

Motion Dursky, 2nd Bell to approve the 1st Reading of Ordinance #237 adding City Code Chapter 92.09-Establishing City Utility Accounts; Deposit Required. Fisher, Bell, Dursky - aye.

Motion Dursky, 2nd Bell to approve Resolution 2025-11-01 authorizing an Internal Loan to fund Urban Renewal Projects for Stoneridge Development 5th Addition. Fisher, Bell, Dursky – aye.

Motion Dursky, 2nd Bell to approve Resolution 2025-11-02 obligating funds from Incremental Property Tax Revenues for appropriation to the funding of an economic development payment obligation which shall come due to Sone Ridge Developing LLC. Dursky, Bell, Fisher – aye.

Motion Bell, 2nd Fisher to approve Resolution 2025-11-03 filling a City Council vacancy in accordance with the Iowa Constitution and the Code of Iowa Section 69.12(2) with the top vote getter and non-incumbent from the November 4, 2025 election, that being Bob Stolen. Fisher, Dursky, Bell – aye.

Motion Fisher, 2nd Bell to approve Resolution 2025-11-04 approving the fiscal year 2025 Street Financial Report for fiscal year ending June 30, 2025 for the City of Atkins, Iowa. Fisher, Dursky, Bell – aye.

City Administrator Flory and Mayor Visser gave their reports.

Motion Dursky, 2nd Bell to approve the consent agenda items including the claims list, October 2025 Financial Reports, October 28, 2025 Council minutes, and approve Resolution 2025-11-05 setting employee health insurance benefit offerings for full-time employees effective January 1, 2026. Fisher, Dursky, Bell – aye.

Motion Fisher, 2nd Bell to adjourn at 6:43 p.m. Fisher, Dursky, Bell – aye.

DRAFT WORK COPY - CITY ANNUAL FINANCIAL REPORT

NOT FOR PUBLICATION

CITY OF ATKINS, IOWA
DUE: December 1

ALL FUNDS

Item description	Governmental (a)	Proprietary (b)	Total actual (c)	Budget (d)
Revenues and Other Financing Sources				
Taxes levied on property	1,039,109		1,039,109	1,018,402
Less: Uncollected property taxes-levy year	0		0	
Net current property taxes	1,039,109		1,039,109	1,018,402
Delinquent property taxes	0		0	
TIF revenues	537,061		537,061	518,110
Other city taxes	199,677	0	199,677	203,686
Licenses and permits	10,861	0	10,861	6,775
Use of money and property	57,069	0	57,069	24,200
Intergovernmental	1,691,639	0	1,691,639	720,219
Charges for fees and service	337,679	1,283,678	1,621,257	1,675,022
Special assessments	0	0	0	
Miscellaneous	15,588	0	15,588	0
Other Financing Sources	3,045,670	0	3,045,670	3,045,670
Transfers In	296,733	375,000	671,733	339,428
Total revenues and other sources	7,230,986	1,658,678	8,889,664	7,551,512
Expenditures and Other Financing Uses				
Public safety	110,676	0	110,676	127,655
Public works	583,205	0	583,205	883,479
Health and social services	0	0	0	
Culture and recreation	328,814	0	328,814	408,061
Community and economic development	165,123	0	165,123	165,832
General government	619,906	0	619,906	674,739
Debt service	729,858	0	729,858	729,759
Capital projects	1,666,898	0	1,666,898	2,675,000
Total governmental activities expenditures	4,204,480	0	4,204,480	5,664,525
Business type activities	0	1,194,194	1,194,194	1,775,773
Total ALL expenditures	4,204,480	1,194,194	5,398,674	7,440,298
Other Financing Uses	0	0	0	
Transfers Out	671,733	0	671,733	339,428
Total ALL expenditures/And other financing uses	4,876,213	1,194,194	6,070,407	7,779,726
Excess revenues and other sources over (Under) Expenditures/And other financing uses	2,354,773	464,484	2,819,257	-228,214
Beginning fund balance July 1	2,832,734	143,814	2,976,548	3,507,790
Ending fund balance June 30	5,187,507	608,298	5,795,805	3,279,576

Note - These balances do not include \$ _____ held in non-budgeted internal service funds; \$ _____ held in Pension Trust Funds; \$ _____ held in Private Purpose Trust funds and \$ _____ held in agency funds which were not budgeted and are not available for city operations.

Indebtedness at June 30	Amount - Omit cents	Indebtedness at June 30	Amount - Omit cents
General obligation debt	\$ 4,962,000	Other long-term debt	\$ 0
Revenue debt	\$ 2,614,000	Short-term debt	\$ 0
TIF Revenue debt	\$ 0		
		General obligation debt limit	CALCULATED IN ONLINE SYSTEM

REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30										CITY OF ATKINS		☐ GAAP ☒ NON-GAAP = CASH BASIS Indicate by entering an X in the appropriate box on this sheet ONLY	
Part I	Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of cols. (g) and (h)) (i)	Line No.
	1	Section A - TAXES											1
	2	Taxes levied on property	704,702	80,704		253,703		0	1,039,109			1,039,109	2
	3	Less: Uncollected property taxes - Levy year							0				3
	4	Net current property taxes	704,702	80,704		253,703		0	1,039,109		T01	1,039,109	4
	5	Delinquent property taxes							0		T01	0	5
	6	Total property tax	704,702	80,704		253,703		0	1,039,109		T01	1,039,109	6
	7	TIF revenues			537,061				537,061			537,061	7
	8	Other city taxes											8
	9	Utility tax replacement excise taxes	620						620		T15	620	9
	10	Utility franchise tax (Chapter 364.2, Code of Iowa)							0		T15	0	10
	11	Parimutuel wager tax							0		C30	0	11
	12	Gaming wager tax							0		C30	0	12
	13	Mobile home tax							0		T19	0	13
	14	Hotel/motel tax							0		T19	0	14
	15	TOTAL OTHER CITY TAXES	620	199,057		199,057		0	199,057		T09	199,057	15
	16	Section B - LICENSES AND PERMITS											16
	17	Section C - USE OF MONEY AND PROPERTY	10,861						10,861		T29	10,861	17
	18	Interest	53,464						53,464		U20	53,464	18
	19	Rents and royalties	3,605						3,605		U40	3,605	19
	20	Other miscellaneous use of money and property							0		U20	0	20
	21	TOTAL USE OF MONEY AND PROPERTY	57,069	0	0	0	0	0	57,069	0		57,069	21
	22	Section D - INTERGOVERNMENTAL											22
	23	Federal grants and reimbursements											23
	24	Federal grants											24
	25	Community development block grants											25
	26	Housing and urban development											26
	27	Public assistance grants											27
	28	Payment in lieu of taxes											28
	29	Total Federal grants and reimbursements	0	0		0	1,333,037	0	1,333,037	0		1,333,037	29
	30												30
	31												31
	32												32
	33												33
	34												34
	35												35
	36												36
	37												37
	38												38
	39												39
	40												40

Continued on next page

REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30 -- Continued										CITY OF ATKINS		☐ GAAP ☒ NON-GAAP = CASH BASIS	
Part I	Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of cols. (g) and (h)) (i)	Line No.
	41	Section D - INTERGOVERNMENTAL - Continued											41
	42												42
	43	State shared revenues		291,992					291,992		C46	291,992	43
	44	Road use taxes											44
	45												45
	46												46
	47												47
	48	Other state grants and reimbursements											48
	49	State grants	9,688						9,688		C89	9,688	49
	50	Iowa Department of Transportation							0		C89	0	50
	51	Iowa Department of Natural Resources							0		C89	0	51
	52	Iowa Economic Development Authority							0		C89	0	52
	53	CEBA grants							0		C89	0	53
	54	C&I Replacement and Tier I Business Tax Replacement							0		C89	0	54
	55								0			0	55
	56								0			0	56
	57								0			0	57
	58								0			0	58
	59								0			0	59
	60	Total state	9,688	291,992	0	0	0	0	301,680	0		301,680	60
	61												61
	62	Local grants and reimbursements											62
	63	County contributions							0			0	63
	64	Library service	2,922						2,922		D89	2,922	64
	65	Township contributions							0		D89	0	65
	66	Fire/EMT service	54,000						54,000		D89	54,000	66
	67								0		D89	0	67
	68								0			0	68
	69								0			0	69
	70	Total local grants and reimbursements	56,922	0	0	0	0	0	56,922	0		56,922	70
	71	TOTAL INTERGOVERNMENTAL (Sum of lines 33, 60, and 70)	66,610	291,992	0	0	1,333,037	0	1,691,639	0		1,691,639	71
	72	Section E - CHARGES FOR FEES AND SERVICE											72
	73	Water							0		A91	520,865	73
	74	Sewer							0		A80	762,813	74
	75	Electric							0		A92	0	75
	76	Gas							0		A93	0	76
	77	Parking							0		A60	0	77
	78	Airport							0		A01	0	78
	79	Landfill/garbage	335,172						335,172		A81	335,172	79
	80	Hospital							0		A36	0	80

REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30 -- Continued												CITY OF ATKINS		☐ GAAP ☒ NON-GAAP = CASH BASIS	
Part I															
Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of cols. (g) and (h)) (i)	Line No.			
Section E - CHARGES FOR FEES AND SERVICE - Continued															
81	Transit											81			
82	Cable TV							0		A94	0	82			
83	Internet							0		T15	0	83			
84	Telephone							0		A03	0	84			
85	Housing authority							0		A03	0	85			
86	Storm water							0		A50	0	86			
87	Other:							0		A80	0	87			
88	Nursing home							0				88			
89	Police service fees							0		A89	0	89			
90	Prisoner care							0		A89	0	90			
91	Fire service charges							0		A89	0	91			
92	Ambulance charges							0		A89	0	92			
93	Sidewalk street repair charges							0		A89	0	93			
94	Housing and urban renewal charges							0		A44	0	94			
95	River port and terminal fees							0		A50	0	95			
96	Public scales							0		A87	0	96			
97	Cemetery charges							0		A89	0	97			
98	Library charges							0		A03	0	98			
99	Park, recreation, and cultural charges	2,407						2,407		A89	2,407	99			
100	Animal control charges							0		A61	0	100			
101	Other charges - Specify							0		A89	0	101			
102								0			0	102			
103								0			0	103			
104	TOTAL CHARGES FOR SERVICE	337,579	0	0	0	0	0	337,579	1,283,678		1,621,257	104			
105												105			
106	Section F - SPECIAL ASSESSMENTS							0		U01	0	106			
107	Section G - MISCELLANEOUS											107			
108	Contributions							0		U99	0	108			
109	Deposits and sales/fuel tax refunds							0		U99	0	109			
110	Sale of property and merchandise							0		U11	0	110			
111	Fines							0		U30	0	111			
112	Internal service charges							0		NR	0	112			
113	Other miscellaneous - Specify							0			0	113			
114	Refunds	30						30			30	114			
115	Miscellaneous	893						893			893	115			
116	Insurance	14,665						14,665			14,665	116			
117											0	117			
118											0	118			
119											0	119			
120	TOTAL MISCELLANEOUS	15,588	0	0	0	0	0	15,588	0		15,588	120			

REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30 -- Continued												CITY OF ATKINS		☐ GAAP ☒ NON-GAAP = CASH BASIS	
Part I	Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of cols. (g) and (h)) (i)	Line No.		
	121	TOTAL ALL REVENUES (Sum of lines 6, 7, 15,16,22 71, 104, 106, and 120)	1,193,029	571,753	537,061	253,703	1,333,037	0	3,888,583	1,283,678		5,172,261	121		
	122												122		
	123	Section H - OTHER FINANCING SOURCES											123		
	124	Proceeds of capital asset sales							0		NR	0	124		
	125	Proceeds of long-term debt (Excluding TIF internal borrowing)					3,045,670		3,045,670		NR	3,045,670	125		
	126	Proceeds of anticipatory warrants or other short-term debt							0		A89	0	126		
	127	Regular transfers in and interfund loans								375,000		375,000	127		
	128	Internal TIF loans and transfers in	171,733				125,000		296,733			296,733	128		
	129								0			0	129		
	130								0			0	130		
	131	TOTAL OTHER FINANCING SOURCES	171,733	0	0	0	3,170,670	0	3,342,403	375,000		3,717,403	131		
	132	TOTAL REVENUES except for beginning balances (Sum of lines 121 and 131)	1,364,762	571,753	537,061	253,703	4,503,707	0	7,230,986	1,658,678		8,889,664	132		
	133												133		
	134	Beginning fund balance July 1	1,241,110	748,565	262,971	313,615	266,473	0	2,832,734	143,814		2,976,548	134		
	135												135		
	136	TOTAL REVENUES AND OTHER FINANCING SOURCES (Sum of lines 132 and 134)	2,605,872	1,320,318	800,032	567,318	4,770,180	0	10,063,720	1,802,492		11,866,212	136		
	137												137		
	138												138		
	139												139		
	140												140		
	141												141		
	142												142		
	143												143		
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	159												159		

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30										CITY OF ATKINS		☐ GAAP ☒ NON-GAAP = CASH BASIS	
Part II	Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of col. (g)) (i)	Line No.
	1	Section A — PUBLIC SAFETY											1
	2	Police department/Crime prevention	38,025						38,025		E62	38,025	2
	3	Jail									E04		3
	4	Emergency management									E89		4
	5	Flood control									E59		5
	6	Fire department	61,981						61,981		E24	61,981	6
	7	Ambulance									E32		7
	8	Building inspections	9,298	1,167					10,465		E66	10,465	8
	9	Miscellaneous protective services									E66		9
	10	Animal control	205						205		E32	205	10
	11	Other public safety									E89		11
	12												12
	13												13
	14	TOTAL PUBLIC SAFETY	109,509	1,167		0	0	0	110,676			110,676	14
	15	Section B — PUBLIC WORKS											15
	16	Roads, bridges, sidewalks	29,741	270,287					300,028		E44	300,028	16
	17	Parking meter and off-street									E60		17
	18	Street lighting									E44		18
	19	Traffic control safety									E44		19
	20	Snow removal		5,278					5,278		E44	5,278	20
	21	Highway engineering									E44		21
	22	Street cleaning									E81		22
	23	Airport (if not an enterprise)									E01		23
	24	Garbage (if not an enterprise)	277,899						277,899		E81	277,899	24
	25	Other public works									E89		25
	26												26
	27												27
	28	TOTAL PUBLIC WORKS	307,640	275,565		0	0	0	583,205			583,205	28
	29	Section C — HEALTH AND SOCIAL SERVICES											29
	30	Welfare assistance									E79		30
	31	City hospital									E36		31
	32	Payments to private hospitals									E36		32
	33	Health regulation and inspections									E32		33
	34	Water, air, and mosquito control									E32		34
	35	Community mental health									E32		35
	36	Other health and social services									E79		36
	37												37
	38												38
	39	TOTAL HEALTH AND SOCIAL SERVICES	0	0		0	0	0	0			0	39
	40	Section D — CULTURE AND RECREATION											40
	41	Library services	116,196	13,771					129,967		E52	129,967	41
	42	Museum, band, theater									E61		42
	43	Parks	190,230	8,617					198,847		E61	198,847	43
	44	Recreation									E61		44
	45	Cemetery									E03		45
	46	Community center, zoo, marina, and auditorium									E61		46
	47	Other culture and recreation									E61		47
	48												48
	49												49
	50	TOTAL CULTURE AND RECREATION	306,426	22,388		0	0	0	328,814			328,814	50

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30 - Continued										CITY OF ATKINS		☐ GAAP ☒ NON-GAAP = CASH BASIS	
Part II													
Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of col. (g)) (i)	Line No.	
51	Section E — COMMUNITY AND ECONOMIC DEVELOPMENT											51	
52	Community beautification							0		E89	0	52	
53	Economic development							0		E89	0	53	
54	Housing and urban renewal							0		E50	0	54	
55	Planning and zoning	26,791						26,791		E29	26,791	55	
56	Other community and economic development							0		E89	0	56	
57	TIF Rebates			138,332				138,332		E89	138,332	57	
58								0			0	58	
59	TOTAL COMMUNITY AND ECONOMIC DEVELOPMENT	26,791	0	138,332	0	0	0	165,123			165,123	59	
60	Section F — GENERAL GOVERNMENT											60	
61	Mayor, council and city manager	16,309	1,224					17,533		E29	17,533	61	
62	Clerk, Treasurer, financial administration	110,915	17,136					128,051		E23	128,051	62	
63	Elections							0		E89	0	63	
64	Legal services and city attorney	12,749						12,749		E25	12,749	64	
65	City hall and general buildings	428,791						428,791		E31	428,791	65	
66	Tort liability							0		E89	0	66	
67	Other general government	32,782						32,782		E89	32,782	67	
68								0			0	68	
69								0			0	69	
70	TOTAL GENERAL GOVERNMENT	601,546	18,360		0	0	0	619,906			619,906	70	
71	Section G — DEBT SERVICE				729,858			729,858			729,858	71	
72								0			0	72	
73								0			0	73	
74	TOTAL DEBT SERVICE	0	0	0	729,858	0	0	729,858			729,858	74	
75	Section H — REGULAR CAPITAL PROJECTS — Specify											75	
76	FEMA repair fire department					16,223		16,223			16,223	76	
77	Other capital projects					1,650,675		1,650,675			1,650,675	77	
78	Subtotal Regular Capital Projects	0	0		0	1,666,898	0	1,666,898			1,666,898	78	
79	— TIF CAPITAL PROJECTS — Specify											79	
80								0			0	80	
81								0			0	81	
82	Subtotal TIF Capital Projects	0	0		0	0	0	0			0	82	
83	TOTAL CAPITAL PROJECTS	0	0		0	1,666,898	0	1,666,898			1,666,898	83	
84	TOTAL GOVERNMENTAL ACTIVITIES EXPENDITURES	1,351,912	317,480	138,332	729,858	1,666,898	0	4,204,480			4,204,480	84	
85	(Sum of lines 14, 28, 39, 50, 59, 70, 74, 83)											85	
86												86	

TIF Rebates are expended out of the TIF Special Revenue Fund within the Community and Economic Development program's activity "Other"

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30 -- Continued													CITY OF ATKINS			☐ GAAP		☒ NON-GAAP = CASH BASIS	
Part II																			
Line No.	Item description	General (a)	Special revenue (b)	TIF Special revenue (c)	Debt service (d)	Capital projects (e)	Permanent Fund (f)	Total current governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of col. (h)) (i)	Line No.							
87	Section I — BUSINESS TYPE ACTIVITIES											87							
88	Water — Current operation								490,388	E91	490,388	88							
89	Capital outlay								3,342	G91	3,342	89							
90	Debt Service									F91	0	90							
91	Sewer and sewage disposal — Current operation								450,304	E80	450,304	91							
92	Capital outlay									G80	0	92							
93	Debt Service								250,160	F80	250,160	93							
94	Electric — Current operation									E92	0	94							
95	Capital outlay									G92	0	95							
96	Debt Service									F92	0	96							
97	Gas Utility — Current operation									E93	0	97							
98	Capital outlay									G93	0	98							
99	Debt Service									F93	0	99							
100	Parking — Current operation									E60	0	100							
101	Capital outlay									G60	0	101							
102	Debt Service									F60	0	102							
103	Airport — Current operation									E01	0	103							
104	Capital outlay									G01	0	104							
105	Debt Service									F01	0	105							
106	Landfill/Garbage — Current operation									E81	0	106							
107	Capital outlay									G81	0	107							
108	Debt Service									F81	0	108							
109	Hospital — Current operation									E36	0	109							
110	Capital outlay									G36	0	110							
111	Debt Service									F36	0	111							
112	Transit — Current operation									E94	0	112							
113	Capital outlay									G94	0	113							
114	Debt Service									F94	0	114							
115	Cable TV, telephone, Internet — Current operation									E03	0	115							
116	Capital outlay									G03	0	116							
117	Housing authority — Current operation									E50	0	117							
118	Capital outlay									G50	0	118							
119	Debt Service									F50	0	119							
120	Storm water — Current operation									E80	0	120							
121	Capital outlay									G80	0	121							
122	Debt Service									F80	0	122							
123	Other business type — Current operation									E89	0	123							
124	Capital outlay									G89	0	124							
125	Debt Service									F89	0	125							
126	Internal service funds — Specify											126							
127												127							
128												128							
129	TOTAL BUSINESS TYPE ACTIVITIES								1,194,194		1,194,194	129							

CITY OF ATKINS													☐ GAAP		☒ NON-GAAP = CASH BASIS	
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30 – Continued																
Part II	Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of cols. (g) and (h)) (i)	Line No.			
	130	SUBTOTAL EXPENDITURES (Sum of lines 84 and 129)	1,351,912	317,480	138,332	729,858	1,666,898	0	4,204,480	1,194,194		5,398,674	130			
	131	Section J — OTHER FINANCING USES INCLUDING TRANSFERS OUT									NE		131			
	132	Regular transfers out					375,000		375,000			375,000	132			
	133	Internal TIF loans/repayments and transfers out			296,733				296,733			296,733	133			
	134								0			0	134			
	135	TOTAL OTHER FINANCING USES	0	0	296,733	0	375,000	0	671,733	0		671,733	135			
	136	TOTAL EXPENDITURES AND OTHER FINANCING USES (Sum of lines 130 and 135)	1,351,912	317,480	435,065	729,858	2,041,898	0	4,876,213	1,194,194		6,070,407	136			
	137	Ending fund balance June 30:											137			
	138	Governmental:											138			
	139	Nonspendable							0			0	139			
	140	Restricted		1,002,838	364,967	-162,540			1,205,265			1,205,265	140			
	141	Committed					2,728,282		2,728,282			2,728,282	141			
	142	Assigned							0			0	142			
	143	Unassigned											143			
	144	Total Governmental	1,253,960	1,002,838	364,967	-162,540	2,728,282	0	1,253,960			1,253,960	144			
	145	Proprietary							5,187,507	608,298		5,187,507	145			
	146	Total ending fund balance June 30	1,253,960	1,002,838	364,967	-162,540	2,728,282	0	5,187,507	608,298		5,795,805	146			
	147	TOTAL REQUIREMENTS (Sum of lines 136 and 147)	2,605,872	1,320,318	800,032	567,318	4,770,180	0	10,063,720	1,802,492		11,866,212	147			
	148												148			
	149												149			

Part III

INTERGOVERNMENTAL EXPENDITURES

CITY OF ATKINS

Please report below expenditures made to the State or to other local governments on a reimbursement or cost sharing basis. Include these expenditures in part II. Enter amount, omit cents.

Purpose	Amount paid to other local governments
Correction.....	M059 \$
Health.....	M332
Highways.....	M444
Utilities.....	M441
Transit subsidies.....	M352
Police protection.....	M892 38.025
Sanitation.....	M860
Other.....	M881
All other.....	M889 \$

Purpose	Amount paid to State
Highways.....	L44 \$
All other.....	L89 \$

Part IV

SALARIES AND WAGES

Report here the total salaries and wages paid to all employees of your government before deductions of social security, retirement, etc. Include also salaries and wages paid to employees of any utility owned and operated by your government, as well as salaries and wages of municipal employees charged to construction projects.

Total salaries and wages paid.....	2000 \$	Amount - Omit cents	428,778
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Part V

DEBT OUTSTANDING, ISSUED, AND RETIRED

A. Long-term debt		Debt during the fiscal year			Debt Outstanding			Interest paid this year
Purpose	Debt outstanding JULY 1	Issued	Retired	General obligation (d)	TIF revenue (e)	Revenue	Other	
1. Water utility	19U \$	28U \$	38U \$	48U \$	48U \$	48U \$	48U \$	191 0
2. Sewer utility	19U 2,808,000	28U	38U	48U	48U	48U	48U	189
3. Electric utility	19U	28U	38U	48U	48U	2,614,000	48U	49,140
4. Gas utility	19U	28U	38U	48U	48U	48U	48U	193
5. Transit-bus	19U	28U	38U	48U	48U	48U	48U	194
6. Industrial Revenue	19T	24T	34T		44T	44T	44T	189
7. Mortgage revenue	19T	24T	34T		44T	44T	44T	189
8. TIF revenue	19U	28U	38U	48U	48U	48U	48U	189
9. Other-Specialty	19U	28U	38U	48U	48U	48U	48U	189
10. GO	19U	28U	38U	48U	48U	48U	48U	189
11. Parking	19U	28U	3,075,000	633,000	4,962,000	48U	48U	91,708
12. Airport	19U	28U	38U	48U	48U	48U	48U	189
13. Stormwater	19U	28U	38U	48U	48U	48U	48U	189
14. Section 108	19U	28U	38U	48U	48U	48U	48U	189
Total long-term debt	5,328,000	3,075,000	827,000	4,962,000	0	2,614,000		0
B. Short-term debt						Amount - Omit cents		140,848

Outstanding as of JULY 1

Outstanding as of JUNE 30

Part VI

DEBT LIMITATION FOR GENERAL OBLIGATION BONDS

Assessed Valuations by Levy Authority

Actual valuation - January 1

Amount - Omit cents

TO BE CALCULATED IN THE ONLINE AFR

Amount - Omit cents

Amount - Omit cents

Amount - Omit cents

Amount - Omit cents

Amount - Omit cents

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