

NOTICE IS HEREBY GIVEN THAT THE JESUP CITY COUNCIL WILL MEET IN REGULAR SESSION ON TUESDAY, OCTOBER 18, 2016, AT 7:00 O'CLOCK P.M., JESUP CITY HALL, 791 6TH STREET, JESUP, IOWA

PLEASE SILENCE CELL PHONES, PDA'S, ETC. DURING SESSION; THE COUNCIL WILL ADDRESS AGENDA ITEMS AND MAY TAKE ACTION

TENTATIVE AGENDA
OCTOBER 18, 2016

1. CALL MEETING TO ORDER
 2. PLEDGE OF ALLEGIANCE
 3. ROLL CALL OF COUNCIL
 4. APPROVAL OF AGENDA
 5. APPROVE CONSENT AGENDA: ALL ITEMS ON THE CONSENT AGENDA WILL BE ENACTED BY ONE MOTION, THERE WILL BE NO SEPARATE DISCUSSION OF THOSE ITEMS UNLESS A REQUEST IS MADE PRIOR TO THE TIME THE CITY COUNCIL VOTES ON THE MOTION ITEMS
 - a) ACCEPT THE MINUTES OF THE OCTOBER 3RD & 4TH, 2016 CITY COUNCIL MEETINGS
 - b) APPROVE THE CITY EXPENDITURES AS PRESENTED AND GIVE DIRECTION TO PROCESS AND PAY
 - c) RESOLUTION APPROVING APPLICATION FOR TAX ABATEMENT (MORAREND)
 - d) RESOLUTION APPROVING APPLICATION FOR TAX ABATEMENT (MEYERS)
 - e) RESOLUTION APPROVING APPLICATION FOR TAX ABATEMENT (MALANSKY)
 - f) APPROVE LIQUOR LICENSE, THE FARMERS WIFE
 - g) APPROVE DAIRY KONE HALLOWEEN BONFIRE
-
6. CITIZEN'S INPUT – PLEASE LIMIT COMMENTS TO 3 MINUTES
 7. PUBLIC SAFETY (POLICE, FIRE, AMBULANCE, BUILDING)
 - A. DEPARTMENTAL REPORTS
 - B. AUTHORIZE NEGOTIATIONS WITH STRUXTURE ARCHITECTS
 - C. APPROVE BOND COUNSEL ENGAGEMENT AGREEMENT
 - D. APPROVE DISCLOSURE COUNSEL ENGAGEMENT AGREEMENT
 - E. RESOLUTION SETTING PUBLIC HEARING DATE ON THE ISSUANCE OF NOT TO EXCEED \$350,000 LOCAL OPTION SALES AND SERVICE TAX REVENUE BONDS
 - F. RESOLUTION SETTING PUBLIC HEARING DATE ON THE ISSUANCE OF NOT TO EXCEED \$1,625,000 LOCAL OPTION SALES AND SERVICE TAX REVENUE BONDS
 8. CULTURE & RECREATION (LIBRARY & PARKS)
 - A. DEPARTMENTAL REPORTS
 9. PUBLIC WORKS (STREETS, WATER, SEWER)
 - A. DEPARTMENTAL REPORTS
 10. CITY ADMINISTRATION
 11. ADJOURN

CITY COUNCIL

OCTOBER 3, 2016

Jesup City Council met in special session on Monday, October 3, 2016, at 5:30 p.m. in the Jesup City Hall Community Room, 791 6th Street, Jesup, Iowa for a council work session.

Mayor Larry Thompson called the meeting to order at 5:30 p.m.

Members present: Russ Solomon, Dawn Vogel, Jill Chemin, Richard Mott and Melissa Trumbauer.

Absent: None.

Motion by Trumbauer, seconded by Vogel to approve the agenda. Motion carried 5:0.

Michael Maloney, D.A. Davidson addressed the Council regarding options for financing the emergency services facility.

The Council will discuss finance options further at the October 18, 2016 City Council meeting and set a public hearing date at that time.

Motion by Vogel seconded by Chemin, to adjourn the meeting. Motion carried 5:0. Meeting adjourned at 6:59 p.m.

Larry Thompson
Mayor

Attest:

LeAnn M. Even, CMC, ICMC, CFO
City Clerk/Treasurer

CITY COUNCIL

OCTOBER 4, 2016

Jesup City Council met in special session on Tuesday, October 4, 2016, at 5:30 p.m. in the Jesup City Hall Community Room, 791 6th Street, Jesup, Iowa for a council work session.

Mayor Larry Thompson called the meeting to order at 5:30 p.m.

Members present: Russ Solomon, Dawn Vogel, Richard Mott and Melissa Trumbauer.

Absent: Jill Chemin.

Motion by Trumbauer, seconded by Solomon to approve the agenda. Motion carried 4:0.

Derick Anderson and Alex Potter, McClure Engineering addressed the Council regarding results for the Jesup Flow Monitoring & Plan of Action study.

McClure Engineering and City staff will meet to construct a timeline and budgetary finances to present to the Council.

Motion by Solomon seconded by Trumbauer, to adjourn the meeting. Motion carried 4:0. Meeting adjourned at 6:40 p.m.

Larry Thompson
Mayor

Attest:

LeAnn M. Even, CMC, ICMC, CFO
City Clerk/Treasurer

CITY COUNCIL

OCTOBER 4, 2016

Jesup City Council met in regular session on Tuesday, October 4, 2016, at 7:00 o'clock p.m. in the Jesup City Hall Council Chambers, 791 6th Street, Jesup, Iowa.

Mayor Larry Thompson called the meeting to order at 7:00 p.m.

Members present: Russ Solomon, Dawn Vogel, Richard Mott and Melissa Trumbauer.

Absent: Jill Chemin.

Motion by Trumbauer, seconded by Mott to approve the agenda. Motion carried 4:0.

Motion by Trumbauer, seconded by Vogel, to approve and adopt the following items on the consent agenda with the exception of the City Laundry Contract renewal: 1. Approve the minutes of the September 20, 2016 City council meeting. 2. Accept the City Clerk/Treasurer reports, as of September 30, 2016 and place on file. 3. Approve the claims as presented and give direction to process and pay. 4. Approve **Resolution No 2017-19** Resolution Approving Pay Request #3, 5th & Church Street Water/Sewer Project. 5. Approve **Resolution No. 2017-20** Resolution Approving Pay Request #6, 4th, 5th and Purdy Streets Phase III Project. Roll Call: Ayes: Solomon, Vogel, Mott, Trumbauer. Nays: None. Motion carried 4:0.

CLAIMS PRESENTED TO THE CITY COUNCIL FOR OCTOBER 4, 2016

WARRANTS WRITTEN SINCE THE SEPTEMBER 20, 2016 MEETING:

Accounts Payable	Payroll ACH - 10-1-16	16,146.54
Bank Iowa	Payroll taxes - Federal, Medicare, Social Security	5,362.48

CLAIMS PRESENTED FOR OCTOBER 4, 2016

AECOM	ENGINEERING - 4TH, 5TH, PURDY	9,346.92
ADVANCED SYSTEMS	COPIER CONTRACT - LIB	45.93
BAKER & TAYLOR	LIBRARY BOOKS	125.11
CAMPBELL SUPPLY	BAND SAW STAND, ROLLER SUPPORT - ST	389.53
CITIZEN HERALD	MINUTES, ORDINANCES - CH	612.84
CITY LAUNDERING	MATS, MOP, AIR DISPENSER - CH, ST, WA, WW	304.90
CLIA LABORATORY PROGRAM	CERTIFICATE FEE - AMB	150.00
D & D TIRE	MOUNT TIRE, REPAIR TIRE - ST, PARKS	245.00
DAWN VOGEL	REIMB HOTEL, LEAGUE CONF. - CH	268.70
EMERGENCY MEDICAL PRODUCT	MEDICAL SUPPLIES - AMB	3.95
FARMERS MUTUAL TELEPHONE	TELEPHONE SERVICE - ALL	787.22
HAWKINS INC	CHLORINE - WA	734.46
IOWA DEPT NATURAL RESOURCES	WATER SUPPLY ANNUAL FEE - WA	66.00
IOWA LAW ENFORCEMENT ACADEMY	MMPI TESTING - PD	140.00
IOWA WALL SAW	SAW MANHOLE - 4TH, 5TH, PURDY	530.00
IPREO	BOND FEES - 4TH, 5TH, PURDY	500.00
JESUP PAINT & AUTO BODY	REAR END DAMAGE - PD	2,198.18
KIECK'S CAREER APPAREL	BULLET PROOF VEST, OUTER CARRIER - PD	955.00
LH CUSTOM AG	BORE WATERLINES - WA	4,640.00
MIDAMERICAN ENERGY	GAS, ELECTRIC - ALL	9,885.61
MSA PROFESSIONAL SERVICES	ENGINEERING - 1ST ST RAILROAD	842.95
PARKER, PAULINE	LEASE PARKER MUNCEY PARK	1.00
PENWORTHY	LIBRARY BOOKS - LIB	457.71
PETERSON TRUSTWORTHY	KEYS, BLADES, TAPE, CHAIN-ST, PD, WA, WW	95.26
PETTY CASH	REPLENISH POSTAGE - LIB, CH	111.78
POWER STUMP REMOVAL	STUMP REMOVAL - ST	490.00
PRESTO-X	PEST CONTROL - CH, PD	71.38
PRINSCO	SHOVEL - ST	39.99

RITE PRICE OFFICE SUPPLY	PENS,CLIPBOARDS,TAPE,TONER-CH,PD, LIB	320.67
RUSS SOLOMON	REIMB MILEAGE - CH	119.07
STRUXTURE ARCHITECTS	DESIGN INTENT - EMERGENCY SERVICES	9,445.00
SUPERIOR WELDING	SERVICE FIRE EXTINGUISHER - PD,LIB,FD	107.65
THE GAZETTE	SUBSCRIPTION RENEWAL - LIB	317.20
THOMAS ELECTRIC MOTOR	MOTORS – WW	837.20
THOMAS JAMES	GARBAGE – ALL	40.00
TOP GRADE EXCAVATING	1ST STREET RAILROAD PROJECT	44,161.00
TREASURER, STATE OF IOWA	SEPTEMBER SALES TAX	2,182.00
WALMART COMMUNITY	DVD – LIB	24.96
TOTAL		91,594.17

CULTURE & RECREATION

Motion by Trumbauer seconded by Vogel to approve carrying over 57 hours of vacation and personal time. The Library Board has previously approved carrying over 57 hours. Roll Call: Ayes: Solomon, Vogel, Mott, Trumbauer. Nays: None. Motion carried 4:0.

Motion by Trumbauer seconded by Vogel, to adjourn the meeting. Motion carried 4:0. Meeting adjourned at 7:07 p.m.

Larry Thompson
Mayor

Attest:

LeAnn M. Even, CMC, ICMC, CFO
City Clerk/Treasurer

CLAIMS PRESENTED TO THE CITY COUNCIL FOR OCTOBER 18, 2016		
WARRANTS WRITTEN SINCE THE OCTOBER 4, 2016 MEETING:		
Jesup Land Improvement	Pay Req #6 - 4th, 5th and Purdy Phase III	77,912.54
Ray's Excavating	Pay Req #3 - 5th & Church Street	34,323.50
Jesup Postmaster	October water bills - WA,WW	292.06
Accounts Payable	Payroll ACH - 10-15-16	16,582.50
IPERS	City & employees share, retirement	7,384.78
Treasurer, State of Iowa	State payroll withholding tax	1,862.00
AFLAC	Employee paid insurance	443.06
Teamsters Local 238	Police Union Dues	169.00
Wellmark	City and employee share - Blue Cross Blue Shield	11,742.91
Bank Iowa	Payroll taxes - Federal, Medicare, Social Security	5,904.11
Hartford Life Insurance	Life Insurance	144.76
CLAIMS PRESENTED FOR OCTOBER 18, 2016		
ADVANCE AUTO PARTS	FILTERS - PD	31.37
ADVANCED SYSTEMS	COPIER CONTRACT,LASERFICHE - CH	3,719.14
AHLERS LAW FIRM	FUNDING OPTIONS-EMERGENCY SRVCS	365.00
B & B FARMSTORE	LAWN SEED - ST	194.49
BLACK HAWK COUNTY TREASURER	EDACS FEES - FD, AMB	55.10
BLACK HAWK WASTE DISPOSAL	SEPTEMBER RECYCLING	697.00
BMC AGGREGATES	ROCK - 1ST ST RAILROAD	80.94
BONNIE CORKERY	RETURN WATER DEPOSIT	115.35
CARED SERVICES	BOOKS,HOTELS,TONER-CH,WA,WW,LIB,PD	2,469.32
CINTA'S	MEDICAL SUPPLIES - ST	83.08
CJ COOPER	DRUG TEST - WA	35.00
CN RAILWAY COMPANY	PROGRESS BILL #1 - 1ST ST RAILROAD	1,970.52
CONSOLIDATED ENERGY	FUEL FILTER - ST	34.45
FEHR GRAHAM	ENGINEERING-5TH,CHURCH,CHRISTOPHER	3,300.00
GALLS, INC	UNIFORM ALLOWANCE - PD	138.03
HALSEY HAVLIK	RETURN WATER DEPOSIT	72.95
HOME DEPOT	PVC PIPE - 1ST ST RAILROAD PROJECT	53.27
INTER.INSTITUTE OF MUNICIPAL CLERKS	DUES - CH	160.00
IOWA ONE CALL	LOCATES - WA	48.60
JEREMY DELAGARDELLE	RETURN WATER DEPOSIT	83.50
JESUP FOOD CENTER	BULBS,BATTERIES,ASPIRIN - AMB	20.54
JESUP MOTOR SUPPLY	FILTERS,BULBS - ST	56.39
JESUP POSTMASTER	STAMPS - ALL	564.00
KEYSTONE LABORATORIES	WATER,WASTEWATER ANALYSIS	735.00
KWIK TRIP	FUEL - ALL	1,488.83
LYNCH DALLAS	LEGAL FEES - CH	726.18
MAURER TREE SERVICE	TREE REMOVAL - ST	250.00
MCCLURE ENGINEERING	FLOW MONITORING STUDY - WW	2,920.00
MID AMERICAN RESEARCH CHEMICAL	DEGREASER - WW	5,137.00
MIDWEST BREATHING AIR	QUARTERLY AIR TEST - FD	118.80
PANAMA TRANSFER	FREIGHT, DEGREASER - WW	100.30
PAUL NIEMANN CONSTRUCTION	ROCK - 1ST ST RAILROAD	2,641.73
PCC	ELECTRONIC CLAIMS FEES - AMB	480.33
POWER PLAN	FILTERS - ST	95.78
POWER STUMP REMOVAL	STUMP REMOVAL - PARKS, ST	450.00
PRODUCTIVITY PLUS	ENGINE REPAIR - ST	2,711.48

RITE PRICE OFFICE SUPPLY	BAGS, TOILET PAPER - CH	82.88
ROBERTS, STEVENS, PRENDERGAST	LEGAL FEES - CH, PD,WW	1,360.00
SUMMIT FIRE PROTECTION	ANNUAL SPRINKLER INSPECTION - CH	290.00
SUPERIOR WELDING	OXYGEN - AMB	40.00
THOMAS ELECTRIC MOTOR	MOTORS - WW	370.80
TOP GRADE EXCAVATING	1ST STREET RAILROAD PROJECT	31,300.00
UNITY POINT HEALTH	PHYSICAL - PD	216.00
UTILITY EQUIPMENT COMPANY	VALVE WRENCH - WA	120.00
VISU-SEWER	CLEANING - WW	17,270.60
TOTAL		83,253.75

RESOLUTION NO. 2017-_____

A Resolution Approving Application under Jesup Urban Revitalization Plan

BE IT RESOLVED by the City Council of the City of Jesup, Iowa, as follows:

WHEREAS, the Iowa Urban Revitalization Act, Chapter 404, Code of Iowa (the "Act"), provides for exemption from property taxes for the actual value added by improvements to property located in a designated urban revitalization area which are consistent with the urban revitalization plan for such Area; and

WHEREAS, pursuant to the Act, the Jesup City Council passed Ordinance No. 537 designating the entire area within the corporate boundaries of the City of Jesup on February 3, 2013 as a revitalization area; and

WHEREAS, on January 3, 2013, the Jesup City Council approved the Jesup Urban Revitalization Plan, which plan, among other things, specifies the types of improvements eligible for tax abatement; and

WHEREAS, the attached Application requests City Council's consideration for an improvement project for value added eligible improvements under the Plan; and

WHEREAS, the attached application has been received, reviewed and recommended for approval by City staff.

NOW THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF JESUP, IOWA, that:

- 1) The attached Application is approved subject to review by the Buchanan County Assessor under Sections 404.4 and 404.5 of the Act, for exemption according to the schedule noted in the Plan.
- 2) City Clerk shall forward a certified copy of this resolution and the attached application to the County Assessor for the Assessor's consideration by March 1, 2017.

Adopted this 18th day of October 2016.

Signed _____
Larry Thompson, Mayor

Attest: _____
LeAnn Even
City Clerk/Treasurer

APPLICATION FOR TAX ABATEMENT UNDER THE
JESUP URBAN REVITALIZATION PLAN
FOR JESUP, IOWA

_____ Prior Approval for Intended Improvements

_____ Approval of Improvements Completed

FOR PROPERTY TAX EXEMPTION FOR IMPROVEMENTS UNDER THE PROVISIONS OF THE JESUP URBAN
REVITALIZATION PLAN ADOPTED BY THE CITY COUNCIL OF THE CITY OF JESUP, IOWA

The Jesup Urban Revitalization Plan allows property tax exemptions as follows:

(1) All qualified real estate assessed as residential property is eligible to receive a one hundred percent (100%) exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added by the improvements. Improvements must increase the assessed value of the building by a minimum of 15% and be in an amount not less than \$10,000. The exemption is for a period of five (5) years.

(2) All qualified real estate assessed as commercial property that consists of 3 or more separate living quarters with at least 75% of the space used for residential purposes shall be eligible to receive a 100% exemption from taxation on the actual value added by the improvements. Improvements must increase the assessed value of the building by a minimum of 15% and be in an amount not less than \$10,000. The exemption is for a period of ten (10) years.

In order to be eligible, the property must be located in the Jesup Urban Revitalization Area. The Area includes City limits as of 1-1-2012. NOTE: If property is within the City's Urban Renewal Area(s), special Council approval is required before any abatement is allowed.

All projects must be completed so that the first full assessment is January 1, 2018.

This application must be filed with the City by February 1 of the assessment year for which the exemption is first claimed, but not later than 2 years after the February 1st following the year that the improvements are first assessed for taxation.

Address of Property: 1344 3rd St, Jesup

Legal Description: _____

Title Holder or Contract Buyer: Nathan + Jenni Morarend

Address of Owner (if different than above): Same

Phone Number (to be reached during the day): 563-920-7675

Is there a Tenant on the Property that will be displaced by the Improvements who has occupied the same dwelling unit continuously for 1 year prior to _____ [insert date of adoption of the Plan]? Yes ___ No

Existing Property Use: Residential ___ Commercial ___ Industrial ___ Vacant

Proposed Property Use: Primary Residence

Nature of Improvements: New Construction ___ Addition ___ General Improvements

Specify: _____

Permit Number(s) from the City of Jesup Building Department

Date Permit(s) Issued: 5/11/2016

Permit(s) Valuation: 2015-43 [Attach approved Building Permit to this application]

2015-E16

2015-P08

Estimated or Actual Date of Completion: Sept. 30, 2016

Estimated or Actual Cost of Improvements: \$ 268,000

Signature: Jenni Morarend

Name (Printed) Jenni Morarend

Title: owner

Company: _____

Date: 10-10-2016

FOR CITY USE

CITY COUNCIL	Application Approved/Disapproved
	Reason (if disapproved) _____
	Date _____ Resolution No. _____
	Attested by the City Clerk _____
ASSESSOR	Present Assessed Value of Structure _____
	Assessed Value with Improvements _____
	Eligible or not eligible for Tax Abatement _____
	Assessor _____ Date _____

* Example: To receive a full exemption on Improvements that were first fully assessed on 1-1-2014, the property owner must file the application with the City no later than 2-1-2016.

This Application is a summary of some of the Plan terms; for complete information, read a copy of the JESUP URBAN REVITALIZATION PLAN, available at City Hall.

ATTACHMENTS: ATTACH YOUR APPROVED BUILDING PERMIT TO THIS APPLICATION

This Application is to be forwarded by the City to the County Assessor by March 1.

Certificate of Occupancy

City of Jesup

Building Permit #2015-43

THIS IS TO CERTIFY REGARDING THE BUILDING OR STRUCTURE
HEREINAFTER DESCRIBED:

1. That a duly authorized Building Inspection Official for the City of Jesup, IA has inspected the building or structure.
2. That the building or structure has been approved for use and occupancy in the Fire Zone, Occupancy Group and the Zoning District hereafter set forth.
3. That the building or structure complies with the provisions of the 2009 International Residential Code.

NAME OF OWNER: NRFW Investments

ADDRESS: P.O. Box 203 Waterloo, Iowa 50701

CONTRACTOR: BJ Collins Construction

DESCRIPTION OF BUILDING OR STRUCTURE: single family dwelling

ADDRESS OF BUILDING OR STRUCTURE: 1344 3rd Street

ADDITION: South Haven 2nd

LOT #: 2

ZONING DISTRICT: R-1

Witness my hand this 5th Day of October, 2016

Building Official Name: John Powers

Building Official Signature _____



RESOLUTION NO. 2017-

A Resolution Approving Application under Jesup Urban Revitalization Plan

BE IT RESOLVED by the City Council of the City of Jesup, Iowa, as follows:

WHEREAS, the Iowa Urban Revitalization Act, Chapter 404, Code of Iowa (the "Act"), provides for exemption from property taxes for the actual value added by improvements to property located in a designated urban revitalization area which are consistent with the urban revitalization plan for such Area; and

WHEREAS, pursuant to the Act, the Jesup City Council passed Ordinance No. 537 designating the entire area within the corporate boundaries of the City of Jesup on February 3, 2013 as a revitalization area; and

WHEREAS, on January 3, 2013, the Jesup City Council approved the Jesup Urban Revitalization Plan, which plan, among other things, specifies the types of improvements eligible for tax abatement; and

WHEREAS, the attached Application requests City Council's consideration for an improvement project for value added eligible improvements under the Plan; and

WHEREAS, the attached application has been received, reviewed and recommended for approval by City staff.

NOW THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF JESUP, IOWA, that:

- 1) The attached Application is approved subject to review by the Buchanan County Assessor under Sections 404.4 and 404.5 of the Act, for exemption according to the schedule noted in the Plan.
- 2) City Clerk shall forward a certified copy of this resolution and the attached application to the County Assessor for the Assessor's consideration by March 1, 2017.

Adopted this 18th day of October 2016.

Signed _____
Larry Thompson, Mayor

Attest: _____
LeAnn Even
City Clerk/Treasurer

APPLICATION FOR TAX ABATEMENT UNDER THE
JESUP URBAN REVITALIZATION PLAN
FOR JESUP, IOWA

____ Prior Approval for Intended Improvements

____ Approval of Improvements Completed

FOR PROPERTY TAX EXEMPTION FOR IMPROVEMENTS UNDER THE PROVISIONS OF THE JESUP URBAN
REVITALIZATION PLAN ADOPTED BY THE CITY COUNCIL OF THE CITY OF JESUP, IOWA

The Jesup Urban Revitalization Plan allows property tax exemptions as follows:

(1) All qualified real estate assessed as residential property is eligible to receive a one hundred percent (100%) exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added by the improvements. Improvements must increase the assessed value of the building by a minimum of 15% and be in an amount not less than \$10,000. The exemption is for a period of five (5) years.

(2) All qualified real estate assessed as commercial property that consists of 3 or more separate living quarters with at least 75% of the space used for residential purposes shall be eligible to receive a 100% exemption from taxation on the actual value added by the improvements. Improvements must increase the assessed value of the building by a minimum of 15% and be in an amount not less than \$10,000. The exemption is for a period of ten (10) years.

In order to be eligible, the property must be located in the Jesup Urban Revitalization Area. The Area includes City limits as of 1-1-2012. NOTE: If property is within the City's Urban Renewal Area(s), special Council approval is required before any abatement is allowed.

All projects must be completed so that the first full assessment is January 1, 2018.

This application must be filed with the City by February 1 of the assessment year for which the exemption is first claimed, but not later than 2 years after the February 1st following the year that the improvements are first assessed for taxation.

Address of Property: 334 Lakeside Dr

Legal Description: _____

Title Holder or Contract Buyer: Kevin Meyers

Address of Owner (if different than above): _____

Phone Number (to be reached during the day): 319-640-6426

Is there a Tenant on the Property that will be displaced by the Improvements who has occupied the same dwelling unit continuously for 1 year prior to _____ [insert date of adoption of the Plan]? Yes ___ No ___

Existing Property Use: Residential ___ Commercial ___ Industrial ___ Vacant

Proposed Property Use: Single Family Dwelling

Nature of Improvements: New Construction ___ Addition ___ General Improvements

Specify: _____

Permit Number(s) from the City of Jesup Building Department

Date Permit(s) Issued: _____

Permit(s) Valuation: _____ [Attach approved Building Permit to this application]

Estimated or Actual Date of Completion: 10-21-16

Estimated or Actual Cost of Improvements: \$330,000

Signature: [Handwritten Signature]

Name (Printed) Kevin Meyers

Title: Owner

Company: _____

Date: _____

FOR CITY USE

CITY COUNCIL	Application Approved/Disapproved
	Reason (if disapproved) _____
	Date _____ Resolution No. _____
	Attested by the City Clerk _____
ASSESSOR	Present Assessed Value of Structure _____
	Assessed Value with Improvements _____
	Eligible or not eligible for Tax Abatement _____
	Assessor _____ Date _____

* Example: To receive a full exemption on Improvements that were first fully assessed on 1-1-2014, the property owner must file the application with the City no later than 2-1-2016.

This Application is a summary of some of the Plan terms; for complete information, read a copy of the JESUP URBAN REVITALIZATION PLAN, available at City Hall.

ATTACHMENTS: ATTACH YOUR APPROVED BUILDING PERMIT TO THIS APPLICATION

This Application is to be forwarded by the City to the County Assessor by March 1.

RESOLUTION NO. 2017-

A Resolution Approving Application under Jesup Urban Revitalization Plan

BE IT RESOLVED by the City Council of the City of Jesup, Iowa, as follows:

WHEREAS, the Iowa Urban Revitalization Act, Chapter 404, Code of Iowa (the "Act"), provides for exemption from property taxes for the actual value added by improvements to property located in a designated urban revitalization area which are consistent with the urban revitalization plan for such Area; and

WHEREAS, pursuant to the Act, the Jesup City Council passed Ordinance No. 537 designating the entire area within the corporate boundaries of the City of Jesup on February 3, 2013 as a revitalization area; and

WHEREAS, on January 3, 2013, the Jesup City Council approved the Jesup Urban Revitalization Plan, which plan, among other things, specifies the types of improvements eligible for tax abatement; and

WHEREAS, the attached Application requests City Council's consideration for an improvement project for value added eligible improvements under the Plan; and

WHEREAS, the attached application has been received, reviewed and recommended for approval by City staff.

NOW THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF JESUP, IOWA, that:

- 1) The attached Application is approved subject to review by the Buchanan County Assessor under Sections 404.4 and 404.5 of the Act, for exemption according to the schedule noted in the Plan.
- 2) City Clerk shall forward a certified copy of this resolution and the attached application to the County Assessor for the Assessor's consideration by March 1, 2017.

Adopted this 18th day of October 2016.

Signed _____
Larry Thompson, Mayor

Attest: _____
LeAnn Even
City Clerk/Treasurer

APPLICATION FOR TAX ABATEMENT UNDER THE
JESUP URBAN REVITALIZATION PLAN
FOR JESUP, IOWA

_____ Prior Approval for Intended Improvements

_____ Approval of Improvements Completed

FOR PROPERTY TAX EXEMPTION FOR IMPROVEMENTS UNDER THE PROVISIONS OF THE JESUP URBAN
REVITALIZATION PLAN ADOPTED BY THE CITY COUNCIL OF THE CITY OF JESUP, IOWA

The Jesup Urban Revitalization Plan allows property tax exemptions as follows:

(1) All qualified real estate assessed as residential property is eligible to receive a one hundred percent (100%) exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added by the improvements. Improvements must increase the assessed value of the building by a minimum of 15% and be in an amount not less than \$10,000. The exemption is for a period of five (5) years.

(2) All qualified real estate assessed as commercial property that consists of 3 or more separate living quarters with at least 75% of the space used for residential purposes shall be eligible to receive a 100% exemption from taxation on the actual value added by the improvements. Improvements must increase the assessed value of the building by a minimum of 15% and be in an amount not less than \$10,000. The exemption is for a period of ten (10) years.

In order to be eligible, the property must be located in the Jesup Urban Revitalization Area. The Area includes City limits as of 1-1-2012. NOTE: If property is within the City's Urban Renewal Area(s), special Council approval is required before any abatement is allowed.

All projects must be completed so that the first full assessment is January 1, 2018.

This application must be filed with the City by February 1 of the assessment year for which the exemption is first claimed, but not later than 2 years after the February 1st following the year that the improvements are first assessed for taxation.

Address of Property: 1354 3rd St, Jesup, IA

Legal Description: _____

Title Holder or Contract Buyer: David + Bev Malansky

Address of Owner (if different than above): Same

Phone Number (to be reached during the day): 563-608-4560 cell phone

Is there a Tenant on the Property that will be displaced by the Improvements who has occupied the same dwelling unit continuously for 1 year prior to _____ [insert date of adoption of the Plan]? Yes ___ No X

Existing Property Use: X Residential ___ Commercial ___ Industrial ___ Vacant

Proposed Property Use: Residential

Nature of Improvements: X New Construction ___ Addition ___ General Improvements

Specify: _____

Permit Number(s) from the City of Jesup Building Department

Date Permit(s) Issued: _____

Permit(s) Valuation: _____ [Attach approved Building Permit to this application]

Estimated or Actual Date of Completion: Oct. 11, 2016

Estimated or Actual Cost of Improvements: \$ 269,000

Signature: Bev Malansky

Name (Printed) Bev Malansky

Title: Owner

Company: _____

Date: 10-11-16

FOR CITY USE

CITY COUNCIL	Application Approved/Disapproved
	Reason (if disapproved) _____
	Date _____ Resolution No. _____
	Attested by the City Clerk _____
ASSESSOR	Present Assessed Value of Structure _____
	Assessed Value with Improvements _____
	Eligible or not eligible for Tax Abatement _____
	Assessor _____ Date _____

* Example: To receive a full exemption on Improvements that were first fully assessed on 1-1-2014, the property owner must file the application with the City no later than 2-1-2016.

This Application is a summary of some of the Plan terms; for complete information, read a copy of the JESUP URBAN REVITALIZATION PLAN, available at City Hall.

ATTACHMENTS: ATTACH YOUR APPROVED BUILDING PERMIT TO THIS APPLICATION

This Application is to be forwarded by the City to the County Assessor by March 1.

Applicant License Application (WBN000931)

Name of Applicant:	<u>Patricia L. McIntosh</u>		
Name of Business (DBA):	<u>The Farmers Wife</u>		
Address of Premises:	<u>651 young st</u>		
City	<u>Jesup</u>	County:	<u>Buchanan</u> Zip: <u>50648</u>
Business	<u>(319) 827-2123</u>		
Mailing	<u>651 young st</u>		
City	<u>Jesup</u>	State	<u>IA</u> Zip: <u>50648</u>

Contact Person

Name	<u>Pat</u>		
Phone:	<u>(319) 827-2123</u>	Email	<u>patbaremcintosh@yahoo.com</u>

Classification Class B Native Wine Permit (WBN)

Term: 12 months

Effective Date: 12/06/2016

Expiration Date: 12/05/2017

Privileges:

Class B Native Wine Permit (WBN)

Status of Business

BusinessType:	<u>Sole Proprietorship</u>		
Corporate ID Number:		Federal Employer ID	

Ownership

Patricia McIntosh

First Name: Patricia **Last Name:** McIntosh
City: Dunkerton **State:** Iowa **Zip:** 50626
Position: Owner
% of Ownership: 50.00% **U.S. Citizen:** Yes

James McIntosh

First Name: James **Last Name:** McIntosh
City: Dunkerton **State:** Iowa **Zip:** 50626
Position: spouse-owner
% of Ownership: 50.00% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company:	
Policy Effective Date:	Policy Expiration

Bond Effective

Dram Cancel Date:

Outdoor Service Effective

Outdoor Service Expiration

Temp Transfer Effective

Temp Transfer Expiration Date:

JESUP EMS FINANCIAL SUMMARY

Transaction Date	Less Than Or Equal	9/30/2016						
Company Code	Equal	JESUP EMS						
Transaction Date	Greater Than Or Equal	7/1/2015						
	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16
Beginning AR	\$0.00	\$0.00	\$0.00	\$20,465.23	\$30,237.08	\$23,328.53	\$17,653.69	\$32,720.34
Charges	\$0.00	\$0.00	\$21,884.00	\$19,616.00	\$6,392.00	\$8,492.00	\$22,468.00	\$5,802.00
Contractual Adjustments	\$0.00	\$0.00	(\$535.85)	(\$2,211.81)	(\$3,037.05)	(\$3,398.70)	(\$1,693.79)	(\$5,028.70)
Gross Net Charges	\$0.00	\$0.00	\$21,348.15	\$17,404.19	\$3,354.95	\$5,093.30	\$20,774.21	\$773.30
Courtesy Discounts	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Bad Debt Write Off	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Bankruptcy	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Misc Adjustments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adjusted Charges	\$0.00	\$0.00	\$21,348.15	\$17,404.19	\$3,354.95	\$5,093.30	\$20,774.21	\$773.30
Insurance Refunds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Patient Refunds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Returned Checks	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Refunds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Insurance Payments	\$0.00	\$0.00	(\$882.92)	(\$6,587.74)	(\$7,541.50)	(\$8,322.17)	(\$5,207.56)	(\$8,892.74)
Patient Payments	\$0.00	\$0.00	\$0.00	(\$1,044.60)	(\$2,722.00)	(\$2,445.97)	(\$500.00)	(\$1,480.00)
Bad Debt Recovery	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Payments	\$0.00	\$0.00	(\$882.92)	(\$7,632.34)	(\$10,263.50)	(\$10,768.14)	(\$5,707.56)	(\$10,372.74)
Net Payments	\$0.00	\$0.00	(\$882.92)	(\$7,632.34)	(\$10,263.50)	(\$10,768.14)	(\$5,707.56)	(\$10,372.74)
Ending A/R	\$0.00	\$0.00	\$20,465.23	\$30,237.08	\$23,328.53	\$17,653.69	\$32,720.34	\$23,120.90
OPERATING RATIOS								
Total # of Claims Filed	0	0	20	24	19	30	17	26
Total Lines Filed on Claims	0	0	65	72	53	84	49	72
Runs	0	0	26	24	8	11	29	8
Denials (# of Lines)	0	0	0	5	4	3	0	5
Clean Claim Percentage	0.00 %	0.00 %	100.00 %	93.06 %	92.45 %	96.43 %	100.00 %	93.06 %
Gross Days in AR	0.00	0.00	28.06	44.44	43.84	46.05	78.84	56.60
Avg Charge / Transport	\$0.00	\$0.00	\$841.69	\$817.33	\$799.00	\$772.00	\$774.76	\$725.25
Avg Revenue / Transport	\$0.00	\$0.00	\$33.96	\$318.01	\$1,282.94	\$978.92	\$196.81	\$1,296.59
ALS Emergent	0.00	0.00	13.00	9.00	3.00	4.00	8.00	1.00
Ambulance Response, Treatment	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00
Balance Forward	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BLS Emergent	0.00	0.00	13.00	15.00	5.00	5.00	20.00	6.00
BLS Non-Emergent	0.00	0.00	0.00	0.00	0.00	1.00	0.00	1.00
DOA	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00
Mileage ALS	0.00	0.00	254.20	158.50	49.30	74.80	165.80	17.10
Mileage BLS	0.00	0.00	231.30	283.60	87.80	122.20	301.90	100.60

Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Totals
\$23,120.90	\$21,488.30	\$14,595.20	\$24,636.25	\$18,932.05	\$14,705.26	\$16,202.93	\$0.00
\$8,880.00	\$250.00	\$14,618.00	\$3,642.00	\$9,211.00	\$12,996.00	\$5,670.00	\$139,921.00
(\$2,071.62)	(\$2,194.82)	(\$1,067.09)	(\$4,124.31)	(\$2,022.66)	(\$3,350.30)	(\$1,521.24)	(\$32,257.94)
\$6,808.38	(\$1,944.82)	\$13,550.91	(\$482.31)	\$7,188.34	\$9,645.70	\$4,148.76	\$107,663.06
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
(\$1,988.61)	\$0.00	(\$1,524.00)	\$0.00	(\$3,643.13)	(\$862.00)	\$0.00	(\$8,017.74)
\$4,819.77	(\$1,944.82)	\$12,026.91	(\$482.31)	\$3,545.21	\$8,783.70	\$4,148.76	\$99,645.82
\$0.00	\$0.00	\$0.00	\$162.19	\$0.00	\$123.83	\$0.00	\$286.02
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$250.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$162.19	\$0.00	\$373.83	\$0.00	\$536.02
(\$4,076.82)	(\$3,249.50)	(\$1,985.86)	(\$4,507.84)	(\$4,879.89)	(\$4,756.26)	(\$4,803.27)	(\$65,694.07)
(\$2,375.55)	(\$1,698.78)	\$0.00	(\$876.24)	(\$2,892.11)	(\$2,903.60)	\$0.00	(\$18,938.85)
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
(\$6,452.37)	(\$4,948.28)	(\$1,985.86)	(\$5,384.08)	(\$7,772.00)	(\$7,659.86)	(\$4,803.27)	(\$84,632.92)
(\$6,452.37)	(\$4,948.28)	(\$1,985.86)	(\$5,384.08)	(\$7,772.00)	(\$7,659.86)	(\$4,803.27)	(\$84,632.92)
\$21,488.30	\$14,595.20	\$24,636.25	\$18,932.05	\$14,705.26	\$16,202.93	\$16,548.42	\$15,548.42
20	6	17	16	20	27	20	262
59	18	50	46	56	78	55	757
10	1	19	5	11	17	7	176
11	4	3	5	0	4	2	46
81.36 %	77.78 %	94.00 %	89.13 %	100.00 %	94.87 %	96.36 %	93.92 %
52.06	87.97	93.37	92.05	48.18	56.41	50.20	
\$888.00	\$250.00	\$769.37	\$728.40	\$837.36	\$764.47	\$810.00	\$795.01
\$645.24	\$4,948.28	\$104.52	\$1,076.82	\$706.55	\$450.58	\$686.18	\$480.87
7.00	0.00	9.00	1.00	5.00	6.00	2.00	68.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00
0.00	1.00	0.00	0.00	0.00	0.00	0.00	1.00
3.00	0.00	9.00	4.00	6.00	11.00	5.00	102.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00
0.00	0.00	1.00	0.00	0.00	0.00	0.00	2.00
146.30	0.00	176.50	17.40	95.90	89.10	33.60	1,278.50
54.70	0.00	109.80	46.20	102.10	153.40	98.90	1,692.50



Ahlers & Cooney, P.C.
Attorneys at Law
100 Court Avenue, Suite 600
Des Moines, Iowa 50309-2231
Phone: 515-243-7611
Fax: 515-243-2149
www.ahlerslaw.com
Kristin B. Cooper
515.246.0330
kcooper@ahlerslaw.com

October 12, 2016

LeAnn Even
City Clerk
791 6th Street
Jesup, Iowa 50648

RE: BOND COUNSEL ENGAGEMENT AGREEMENT
Proposed issuance of approximately \$1,975,000 Local Option Sales and Services
Tax Revenue Bonds

Dear LeAnn:

The purpose of this Engagement Agreement (the "Agreement") is to disclose and memorialize the terms and conditions under which services will be rendered by Ahlers & Cooney, P.C. as bond counsel to the City of Jesup, Iowa (the "Issuer") in connection with the issuance of the above-referenced issue (the "Bonds"). We understand the Bonds are being issued for the purpose of refunding outstanding LOSST Revenue Bonds and financing construction of the emergency services facility and will be secured by Local Option Sales and Services Tax. We understand the Issuer currently retains D.A. Davidson, a Municipal Advisor properly registered with the MSRB, who will advise the City regarding the financial structure and marketing of the Bonds. While additional members of our firm may be involved in representing the Issuer on other matters unrelated to the Bonds, this Agreement relates to the agreed-upon scope of bond counsel services described herein.

SCOPE OF ENGAGEMENT

In the role of Bond Counsel, we will provide the following services:

- (1) Subject to the completion of proceedings and execution of documents to our satisfaction, render our legal opinion (the "Bond Opinion") regarding the validity and enforceability of the Bonds, the source of payment and security for the Bonds, and the tax status of the Bonds for federal income tax purposes.

- (2) Prepare and review documents necessary or appropriate to the authorization, issuance and delivery of the Bonds, and coordinate the authorization and execution of such documents.
- (3) Review legal issues relating to the structure of the Bond issue.
- (4) Review or prepare those sections of the official statement, private placement memorandum or other form of offering or disclosure document (the "Offering Documents") to be disseminated in connection with the sale of the Bonds that describe the terms of the Bonds, Iowa and federal law pertinent to the validity of the Bonds, the tax status of interest on the Bonds, the Bond Opinion, and the Issuer's Continuing Disclosure Certificate, if applicable.
- (5) Upon request, assist the Issuer in presenting information to bond rating organizations and providers of credit enhancement relating to the issuance of Bonds.
- (6) Prepare the notice of sale relating to the competitive sale of Bonds.
- (7) Draft the Continuing Disclosure Certificate of the Issuer, if applicable.
- (8) File an appropriate Form 8038 with the IRS after Closing.

As bond counsel, our examination will extend to the actions and approvals necessary to authorize the issuance and initial delivery of the Bonds to the original purchaser thereof. Our Bond Opinion does not extend to any re-offering of the Bonds by the original purchaser or other persons. The Bond Opinion will be delivered by us on the date the Bonds are exchanged for their purchase price (the "Closing") and will be based on facts and law existing as of its date. In rendering our Bond Opinion, we will rely upon the certified proceedings and other certifications of public officials and other persons furnished to us without undertaking to verify the same by independent investigation, and we will assume continuing compliance by the Issuer with applicable laws relating to the Bonds. During the course of this engagement, we will rely on the Issuer, and authorized officials, to provide us with complete and timely information on all developments pertaining to any aspect of the Bonds and their security.

The duties covered by a fee for Bonds issued under this engagement are limited to those expressly set forth above. Our fee for a Bond issue does not include the following services, or any other matter not required to render our Bond Opinion:

- (a) Except as described in paragraph (4) above, assisting in the preparation or review of the Offering Documents with respect to the Bonds, or performing an independent investigation to determine the accuracy, completeness or sufficiency of any such document or rendering advice that the Offering Documents do not contain any untrue statement of material fact or omit to state a material fact necessary to make the

statements contained therein, in light of the circumstances under which they were made, not misleading.

- (b) Preparing requests for tax rulings from the Internal Revenue Service, or “no action” letters from the Securities and Exchange Commission.
- (c) Drafting state constitutional or legislative amendments.
- (d) Pursuing test cases or other litigation, such as contested validation proceedings.
- (e) Except as described in paragraph (7) above, assisting in the preparation of, or opinion on, a continuing disclosure undertaking pertaining to the Bonds, or after Closing, providing advice concerning any actions necessary to assure compliance with any continuing disclosure undertaking, including monitoring Issuer’s continued compliance with the undertaking.
- (f) Representing the Issuer in Internal Revenue Service examinations or inquiries, or Securities and Exchange Commission investigations.
- (g) After Closing, providing continuing advice to the Issuer or any other party concerning actions necessary to assure that interest paid on the Bonds will continue to be excludable from gross income for federal income tax purposes (e.g. this Bond Counsel engagement for the Bonds does not include rebate calculations, nor continuing post-issuance compliance activities).

We will provide one or more of the services listed in (a)–(g) upon your request, however, a separate, written engagement will be required before we assume one or more of these duties. The remaining services in this list, specifically those listed in subparts (h)–(k) below, are not included in this Agreement, nor will they be provided by us at any time.

- (h) Acting as an underwriter, or otherwise marketing the Bonds.
- (i) Acting in a financial advisory role.
- (j) Preparing blue sky or investment surveys with respect to the Bonds.
- (k) Making an investigation or expressing any view as to the creditworthiness of the Issuer or of the Bonds.

ATTORNEY-CLIENT RELATIONSHIP

Upon execution of this Agreement, the Issuer will be our client and an attorney-client relationship will exist between us with respect to the issuance of the Bonds. We assume that all other parties will retain such counsel as they deem necessary and appropriate to represent their interests in this transaction. We further assume that all parties understand that in we represent only the Issuer, we are not counsel to any other party, and we are not acting as an intermediary among the parties. Our services as bond counsel are limited to those contracted for in this Agreement; the Issuer’s execution of this Agreement will constitute an acknowledgement of

those limitations. Our representation of the Issuer will not affect, however, our responsibility to render an objective Bond Opinion.

Our representation of the Issuer and the attorney-client relationship created by this Agreement will be concluded upon issuance of the Bonds. Nevertheless, subsequent to Closing, we will mail the appropriate completed Internal Revenue Service Form 8038 and, if requested by the Issuer, prepare and distribute to the participants in the transaction a transcript of the proceedings pertaining to the Bonds.

OTHER REPRESENTATIONS

As you are aware, our firm represents many political subdivisions, companies and individuals. It is possible that during the time that we are representing the Issuer, one or more of our present or future clients will have transactions with the Issuer. We do not believe such representation, if it occurs, will adversely affect our ability to represent you as provided in this Agreement, either because such matters will be sufficiently different from the issuance of the Bonds so as to make such representations not adverse to our representation of you, or because the potential for such adversity is remote or minor and outweighed by the consideration that it is unlikely that advice given to the other client will be relevant to any aspect of the issuance of the Bonds. We will decline to participate in any matter where the interests of our clients, including the Issuer, may differ to the point where separate representation is advisable. The firm historically has arranged its practice to hold such occasions to a minimum, and intends to continue doing so. Execution of this Agreement will signify the Issuer's consent to our representation of others consistent with the circumstances described in this paragraph.

FEES

Bond Fees:

The fee we charge for services rendered under this Agreement for each series of Bonds for which we give a Bond Opinion is based upon: (i) our current understanding of the terms, structure, size and schedule of the financing represented by the Bonds; (ii) the duties we will undertake pursuant to this Agreement; (iii) the time we anticipate devoting to the financing; and (iv) the responsibilities we will assume in connection therewith. We will communicate our anticipated fee to the Issuer's finance team, including your Municipal Advisor, as applicable, for purposes of sizing each new Bond issue. It is anticipated that our fee will be capitalized into the Bond issue. If, at any time, we believe that circumstances require an adjustment of our original fee estimate, we will advise you as soon as possible. Such adjustment might be necessary in the event: (a) the principal amount of Bonds actually issued differs significantly from the amount

stated above; (b) material changes in the structure or schedule of the financing occur; or (c) unusual or unforeseen circumstances arise which require a significant increase or decrease in our time or responsibility. It is not anticipated that it will be necessary for us to personally attend meetings in order to provide the Bond Counsel services outlined above but we will do so in the event that circumstances require.

In addition to our Bond fee, we will bill for all customary client charges made or incurred on your behalf, such as travel costs reimbursement, photocopying, deliveries, computer-assisted research, bond printing, and other related expenses. We estimate that such charges will not exceed \$750. We will contact you prior to incurring expenses that exceed this amount.

Billing Matters:

We will submit a summary invoice for the professional services described herein after Closing. In the event of a substantial delay in completing the financing, we reserve the right to present an interim statement for payment. Unless other arrangements have been agreed upon in advance, we anticipate our statements to be paid in full within thirty (30) days of receipt.

If, for any reason, the financing represented by an issue of Bonds is not consummated or is completed without the delivery of our Bond Opinion, or our services are otherwise terminated, we will expect to be compensated at our normal hourly rates, plus client charges, as described above (not to exceed the fee we would have received if we had rendered our Bond Opinion). My current hourly rate is \$210. Work performed by other attorneys will be billed at their current hourly rate. Work by legal assistants will be billed at \$115. The hourly rates reflected herein are subject to our periodic review and adjustment – typically annually.

RECORDS

At your request, papers and property furnished by you will be returned promptly upon receipt of payment for outstanding fees and client charges. Our own files, including lawyer work product, pertaining to the transaction will be retained by us. For various reasons, including the minimization of unnecessary storage expenses, we reserve the right to dispose of any documents or other material retained by us after the termination of this Agreement. It is our practice to retain transcripts for each financing for at least the life of the Bonds. You will be notified prior to destruction of our file, and will have the option to request them, should you desire.

[This space intentionally left blank – approval to follow]

Please carefully review the terms and conditions of this Agreement. If the above correctly reflects our mutual understanding please obtain necessary approvals, execute, date and return to me an executed copy of this letter. Please retain also an original for the Issuer's file.

If you have questions regarding any aspect of the above or our representation as Bond Counsel, please do not hesitate to write or call.

It has been a pleasure to serve you in the past, and we look forward to our continued relationship.

Very truly yours,

Ahlers & Cooney, P.C.



Kristin Billingsley Cooper
FOR THE FIRM

KBC/seb

Accepted:

Jesup, Iowa*

By _____ Date: _____

*Approved by action of the governing body on _____, 2016.



Ahlers & Cooney, P.C.
Attorneys at Law
100 Court Avenue, Suite 600
Des Moines, Iowa 50309-2231
Phone: 515-243-7611
Fax: 515-243-2149
www.ahlerslaw.com
Kristin B. Cooper
515.246.0330
kcooper@ahlerslaw.com

October 12, 2016

LeAnn Even
City Clerk
791 6th Street
Jesup, Iowa 50648

RE: DISCLOSURE COUNSEL ENGAGEMENT AGREEMENT – Proposed
Issuance of Not to Exceed \$1,975,000 Local Option Sales and Services Tax
Revenue Bonds

Dear LeAnn:

The purpose of this Engagement Agreement (the “Agreement”) is to set forth the role we propose to serve and responsibilities we propose to assume as disclosure counsel to the City of Jesup (the “Issuer”) in connection with Issuer’s issuance of the above-mentioned bonds (the “Bonds”).

SERVICES

Disclosure counsel is engaged as recognized counsel specially experienced in Iowa law and federal law relating to disclosure requirements that pertain to governmental debt obligations, whose primary responsibility will be to render objective written advice with respect to the Issuer’s issuance of Bonds and its compliance with Rule 10(b)-5 and 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934. As disclosure counsel, we will examine applicable law, participate in the drafting of all required disclosure documents; review such other financing documents of the Issuer and undertake such additional duties as we deem necessary to render such opinion. The above-described services specifically include, but are not limited to, the following:

1. Consult with Issuer Officials, Staff, and Issuer counsel concerning disclosure requirements, questions and issues relating to the initial issuance of Bonds and concerning continuing disclosure requirements.
2. Attend, upon request, any meeting of the Issuer or Issuer’s staff relating to disclosure matters that pertain to Issuer’s issuance of Bonds.
3. Participate in the drafting of Issuer’s Purchase Agreement for the negotiated sale of Bonds.

4. Participate in the drafting of Issuer's public sale solicitation documents for competitive sale of Bonds.
5. Participate in the drafting of the Issuer's preliminary and final official statements in connection with the offering of Bonds.
6. Coordinate with the printing and delivery of the preliminary and final official statements.
7. Review all Bond documents prepared in connection with the issuance of Bonds to the extent such documents involve or affect disclosure matters.
8. Provide written advice to the Issuer at the time the Bonds are issued as described herein.
9. Consult with Issuer officials and staff regarding all matters relating to continuing disclosure requirements that pertain to the Bonds, specifically to include those imposed by Securities and Exchange Commission Rule 15c2-12.

Subject to the completion of proceedings to our satisfaction, we will render our written advice addressed to the Issuer that will include, without limitation, substantially all the following:

In the course of preparation of the Official Statement, we participated in conferences with certain officials and employees of, and counsel and consultants to the Issuer, including but not limited to its municipal advisor. Our discussions in the conferences did not disclose to us any information which gives us reason to believe that the Official Statement (except as to certain financial and demographic information, engineering and statistical data included in the Official Statement, and the information and statements provided under certain other headings, as to which we do not express any belief) contains any untrue statement of a material fact or omits to state a material fact required to be stated therein or necessary in order to make the statements therein, in light of the circumstances under which they were made, not misleading.

Our written advice will be dated, executed and delivered by us on the date the Bond are exchanged for their purchase price (the "Closing") and will be based on existing law as of its date. Upon delivery of our written advice and the filing of all appropriate closing documents, our responsibilities as disclosure counsel will be concluded with respect to the issuance of the Bonds. Separately, Issuer may retain us for advice and guidance concerning specific legal questions that may arise after the Closing with respect to disclosure issuers or questions that relate to the Bonds, including without limitation, questions concerning compliance with the Issuer's disclosure obligations under the Bonds and any actions necessary to assure that the Issuer performs its continuing disclosure responsibilities with respect to the Bonds. The terms of such representation shall be separate from the scope of this Agreement.

In rendering our advice, we will rely upon the certified proceedings and other certifications of public officials and other persons furnished to us without undertaking to verify the same by independent investigation.

As disclosure counsel, we will not assume or undertake responsibility for the preparation of the bond resolution or any other nondisclosure document with respect to Bonds that is traditionally prepared by bond counsel. However, our responsibility will include the preparation or review of any portion thereof that is necessary to render our disclosure counsel opinion with respect to Bonds.

ATTORNEY-CLIENT RELATIONSHIP

In performing our services as disclosure counsel, we will serve as special counsel to the Issuer and will represent its interests. We assume that other parties to the transaction will retain such counsel as they deem necessary and appropriate to represent their interests in the transaction. Our representation of the Issuer does not alter our responsibility to render objection advice as disclosure counsel. It does mean that we will not undertake a representation with conflicts with such representation of the Issuer, without the Issuer's prior, written, informed consent. Our representation of the Issuer and the attorney-client relationship created by this Agreement will be concluded upon issuance of the Bonds.

OTHER REPRESENTATIONS

As you are aware, our firm represents many political subdivisions, companies and individuals. It is possible that during the time that we are representing the Issuer, one or more of our present or future clients will have transactions with the Issuer. We do not believe such representation, if it occurs, will adversely affect our ability to represent you as provided in this letter, either because such matters will be sufficiently different from the issuance of the Bonds so as to make such representations not adverse to our representation of you, or because the potential for such adversity is remote or minor and outweighed by the consideration that it is unlikely that advice given to the other client will be relevant to any aspect of the issuance of the Bonds. We will decline to participate in any matter where the interests of our clients, including the Issuer, may differ to the point where separate representation is advisable. The firm historically has arranged its practice to hold such occasions to a minimum, and intends to continue doing so. Execution of this Agreement will signify the Issuer's consent to our representation of others consistent with the circumstances described in this paragraph.

FEES

We will charge a flat fee for our services as disclosure counsel. Based upon (a) our understanding of the terms, structure, size, method of sale, and schedule of each financing, (b) the duties we will undertake for each Bond issue pursuant to this Agreement, (c) the time we anticipate devoting to each financing, and (d) the responsibilities we assume hereunder, we agree our fee for such services will not exceed \$5,000. It is anticipated that our fee will be capitalized into the Bond issue. If, at any time, we believe that circumstances require an adjustment of our original fee estimate, we will advise you. Such adjustment might be necessary in the event: (a) the principal amount of Bonds actually issued differs significantly from the amount at the time we advised you of our fee estimate; (b) material changes in the structure or schedule of the financing occur; or (c) unusual or unforeseen circumstances arise which require a significant increase or decrease in our time or responsibility.

The delivery of written opinions or advice to third parties at the request of the Issuer with respect to Bond offering disclosures shall be subject to a separate opinion charge in an amount to be approved by the Issuer at the time the of the request.

In addition to our fee for legal services, we also charge separately for certain costs and expense disbursements such as travel costs, photocopying, deliveries, computer-assisted research, printing, and other related expenses. We estimate that such charges will not exceed \$500. We will contact you prior to incurring expenses that exceed this amount.

We will submit a summary invoice for the professional services described herein after Closing for each Bond issue. In the event of a substantial delay in completing the financing, we reserve the right to present an interim statement for payment. Unless other arrangements have been agreed upon in advance, we anticipate our statements to be paid in full within thirty (30) days of receipt.

If, for any reason, the financing represented by an issue of Bonds is not consummated or is completed without the delivery of our written advice, or our services are otherwise terminated, we will expect to be compensated at our normal hourly rates, plus client charges, as described above (not to exceed the fee we would have received if we had rendered our written advice). My current hourly rate is \$210 (effective for 1/1/2016). Work performed by other attorneys will be billed at their current hourly rate. Work by legal assistants will be billed at \$115. The hourly rates reflected herein are subject to our periodic review and adjustment – typically annually.

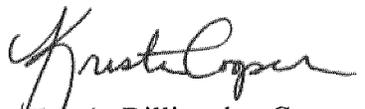
RECORDS

At your request, papers and property furnished by you will be returned promptly upon receipt of payment for outstanding fees and client charges. Our own files, including lawyer work product, pertaining to the transaction will be retained by us. For various reasons, including the minimization of unnecessary storage expenses, we reserve the right to dispose of any documents or other material retained by us after the termination of this engagement. It is our practice to retain transcripts for each financing for at least the life of the Bonds. You will be notified prior to destruction of our files, and will have the option to request them, should you desire.

Please carefully review the terms and conditions of this Agreement. If the above correctly reflects our mutual understanding please obtain necessary approvals, execute, date and return to me an executed copy of this letter. Please retain also an original for the Issuer's file.

Very truly yours,

Ahlers & Cooney, P.C.


Kristin Billingsley Cooper
FOR THE FIRM

KBC/seb

Accepted:

Jesup, Iowa*

By _____ Date: _____

*Approved by action of the governing body on _____, 2016.



Ahlers & Cooney, P.C.
Attorneys at Law
 100 Court Avenue, Suite 600
 Des Moines, Iowa 50309-2231
Phone: 515-243-7611
Fax: 515-243-2149
www.ahlerslaw.com
 Kristin B. Cooper
 515.246.0330
 kcooper@ahlerslaw.com

October 12, 2016

VIA EMAIL AND REGULAR MAIL

LeAnn Even
 City Clerk
 791 6th Street
 Jesup, Iowa 50648

Re: Not to exceed \$1,975,000 Local Option Sales And Services Tax Revenue Bonds

Dear LeAnn:

We have now prepared and are enclosing suggested proceedings to be acted upon by the Council in fixing the date of a meeting on the proposition to issue the above mentioned Bonds and ordering publication of a notice of hearing consistent with the provisions of Code Sections 423B.9(3) and 384.83. (See publication requirement.)

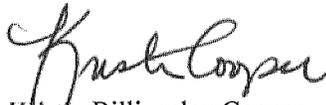
Also enclosed is an extra copy of the proceedings to be filled in as the original and certified back to this office, together with publisher's affidavit of publication of notice of hearing. **We are also enclosing an extra copy of the notice of hearing to be delivered to the newspaper for publication purposes.** A certificate to attest the proceedings is also enclosed.

Notice of this meeting must be published at least once in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The date of publication is to be not less than four clear days nor more than twenty days before the date of the public meeting on the issuance of bonds. In computing time, the date of publication should be excluded. If the last day falls on Sunday, the whole of the following Monday should be excluded. [See Section ICS 4.1(34)]

We will prepare and forward to you in the near future, suggested procedure to be acted upon on the date of hearing. If you have any questions pertaining to the proceedings enclosed or the above instructions, please do not hesitate to either write or call.

Very truly yours,

Ahlers & Cooney, P.C.



Kristin Billingsley Cooper
 FOR THE FIRM

KBC:seb

Enclosures

cc: Chris Even, Public Works Director (via email w/encl.)
 Michael Maloney, D.A. Davidson (via e-mail w/enc.)

01288824-1\10753-042

ITEMS TO INCLUDE ON AGENDA

CITY OF JESUP, IOWA

Not to Exceed \$350,000 Local Option Sales And Services Tax Revenue Bonds

- Resolution fixing date for a meeting on the proposition to issue.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

October 18, 2016

The City Council of the City of Jesup, State of Iowa, met in regular session, in the Council Chambers, City Hall, 791 - 6th Street, Jesup, Iowa, at 7:00 o'clock P.M., on the above date. There were present Mayor Thompson, in the chair, and the following named Council Members:

Absent: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$350,000 LOCAL OPTION SALES AND SERVICES TAX REVENUE BONDS OF THE CITY OF JESUP, STATE OF IOWA, AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF," and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

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

RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$350,000 LOCAL OPTION SALES AND SERVICES TAX REVENUE BONDS, OF THE CITY OF JESUP, STATE OF IOWA AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, the City of Jesup, State of Iowa, is in need of funds to carry out the purpose hereinafter described; and, it is deemed necessary and advisable that the City should issue Local Option Sales And Services Tax Revenue Bonds to the amount of not to exceed \$350,000, as authorized by Sections 423B.9(3) and 384.83, of the Code of Iowa, for the purpose of providing funds to pay costs thereof; and

WHEREAS, pursuant to Iowa Code section 423B.9(4)(a), bonds may be issued under said subsection for the purpose of refunding outstanding and of previously issued bonds under said subsection without otherwise complying with the provisions of said section, but nonetheless, the Council desires to hold a public hearing on the proposal; and to publish a notice of the proposal to issue such bonds and of the time and place of the meeting at which it is proposed to take action for the issuance of the bonds and to receive oral and/or written objections from any resident or property owner of the City to such action.

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

Section 1. That this governing body meet in the Council Chambers, City Hall, 791 - 6th Street, Jesup, Iowa, at 7 o'clock P.M., on the 1st day of November 2016, for the purpose of taking

action on the matter of the issuance of not to exceed \$350,000 Local Option Sales And Services Tax Revenue Bonds of the City, the proceeds of which bonds will be used to provide funds to pay costs of refunding outstanding revenue obligations of the City, including Local Option Sales and Services Tax Revenue Bonds, Series 2010B, dated December 1, 2010.

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

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

(To be published on October 26, 2016)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF JESUP, STATE OF IOWA, ON THE MATTER OF
THE PROPOSED ISSUANCE OF NOT TO EXCEED \$350,000
LOCAL OPTION SALES AND SERVICES TAX REVENUE
BONDS OF THE CITY OF JESUP, AND THE HEARING ON
THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Jesup, State of Iowa, will hold a public hearing on the 1st day of November, 2016, at 7 o'clock P.M., in the Council Chambers, City Hall, 791 - 6th Street, Jesup, Iowa, at which meeting the City Council proposes to take additional action for the issuance of not to exceed \$350,000 Local Option Sales And Services Tax Revenue Bonds of the City. The bonds will not constitute general obligations or be payable in any manner by taxation, but will be payable from and secured by the designated portion of the revenues of the local option sales and services tax. The bonds are proposed to be issued for the purpose of paying costs of refunding outstanding revenue obligations of the City, including Local Option Sales and Services Tax Revenue Bonds, Series 2010B, dated December 1, 2010.

At the above meeting oral or written objections from any resident or property owner of the City to the above action shall be received. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the issuance of the bonds or will abandon the proposal to issue the bonds.

This notice is given by order of the governing body as provided by Section 384.83 of the City Code of Iowa.

Dated this 18th day of October, 2016.

LeAnn M Even
City Clerk, City of Jesup, State of Iowa

(End of Notice)

PASSED AND APPROVED this 18th day of October, 2016.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF BUCHANAN)

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Clerk of the City of Jesup, in the County of Buchanan, State of Iowa, and that as such Clerk and by full authority from the Council of the City, I have caused a

NOTICE OF PUBLIC HEARING
(Not To Exceed \$350,000 Local Option Sales And Services Tax Revenue Bonds)

of which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the "Citizen Herald", a legal newspaper published at least once weekly, printed wholly in the English language, published regularly and mailed through the post office of current entry for more than two years and which has had for more than two years a bona fide paid circulation recognized by the postal laws of the United States, and has a general circulation in the City, and that the Notice was published in all of the issues thereof published and circulated on the following date:

October 26, 2016.

WITNESS my official signature at Jesup, Iowa, this 18th day of October, 2016.

City Clerk, City of Jesup, State of Iowa

(SEAL)

ITEMS TO INCLUDE ON AGENDA

CITY OF JESUP, IOWA

Not to Exceed \$1,625,000 Local Option Sales And Services Tax Revenue Bonds

- Resolution fixing date for a meeting on the proposition to issue.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

October 18, 2016

The City Council of the City of Jesup, State of Iowa, met in regular session, in the Council Chambers, City Hall, 791 - 6th Street, Jesup, Iowa, at 7 o'clock P.M., on the above date. There were present Mayor Thompson, in the chair, and the following named Council Members:

Absent: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$1,625,000 LOCAL OPTION SALES AND SERVICES TAX REVENUE BONDS OF THE CITY OF JESUP, STATE OF IOWA, AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF," and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

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

RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$1,625,000 LOCAL OPTION SALES AND SERVICES TAX REVENUE BONDS, OF THE CITY OF JESUP, STATE OF IOWA AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, the City of Jesup, State of Iowa, is in need of funds to carry out the purpose hereinafter described; and, it is deemed necessary and advisable that the City should issue Local Option Sales And Services Tax Revenue Bonds to the amount of not to exceed \$1,625,000, as authorized by Sections 423B.9(3) and 384.83, of the Code of Iowa, for the purpose of providing funds to pay costs thereof; and

WHEREAS, before the bonds may be issued, it is necessary to comply with the provisions of the Code, and to publish a notice of the proposal to issue such bonds and of the time and place of the meeting at which it is proposed to take action for the issuance of the bonds and to receive oral and/or written objections from any resident or property owner of the City to such action.

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

Section 1. That this governing body meet in the Council Chambers, City Hall, 791 - 6th Street, Jesup, Iowa, at 7 o'clock P.M., on the 1st day of November 2016, for the purpose of taking action on the matter of the issuance of not to exceed \$1,625,000 Local Option Sales And Services Tax Revenue Bonds of the City, the proceeds of which bonds will be used to provide

funds to pay costs of the acquisition, construction, furnishing and equipping of City facilities, including an emergency services facility.

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

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

(To be published on October 26, 2016)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF JESUP, STATE OF IOWA, ON THE MATTER OF
THE PROPOSED ISSUANCE OF NOT TO EXCEED \$1,625,000
LOCAL OPTION SALES AND SERVICES TAX REVENUE
BONDS OF THE CITY OF JESUP, AND THE HEARING ON
THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Jesup, State of Iowa, will hold a public hearing on the 1st day of November, 2016, at 7 o'clock P.M., in the Council Chambers, City Hall, 791 - 6th Street, Jesup, Iowa, at which meeting the City Council proposes to take additional action for the issuance of not to exceed \$1,625,000 Local Option Sales And Services Tax Revenue Bonds of the City. The bonds will not constitute general obligations or be payable in any manner by taxation, but will be payable from and secured by the designated portion of the revenues of the local option sales and services tax. The bonds are proposed to be issued for the purpose of paying costs of the acquisition, construction, furnishing and equipping of city facilities, including an emergency services facility.

At the above meeting oral or written objections from any resident or property owner of the City to the above action shall be received. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the issuance of the bonds or will abandon the proposal to issue the bonds.

This notice is given by order of the governing body as provided by Section 384.83 of the City Code of Iowa.

Dated this 18th day of October, 2016.

City Clerk, City of Jesup, State of Iowa

(End of Notice)

PASSED AND APPROVED this 18th day of October, 2016.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF BUCHANAN)

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Clerk of the City of Jesup, in the County of Buchanan, State of Iowa, and that as such Clerk and by full authority from the Council of the City, I have caused a

NOTICE OF PUBLIC HEARING
(Not To Exceed \$1,625,000 Local Option Sales And Services Tax Revenue Bonds)

of which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the "Citizen Herald", a legal newspaper published at least once weekly, printed wholly in the English language, published regularly and mailed through the post office of current entry for more than two years and which has had for more than two years a bona fide paid circulation recognized by the postal laws of the United States, and has a general circulation in the City, and that the Notice was published in all of the issues thereof published and circulated on the following date:

October 26, 2016.

WITNESS my official signature at Jesup, Iowa, this 18th day of October, 2016.

City Clerk, City of Jesup, State of Iowa

(SEAL)

City of Jesup, Iowa

Proposed Series 2017 Local Option Sales, Services and Use Tax Revenue Bonds Not-to-Exceed Par Amount for Public Hearing

1,235,905	Estimated construction cost
106,668	Architect costs
<u>0</u>	Additional contingency for project
1,342,573	Total Project Costs
17,500	Bond/Disclosure Counsel (estimate)
14,950	Municipal Advisor
3,550	Other Issuance Costs (estimate)
14,000	Underwriting costs (estimate at 1% of par amount)
<u>120,000</u>	Debt Service Reserve Fund (potential)
<u>1,515,000</u>	Projected Par Amount (rounded to nearest \$5,000)
1,625,000	Contingency for not-to-exceed (7%)