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, OCTOBER 27, 2026
6:00 P.M.

1. Call to Order and Pledge of Allegiance led by Mayor Brian Cruise

2. Roll Call by City Clerk

3. Approval of the Agenda by City Council.

4. Citizens' Opportunity to address the Council:

   - 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 front and state your name and address and the subject of your discussion
   - Speakers are encouraged to limit their comments to three (3) minutes

5. Unfinished Business:

   A. Atkins Urban Renewal Area – TIF District Ordinance:

      - **Motion** to approve **Ordinance #243**, "An Ordinance Deleting Property from the Tax Increment Financing District for the Atkins Urban Renewal Area of the City of Atkins, Iowa, Pursuant to Section 403.19 of the Code of Iowa" by City Council (2nd reading)
      - Discussion and consideration of **Motion** by City Council
      - Roll Call Vote by City Clerk
      - Consideration of possible **motion** to suspend the rules pursuant to Iowa Code Section 380.3 and additionally **motion** to place and adopt **Ordinance #243** on final reading.

6. New Business:

   A. 2026 Fiscal Year Annual Financial Report:

      - Review by Scott Flory, City Administrator.
      - **Motion** to approve **Resolution #2026-10-07,** "A Resolution approving Annual Financial Report for the Fiscal Year ended June 30, 2026" by City Council
      - Discussion and consideration of **Motion** by City Council

- Roll Call Vote by City Clerk

B. 2026 TIF Indebtedness Certification to Benton County:

- Review by Scott Flory, City Administrator
- **Motion** to approve **Resolution #2026-10-08**, "A Resolution approving the FY 26 TIF Indebtedness Certification and Request for available TIF Revenues for the City of Atkins" by City Council.
- Discussion and consideration of **Motion** by City Council
- Roll Call Vote by City Clerk

C. Annual Urban Renewal Tax-Increment Financing Report – FY 26:

- Review by Scott Flory, City Administrator
- **Motion** to approve **Resolution #2026-10-09**, "A Resolution approving FY 2026 Annual Urban Renewal Report for the City of Atkins, Iowa" by City Council.
- Discussion and consideration of **Motion** by City Council
- Roll Call Vote by City Clerk

D. Request from S&J Sanitation for a temporary Fuel Surcharge for Solid Waste Collection:

- Review by Scott Flory, City Administrator
- **Motion** to approve **Resolution #2026-10-10**, "A Resolution approving the 1st Amendment to the Solid Waste Collection Services Agreement with S&J Sanitation" by City Council
- Discussion and consideration of **Motion** by City Council
- Roll Call Vote by City Clerk

E. Review of quotes for video camera systems for Water Treatment Plant, Wastewater Treatment Plant, and Sewer Lift Station:

- **Motion** to take matter off the table by City Council
- Discussion and consideration of **motion** by City Council
- Voice vote by Mayor Cruise
- Review of proposals, David Schrier, Public Works Director
- Discussion and possible motion concerning the request by City Council
- Voice Vote by Mayor Cruise

F. General Obligation Water Improvement Loan Agreement:

- Review by Scott Flory, City Administrator
- Open Public Hearing by Mayor Cruise
- Mayor Cruise closes the public hearing after public comments

- **Motion** to approve **Resolution #2026-10-11**, "A Resolution taking additional action on proposal to enter into a General Obligation Water Improvement Loan Agreement and providing for the levy of taxes to pay a General Obligation Water Improvement Note" by City Council.
- Discussion and consideration of **Motion** by City Council
- Roll Call Vote by City Clerk

7. City Administrator's Report:

8. Mayor's Report:

9. Consent Agenda:

    - Approval of October 13, 2026, City Council Meeting Minutes
    - Approval of the bills & claims submitted by the City Clerk
    - Approval of **Resolution #2026-10-12**, "A Resolution approving amended Development Agreement with Stone Ridge Developing, LLC"
    - Approval of **Resolution #2026-10-13**, "A Resolution approving Renewal Rate(s) with Wellmark Blue Cross & Blue Shield for Employee Health Insurance Offerings effective January 1, 2027"

10. Other Business:

11. Adjournment

NEXT REGULAR MEETING – NOVEMBER 10, 2026 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

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

ORDINANCE NO. 243

An Ordinance Deleting Property from the Tax Increment Financing District for the Atkins Urban Renewal Area of the City of Atkins, Iowa, Pursuant to Section 403.19 of the Code of Iowa

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

WHEREAS, pursuant to said ordinances, portions of the Atkins Urban Renewal Area in the City of Atkins were designated as "tax increment districts"; and

WHEREAS, the City Council now desires to decrease the size of the "tax increment districts" by deleting certain property;

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

Section 1. Purpose. The purpose of this ordinance is to delete certain property from the tax increment financing districts for the Atkins Urban Renewal Area.

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

"Deleted Property" shall mean certain real property situated in the City of Atkins, Benton County, State of Iowa more particularly described as follows:

The Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Twenty-three (23), Township Eighty-three (83) North, Range Nine (9) West of the 5th P.M.

EXCEPT

A part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Twenty-three (23), Township Eighty-three (83) North, Range Nine (9) West of the 5th P.M., Benton County, Iowa, described as follows: Commencing at the Northeast corner of the Northwest Quarter; thence due West along the North line of the Northwest Quarter 473.00 feet to the point of beginning; thence continuing due West 210.00 feet; thence due South 183.00 feet; thence due East 210.00 feet; thence due North 183.00 feet to the point of beginning

AND EXCEPT

The West 18 feet of the North 308 feet of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Twenty-three (23), Township Eighty-three (83) North, Range Nine (9), West of the 5th P.M.

AND EXCEPT

Park Ridge Road First Addition to Atkins, Iowa and Stone Ridge Second Addition in the City of Atkins, Benton County, Iowa.

Section 3. The Deleted Property is hereby removed from the tax increment financing district for the Atkins Urban Renewal Area. No division of property tax revenues as provided under Section 403.19 of the Code of Iowa shall be done with respect to the Deleted Property without further action by the City Council.

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

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

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

Passed and approved by the City Council of the City of Atkins, Iowa, on October 27, 2026.

_____
Mayor

Attest:

_____
City Clerk

• • • • •

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

_____
Mayor

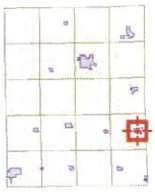
Attest:

_____
City Clerk

Beacon™ Benton County, IA



Overview



Legend

- Corporate Limits
- Political Townships

Parcels

- Parcel
- BLL
- Condo

Subdivisions

- 2006 VAN HORNE ADD
- ALEXANDER'S ADD
- AMENDED PLAT OF LINT'S 1ST ADD
- ANDERSON 2ND SUBDIV
- ANDERSON 3RD SUBDIV
- ANDERSON 4TH SUBDIV
- ANDERSON ADD
- ANDERSON CREEK 2ND ADD
- ANDERSON CREEK ESTATES
- APPLEBY-KESTER 1ST ADD
- APPLEBY-KESTER 1ST ADD REPLAT OF LOTS 4 & 5
- ARNOLD ADD
- ARNOLD'S ADD
- ATKINS LUMBER CO 1ST ADD
- ATKINS ORIGINAL TOWN
- AUDITOR'S PLAT NO 1
- AUDITOR'S PLAT NO 10

RESOLUTION NO. 2026-10-07

A RESOLUTION APPROVING THE ANNUAL FINANCIAL REPORT FOR THE YEAR ENDED JUNE 30, 2026 FOR THE CITY OF ATKINS, BENTON COUNTY, IOWA

WHEREAS, the Annual Finance Report (AFR) Fiscal Year End June 30, 2026, 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, 2026; 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 2028 annual certified budget. Property taxes will not be levied for fiscal year 2028 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.

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

1. That the City Council of the City of Atkins, Iowa, approves the 2026 Annual Finance Report Fiscal Year End June 30, 2026.
2. That the Mayor and City Clerk are 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 Auditor of State through the Iowa Department of Management online system on or before December 1, 2026, and to maintain a copy of said report on file at City Hall.

PASSED, APPROVED AND ADOPTED THIS 27TH DAY OF OCTOBER 2026.

_____
Brian Cruise, Mayor

Attest:

_____
Shelley Annis, City Clerk/Treasurer

STATE OF IOWA 2026 FINANCIAL REPORT FISCAL YEAR ENDED JUNE 30, 2026 CITY OF ATKINS, IOWA DUE: December 1, 2026	16200600100000 CITY OF ATKINS PO Box 171 ATKINS IA 52206-0171 POPULATION: 2056

NOTE - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.

ALL FUNDS

	Governmental (a)	Proprietary (b)	Total Actual (c)	Budget (d)
Revenues and Other Financing Sources				
Taxes Levied on Property	1,051,695		1,051,695	1,033,140
Less: Uncollected Property Taxes-Levy Year	0		0	0
Net Current Property Taxes	1,051,695		1,051,695	1,033,140
Delinquent Property Taxes	0		0	0
TIF Revenues	585,301		585,301	574,582
Other City Taxes LOST	245,965	0	245,965	203,637
Licenses and Permits	21,722	0	21,722	18,350
Use of Money and Property Interest income	140,064	250	140,314	38,600
Intergovernmental Road use and FEMA in FY 25	382,730	0	382,730	896,828
Charges for Fees and Service	302,534	1,337,851	1,640,385	1,676,216
Special Assessments	0	0	0	0
Miscellaneous	19,926	0	19,926	2,000
Other Financing Sources	749,539	250,492	1,000,031	0
Transfers In Less FEMA Funds Capital Projects	749,539	250,492	1,000,031	1,878,830
Total Revenues and Other Sources	3,499,476	1,588,593	5,088,069	6,322,183
Expenditures and Other Financing Uses				
Public Safety	155,496		155,496	171,359
Public Works	601,602		601,602	868,060
Health and Social Services	0		0	0
Culture and Recreation	306,892		306,892	391,662
Community and Economic Development	252,241		252,241	274,538
General Government	537,111		537,111	684,949
Debt Service	681,495		681,495	681,896
Capital Projects	2,566,888		2,566,888	2,800,000
Total Governmental Activities Expenditures	5,101,725	0	5,101,725	5,872,464
BUSINESS TYPE ACTIVITIES		1,505,341	1,505,341	1,511,154
Total All Expenditures	5,101,725	1,505,341	6,607,066	7,383,618
Other Financing Uses	644,577	355,454	1,000,031	
Transfers Out	644,577	355,454	1,000,031	1,878,830
Total All Expenditures/and Other Financing Uses	5,746,302	1,860,795	7,607,097	9,262,448
Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses	-2,246,826	-272,202	-2,519,028	-2,940,265
Beginning Fund Balance July 1, 2025	5,182,722	615,177	5,797,899	5,797,899
Ending Fund Balance June 30, 2026	2,935,896	342,975	3,278,871	2,857,634

NOTE - These balances do not include the following, which were not budgeted and are not available for city operations:

Non-budgeted Internal Service Funds	Pension Trust Funds
Private Purpose Trust Funds	Agency Funds

Indebtedness at June 30, 2026	Amount	Indebtedness at June 30, 2026	Amount
General Obligation Debt	4,452,000	Other Long-Term Debt	0
Revenue Debt	2,416,000	Short-Term Debt	0
TIF Revenue Debt	0		
		General Obligation Debt Limit	10,920,066

CERTIFICATION

The forgoing report is correct to the best of my knowledge and belief

	Publication 10/10/2026
Signature of Preparer	
Printed name of Preparer	Phone Number
	Date Signed
Signature of Mayor or Mayor Pro Tem (Name and Title)	

PLEASE PUBLISH THIS PAGE ONLY

* 41% Indebtedness GO

REVENUE P2

CITY OF ATKINS
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2026

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
											1
Section A - Taxes	1							1,051,695		1,051,695	2
Taxes levied on property	2	748,151	112,880		190,664			0		0	3
Less: Uncollected Property Taxes - Levy Year	3							1,051,695		1,051,695	4
Net Current Property Taxes	4	748,151	112,880		190,664	0	0	0		0	5
Delinquent Property Taxes	5							1,051,695		1,051,695	6
Total Property Tax	6	748,151	112,880		190,664	0	0	585,301		585,301	7
TIF Revenues	7			585,301							
Other City Taxes								0		0	8
Utility Tax Replacement Excise Taxes	8							0		0	9
Utility Franchise Tax (Chapter 364.2, Code of Iowa)	9							0		0	10
Parimutuel Wager Tax	10							0		0	11
Gaming Wager Tax	11							0		0	12
Mobile Home Tax	12							0		0	13
Hotel / Motel Tax	13							245,965		245,965	14
Other Local Option Taxes	14		245,965					245,965	0	245,965	15
Total Other City Taxes	15	0	245,965		0	0	0	21,722		21,722	16
Section B - Licenses and Permits	16	21,722									17
Section C - Use of Money and Property	17							114,877	250	115,127	18
Interest	18	4,948	3,347	388	98	106,096		11,296		11,296	19
Rents and Royalties	19	11,296						13,891		13,891	20
Other Miscellaneous Use of Money and Property	20	13,891						0		0	21
	21							140,064	250	140,314	22
Total Use of Money and Property	22	30,135	3,347	388	98	106,096	0				24
Section D - Intergovernmental	24										26
Federal Grants and Reimbursements	26							0		0	27
Federal Grants	27							0		0	28
Community Development Block Grants	28							0		0	29
Housing and Urban Development	29							0		0	30
Public Assistance Grants	30							0		0	31
Payment in Lieu of Taxes	31							0		0	32
	32							0	0	0	33
Total Federal Grants and Reimbursements	33	0	0		0	0	0				

REVENUE P3

CITY OF ATKINS

REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2026

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section D - Intergovernmental - Continued	41										41
State Shared Revenues	43										43
Road Use Taxes	44		289,442					289,442		289,442	44
Other state grants and reimbursements	48										48
State grants	49	58,056				6,225		64,281		64,281	49
Iowa Department of Transportation	50							0		0	50
Iowa Department of Natural Resources	51							0		0	51
Iowa Economic Development Authority	52							0		0	52
CEBA grants	53							0		0	53
C&I Replacement and Tier I Business Tax Replacement	54							0		0	54
	55							0		0	55
	56							0		0	56
	57							0		0	57
	58							0		0	58
	59							0		0	59
Total State	60	58,056	289,442	0	0	6,225	0	353,723	0	353,723	60
Local Grants and Reimbursements											
County Contributions	63	12,927						12,927		12,927	63
Library Service	64	1,094						1,094		1,094	64
Township Contributions	65							0		0	65
Fire/EMT Service	66							0		0	66
Utility Rebates-New Fire Station Equipment	67					14,986		14,986		14,986	67
	68							0		0	68
	69							0		0	69
Total Local Grants and Reimbursements	70	14,021	0	0	0	14,986	0	29,007	0	29,007	70
Total Intergovernmental (Sum of lines 33, 60, and 70)	71	72,077	289,442	0	0	21,211	0	382,730	0	382,730	71
Section E -Charges for Fees and Service	72										72
Water	73							0	552,863	552,863	73
Sewer	74							0	784,988	784,988	74
Electric	75							0		0	75
Gas	76							0		0	76
Parking	77							0		0	77
Airport	78							0		0	78
Landfill/garbage	79	302,102						302,102		302,102	79
Hospital	80							0		0	80

REVENUE P4

CITY OF ATKINS

REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2026

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section E - Charges for Fees and Service - Continued	81										81
Transit	82							0		0	82
Cable TV	83							0		0	83
Internet	84							0		0	84
Telephone	85							0		0	85
Housing Authority	86							0		0	86
Storm Water	87							0		0	87
Other:	88										88
Nursing Home	89							0		0	89
Police Service Fees	90							0		0	90
Prisoner Care	91							0		0	91
Fire Service Charges	92							0		0	92
Ambulance Charges	93							0		0	93
Sidewalk Street Repair Charges	94							0		0	94
Housing and Urban Renewal Charges	95							0		0	95
River Port and Terminal Fees	96							0		0	96
Public Scales	97							0		0	97
Cemetery Charges	98							0		0	98
Library Charges	99	432						432		432	99
Park, Recreation, and Cultural Charges	100							0		0	100
Animal Control Charges	101							0		0	101
	102							0		0	102
	103							0		0	103
Total Charges for Service	104	302,534	0	0	0	0	0	302,534	1,337,851	1,640,385	104
Section F - Special Assesments	106							0		0	106
Section G - Miscellaneous	107										107
Contributions	108							0		0	108
Deposits and Sales/Fuel Tax Refunds	109							0		0	109
Sale of Property and Merchandise	110							0		0	110
Fines	111	74						74		74	111
Internal Service Charges	112							0		0	112
	113	315	676					991		991	113
1st Responders	114	6,743						6,743		6,743	114
State WH double payment refund	115	8,751						8,751		8,751	115
EMC Insurance refund-RAM truck double insured	116	3,367						3,367		3,367	116
	117							0		0	117
	118							0		0	118
	119							0		0	119
Total Miscellaneous	120	19,250	676	0	0	0	0	19,926	0	19,926	120

REVENUE P5

CITY OF ATKINS
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2026

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Total All Revenues (Sum of lines 6, 7, 15,16,22, 71, 104, 106, and 120)	121	1,193,869	652,310	585,689	190,762	127,307	0	2,749,937	1,338,101	4,088,038	121
Section H - Other Financing Sources	123										123
Proceeds of capital asset sales	124							0		0	124
Proceeds of long-term debt (Excluding TIF internal borrowing)	125							0		0	125
Proceeds of anticipatory warrants or other short-term debt	126							0		0	126
Regular transfers in and interfund loans	127				415,454	13,398		428,852	250,492	679,344	127
Internal TIF loans and transfers in	128				320,687			320,687		320,687	128
	129							0		0	129
	130							0		0	130
Total Other Financing Sources	131	0	0	0	736,141	13,398	0	749,539	250,492	1,000,031	131
Total Revenues Except for Beginning Balances (Sum of lines 121 and 131)	132	1,193,869	652,310	585,689	926,903	140,705	0	3,499,476	1,588,593	5,088,069	132
Beginning Fund Balance July 1, 2025	134	1,280,039	973,872	362,847	-162,317	2,728,281		5,182,722	615,177	5,797,899	134
Total Revenues and Other Financing Sources (Sum of lines 132 and 134)	136	2,473,908	1,626,182	948,536	764,586	2,868,986	0	8,682,198	2,203,770	10,885,968	136

CITY OF ATKINS

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2026

NON-GAAP/CASH BASIS

Item Description	Line	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)	Grand Total (Sum of col. (g)) (i)	Line
Section A - Public Safety	1										1
Police Department/Crime Prevention	2	60,840						60,840		60,840	2
Jail	3							0		0	3
Emergency Management	4	4,800						4,800		4,800	4
Flood control	5							0		0	5
Fire Department	6	78,517						78,517		78,517	6
Ambulance	7							0		0	7
Building Inspections	8	11,004						11,004		11,004	8
Miscellaneous Protective Services	9							0		0	9
Animal Control	10	335						335		335	10
Other Public Safety	11							0		0	11
	12							0		0	12
	13							0		0	13
Total Public Safety	14	155,496	0		0	0	0	155,496		155,496	14
Section B - Public Works	15										15
Roads, Bridges, Sidewalks	16		302,181					302,181		302,181	16
Parking Meter and Off-Street	17							0		0	17
Street Lighting	18		29,792					29,792		29,792	18
Traffic Control Safety	19							0		0	19
Snow Removal	20		4,194					4,194		4,194	20
Highway Engineering	21							0		0	21
Street Cleaning	22							0		0	22
Airport (if not an enterprise)	23							0		0	23
Garbage (if not an enterprise)	24	265,435						265,435		265,435	24
Other Public Works	25							0		0	25
	26							0		0	26
	27							0		0	27
Total Public Works	28	265,435	336,167		0	0	0	601,602		601,602	28
Section C - Health and Social Services	29										29
Welfare Assistance	30							0		0	30
City Hospital	31							0		0	31
Payments to Private Hospitals	32							0		0	32
Health Regulation and Inspections	33							0		0	33
Water, Air, and Mosquito Control	34							0		0	34
Community Mental Health	35							0		0	35
Other Health and Social Services	36							0		0	36
	37							0		0	37
	38							0		0	38
Total Health and Social Services	39	0	0		0	0	0	0		0	39
Section D - Culture and Recreation	40										40
Library Services	41	125,612	29,517					155,129		155,129	41
Museum, Band, Theater	42							0		0	42
Parks	43	142,267	9,496					151,763		151,763	43
Recreation	44							0		0	44
Cemetery	45							0		0	45
Community Center, Zoo, Marina, and Auditorium	46							0		0	46
Other Culture and Recreation	47							0		0	47
	48							0		0	48
	49							0		0	49
Total Culture and Recreation	50	267,879	39,013		0	0	0	306,892		306,892	50

CITY OF ATKINS
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2026 -- Continued

NON-GAAP/CASH BASIS

Item description	Line	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)	Grand Total (Sum of col. (g)) (i)	Line
Section E - Community and Economic Development	51										51
Community beautification	52	6,491	18,679					25,170		25,170	52
Economic development	53							0		0	53
Housing and urban renewal	54							0		0	54
Planning and zoning	55	34,108						34,108		34,108	55
Other community and economic development	56		2,925					2,925		2,925	56
TIF Rebates	57			190,038				190,038		190,038	57
	58							0		0	58
Total Community and Economic Development	59	40,599	21,604	190,038	0	0	0	252,241		252,241	59
Section F - General Government	60										60
Mayor, Council and City Manager	61	19,002	1,481					20,483		20,483	61
Clerk, Treasurer, Financial Administration	62	270,298	46,625					316,923		316,923	62
Elections	63	1,459						1,459		1,459	63
Legal Services and City Attorney	64	16,484						16,484		16,484	64
City Hall and General Buildings	65	181,762						181,762		181,762	65
Tort Liability	66							0		0	66
Other General Government	67							0		0	67
	68							0		0	68
	69							0		0	69
Total General Government	70	489,005	48,106		0	0	0	537,111		537,111	70
Section G - Debt Service	71				681,495			681,495		681,495	71
	72							0		0	72
	73							0		0	73
Total Debt Service	74	0	0	0	681,495	0	0	681,495		681,495	74
Section H - Regular Capital Projects - Specify	75										75
New Fire Station Project	76					2,566,888		2,566,888		2,566,888	76
	77							0		0	77
Subtotal Regular Capital Projects	78	0	0		0	2,566,888	0	2,566,888		2,566,888	78
TIF Capital Projects - Specify	79										79
	80							0		0	80
	81							0		0	81
Subtotal TIF Capital Projects	82	0	0		0	0	0	0		0	82
Total Capital Projects	83	0	0		0	2,566,888	0	2,566,888		2,566,888	83
Total Governmental Activities Expenditures	84	1,218,414	444,890	190,038	681,495	2,566,888	0	5,101,725		5,101,725	84
(Sum of lines 14, 28, 39, 50, 59, 70, 74, 83)	85										85

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

CITY OF ATKINS

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2026 -- Continued

NON-GAAP/CASH BASIS

Item description	Line	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)	Grand Total (Sum of col. (g)) (i)	Line
Section I - Business Type Activities	87										87
Water - Current Operation	88								746,723	746,723	88
Capital Outlay	89									0	89
Debt Service	90									0	90
Sewer and Sewage Disposal - Current Operation	91								508,338	508,338	91
Capital Outlay	92									0	92
Debt Service	93								250,280	250,280	93
Electric - Current Operation	94									0	94
Capital Outlay	95									0	95
Debt Service	96									0	96
Gas Utility - Current Operation	97									0	97
Capital Outlay	98									0	98
Debt Service	99									0	99
Parking - Current Operation	100									0	100
Capital Outlay	101									0	101
Debt Service	102									0	102
Airport - Current Operation	103									0	103
Capital Outlay	104									0	104
Debt Service	105									0	105
Landfill/Garbage - Current operation	106									0	106
Capital Outlay	107									0	107
Debt Service	108									0	108
Hospital - Current Operation	109									0	109
Capital Outlay	110									0	110
Debt Service	111									0	111
Transit - Current Operation	112									0	112
Capital Outlay	113									0	113
Debt Service	114									0	114
Cable TV, Telephone, Internet - Current Operation	115									0	115
Capital Outlay	116									0	116
Housing Authority - Current Operation	117									0	117
Capital Outlay	118									0	118
Debt Service	119									0	119
Storm Water - Current Operation	120									0	120
Capital Outlay	121									0	121
Debt Service	122									0	122
Other Business Type - Current Operation	123									0	123
Capital Outlay	124									0	124
Debt Service	125									0	125
Internal Service Funds - Specify	126										126
	127									0	127
	128									0	128
Total Business Type Activities	129								1,505,341	1,505,341	129

CITY OF ATKINS

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2026 -- Continued

NON-GAAP/CASH BASIS

Item description	Line	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)	Grand Total (Sum of col. (g)) (i)	Line
Subtotal Expenditures (Sum of lines 84 and 129)	130	1,218,414	444,890	190,038	681,495	2,566,888	0	5,101,725	1,505,341	6,607,066	130
Section J - Other Financing Uses Including Transfers Out	131										131
Regular transfers out	132	178,398	145,000			492		323,890	355,454	679,344	132
Internal TIF loans/repayments and transfers out	133			320,687				320,687		320,687	133
	134							0		0	134
Total Other Financing Uses	135	178,398	145,000	320,687	0	492	0	644,577	355,454	1,000,031	135
Total Expenditures and Other Financing Uses (Sum of lines 130 and 135)	136	1,396,812	589,890	510,725	681,495	2,567,380	0	5,746,302	1,860,795	7,607,097	136
	137										137
Ending fund balance June 30, :	138										138
Governmental:	139										139
Nonspendable	140							0		0	140
Restricted	141		1,036,292	437,811	83,091			1,557,194		1,557,194	141
Committed	142					301,606		301,606		301,606	142
Assigned	143							0		0	143
Unassigned	144	1,077,096						1,077,096		1,077,096	144
Total Governmental	145	1,077,096	1,036,292	437,811	83,091	301,606	0	2,935,896		2,935,896	145
Proprietary	146								342,975	342,975	146
Total Ending Fund Balance June 30,	147	1,077,096	1,036,292	437,811	83,091	301,606	0	2,935,896	342,975	3,278,871	147
Total Requirements (Sum of lines 136 and 147)	148	2,473,908	1,626,182	948,536	764,586	2,868,986	0	8,682,198	2,203,770	10,885,968	148

OTHER P10

Part III Intergovernmental Expenditures
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.

Purpose	Amount paid to other local governments
Correction	
Health	
Highways	
Transit Subsidies	
Libraries	
Police protection	60,840
Sewerage	
Sanitation	
All other	

Purpose	Amount paid to State
Highways	
All other	

Part IV
Wages & Salaries
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.

YOU ARE REQUIRED TO ENTER SALARY DOLLARS IN THE Amount areas FOR SALARIES AND WAGES PAID	Amount
Total Salaries and Wages Paid	585,865

Part V Debt Outstanding, Issued, and Retired

Transit subsidies

A. Long-Term Debt

Debt During the Fiscal Year					Debt Outstanding JUNE 30, 2026				
Purpose	Line	Debt Outstanding JULY 1, 2025	Issued	Retired	General Obligation	TIF Revenue	Revenue	Other	Interest Paid This Year
Water Utility	1.	0	0	0	0	0	0	0	0
Sewer Utility	2.	2,614,000	0	198,000	0	0	2,416,000	0	45,745
Electric Utility	3.	0	0	0	0	0	0	0	0
Gas Utility	4.	0	0	0	0	0	0	0	0
Transit-Bus	5.	0	0	0	0	0	0	0	0
Industrial Revenue	6.	0	0	0	0	0	0	0	0
Mortgage Revenue	7.	0	0	0	0	0	0	0	0
TIF Revenue	8.	355,000	0	250,000	105,000	0	0	0	8,187
Other Purposes / Miscellaneous	9.	0	0	0	0	0	0	0	0
GO	10.	4,607,000	0	260,000	4,347,000	0	0	0	158,677
Parking	11.	0	0	0	0	0	0	0	0
Airport	12.	0	0	0	0	0	0	0	0
Stormwater	13.	0	0	0	0	0	0	0	0
Section 108	14.	0	0	0	0	0	0	0	0
Total Long-Term		7,576,000	0	708,000	4,452,000	0	2,416,000	0	212,609

B. Short-Term Debt Amount	
Outstanding as of July 1, 2025	0
Outstanding as of JUNE 30, 2026	0

Part VI DEBT LIMITATION FOR GENERAL OBLIGATIONS

Actual valuation – January 1, 2024

Amount		
218,401,322	x.05 = $	10,920,066.1

Part VII CASH AND INVESTMENT ASSETS AS OF JUNE 30, 2026

Type of asset	Amount				
	Bond and interest funds (a)	Bond construction funds (b)	Pension/retirement funds (c)	All other Funds (d)	Total (e)
Cash and investments - Include cash on hand, CD's, time, checking and savings deposits, Federal securities, Federal agency securities, State and local government securities, and all other securities. Exclude value of real property.	83,092	301,606		2,894,173	3,278,871

If you budget on a NON-GAAP CASH BASIS, the amount in the Total above SHOULD EQUAL the above summed amounts on

CITY DEBT DETAIL - LT DEBT1

Debt Series Name		Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, 2025	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
TIF Agreements	1	TIF Agreement	06-30-2026	TIF	0	No Vote - Non-GO	1,000,000	464,130	190,038	0		TIF Revenue	Stoneridge 4th Addition
2015GO	2	GO	12-01-2015	609	2.75 - 2.75	No Vote - Essential GO	1,340,000	145,000	145,000	3,987		TIF Revenue	Refunding 2007GO/Water Plant
IFA SFR Loan #C0754G	3	GO	07-08-2016	654	1.75 - 1.75	No Vote - Essential GO	1,750,000	1,092,000	90,000	19,110		General Obligation (GO)	Sewer Sys Improv-Lift Station
IFA SRF Loan #C0773R	4	Revenue	10-21-2016	668	1.75 - 1.75	No Vote - Non-GO	4,278,449	2,614,000	198,000	45,745		Sewer Utility	Sewer Sys Improv-WWTP
2016A GO	5	GO	06-01-2017	659	4.70 - 4.80	No Vote - Essential GO	800,000	210,000	105,000	4,200		TIF Revenue	Water Treatment Plant
2022A GO	6	GO	04-06-2022	945	1.85 - 2.63	No Vote - Essential GO	875,000	680,000	70,000	15,940		General Obligation (GO)	Streets-Fire Truck-PW Truck
2025 GO	7	GO	02-12-2025	2025-01-03	4.00 - 4.75	No Vote - Essential GO	3,075,000	2,835,000	100,000	123,627		General Obligation (GO)	Build New Fire Station
	8	-				-						-	-
	9	-				-						-	-
	10	-				-						-	-
	11	-				-						-	-
	12	-				-						-	-
	13	-				-						-	-
	14	-				-						-	-
	15	-				-						-	-
	16	-				-						-	-
	17	-				-						-	-
	18	-				-						-	-
	19	-				-						-	-
	20	-				-						-	-

STATE OF IOWA 2026 FINANCIAL REPORT FISCAL YEAR ENDED JUNE 30, 2026 CITY OF ATKINS, IOWA DUE: December 1, 2026	16200600100000 CITY OF ATKINS PO Box 171 ATKINS IA 52206-0171 POPULATION: 2056

NOTE - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.

ALL FUNDS

	Governmental (a)	Proprietary (b)	Total Actual (c)	Budget (d)
Revenues and Other Financing Sources				
Taxes Levied on Property	1051695		1,051,695	1,033,140
Less: Uncollected Property Taxes-Levy Year	0		0	0
Net Current Property Taxes	1,051,695		1,051,695	1,033,140
Delinquent Property Taxes	0		0	0
TIF Revenues	585,301		585,301	574,582
Other City Taxes	245,965	0	245,965	203,637
Licenses and Permits	21,722	0	21,722	18,350
Use of Money and Property	140,064	250	140,314	38,600
Intergovernmental	382,730	0	382,730	896,828
Charges for Fees and Service	302,534	1,337,851	1,640,385	1,676,216
Special Assessments	0	0	0	0
Miscellaneous	19,926	0	19,926	2,000
Other Financing Sources, Including Transfers in	749,539	250,492	1,000,031	1,878,830
Total Revenues and Other Sources	3,499,476	1,588,593	5,088,069	6,322,183
Expenditures and Other Financing Uses				
Public Safety	155,496		155,496	171,359
Public Works	601,602		601,602	868,060
Health and Social Services	0		0	0
Culture and Recreation	306,892		306,892	391,662
Community and Economic Development	252,241		252,241	274,538
General Government	537,111		537,111	684,949
Debt Service	681,495		681,495	681,896
Capital Projects	2,566,888		2,566,888	2,800,000
Total Governmental Activities Expenditures	5,101,725	0	5,101,725	5,872,464
Business type activities		1,505,341	1,505,341	1,511,154
Total All Expenditures	5,101,725	1,505,341	6,607,066	7,383,618
Other Financing Uses, Including Transfers Out	644,577	355,454	1,000,031	1,878,830
Total All Expenditures/and Other Financing Uses	5,746,302	1,860,795	7,607,097	9,262,448
Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses	-2,246,826	-272,202	-2,519,028	-2,940,265
Beginning Fund Balance July 1, 2025	5,182,722	615,177	5,797,899	5,797,899
Ending Fund Balance June 30, 2026	2,935,896	342,975	3,278,871	2,857,634

NOTE - These balances do not include the following, which were not budgeted and are not available for city operations:

Non-budgeted Internal Service Funds	Pension Trust Funds
Private Purpose Trust Funds	Agency Funds

Indebtedness at June 30, 2026	Amount	Indebtedness at June 30, 2026	Amount
General Obligation Debt	4,452,000	Other Long-Term Debt	0
Revenue Debt	2,416,000	Short-Term Debt	0
TIF Revenue Debt	0		
		General Obligation Debt Limit	10,920,066

*Published on 10-10-26

RESOLUTION 2026-10-08

APPROVING THE 2026 TIF INDEBTEDNESS CERTIFICATION AND
REQUEST FOR AVAILABLE TIF INCREMENT TAX
FOR THE CITY OF ATKINS, BENTON COUNTY, 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 indebtedness certification and request for available TIF increment tax (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 2026 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 2026 TIF Certification is hereby approved in substantially the form attached hereto. The City Clerk is hereby authorized and directed to submit the 2026 TIF Certification to the Office of the Benton County Assessor on or before December 1, 2026.

Section 2. All actions previously taken by the City staff with respect to the preparation of the 2026 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 27TH DAY OF OCTOBER, 2026.

_____
Brian Cruise, Mayor

Attest:

_____
Shelley Annis, City Clerk/Treasurer

CITY TIF FORM 1 - INDEBTEDNESS CERTIFICATION Cover Sheet

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*: $ **3,773,007**

*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 27th day of October, 2026

Signature of Authorized Official

319-446-7870
Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

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)

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1.	Stone Ridge Developing LLC Development Agreement - Final Payment Resolution 2026-10-04 [X] 'X' this box if a rebate agreement. List administrative details on lines above.	10/13/2026	84,054
2.	Pedestrian Crosswalk Improvement Project-33rd Ave & Pleasant Hill Dr/5th St Resolution 2026-10-05 [ ] 'X' this box if a rebate agreement. List administrative details on lines above.	10/13/2026	100,000
3.	2025 GO - Interest & Fees (previously certified Principal only) Resolution 2025-01-03 [ ] 'X' this box if a rebate agreement. List administrative details on lines above.	01/28/2025	1,124,033
4.	State Revolving Fund Loan #C0773R - 07/01/2027 outstanding principal $2,215,000, interest $218,680 and servicing fees $31,240 Resolution 668 [ ] 'X' this box if a rebate agreement. List administrative details on lines above.	10/03/2016	2,464,920
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: **3,773,007**

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

CITY TIF FORM 2

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.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
Qualifying Bond Principal, Interest & Fee Payments:	
State Revolving Fund Loan #C0754G $111,200 Lift Station GO	
State Revolving Fund Loan #C0773R $249,300	
2025 GO $231,227	591,727
Stone Ridge Phase 5 - Final Payment	84,054
TOTAL	**$675,781**

Dated this 27th day of October, 2026

Signature of Authorized Official

319-446-7870
Telephone

RESOLUTION 2026-10-09

APPROVING THE FY2026 ANNUAL URBAN RENEWAL REPORT
FOR THE CITY OF ATKINS, BENTON COUNTY, IOWA

WHEREAS, Section 312.14 of the Code of Iowa requires that the City 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 FY2026 and has presented it to the City Council.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Atkins, Iowa, that the FY2026 Annual Urban Renewal Report for the City of Atkins is hereby approved.

PASSED AND APPROVED THIS 27TH DAY OF OCTOBER, 2026.

_____
Brian Cruise, Mayor

Attest:

_____
Shelley Annis, City Clerk/Treasurer

Save | Help | Log out

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:	91_URR,_8,12-94,21,23,25_Amends.pdf	11/21/2025	[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: Enter: text explaining the purpose for this UR area

236 Characters Left

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ATKINS CITY/BENTON COMM SCH/97 INCREM	060300	060301	1,350,495
ATKINS CITY/BENTON COMM SCH/90 INCREM	060302	060303	8,287,627
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	4,821,203
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	7,152,296
ATKINS AG/BEN COMM SCH/21 STONE RIDGE DEVELOPMENT	060544	060545	17,900

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	44,598,200	0	0	2,830,000	0	-47,428,200	65,852	195,000	260,852
Taxable	78,141	21,103,452	2,227,737	0	0	-47,428,200	195,000	23,148,478	23,343,478
Homestead Credits									133

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

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 p	◉ Yes ○ No	○ Yes ◉ No	Remove
Water and Sewer lagoons	water and sewer projects	Water treatment plants, waste treatment p	◉ Yes ○ No	○ Yes ◉ No	Remove
Stone Ridge 3rd & 4th Additl	Commercial District - Infrastructure	Roads, Bridges & Utilities	◉ Yes ○ No	○ Yes ◉ No	Remove
Rebuild Fire Station	Fire Station Rebuild from Disaster	Municipal and other publicly-owned or lea	○ Yes ◉ No	○ Yes ◉ No	Remove
Stone Ridge Dev 5th Additio	Residential Development	Residential property (classified residentia	○ Yes ◉ No	○ Yes ◉ No	Remove
Cardinal Ave	Streets Infrastructure	Roads, Bridges & Utilities	◉ Yes ○ No	○ Yes ◉ No	Remove
Stone Ridge 5th Addition	Residential Development	Residential property (classified residentia	○ Yes ◉ No	○ Yes ◉ No	Remove

Add

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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:	91_URR,_8,12-94,21,23,25_Amends.pdf	11/21/2025	[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

UR Area Purpose: Economic Development

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	1,350,495
ATKINS CITY/BENTON COMM SCH/90 INCREM	060302	060303	8,287,627
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	4,821,203
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	7,152,296
ATKINS AG/BEN COMM SCH/21 STONE RIDGE DEVELOPMENT	060544	060545	17,900

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	44,598,200	0	0	2,830,000	0	-47,428,200	65,852	195,000	260,852
Taxable	78,141	21,103,452	2,227,737	0	0	-47,428,200	195,000	23,148,478	23,343,478
Homestead Credits									133

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

Urban Renewal Area Debt and Obligations

Debt/Obligation Name	Debt/Obligation Type	Principal as of 7/1/2025	Interest as of 7/1/2025	Total	Annual Appropriation?	Date Incurred	FY of Final Payment	
2016A GO Bonds	Gen.Obligation Bi	210,000	6,300	**216,300**	○ Yes ◉ No	05/06/201(	2027	Remove
2015 GO Bonds	Gen.Obligation Bi	145,000	3,988	**148,988**	○ Yes ◉ No	01/10/200	2026	Remove
Stone Ridge 3rd & 4th Additions	Rebates	0	0	**0**	◉ Yes ○ No	08/01/202	2035	Remove
Stone Ridge Dev 5th Addition	Rebates	0	0	**0**	◉ Yes ○ No	04/22/202	2037	Remove
Cardinal Ave	Internal Loans	0	0	**0**	○ Yes ◉ No	11/17/201	2025	Remove
Fire Station	Internal Loans	0	0	**0**	○ Yes ◉ No	02/25/202	2025	Remove
2025 GO Bonds	Gen.Obligation Bi	3,075,000	1,115,633	**4,190,633**	○ Yes ◉ No	02/12/202	2039	Remove
U.R. Debt Totals		3,430,000	1,125,921	**4,555,921**		mm/dd/yyyy	yyyy	Add

Include:

- Remaining principal and interest to term, **as of July 1, 2025** 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.

Save | Help | Log out

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:	91_URR,_8,12-94,21,23,25_Amends.pdf	11/21/2025	[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: Enter: text explaining the purpose for this UR area

236 Characters Left

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ATKINS CITY/BENTON COMM SCH/97 INCREM	060300	060301	1,350,495
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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	4,821,203
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	7,152,296
ATKINS AG/BEN COMM SCH/21 STONE RIDGE DEVELOPMENT	060544	060545	17,900

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	44,598,200	0	0	2,830,000	0	-47,428,200	65,852	195,000	260,852
Taxable	78,141	21,103,452	2,227,737	0	0	-47,428,200	195,000	23,148,478	23,343,478
Homestead Credits									133

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

Non-Rebate Payments, Fiscal Year 2026

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.

TIF Expenditure Amount	Tied to Debt	Tied to Project	
0	Stone Ridge 3rd & 4th Additions	Stone Ridge 3rd & 4th Addition	Remove
149,237	2015 GO Bonds	Water Treatment Plant	Remove
109,450	2016A GO Bonds	Water Treatment Plant	Remove
0	Cardinal Ave	Cardinal Ave	Remove
0	Fire Station	Rebuild Fire Station	Remove
46,188	Stone Ridge Dev 5th Addition	Stone Ridge Dev 5th Addition	Remove
61,999	2025 GO Bonds	Rebuild Fire Station	Remove
Total **366,874**			Add

Save | Help | Log out

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:	91_URR,_8,12-94,21,23,25_Amends.pdf	11/21/2025	[upload]
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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

UR Area Purpose:

Economic Development

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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
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Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

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Taxable	78,141	21,103,452	2,227,737	0	0	-47,428,200	195,000	23,148,478	23,343,478
Homestead Credits									133

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

Urban Renewal Area Property Tax Rebates, Fiscal Year 2026

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	190,038	Stone Ridge Development, LLC	Stone Ridge 3rd & 4th	Stone Ridge 3rd & 4th	2035	Remove
Total	**190,038**					Add

Save | Help | Log out

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:	91_URR,_8,12-94,21,23,25_Amends.pdf	11/21/2025	[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	1,350,495
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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
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Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

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Assessed	44,598,200	0	0	2,830,000	0	-47,428,200	65,852	195,000	260,852
Taxable	78,141	21,103,452	2,227,737	0	0	-47,428,200	195,000	23,148,478	23,343,478
Homestead Credits									133

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

Iowa Code Section 403.5(2)(b), as amended in HF 2460 (TIF Reporting Act of 2012) requires that for all proposed Urban Renewal plans and Urban Renewal Projects that utilize tax increment financing for the construction or repair of public facilities, an analysis be made of any alternative development and financing options for those facilities. The Code further requires that the analysis be filed through the TIF reporting process.

This requirement applies to plans and projects proposed on or after July 1, 2012.

Please save all work before submitting an analysis file.

File	Project Name	Approval Date	Description

Add

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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:	91_URR,_8,12-94,21,23,25_Amends.pdf	11/21/2025	[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

UR Area Purpose:

Economic Development

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
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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
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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
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ATKINS AG/BEN COMM SCH/21 STONE RIDGE DEVELOPMENT	060544	060545	17,900

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	44,598,200	0	0	2,830,000	0	-47,428,200	65,852	195,000	260,852
Taxable	78,141	21,103,452	2,227,737	0	0	-47,428,200	195,000	23,148,478	23,343,478
Homestead Credits									133

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 07-01-2025	**362,846**	**0**	**Amount of 07-01-2025 Cash Balance Restricted for LMI**
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest	585,690		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments	0		
Total Revenue	**585,690**		
Rebate Expenditures	190,038		
Non-Rebate Expenditures	366,874		
Returned to County Treasurer	0		
Total Expenditures	**556,912**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2026	**391,624**	**0**	**Amount of 06-30-2026 Cash Balance Restricted for LMI**

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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: 0
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 - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	5,974,000	0	0	0	0	-5,974,000	17,852	6,500	24,352
Taxable	0	2,833,563	0	0	0	-5,974,000	6,500	2,809,211	2,815,711
Homestead Credits									20

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	228,955	2,815,711	1,350,495	1,465,216	39,667

FY 2026 TIF Revenue Received 36,562

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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: 0
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 - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	16,496,300	0	0	869,700	0	-17,366,000	24,000	104,000	128,000
Taxable	0	7,824,455	591,172	0	0	-17,366,000	104,000	8,287,627	8,391,627
Homestead Credits									62

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	1,655,906	8,391,627	8,287,627	104,000	2,816

FY 2026 TIF Revenue Received 224,103

Save | Help | Log out

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: 0
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 - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	10,307,900	0	0	0	0	-10,307,900	16,000	52,000	68,000
Taxable	0	4,889,203	0	0	0	-10,307,900	52,000	4,821,203	4,873,203
Homestead Credits									27

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	6,600	4,873,203	4,821,203	52,000	1,408

FY 2026 TIF Revenue Received 130,523

Save | Help | Log out

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: 0
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 - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	11,714,200	0	0	1,960,300	0	-13,674,500	8,000	32,500	40,500
Taxable	0	5,556,231	1,636,565	0	0	-13,674,500	32,500	7,152,296	7,184,796
Homestead Credits									24

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	1,658,700	7,184,796	7,152,296	32,500	880

FY 2026 TIF Revenue Received 194,001

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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: 0
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 - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	105,800	0	0	0	0	-105,800	0	0	0
Taxable	78,141	0	0	0	0	-105,800	0	78,141	78,141
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	87,900	78,141	17,900	60,241	1,186

FY 2026 TIF Revenue Received 112

RESOLUTION NO. 2026-10-10

A RESOLUTION APPROVING THE FIRST AMENDMENT TO THE SOLID WASTE COLLECTION SERVICES AGREEMENT WITH S&J SANITATION

WHEREAS, the City of Atkins, Iowa ("City") and S&J Sanitation ("Contractor") are parties to a Solid Waste Collection Services Agreement approved by the City Council on October 13, 2025, and effective January 1, 2026 (the "Agreement"), under which Contractor provides residential solid waste collection services within the City; and

WHEREAS, the U.S. Energy Information Administration's average retail price for on-highway diesel fuel in the Midwest (PADD 2) was approximately $3.67 per gallon in October 2025 when the Agreement was approved, and has risen to $6.26 per gallon for the week of October 12, 2026 — an increase of approximately 71 percent — substantially increasing Contractor's cost of providing collection services; and

WHEREAS, the City and Contractor have negotiated a First Amendment to the Agreement implementing a temporary fuel surcharge of $1.75 per residential account per month, to be billed as a standalone line item on the City's monthly utility bills, until diesel fuel prices fall below $4.50 per gallon as measured by the U.S. Energy Information Administration's Weekly Retail On-Highway Diesel Prices for the Midwest (PADD 2); and

WHEREAS, the City Council finds it in the best interest of the City and its residents to approve the First Amendment;

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

Section 1.

The First Amendment to the Solid Waste Collection Services Agreement with S&J Sanitation, substantially in the form attached hereto as Exhibit A, is hereby approved.

Section 2.

The Mayor is authorized to execute the First Amendment on behalf of the City.

Section 3.

The City Clerk is directed to attest the First Amendment, retain the fully executed original with the City's official records, and provide a copy to S&J Sanitation.

Section 4.

This Resolution shall be effective upon its passage and approval.

PASSED AND APPROVED this 27th day of October 2026.

CITY OF ATKINS, IOWA

By: _____ Date: _____

Brian Cruise, Mayor

ATTEST:

By: _____

Shelley Annis, City Clerk

FIRST AMENDMENT TO SOLID WASTE COLLECTION SERVICES AGREEMENT

This First Amendment ("Amendment") is entered into as of _____, 2026, by and between the **City of Atkins, Iowa**, an Iowa municipal corporation ("City"), and **S&J Sanitation** ("Contractor").

RECITALS

A. The City and Contractor are parties to a Solid Waste Collection Services Agreement approved by the City Council on October 13, 2025, and effective January 1, 2026 (the "Agreement"), under which Contractor provides residential solid waste collection services within the City.

B. The City bills residential customers for solid waste collection services on the City's monthly utility bill and remits collected amounts to Contractor.

C. Diesel fuel prices have risen substantially since the Agreement was executed (from approximately $3.67 per gallon in October 2025 to $6.26 per gallon in October 2026, an increase of approximately 71 percent, per the U.S. Energy Information Administration's Midwest average retail on-highway diesel price), increasing Contractor's cost of providing collection services. The parties wish to implement a temporary fuel surcharge, billed as a standalone line item on the City's monthly utility bill, until diesel fuel prices fall below $4.50 per gallon.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties agree as follows:

Section 1. Temporary Fuel Surcharge

(a) Amount. Beginning with the November 2026 billing cycle, the City shall add a fuel surcharge of $1.75 per residential account per month to each residential customer's monthly City utility bill.

(b) Line item. The surcharge shall appear as a standalone line item on the bill, labeled "Fuel Surcharge – Solid Waste" (or substantially similar wording), separate from the base solid waste collection charge and all other utility charges.

(c) Remittance. The City shall remit to Contractor all fuel surcharge amounts actually collected from customers, [monthly, together with the regular monthly payment due to Contractor under the Agreement]. Amounts billed but not collected shall not be remitted; the City assumes no obligation to Contractor for uncollected surcharge amounts.

Section 2. Diesel Price Index and Termination

(a) Index. For purposes of this Amendment, the "diesel price" is the U.S. Energy Information Administration's Weekly Retail On-Highway Diesel Prices for the Midwest (PADD 2), as published each Monday.

(b) Application. The surcharge applies to a monthly billing cycle if the most recently published index value before bills are prepared for that cycle is at or above $4.50 per gallon.

(c) Automatic termination. This Amendment — and the fuel surcharge — terminates automatically, without further action by either party, beginning with the first billing cycle after the index has been published below $4.50 per gallon for four (4) consecutive weeks. Upon termination, billing reverts to the rates and terms of the Agreement without the surcharge, and this Amendment expires.

(d) No automatic reactivation. Termination under this Section is final. If diesel prices later rise again, the parties may negotiate a new amendment; nothing in this Amendment reinstates the surcharge automatically.

Section 3. No Other Changes

Except as expressly modified by this Amendment, the Agreement remains in full force and effect according to its terms.

Section 4. Authority and Approval

This Amendment is subject to approval by the Atkins City Council by resolution. Each party represents and warrants that the person signing below is duly authorized to execute this Amendment on its behalf.

Section 5. Counterparts

This Amendment may be executed in counterparts, each of which shall be deemed an original.

IN WITNESS WHEREOF, the parties executed Amendment #1 as of the date first written above.

CITY OF ATKINS, IOWA

By: _____ Date: _____

Name: Brian Cruise, Mayor

ATTEST:

By: _____ Date: _____

Name: Shelley Annis, City Clerk

S&J SANITATION

By: _____ Date: _____

Name: _____

Title: _____

October 8, 2026

S & J recently reached out to the city of Atkins requesting a discussion about adding a fuel surcharge to your current rates.

History

When we were preparing our bids for the Atkins garbage and recycling contract diesel fuel averaged around $3.55 in Iowa (July 2025). Currently diesel is at $6.07 per gallon; a 71% increase in 14 months.

S & J Sanitation has never in our 60 years asked for a subsidy or asked to renegotiate rates beyond the original contract. We do not make this request lightly.

We conducted a quick survey of our competitors; we are among the last to implement a fuel surcharge. The record cost of diesel and the dramatic increase in a brief period of time could not have been anticipated.

What is included:

S & J Sanitation fuel subsidy grid to give us a starting point for discussion.

Waste Management's fuel subsidy grid as a point of reference.

Desired Outcome

Our number one priority is to come to an agreement that assists us through the unprecedented cost of diesel fuel prices that the City of Atkins feels are fair. These past 14 months we have worked hard to have a successful launch of services and to serve the Atkins residents well. We hope to continue to have a successful partnership with the City of Atkins for years beyond this initial contract.

Oct-26

Fuel Subsidy

Atkins, Iowa

Average rate per gallon	Subsidy per HH	Total monthly
<3.55		
$3.56-$3.75	$ 0.94	$ 728.44
$3.76-$4.00	$ 1.00	$ 777.00
$4.01-$4.25	$ 1.06	$ 825.56
$4.26-$4.50	$ 1.13	$ 874.13
$4.50-$4.75	$ 1.19	$ 922.69
$4.76-$5.00	$ 1.25	$ 971.25
$5.01-$5.25	$ 1.31	$ 1,019.81
$5.26-$5.50	$ 1.38	$ 1,068.38
$5.51-$5.75	$ 1.44	$ 1,116.94
$5.76-$6.00	$ 1.50	$ 1,165.50
$6.01-$6.25	$ 1.56	$ 1,214.06
$6.26-$6.50	$ 1.63	$ 1,262.63
$6.51-$6.75	$ 1.69	$ 1,311.19
$6.76-$7.00	$ 1.75	$ 1,359.75
$7.01-$7.25	$ 1.81	$ 1,408.31
$7.26-$7.50	$ 1.88	$ 1,456.88
$7.51-$7.75	$ 1.94	$ 1,505.44
$7.76-$8.00	$ 2.00	$ 1,554.00

The average diesel price in Iowa was $3.55 in July of 2025 (when bids were calculated).
Source: AAA

AAA average diesel price will be used as our source for the calculation.

777 HHs

Collection Fuel Surcharge Table

Effective Rates as of June 1, 2013

DOE avg. at Least ($/gallon)	WM Surcharge %
$ 0.95	
$ 0.96	0.07
$ 0.97	0.14
$ 0.98	0.21
$ 0.99	0.28
$ 1.00	0.35
$ 1.01	0.41
$ 1.02	0.48
$ 1.03	0.55
$ 1.04	0.62
$ 1.05	0.69
$ 1.06	0.76
$ 1.07	0.83
$ 1.08	0.90
$ 1.09	0.97
$ 1.10	1.04
$ 1.11	1.10
$ 1.12	1.17
$ 1.13	1.24
$ 1.14	1.31
$ 1.15	1.38
$ 1.16	1.45
$ 1.17	1.52
$ 1.18	1.59
$ 1.19	1.66
$ 1.20	1.73
$ 1.21	1.79
$ 1.22	1.86
$ 1.23	1.93
$ 1.24	2.00
$ 1.25	2.07
$ 1.26	2.14
$ 1.27	2.21
$ 1.28	2.28
$ 1.29	2.35
$ 1.30	2.42
$ 1.31	2.48
$ 1.32	2.55
$ 1.33	2.62
$ 1.34	2.69
$ 1.35	2.76
$ 1.36	2.83
$ 1.37	2.90
$ 1.38	2.97

DOE avg. at Least ($/gallon)	WM Surcharge %
$ 1.39	3.04
$ 1.40	3.11
$ 1.41	3.17
$ 1.42	3.24
$ 1.43	3.31
$ 1.44	3.38
$ 1.45	3.45
$ 1.46	3.52
$ 1.47	3.59
$ 1.48	3.66
$ 1.49	3.73
$ 1.50	3.80
$ 1.51	3.86
$ 1.52	3.93
$ 1.53	4.00
$ 1.54	4.07
$ 1.55	4.14
$ 1.56	4.21
$ 1.57	4.28
$ 1.58	4.35
$ 1.59	4.42
$ 1.60	4.49
$ 1.61	4.55
$ 1.62	4.62
$ 1.63	4.69
$ 1.64	4.76
$ 1.65	4.83
$ 1.66	4.90
$ 1.67	4.97
$ 1.68	5.04
$ 1.69	5.11
$ 1.70	5.18
$ 1.71	5.24
$ 1.72	5.31
$ 1.73	5.38
$ 1.74	5.45
$ 1.75	5.52
$ 1.76	5.59
$ 1.77	5.66
$ 1.78	5.73
$ 1.79	5.80
$ 1.80	5.87
$ 1.81	5.93
$ 1.82	6.00

DOE avg. at Least ($/gallon)	WM Surcharge %
$ 1.83	6.07
$ 1.84	6.14
$ 1.85	6.21
$ 1.86	6.28
$ 1.87	6.35
$ 1.88	6.42
$ 1.89	6.49
$ 1.90	6.56
$ 1.91	6.62
$ 1.92	6.69
$ 1.93	6.76
$ 1.94	6.83
$ 1.95	6.90
$ 1.96	6.97
$ 1.97	7.04
$ 1.98	7.11
$ 1.99	7.18
$ 2.00	7.25
$ 2.01	7.31
$ 2.02	7.38
$ 2.03	7.45
$ 2.04	7.52
$ 2.05	7.59
$ 2.06	7.66
$ 2.07	7.73
$ 2.08	7.80
$ 2.09	7.87
$ 2.10	7.94
$ 2.11	8.00
$ 2.12	8.07
$ 2.13	8.14
$ 2.14	8.21
$ 2.15	8.28
$ 2.16	8.35
$ 2.17	8.42
$ 2.18	8.49
$ 2.19	8.56
$ 2.20	8.63
$ 2.21	8.69
$ 2.22	8.76
$ 2.23	8.83
$ 2.24	8.90
$ 2.25	8.97
$ 2.26	9.04

DOE avg. at Least ($/gallon)	WM Surcharge %
$ 2.27	9.11
$ 2.28	9.18
$ 2.29	9.25
$ 2.30	9.32
$ 2.31	9.38
$ 2.32	9.45
$ 2.33	9.52
$ 2.34	9.59
$ 2.35	9.66
$ 2.36	9.73
$ 2.37	9.80
$ 2.38	9.87
$ 2.39	9.94
$ 2.40	10.01
$ 2.41	10.07
$ 2.42	10.14
$ 2.43	10.21
$ 2.44	10.28
$ 2.45	10.35
$ 2.46	10.42
$ 2.47	10.49
$ 2.48	10.56
$ 2.49	10.63
$ 2.50	10.70
$ 2.51	10.76
$ 2.52	10.83
$ 2.53	10.90
$ 2.54	10.97
$ 2.55	11.04
$ 2.56	11.11
$ 2.57	11.18
$ 2.58	11.25
$ 2.59	11.32
$ 2.60	11.39
$ 2.61	11.45
$ 2.62	11.52
$ 2.63	11.59
$ 2.64	11.66
$ 2.65	11.73
$ 2.66	11.80
$ 2.67	11.87
$ 2.68	11.94
$ 2.69	12.01
$ 2.70	12.08

DOE avg. at Least ($/gallon)	WM Surcharge %
$ 2.71	12.14
$ 2.72	12.21
$ 2.73	12.28
$ 2.74	12.35
$ 2.75	12.42
$ 2.76	12.49
$ 2.77	12.56
$ 2.78	12.63
$ 2.79	12.70
$ 2.80	12.77
$ 2.81	12.83
$ 2.82	12.90
$ 2.83	12.97
$ 2.84	13.04
$ 2.85	13.11
$ 2.86	13.18
$ 2.87	13.25
$ 2.88	13.32
$ 2.89	13.39
$ 2.90	13.46
$ 2.91	13.52
$ 2.92	13.59
$ 2.93	13.66
$ 2.94	13.73
$ 2.95	13.80
$ 2.96	13.87
$ 2.97	13.94
$ 2.98	14.01
$ 2.99	14.08
$ 3.00	14.15
$ 3.01	14.21
$ 3.02	14.28
$ 3.03	14.35
$ 3.04	14.42
$ 3.05	14.49
$ 3.06	14.56
$ 3.07	14.63
$ 3.08	14.70
$ 3.09	14.77
$ 3.10	14.84
$ 3.11	14.90
$ 3.12	14.97
$ 3.13	15.04
$ 3.14	15.11

DOE avg. at Least ($/gallon)	WM Surcharge %
$ 3.15	15.18
$ 3.16	15.25
$ 3.17	15.32
$ 3.18	15.39
$ 3.19	15.46
$ 3.20	15.53
$ 3.21	15.59
$ 3.22	15.66
$ 3.23	15.73
$ 3.24	15.80
$ 3.25	15.87
$ 3.26	15.94
$ 3.27	16.01
$ 3.28	16.08
$ 3.29	16.15
$ 3.30	16.22
$ 3.31	16.28
$ 3.32	16.35
$ 3.33	16.42
$ 3.34	16.49
$ 3.35	16.56
$ 3.36	16.63
$ 3.37	16.70
$ 3.38	16.77
$ 3.39	16.84
$ 3.40	16.91
$ 3.41	16.97
$ 3.42	17.04
$ 3.43	17.11
$ 3.44	17.18
$ 3.45	17.25
$ 3.46	17.32
$ 3.47	17.39
$ 3.48	17.46
$ 3.49	17.53
$ 3.50	17.60
$ 3.51	17.66
$ 3.52	17.73
$ 3.53	17.80
$ 3.54	17.87
$ 3.55	17.94
$ 3.56	18.01
$ 3.57	18.08
$ 3.58	18.15

DOE avg. at Least ($/gallon)	WM Surcharge %
$ 3.59	18.22
$ 3.60	18.29
$ 3.61	18.35
$ 3.62	18.42
$ 3.63	18.49
$ 3.64	18.56
$ 3.65	18.63
$ 3.66	18.70
$ 3.67	18.77
$ 3.68	18.84
$ 3.69	18.91
$ 3.70	18.98
$ 3.71	19.04
$ 3.72	19.11
$ 3.73	19.18
$ 3.74	19.25
$ 3.75	19.32
$ 3.76	19.39
$ 3.77	19.46
$ 3.78	19.53
$ 3.79	19.60
$ 3.80	19.67
$ 3.81	19.73
$ 3.82	19.80
$ 3.83	19.87
$ 3.84	19.94
$ 3.85	20.01
$ 3.86	20.08
$ 3.87	20.15
$ 3.88	20.22
$ 3.89	20.29
$ 3.90	20.36
$ 3.91	20.42
$ 3.92	20.49
$ 3.93	20.56
$ 3.94	20.63
$ 3.95	20.70
$ 3.96	20.77
$ 3.97	20.84
$ 3.98	20.91
$ 3.99	20.98
$ 4.00	21.05

Collection Fuel Surcharge Table

Effective Rates as of June 1, 2013

DOE avg. at Least ($/gallon)	WM Surcharge %
$ 4.01	21.11
$ 4.02	21.18
$ 4.03	21.25
$ 4.04	21.32
$ 4.05	21.39
$ 4.06	21.46
$ 4.07	21.53
$ 4.08	21.60
$ 4.09	21.67
$ 4.10	21.74
$ 4.11	21.80
$ 4.12	21.87
$ 4.13	21.94
$ 4.14	22.01
$ 4.15	22.08
$ 4.16	22.15
$ 4.17	22.22
$ 4.18	22.29
$ 4.19	22.36
$ 4.20	22.43
$ 4.21	22.49
$ 4.22	22.56
$ 4.23	22.63
$ 4.24	22.70
$ 4.25	22.77
$ 4.26	22.84
$ 4.27	22.91
$ 4.28	22.98
$ 4.29	23.05
$ 4.30	23.12
$ 4.31	23.18
$ 4.32	23.25
$ 4.33	23.32
$ 4.34	23.39
$ 4.35	23.46
$ 4.36	23.53
$ 4.37	23.60
$ 4.38	23.67
$ 4.39	23.74
$ 4.40	23.81
$ 4.41	23.87
$ 4.42	23.94
$ 4.43	24.01

DOE avg. at Least ($/gallon)	WM Surcharge %
$ 4.44	24.08
$ 4.45	24.15
$ 4.46	24.22
$ 4.47	24.29
$ 4.48	24.36
$ 4.49	24.43
$ 4.50	24.50
$ 4.51	24.56
$ 4.52	24.63
$ 4.53	24.70
$ 4.54	24.77
$ 4.55	24.84
$ 4.56	24.91
$ 4.57	24.98
$ 4.58	25.05
$ 4.59	25.12
$ 4.60	25.19
$ 4.61	25.25
$ 4.62	25.32
$ 4.63	25.39
$ 4.64	25.46
$ 4.65	25.53
$ 4.66	25.60
$ 4.67	25.67
$ 4.68	25.74
$ 4.69	25.81
$ 4.70	25.88
$ 4.71	25.94
$ 4.72	26.01
$ 4.73	26.08
$ 4.74	26.15
$ 4.75	26.22
$ 4.76	26.29
$ 4.77	26.36
$ 4.78	26.43
$ 4.79	26.50
$ 4.80	26.57
$ 4.81	26.63
$ 4.82	26.70
$ 4.83	26.77
$ 4.84	26.84
$ 4.85	26.91
$ 4.86	26.98

DOE avg. at Least ($/gallon)	WM Surcharge %
$ 4.87	27.05
$ 4.88	27.12
$ 4.89	27.19
$ 4.90	27.26
$ 4.91	27.32
$ 4.92	27.39
$ 4.93	27.46
$ 4.94	27.53
$ 4.95	27.60
$ 4.96	27.67
$ 4.97	27.74
$ 4.98	27.81
$ 4.99	27.88
$ 5.00	27.95
$ 5.01	28.01
$ 5.02	28.08
$ 5.03	28.15
$ 5.04	28.22
$ 5.05	28.29
$ 5.06	28.36
$ 5.07	28.43
$ 5.08	28.50
$ 5.09	28.57
$ 5.10	28.64
$ 5.11	28.70
$ 5.12	28.77
$ 5.13	28.84
$ 5.14	28.91
$ 5.15	28.98
$ 5.16	29.05
$ 5.17	29.12
$ 5.18	29.19
$ 5.19	29.26
$ 5.20	29.33
$ 5.21	29.39
$ 5.22	29.46
$ 5.23	29.53
$ 5.24	29.60
$ 5.25	29.67
$ 5.26	29.74
$ 5.27	29.81
$ 5.28	29.88
$ 5.29	29.95

DOE avg. at Least ($/gallon)	WM Surcharge %
$ 5.30	30.02
$ 5.31	30.08
$ 5.32	30.15
$ 5.33	30.22
$ 5.34	30.29
$ 5.35	30.36
$ 5.36	30.43
$ 5.37	30.50
$ 5.38	30.57
$ 5.39	30.64
$ 5.40	30.71
$ 5.41	30.77
$ 5.42	30.84
$ 5.43	30.91
$ 5.44	30.98
$ 5.45	31.05
$ 5.46	31.12
$ 5.47	31.19
$ 5.48	31.26
$ 5.49	31.33
$ 5.50	31.40
$ 5.51	31.46
$ 5.52	31.53
$ 5.53	31.60
$ 5.54	31.67
$ 5.55	31.74
$ 5.56	31.81
$ 5.57	31.88
$ 5.58	31.95
$ 5.59	32.02
$ 5.60	32.09
$ 5.61	32.15
$ 5.62	32.22
$ 5.63	32.29
$ 5.64	32.36
$ 5.65	32.43
$ 5.66	32.50
$ 5.67	32.57
$ 5.68	32.64
$ 5.69	32.71
$ 5.70	32.78
$ 5.71	32.84
$ 5.72	32.91

DOE avg. at Least ($/gallon)	WM Surcharge %
$ 5.73	32.98
$ 5.74	33.05
$ 5.75	33.12
$ 5.76	33.19
$ 5.77	33.26
$ 5.78	33.33
$ 5.79	33.40
$ 5.80	33.47
$ 5.81	33.53
$ 5.82	33.60
$ 5.83	33.67
$ 5.84	33.74
$ 5.85	33.81
$ 5.86	33.88
$ 5.87	33.95
$ 5.88	34.02
$ 5.89	34.09
$ 5.90	34.16
$ 5.91	34.22
$ 5.92	34.29
$ 5.93	34.36
$ 5.94	34.43
$ 5.95	34.50
$ 5.96	34.57
$ 5.97	34.64
$ 5.98	34.71
$ 5.99	34.78
$ 6.00	34.85
$ 6.01	34.91
$ 6.02	34.98
$ 6.03	35.05
$ 6.04	35.12
$ 6.05	35.19
$ 6.06	35.26
$ 6.07	35.33
$ 6.08	35.40
$ 6.09	35.47
$ 6.10	35.54
$ 6.11	35.60
$ 6.12	35.67
$ 6.13	35.74
$ 6.14	35.81
$ 6.15	35.88

DOE avg. at Least ($/gallon)	WM Surcharge %
$ 6.16	35.95
$ 6.17	36.02
$ 6.18	36.09
$ 6.19	36.16
$ 6.20	36.23
$ 6.21	36.29
$ 6.22	36.36
$ 6.23	36.43
$ 6.24	36.50
$ 6.25	36.57
$ 6.26	36.64
$ 6.27	36.71
$ 6.28	36.78
$ 6.29	36.85
$ 6.30	36.92
$ 6.31	36.98
$ 6.32	37.05
$ 6.33	37.12
$ 6.34	37.19
$ 6.35	37.26
$ 6.36	37.33
$ 6.37	37.40
$ 6.38	37.47
$ 6.39	37.54
$ 6.40	37.61
$ 6.41	37.67
$ 6.42	37.74
$ 6.43	37.81
$ 6.44	37.88
$ 6.45	37.95
$ 6.46	38.02
$ 6.47	38.09
$ 6.48	38.16
$ 6.49	38.23
$ 6.50	38.30
$ 6.51	38.36
$ 6.52	38.43
$ 6.53	38.50
$ 6.54	38.57
$ 6.55	38.64
$ 6.56	38.71
$ 6.57	38.78
$ 6.58	38.85

DOE avg. at Least ($/gallon)	WM Surcharge %
$ 6.59	38.92
$ 6.60	38.99
$ 6.61	39.05
$ 6.62	39.12
$ 6.63	39.19
$ 6.64	39.26
$ 6.65	39.33
$ 6.66	39.40
$ 6.67	39.47
$ 6.68	39.54
$ 6.69	39.61
$ 6.70	39.68
$ 6.71	39.74
$ 6.72	39.81
$ 6.73	39.88
$ 6.74	39.95
$ 6.75	40.02
$ 6.76	40.09
$ 6.77	40.16
$ 6.78	40.23
$ 6.79	40.30
$ 6.80	40.37
$ 6.81	40.43
$ 6.82	40.50
$ 6.83	40.57
$ 6.84	40.64
$ 6.85	40.71
$ 6.86	40.78
$ 6.87	40.85
$ 6.88	40.92
$ 6.89	40.99
$ 6.90	41.06
$ 6.91	41.12
$ 6.92	41.19
$ 6.93	41.26
$ 6.94	41.33
$ 6.95	41.40
$ 6.96	41.47
$ 6.97	41.54
$ 6.98	41.61
$ 6.99	41.68
$ 7.00	41.75

Hawkeye Communication

- Camera's being Quoted:
- "The proposed solution is the Avigilon Alta cloud-based camera system, which includes built-in video analytics that can provide real-time alerts for events that are important to you. The cameras can be securely accessed through a web portal from any device, and all recorded footage will be stored in the cloud for 30 days."
- These cameras are **DOME** style, some with multi-head 270 degrees.
- 5-year warranty on camera only. There will be a labor rate charge to replace the camera under warranty.
- The annual licensing fee for all 3 locations would be $710.00 a year. This will be a yearly recurring cost.
- Total cost= $11,814.20+$710.00(for the licensing fee)

$12,524.20

PER MAR

- Camera's being Quoted:
- 4MP Outdoor **Turret** style Camera.
- Openeye camera system. A cloud host system.
- We will have to run a line/cable from the recorder inside each building to each one of your cameras. I have included all cameras and junction boxes needed for each camera system, and of course the 8-Port PoE Appliance/Recorder is the brain of the system which stores all your files/videos/pictures.
- The cloud-hosted system won't take up much of your network as it is only being used when there is movement or incidents on your property.
- You won't lose files or videos since these will be in the cloud if you lose power or internet service.
- Every time you log in, you will get Openeye's latest software.
- We will also be able to monitor your cameras so we will know before you if a camera or appliance isn't working and get in contact with you.
- Maintenance agreement, a 24/7 repair and replace any equipment, if you have any issues we will come and repair and replace it with no extra charge.
- The monthly Maintenance agreement is $155.25 = $1863.00 a year.
- Total cost= $11,203.00+$1863.00(for the maintenance agreement)

$13,066.00

ATC

- Cameras being Quoted:
- G6 **Turret** style Camera- 4K PoE.
- NON cloud base.
- **1TB Hard Drive**. The City of Atkins owns the system fully. ATC will be here for service and maintenance.
- No monthly subscription.
- Continuous record option with increased Hard Drive size.
- The system administrator can do updates, or the system can do it automatically. No cost. After the initial install. To change or move something within the system will be at the users' expense unless it is described as an installation failure.
- A single 4K camera constant recording will last 4-10 days (100-250 GB per day), but there are several factors that come into play, using an adaptive bitrate, frame rate, and compression settings. 2 cameras 2 – 5 days. 3 cameras 3-4 days. Motion only. the 1TB hard drive will last several weeks to months. Larger hard drives are available if continuous recording is necessary.
- Recommend UPS backup. Protect and prevent outages.
- Total cost=

$8,344.70

RESOLUTION NO. 2026-10-11

Resolution taking additional action on proposal to enter into a General Obligation Water Improvement Loan Agreement and providing for the levy of taxes to pay a General Obligation Water Improvement Note

WHEREAS, the City of Atkins (the "City"), in Benton County, State of Iowa, proposed to enter into a General Obligation Water Improvement Loan Agreement (the "Loan Agreement") and to borrow money thereunder in a principal amount not to exceed $110,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the cost, to that extent, of constructing improvements to the municipal waterworks system, and has published notice of the proposed action and has held a hearing thereon on October 27, 2026; and

WHEREAS, the City intends to enter into the Loan Agreement in the future and to issue a General Obligation Water Improvement Note (the "Note") in evidence of its obligations thereunder and anticipates that principal and interest will come due on the Note before July 1, 2028; and

WHEREAS, it is now necessary to make provision for the levy of a debt service property tax in the 2027-2028 fiscal year for the payment of such principal and interest;

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

Section 1. The City Council hereby determines to enter into the Loan Agreement in the future and orders that the Note shall be issued in a principal amount not to exceed $110,000 at such time, in evidence thereof. The City Council further declares that this constitutes the "additional action" required by Section 384.24A of the Code of Iowa.

Section 2. For the purpose of providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on the Note as the same become due, there is hereby ordered levied on all the taxable property in the City the following direct annual tax:

For collection in the fiscal year beginning July 1, 2027,
sufficient to produce the net annual sum of $110,000.

Provided, however, that at the time the Note are issued, the actual tax levy amounts required to pay the principal of and interest on the Note in each year shall be determined based upon the interest rate or rates at which the Note is issued, and this resolution shall be supplemented by resolution of the City Council to provide for such actual and necessary tax levy amounts.

Section 3. A certified copy of this resolution shall be filed with the County Auditor of Benton County, and said Auditor is hereby instructed to enter for collection and assess the tax hereby authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for Debt Service Fund purposes of the City and when collected, the proceeds of the taxes shall be converted into the Debt Service Fund of the City and set aside therein as a special account to be used solely and only for the payment of the principal of and interest on the Note hereby authorized and for no other purpose whatsoever.

Section 4. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved October 27, 2026.

_____
Mayor

Attest:

_____
City Clerk

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO ENTER INTO A LOAN AGREEMENT AND TO BORROW MONEY THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED $110,000

(GENERAL OBLIGATION)

The City Council of the City of Atkins, Iowa (the "City"), will meet on October 27, 2026, at the City Hall in Atkins, Iowa, at 6:00 p.m., for the purpose of instituting proceedings and taking action on a proposal to enter into a loan agreement (the "Loan Agreement") and to borrow money thereunder in a principal amount not to exceed $110,000 for the purpose of paying the costs, to that extent, of constructing improvements to the municipal waterworks system.

The Loan Agreement is proposed to be entered into pursuant to authority contained in Section 384.24A of the Code of Iowa and will constitute a general obligation of the City.

It is estimated the annual increase in property taxes on a residential property with an actual valuation of one hundred thousand dollars resulting from the City entering into the Loan Agreement will be $41.49, however the City Council may determine for any fiscal year while the Loan Agreement is outstanding to budget other available revenues to the payment of some or all of the debt service coming due thereunder.

At that time and place, oral or written objections may be filed or made to the proposal to enter into the Loan Agreement. After receiving objections, the City may determine to enter into the Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

By order of the City Council of the City of Atkins, Iowa.

Shelley Annis
City Clerk

The Gazette
thegazette.com

ATTESTATION OF PUBLIC LEGAL NOTICE

On Behalf of:
Ad No 1037046
CITY OF ATKINS
480 3RD AVE Ste 2
ATKINS, IA 52206
UNITED STATES

STATE OF IOWA COUNTIES OF LINN AND JOHNSON:
Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Advertising Representative of the The Gazette, a daily newspaper published in Linn and Johnson County, Iowa that the digital copy of advertisement, being a Legal Ad in the matter of

Legals - PH Notice Water Loan

as published in **The Gazette** in the issue(s) of:
10/17/2026

Affiant further says that the said THE GAZETTE is a newspaper in said Linn and Johnson County, Iowa and that the said newspaper has heretofore been continuously published in said Linn and Johnson County, Iowa each day and has been entered as periodicals matter at the post office in **CEDAR RAPIDS** in said Linn County, Iowa, for a period of one year next preceding the first publication of the digital copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Sworn to and Subscribed before me by legal clerk who is personally known to me

Zach Kolwalski

JoAnn L Dodson

NOTARIAL SEAL IOWA

JOANN L. DODSON
Commission Number 846181
My Commission Expires
February 21, 2029

Publication Cost: $38.07
Customer No: GZ103709

Public Notices
iowapublicnotices.com

of June 26, 2019, was admitted to probate in the above-named court and that David L. Holliday, Jr. was appointed Executor of the estate. Any action to set aside the will must be brought in the district court of said county within the later to occur of four months from the date of the second publication of this notice or one month from the date of mailing of this notice to all heirs of the decedent and devisees under the will whose identities are reasonably ascertainable, or thereafter be forever barred.
Notice is further given that all persons indebted to the estate are requested to make immediate payment to the undersigned, and creditors having claims against the estate shall file them with the clerk of the above-named district court, as provided by law, duly authenticated, for allowance, and unless so filed by the later to occur of four months from the date of the second publication of this notice or one month from the date of mailing of this notice (unless otherwise allowed or paid) a claim is thereafter forever barred.
Dated September 24, 2026.
David L. Holliday, Jr.
Executor of Estate
463 Sunset Drive
Fairfax, IA 52228
John C. Wagner, ICIS#: AT0008238
Attorney for Executor
John C. Wagner Law Offices PC
600 39th Avenue
P.O. Box 262
Amana, IA 52203
Date of second publication the 24th day of October, 2026.

NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS
Probate No. ESPR049501
THE IOWA DISTRICT COURT IN AND FOR LINN COUNTY
IN THE MATTER OF THE ESTATE OF JULIE LYNN PRAEGITZER, Deceased.
To All Persons Interested in the Estate of **Julie Lynn Praegitzer,** Deceased, who died on or about September 24, 2026:
You are hereby notified that on October 13, 2026, the last will and testament of Julie Lynn Praegitzer, deceased, bearing date of March 12, 2024, was admitted to probate in the above-named court and that Anna Praegitzer was appointed executor of the estate. Any action to set aside the will must be brought in the district court of said county within the later to occur of four months from the date of the second publication of this notice or one month from the date of mailing of this notice to all heirs of the decedent and devisees under the will whose identities are reasonably ascertainable, or thereafter be forever barred.
Notice is further given that all persons indebted to the estate are requested to make immediate payment to the undersigned, and creditors having claims against the estate shall file them with the clerk of the above named district court, as provided by law, duly authenticated, for allowance, and unless so filed by the later to occur of four months from the second publication of this notice or one month from the date of mailing of this notice (unless otherwise allowed or paid) a claim is thereafter forever barred.
Dated this October 13, 2026
Anna Praegitzer, Executor of Estate
3270 Little Creek Rd. NE
Cedar Rapids, Iowa 52402
Steven E. Howes
ICIS PIN No: AT0003717
Attorney for Executor
Howes Law Firm, P.C.
3200 37th Ave SW
Cedar Rapids, IA 52404
Date of second publication he 24th day of October, 2026.

NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS
Probate No. ESPR049502
THE IOWA DISTRICT COURT IN AND FOR LINN COUNTY
IN THE MATTER OF THE ESTATE OF ROY HOWARD HAMPTON, Deceased.
To All Persons Interested in the Estate of **Roy Howard Hampton,** Deceased, who died on or about August 8, 2026:
You are hereby notified that on October 13, 2026, the last will and testament of Roy Howard Hampton, deceased, bearing date of September 10, 1998, was admitted to probate in the above-named court and that Barbara L. Garlinghouse was appointed executor of the estate. Any action to set aside the will must be brought in the district court of said county within the later to occur of four months from the date of the second publication of this notice or one month from the date of mailing of this notice to all heirs of the decedent and devisees under the will whose identities are reasonably ascertainable, or thereafter be forever barred.
Notice is further given that all persons indebted to the estate are requested to make immediate payment to the undersigned, and creditors having claims against the estate shall file them with the clerk of the above named district court, as provided by law, duly authenticated, for allowance, and unless so filed by the later to occur of four months from the second publication of this notice or one month from the date of mailing of this notice (unless otherwise allowed or paid) a claim is thereafter forever barred.
Dated this October 13, 2026
Barbara L. Garlinghouse
Executor of Estate
2590 25th Ave.
Marion, Iowa 52302
Sharayah D. Owens
ICIS PIN No: AT0014861
Attorney for Executor
Howes Law Firm, P.C.
3200 37th Ave SW
Cedar Rapids, IA 52404
Date of second publication the 24th day of October, 2026.

NOTICE OF PROOF OF WILL WITHOUT ADMINISTRATION, NOTICE OF TRUST, AND NOTICE TO CREDITORS, HEIRS, SPOUSE AND BENEFICIARIES
IN THE MATTER OF THE SUSAN A. EPPEL TRUST, DATED JUNE 16, 2016
To all persons regarding **Susan A. Eppel,** deceased, who died on or about September 6, 2026:
You are hereby notified that on October 6, 2026, the Last Will and Testament of Susan A. Eppel, deceased, bearing the date of June 16, 2016, was admitted to probate in the District Court of Linn County, Iowa (ESPR 049479), and there will be no present administration of the estate. Any action to set aside the Will must be brought in the District Court of the above county within the later to occur of four months from the date of the second publication of this Notice or one month from the date of mailing of this Notice to the surviving spouse and all heirs of the decedent and devisees under the Will whose identities are reasonably ascertainable, or thereafter be forever barred.
You are further notified that Julia A. Copping is the trustee of the Susan A. Eppel Trust, dated June 16, 2016. Any action to contest the validity of the trust must be brought in the District Court of Linn County, Iowa, within the later to occur of four months from the date of second publication of this notice or thirty (30) days from the date of mailing this notice to all heirs of the decedent, spouse of the decedent and beneficiaries under the trust whose identities are reasonably ascertainable, or thereafter be forever barred.
You are further notified that Such Will designates the Susan A. Eppel Trust, dated June 16, 2016 as the residual beneficiary of the estate, that all persons indebted to the Decedent, the estate of the Decedent, or the Trust are requested to make immediate payment to the undersigned trustee, and that any person or entity possessing a claim against the Decedent, the estate of the Decedent, or the Trust must mail proof of the claim to the trustee at the address listed below by certified mail, return receipt requested, by the later to occur of four months from the date of the second publication of this notice or thirty days from the date of mailing this notice if required, or the claim shall be forever barred, unless paid or otherwise satisfied.
Date: October 7, 2026
The Susan A. Eppel Trust,
dated June 16, 2016
Julia A. Copping,
Petitioner and Trustee
3002 Orman Dr. SE
Cedar Rapids, IA 52403
Donald L. Johnson
Shuttleworth & Ingersoll, P.L.C.
235 Sixth Street S.E., P.O. Box 2107
Cedar Rapids, Iowa 52406-2107
ATTORNEYS FOR THE TRUSTEE
Date of second publication the 17th day of October, 2026.

NOTICE OF PROOF OF WILL WITHOUT PRESENT ADMINISTRATION
Probate No. ESPR 049499
IN THE IOWA DISTRICT COURT FOR LINN COUNTY
IN THE MATTER OF THE ESTATE OF JEREMY J. BRIGHAM, Deceased.
To all persons interested in the estate of **Jeremy J. Brigham,** deceased, who died on or about July 27, 2026:
You are hereby notified that on October 9, 2026, the Last Will and Testament of Jeremy J. Brigham, deceased, bearing the date of August 10, 2023, was admitted to probate in the above-named court and there will be no present administration of the estate. Any action to set aside the Will must be brought in the District Court of the above county within the later to occur of four months from the date of the second publication of this Notice or one month from the date of mailing of this Notice to the surviving spouse and all heirs of the decedent and devisees under the Will whose identities are reasonably ascertainable, or thereafter be forever barred.
Dated October 12, 2026.
Selma B. Brigham, Petitioner
455 16th Ave. SE, #221
Cedar Rapids, IA 52401
Donald L. Johnson
Shuttleworth & Ingersoll, P.L.C.
235 Sixth Street S.E., P.O. Box 2107
Cedar Rapids, Iowa 52406-2107
ATTORNEYS FOR THE ESTATE
Date of Second Publication: the 24th day of October, 2026.

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO ENTER INTO A LOAN AGREEMENT AND TO BORROW MONEY THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED $110,000 (GENERAL OBLIGATION)
The City Council of the City of Atkins, Iowa (the "City"), will meet on October 27, 2026, at the Atkins City Hall Council Chambers, 480 3rd Ave, Atkins, Iowa, at 5:00 p.m., for the purpose of instituting proceedings and taking action on a proposal to enter into a loan agreement (the "Loan Agreement") and to borrow money thereunder in a principal amount not to exceed $110,000 for the purpose of paying the costs, to that extent, of constructing improvements to the municipal waterworks system.
The Loan Agreement is proposed to be entered into pursuant to authority contained in Section 384.24A of the Code of Iowa and will constitute a general obligation of the City.
It is estimated the annual increase in property taxes on a residential property with an actual valuation of one hundred thousand dollars resulting from the City entering into the Loan Agreement will be $41.49, however the City Council may determine for any fiscal year while the Loan Agreement is outstanding to budget other available revenues to the payment of all or part of the debt service coming due thereunder.
At that time and place, oral or written objections may be filed or made to the proposal to enter into the Loan Agreement. After receiving objections, the City may proceed to enter into the Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.
By order of the City Council of the City of Atkins, Iowa.
Shelley Annis
City Clerk

Notice of Public Hearing
At 7:30 a.m., local time, on the 26th day of October, 2026, at the Board Room of the Eastern Iowa Airport, 2515 Arthur Collins Parkway SW, Cedar Rapids, Iowa, a public hearing will be conducted on the proposed Leasehold Agreement ("Lease") with The University of Iowa ("U of I") for the purpose of the Cedar Rapids Airport Commission ("Commission") leasing a portion of Commission-owned hangar located at 9490 Shepard Ct SW, Cedar Rapids, Iowa 52404 to the U of I. The Lease has an initial term of three (3) years with three (3) one-year renewal options. The particulars of said proposed Lease are set out in documents that are available for inspection at the Airport Director's Office, 2121 Arthur Collins Parkway SW – Suite 10, Cedar Rapids, Iowa, 52404, and may be reviewed Monday through Friday during normal business hours.
This notice is given by direction of the Cedar Rapids Airport Commission, which operates the Eastern Iowa Airport.
The Cedar Rapids Airport Commission
By: Marty Lenss, C.M.
Airport Director
Published in the Cedar Rapids Gazette on Saturday, October 17, 2026.

Notice of Public Hearing
At 7:30 a.m., local time, on the 26th day of October, 2026, at the Board Room of the Eastern Iowa Airport, 2515 Arthur Collins Parkway SW, Cedar Rapids, Iowa, a public hearing will be conducted on the proposed Leasehold Agreement ("Lease") with The United States of America on behalf of the Transportation Security Administration ("TSA") for the purpose of the Cedar Rapids Airport Commission ("Commission") leasing a portion of Commission-owned terminal facility at 2121 Arthur Collins Pkwy SW to TSA. The Lease has a term of ten (10) years. The particulars of said proposed Lease are set out in documents that are available for inspection at the Airport Director's Office, 2121 Arthur Collins Parkway SW – Suite 10, Cedar Rapids, Iowa, 52404, and may be reviewed Monday through Friday during normal business hours.
This notice is given by direction of the Cedar Rapids Airport Commission, which operates the Eastern Iowa Airport.
The Cedar Rapids Airport Commission
By: Marty Lenss, C.M.
Airport Director
Published in the Cedar Rapids Gazette on Saturday, October 17, 2026.

NOTICE OF PUBLIC HEARING CITY OF FAIRFAX, IOWA PROPOSED AMENDMENT TO THE CITY OF FAIRFAX ZONING REGULATIONS
NOTICE IS HEREBY GIVEN that the City Council of the City of Fairfax, Iowa, will hold a public hearing on **Tuesday, November 10th, 2026, at 6:00 p.m.** at Fairfax City Hall, 300 80th Street Court, Fairfax, Iowa 52228, to consider a proposed ordinance amending the City of Fairfax Zoning Regulations.
The proposed ordinance would add Section 166.14, "Application and Jurisdiction," to the City's Zoning Regulations. The purpose of the amendment is to provide that the City of Fairfax reserves all rights pursuant to Section 354.9 of the Code of Iowa within two (2) miles of the corporate limits of the City, including rights of review and approval of subdivision plats within the two-mile extraterritorial area to the extent permitted by law.
At the public hearing, all interested persons will be given an opportunity to be heard for or against the proposed amendment. Written comments may be submitted to the City Clerk at Fairfax City Hall, 300 80th Street Court, Fairfax, Iowa 52228, or by email at fairfax@city-offairfax.org, prior to the hearing.
A copy of the proposed ordinance is on file in the office of the City Clerk and is available for public inspection during regular business hours.
Persons with disabilities who require special accommodation to attend or participate in the hearing should contact the City Clerk's office at 319-846-2204 in advance of the meeting.
Rosina Guyer, City Clerk City of Fairfax, Iowa

NOTICE OF PUBLIC HEARING
NOTICE OF PUBLIC HEARING ON PLANS AND SPECIFICATIONS, PROPOSED FORM OF CONTRACT AND ESTIMATE OF COST FOR CONSTRUCTION OF THE SLUDGE STORAGE ELECTRIC SERVICE FOR THE CITY OF CORALVILLE, IOWA.
The Council of the City of Coralville, in Johnson County, Iowa, will meet at the City Hall in said Municipality, on the 27th day of October, 2026 at 6:30 p.m., at which time and place, a hearing will be held on the plans and specifications, proposed form of contract and estimate of cost for the construction of the following improvements:
SLUDGE STORAGE ELECTRIC SERVICE
Construct electrical improvements to Sludge Building by replacing the existing electric feeder circuit; including all labor, materials and equipment necessary to install new direct bury and directionally drilled conduit, wiring, pull boxes and other necessary appurtenances; removal of existing feeder circuit conductors and miscellaneous associated work, including cleanup.
At said hearing, the City Council will consider the plans, specifications, proposed form of contract, and estimated total cost for the project, the same now being on file in the office of the City Clerk, reference to which is made for a more detailed and complete description of the proposed improvements, and at said time and place the said Council will also receive and consider any objections to the plans, specifications, estimate of cost and form of contract made by any interested party.
Published by the order of the City of Coralville, Iowa.
CITY OF CORALVILLE, IOWA,
Laurie A. Goodrich, Mayor

NOTICE OF PUBLIC HEARINGS JOHNSON COUNTY, IOWA, BOARD OF ADJUSTMENT
To all owners of real estate within Johnson County, Iowa, and without the corporate limits of any city within said County, and to all persons owning or claiming an interest therein, TO WHOM IT MAY OTHERWISE CONCERN:
YOU AND EACH OF YOU are hereby notified that there will be a Public Meeting of the Johnson County Board of Adjustment in Boardroom 301 of the Johnson County Health & Human Services Building, 855 South Dubuque St., Iowa City, Iowa, **at 5:30 p.m. CT on Wednesday, October 21, 2026.** At said Meeting the Board will hold Public Hearings on and consider the following petition(s):
YOU AND EACH OF YOU ARE FURTHER HEREBY NOTIFIED AS FOLLOWS:
1. Conditional Use Permit Application CUP26-000013 of Shane Graber on behalf of Berean Bible Mission, requesting a conditional use permit for a Private School as required by § 6-C and as permitted by 8:1.29 of the Unified Development Ordinance. The property is located at 5764 Highway 1 SW, in a portion of the W ½ of the SW ¼ of Section 31, Township 78 North, Range 7 West of the 5th P.M. in Sharon Township, Johnson County, Iowa.
YOU AND EACH OF YOU ARE FURTHER HEREBY NOTIFIED that the applications referred to above may be inspected by you at the office of the Johnson County Planning, Development & Sustainability Director, Johnson County Administration Building, 913 South Dubuque Street, Iowa City, Iowa, at such time as said office is open to the public. Said documents can also be viewed at the county's website at http://www.johnsoncountyiowa.gov/app
YOU AND EACH OF YOU ARE FURTHER HEREBY NOTIFIED that at said Public Hearings, as indicated above, persons having an interest or concern will be afforded an opportunity to be heard in support of or in opposition to individual applications.
Dated this 9th day of October, 2026, at Iowa City, Iowa.
Ashley Platz, Chairperson
Johnson County Board of Adjustment

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF AN URBAN RENEWAL PLAN FOR THE PROPOSED MALLORY URBAN RENEWAL AREA IN THE CITY OF CEDAR RAPIDS, STATE OF IOWA
The City Council of the City of Cedar Rapids, Iowa, will hold a public hearing at its meeting which commences at **12:00 p.m. on November 3, 2026,** to consider adoption of a proposed Urban Renewal Plan (the "Plan") concerning the proposed Mallory Urban Renewal Area in the City of Cedar Rapids, State of Iowa, legally described as follows:
Lot 2, Block 2, "Elsie Mallorys First Addition to Cedar Rapids", Linn County, Iowa
A copy of the Urban Renewal Plan is on file for public inspection in the office of the City Clerk, City Hall, City of Cedar Rapids, Iowa.
The City of Cedar Rapids, State of Iowa is the local public agency which, if such Plan is approved, shall undertake the urban renewal activities described in such Plan.
The general scope of the urban renewal activities under consideration in the Plan is to remediate blight and promote the growth of multi-family housing in the Urban Renewal Area through various public purpose and special financing activities outlined in the Plan. To accomplish the objectives of the Plan, and to encourage the further redevelopment of the Urban Renewal Area, the Plan provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 403 and 15A of the Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The Plan provides that the City may issue bonds or use available funds for purposes allowed by the Plan, and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Plan does not identify any specific public infrastructure improvements to be undertaken by the City but provides that the Plan may be amended from time to time.
Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.
This notice is given by order of the City Council of the City of Cedar Rapids, State of Iowa, as provided by Section 403.5 of the Code of Iowa.
Dated this 6th day of October, 2026.
Alissa Van Sloten, City Clerk
Published in the Cedar Rapids Gazette on October 17, 2026.

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF AN URBAN RENEWAL PLAN FOR THE PROPOSED AIRPORT #1 URBAN RENEWAL AREA IN THE CITY OF CEDAR RAPIDS, STATE OF IOWA
The City Council of the City of Cedar Rapids, Iowa, will hold a public hearing at its meeting which commences at **12:00 p.m. on November 3, 2026,** to consider adoption of a proposed Urban Renewal Plan (the "Plan") concerning the proposed Airport #1 Urban Renewal Area in the City of Cedar Rapids, State of Iowa, legally described as follows:
Being those portions of Sections 13, 24, and 25 in Township 82 North, Range 8 West, and Sections 18, 19, and 20 in Township 82 North, Range 7 West, all of the 5th Principal Meridian, City of Cedar Rapids, Linn County, Iowa described as follows:
All that portion of said Section 24 lying north of the south right-of-way line of Wright Brothers Boulevard SW including all portions of public rights-of-way of Wright Brothers Boulevard SW, Cherry Valley Road 76th Avenue SW and Edgewood Road SW therein; and
All that portion of 76th Avenue SW right-of-way within the S ½ of the S ½ of said Section 13; and
All that portion of Wright Brothers Boulevard SW right-of-way within the NW ¼ of said Section 25; and
All that portion of said Section 19 lying north of the south right-of-way line of Wright Brothers Boulevard SW, including all portions of public rights-of-way of Wright Brothers Boulevard SW, Edgewood Road SW, 76th Avenue SW and 18th Street SW therein; and
All that portion of 76th Avenue SW right-of-way within the S ½ of the S ½ of said Section 18; and
All that portion of 18th Street SW right-of-way within the W ½ of the W ½ of said Section 20 lying north of the south right-of-way line of Wright Brothers Boulevard SW.
A copy of the Urban Renewal Plan is on file for public inspection in the office of the City Clerk, City Hall, City of Cedar Rapids, Iowa.
The City of Cedar Rapids, State of Iowa is the local public agency which, if such Plan is approved, shall undertake the urban renewal activities described in such Plan.
The general scope of the urban renewal activities under consideration in the Plan is to promote economic development in the Urban Renewal Area through various public purpose and special financing activities outlined in the Plan. To accomplish the objectives of the Plan, and to encourage the further economic development of the Urban Renewal Area, the Plan provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A of the Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The Plan provides that the City may issue bonds or use available funds for purposes allowed by the Plan, and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Plan identifies specific public infrastructure improvements to be undertaken by the City and provides that the Plan may be amended from time to time.
Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.
This notice is given by order of the City Council of the City of Cedar Rapids, State of Iowa, as provided by Section 403.5 of the Code of Iowa.
Dated this 6th day of October, 2026.
Alissa Van Sloten, City Clerk
Published in the Cedar Rapids Gazette on October 17, 2026.

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF AN URBAN RENEWAL PLAN FOR THE PROPOSED AIRPORT #2 URBAN RENEWAL AREA IN THE CITY OF CEDAR RAPIDS, STATE OF IOWA
The City Council of the City of Cedar Rapids, Iowa, will hold a public hearing at its meeting which commences at **12:00 p.m. on November 3, 2026,** to consider adoption of a proposed Urban Renewal Plan (the "Plan") concerning the proposed Airport #2 Urban Renewal Area in the City of Cedar Rapids, State of Iowa, legally described as follows:
Being those portions of Sections 24, 25, 26 and 27 in Township 82 North, Range 8 West, and Sections 19, 20, 29, 30, 31 and 32 in Township 82 North, Range 7 West, all of the 5th Principal Meridian, City of Cedar Rapids, Linn County, Iowa described as follows:
The SE ¼ of the NE ¼ of said Section 27; and
The N ½ of said Section 26 including all portions of public rights-of-way of Wright Brothers Boulevard SW, Tissel Hollow Road and Cherry Valley Road therein, excepting the NW ¼ of the NW ¼ thereof, and the N ½ of the SE ¼ of said Section 26 including all portions of public rights-of-way of Tissel Hollow Road and Cherry Valley Road therein; and
All of said Section 25 including all portions of public rights-of-way of Wright Brothers Boulevard SW, Walford Road and Cherry Valley Road therein, excepting the SE ¼ of SW ¼ and the S ½ of the SE ¼ thereof, and
That portion of the S ½ of the S ½ of said Section 24 lying south of the north right-of-way line of Wright Brothers Boulevard SW; and
All that portion of the S ½ of the S ½ of said Section 19 lying south of the north right-of-way line of Wright Brothers Boulevard SW; and
That portion of the SW ¼ of the SW ¼ of the SW ¼ of said Section 20 within the 18th Street SW right-of-way lying south of the north right-of-way of Wright Brothers Boulevard SW; and
All of said Section 30 including all portions of public rights-of-way of Wright Brothers Boulevard SW, Walford Road and 18th Street SW therein, excepting the SW ¼ of SW ¼ thereof; and
The NE ¼ of said Section 31 including all portions of public rights-of-way of Walford Road and 18th Street SW therein; and
The NW ¼ of the NW ¼ of said Section 32 including all portions of public rights-of-way of Walford Road and 18th Street SW therein; and
The NE ¼ of the NW ¼ of said Section 29 excepting therefrom Auditor's Plat No. 308, Plat of Survey No. 1537, and public streets; and
The S ½ of the NW ¼ of said section 29 including all portions of public right-of-way of 18th Street SW; and
The SW ¼ of said section 29 including all portions of public rights-of-way of Walford Road and 18th Street SW therein, excepting therefrom Volesky Homestead Addition; and
That portion of the NW ¼ of the NW ¼ of said Section 29 within the 18th Street SW right-of-way
A copy of the Urban Renewal Plan is on file for public inspection in the office of the City Clerk, City Hall, City of Cedar Rapids, Iowa.
The City of Cedar Rapids, State of Iowa is the local public agency which, if such Plan is approved, shall undertake the urban renewal activities described in such Plan.
The general scope of the urban renewal activities under consideration in the Plan is to promote economic development in the Urban Renewal Area through various public purpose and special financing activities outlined in the Plan. To accomplish the objectives of the Plan, and to encourage the further economic development of the Urban Renewal Area, the Plan provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A of the Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The Plan provides that the City may issue bonds or use available funds for purposes allowed by the Plan, and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Plan identifies specific public infrastructure improvements to be undertaken by the City and provides that the Plan may be amended from time to time.
Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.
This notice is given by order of the City Council of the City of Cedar Rapids, State of Iowa, as provided by Section 403.5 of the Code of Iowa.
Dated this 6th day of October, 2026.
Alissa Van Sloten, City Clerk
Published in the Cedar Rapids Gazette on October 17, 2026.

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF AN URBAN RENEWAL PLAN FOR THE PROPOSED PARKS URBAN RENEWAL AREA IN THE CITY OF CEDAR RAPIDS, STATE OF IOWA
The City Council of the City of Cedar Rapids, Iowa, will hold a public hearing at its meeting which commences at **12:00 p.m. on November 3, 2026,** to consider adoption of a proposed Urban Renewal Plan (the "Plan") concerning the proposed Parks Urban Renewal Area in the City of Cedar Rapids, State of Iowa, legally described as follows:
Being those portions of Sections 21 and 28 in Township 82 North, Range 7 West in the 5th Principal Meridian, City of Cedar Rapids, Linn County, Iowa described as follows:
The NW ¼ of the NE ¼ of said Section 28, including the portions of Earhart Lane SW and Wright Brothers Boulevard SW rights-of-way therein; and
The SW ¼ of the NE ¼ of said Section 28, including the portion of Earhart Lane SW right-of-way therein; and
All that portion of Wright Brothers Boulevard SW right-of-way within the SE ¼ of the SW ¼ and the SW ¼ of the SE ¼ of said Section 21 east of the west right-of-way line of Earhart Lane SW; and
The south 100 feet of Prairie View Lane SW right-of-way as was dedicated as Lot A for public right-of-way on Prairie View Technology Park First Addition; and
All that portion of Earhart Lane SW right-of-way within the NW ¼ of said Section 28.
A copy of the Urban Renewal Plan is on file for public inspection in the office of the City Clerk, City Hall, City of Cedar Rapids, Iowa.
The City of Cedar Rapids, State of Iowa is the local public agency which, if such Plan is approved, shall undertake the urban renewal activities described in such Plan.
The general scope of the urban renewal activities under consideration in the Plan is to promote economic development in the Urban Renewal Area through various public purpose and special financing activities outlined in the Plan. To accomplish the objectives of the Plan, and to encourage the further economic development of the Urban Renewal Area, the Plan provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A of the Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The Plan provides that the City may issue bonds or use available funds for purposes allowed by the Plan, and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Plan identifies specific public infrastructure improvements to be undertaken by the City and provides that the Plan may be amended from time to time.
Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.
This notice is given by order of the City Council of the City of Cedar Rapids, State of Iowa, as provided by Section 403.5 of the Code of Iowa.
Dated this 6th day of October, 2026.
Alissa Van Sloten, City Clerk
Published in the Cedar Rapids Gazette on October 17, 2026.

NOTICE OF TRUST ADMINISTRATION AND NOTICE TO CREDITORS
IN THE MATTER OF THE REVOCABLE TRUST AGREEMENT F/B/O MARGUERITE C. ANDREWS and the death of MARGUERITE C. ANDREWS
To all persons regarding **Marguerite C. Andrews,** deceased (the "Decedent"), who died on or about September 22, 2026:
You are hereby notified that Mitchell Coleman is the Trustee of the Andrews Joint Revocable Trust Agreement of William and Marguerite C. Andrews dated July 29, 2017, (the Trust), as amended. William Andrews died on November 5, 2018. At this time no probate administration is contemplated with regard to the Decedent, Marguerite C. Andrews's estate. Any action to contest the validity of the Trust must be brought in the Iowa District Court for Linn County within the later to occur of four months from the date of second publication of this notice, or thirty days from the date of mailing this notice to all heirs of the Decedent and beneficiaries under the Trust whose identities are reasonably ascertainable. Any claim not filed within this period shall be forever barred.
Notice is further given that all persons indebted to the Decedent or to the Trust are requested to make immediate payment to the undersigned trustee. Creditors having claims against the Trust must mail them to the trustee at the address listed below via certified mail, return receipt requested. Unless creditor claims are mailed by the later to occur of four months from the second publication of this notice or thirty days from the date of mailing this notice, a claim shall be forever barred, unless otherwise allowed or paid.
Dated: October 6, 2026
Mitchell Coleman
408 Bettys Grove Road
Walker, IA 52352
Jon M. McCright
Simmons Perrine PLC
115 3rd Street SE, Ste. 1200
Cedar Rapids, IA 52401
(319)366-7641
ATTORNEYS FOR TRUSTEE
Date of Second Publication: the 17th day of October, 2026.

NOTICE OF TRUST ADMINISTRATION AND NOTICE TO CREDITORS
IN THE MATTER OF THE JOHN W. ROBERTS TRUST u/d/o November 17, 2006, as amended
To all persons regarding John W. Roberts, deceased, who died on or about September 23, 2026: You are hereby notified that Mark A. Roberts and Farmers State Bank are the Trustees of the John W. Roberts Trust u/d/o November 17, 2004, as amended. At this time, no probate administration is contemplated with regard to the above-referenced Decedent's estate. Any action to contest the validity of the trust must be brought in the District Court of Linn County, Iowa, within the later to occur of four months from the date of second publication of this notice, or thirty days from the date of mailing this notice to all heirs of the decedent settlor and spouse of the decedent whose identities are reasonably ascertainable. Any suit not filed within this period shall be forever barred.
Notice is further given that any person or entity possessing a claim against the decedent or the trust must mail proof of the claim to the Trustee at the address listed below via certified mail, return receipt requested. Unless creditor claims are mailed by the later to occur of four months from the date of the second publication of this notice, or thirty days from the date of mailing this notice, the claim shall be forever barred, unless otherwise paid or otherwise satisfied.
Dated this 14th day of October, 2026.
JOHN W. ROBERTS TRUST u/d/o November 17, 2004,
Mark A. Roberts, Trustee
3133 State Hwy 13
Ryan, IA 52330
Farmers State Bank, Trustee
PO Box 569
Marion, IA 52302
Maureen A. Gronstal
BRADLEY & RILEY PC
2007 First Avenue SE
P.O. Box 2804
Cedar Rapids, IA 52406-2804
Phone: (319) 363-0101
Fax: (319) 363-9824
Email: mgronstal@bradleyriley.com
Date of second publication: the 24th day of October, 2026.

NOTICE TO BIDDERS
Grant Wood Area Education Agency requests proposals from vendors for wireless access point as an upgrade to our existing Meraki infrastructure. Sealed bids will be received by the Business Manager/Board Treasurer of Grant Wood AEA in the County of Linn, State of Iowa, in the office at 4401 Sixth Street SW, Cedar Rapids, Iowa until **4:00 PM CST, October 19, 2026.** Specifications are available by sending an email to Jason Marshall at jmarshall@gwaea.org.
The award of the contract will be made by the Board of Directors of the Grant Wood AEA to the lowest responsive, responsible bidder, taking into consideration the quality of materials, support services, response times and any other factor which the Board may reasonably consider. No bid may be withdrawn for a period of 30 days after the bid opening has passed. The Board reserves the right to reject any an all bids, or any part thereof, and to waive informalities and to enter into such contract as shall be deemed in the best interest of Grant Wood AEA in their sole and absolute discretion.

NOTICE UNDER THE AMERICANS WITH DISABILITIES ACT
In accordance with the requirements of title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Cedar Rapids, Iowa, will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities.
Employment: Cedar Rapids does not discriminate on the basis of disability in its hiring or employment practices and complies with all regulations promulgated by the U.S. Equal Employment Opportunity Commission under title I of the Americans with Disabilities Act (ADA).
Effective Communication: Cedar Rapids will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in City programs, services, and activities, including qualified sign language interpreters, documents in Braille, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments. Modifications to Policies and Procedures: Cedar Rapids will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all City programs, services, and activities. For example, individuals with service animals are welcomed in City offices, even where pets are generally prohibited.
Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City program, service, or activity, should contact the office of the City Manager, Jeff Pomeranz at (319) 286-5060 or email citymanager@cedar-rapids.org as soon as possible but no later than 48 hours before the scheduled event.
The ADA does not require the City to take any action that would fundamentally alter the nature of its programs or services or impose an undue financial or administrative burden.
Complaints that a City program, service, or activity is not accessible to persons with disabilities should be directed to the office of the City Manager, Jeff Pomeranz at (319) 286-5060, Cedar Rapids City Hall, 101 First Street SE, Cedar Rapids, Iowa 52401 or email citymanager@cedar-rapids.org.
The City of Cedar Rapids will not place a surcharge on a particular individual with a disability or any group of individ-

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Classifieds@TheGazette.com

RESOLUTION #2026-10-13

A RESOLUTION APPROVING RENEWAL RATE(S) WITH WELLMARK BLUE CROSS & BLUE SHIELD FOR EMPLOYEE HEALTH INSURANCE OFFERINGS EFFECTIVE JANUARY 1, 2027

WHEREAS, the City of Atkins, Iowa, has now received insurance renewal rates from Wellmark Blue Cross & Blue Shield for employee health insurance offerings effective January 1, 2027; and

WHEREAS, for 2026, the City offered either the Blue Cross & Blue Shield Enhanced Blue 3000 or HDHP Silver, with 100% of the single policy and 50% of a spouse and dependents premiums paid by the City;

WHEREAS the sole rate increase the City received for 2027 for renewal of its Employee Health Insurance offerings was for medical and was approximately 5% for the Enhanced Blue 3000 ($175.43/policy) and 5.9% (105.21/policy) for the HDHP Silver

Be It Resolved by the City Council of the City of Atkins, Iowa that effective January 1, 2027:

Section 1. The Insurance renewal with Wellmark Blue Cross & Blue Shield is hereby approved.

Section 2. Be it further resolved, that the HSA Contribution for employees enrolled in any eligible "employer sponsored high-deductible health care HSA plan" shall remain at $100 each pay period for a single policy and $200 each pay period for a family policy. The Employee must demonstrate that they are enrolled in such a Plan, if it is not the Plan provided through the City of Atkins.

Section 3. Be it further resolved, that the voluntary group dental insurance plan shall be through Wellmark Blue Dental with a 50% employee and 50% employer monthly premium cost share.

Section 4. Be it further resolved, that the voluntary group vision insurance plan shall be through Avesis, with a 50% employee and 50% employer monthly premium cost share.

Section 5. Be it further resolved, that the group life insurance plan shall be through Met Life, or a similar carrier. The City shall provide $40,000 of coverage for all full-time employees at no cost to the employee. Additional life insurance coverage may be purchased by employees at 100% their cost, subject to eligibility requirements.

Section 6. Be it further resolved, that the City Administrator and the City Clerk shall have the authority to execute the necessary documents for obtaining the above plans and coverages.

PASSED and APPROVED this 27th day of October, 2026.

_____

Mayor

Attest:

_____

City Clerk

	Gold	Silver
	EnhancedBlue 3000	myBlue HDHP Silver
Age	PPO	PPO
0-14	$372.46	$299.60
15	$405.57	$326.23
16	$418.23	$336.41
17	$430.89	$346.60
18	$444.52	$357.56
19	$458.16	$368.53
20	$472.28	$379.88
21	$486.88	$391.63
22	$486.88	$391.63
23	$486.88	$391.63
24	$486.88	$391.63
25	$488.83	$393.20
26	$498.57	$401.03
27	$510.25	$410.43
28	$529.24	$425.71
29	$544.82	$438.24
30	$552.61	$444.50
31	$564.30	$453.90
32	$575.98	$463.30
33	$583.28	$469.18
34	$591.07	$475.44
35	$594.97	$478.58
36	$598.86	$481.71
37	$602.76	$484.84
38	$606.65	$487.98
39	$614.45	$494.24

	Gold	Silver
	EnhancedBlue 3000	myBlue HDHP Silver
Age	PPO	PPO
40	$622.24	$500.51
41	$633.92	$509.91
42	$645.12	$518.91
43	$660.70	$531.45
44	$680.17	$547.11
45	$703.06	$565.52
46	$730.32	$587.45
47	$761.00	$612.12
48	$796.05	$640.32
49	$830.62	$668.13
50	$869.57	$699.46
51	$908.03	$730.40
52	$950.39	$764.47
53	$993.24	$798.93
54	$1,039.49	$836.14
55	$1,085.75	$873.34
56	$1,135.90	$913.68
57	$1,186.53	$954.41
58	$1,240.58	$997.88
59	$1,267.35	$1,019.42
60	$1,321.40	$1,062.89
61	$1,368.14	$1,100.49
62	$1,398.81	$1,125.16
63	$1,437.28	$1,156.10
64	$1,460.64	$1,174.89
65+	$1,460.64	$1,174.89

2027 Renewal Rates 5% increase from 2026

Blue Cross & Blue Shield

Classification: Internal Use

Gallagher

City of Atkins Renewal Meeting 10112026 - Options

	Current		Renewal	
Carrier	Wellmark		Wellmark	
Metallic Tier	Gold	Silver	Gold *	Silver **
Plan Name	EnhancedBlue 3000	myBlue HDHP Silver	EnhancedBlue 3000	myBlue HDHP Silver
Network	PPO	PPO	PPO	PPO
Deductible (Family 2x)	$3,000	$6,250	$3,000	$6,500
In Network Co-Insurance	30%	0%	30%	0%
Out of Pocket Max (Family 2x)	$6,100	$6,250	$6,500	$6,500
PCP Copay / Specialist Copay	$30 / $60	Deductible	$30 / $60	Deductible
Virtual Visits	$30 / $0	Deductible	$0	Deductible
Emergency Room	$400	Deductible	$400	Deductible
Rx Benefit	$15-$40-$100 Specialty $160-$200-$400 Creditable	Deductible Non Creditable	$15-$40-$100 Specialty $160-$200-$400 Creditable	Deductible Non Creditable
Benton County, Region 6				
Effective Date 1/1/2027 **Total**	**$5,701.06**	**$4,595.57**	**$6,012.03**	**$4,835.87**
^ vs. Current			**$310.97**	**$240.30**
% Change			**5.5%**	**5.2%**
	Totals (by plan)		**Totals (by plan)**	
Total	**$3,492.74**	**$1,780.11**	**$3,668.17**	**$1,885.32**
^ vs. Current			$175.43	$105.21
% Change			5.0%	5.9%

* 4 employees
** 2 employees