

*In the opinion of Dorsey & Whitney LLP, Bond Counsel, according to present laws, rulings and decisions and assuming compliance with certain covenants, the interest on the Bonds will be excluded from gross income for federal income tax purposes. Interest on the Bonds is not an item of tax preference for purposes of the federal alternative minimum tax under the Internal Revenue Code of 1986 (the "Code"). See "TAX EXEMPTION AND RELATED TAX MATTERS" herein.*

**City of Marion, Iowa**

**\$8,455,000**  
**General Obligation Corporate Purpose Bonds,**  
**Series 2020A<sup>1</sup>**

**\$9,345,000**  
**General Obligation Refunding Bonds**  
**Series 2020B<sup>2</sup>**

**Dated:** Date of Delivery

**Due:** As shown on inside cover

The \$8,455,000 General Obligation Corporate Purpose Bonds, Series 2020A (the "Series 2020A Bonds"), and the \$9,345,000 General Obligation Refunding Bonds, Series 2020B (the "Series 2020B Bonds" and, together with the Series 2020A Bonds, the "Bonds"), (the "Bonds"), are being issued in fully registered form in denominations of \$5,000 or any integral multiple thereof pursuant to the provisions of Chapters 384 and 76 of the Code of Iowa, 2019, as amended and a resolution authorizing issuance of the Bonds (the "Resolution") expected to be adopted by the City of Marion, Iowa (the "Issuer" or the "City"), on May 21, 2020. The Depository Trust Company, New York, New York ("DTC") will act as the securities depository for the Bonds and its nominee, Cede & Co., will be the registered owner of the Bonds. Individual purchases of the Bonds will be recorded on a book-entry only system operated by DTC. Purchasers of the Bonds will not receive certificates representing their interest in the Bonds purchased. So long as DTC or its nominee, Cede & Co., is the Bondholder, the principal of, premium, if any, and interest on the Bonds will be paid by UMB Bank, n.a., West Des Moines, Iowa, as Registrar and Paying Agent (the "Registrar"), or its successor, to DTC, or its nominee, Cede & Co. Disbursement of such payments to the Beneficial Owners is the responsibility of the DTC Participants as more fully described herein. Neither the Issuer nor the Registrar will have any responsibility or obligation to such DTC Participants, indirect participants or the persons for whom they act as nominee with respect to the Bonds. See "APPENDIX E – BOOK-ENTRY SYSTEM" herein.

The Bonds will bear interest from their dated date, payable semiannually on each June 1 and December 1, commencing December 1, 2020. The Bonds are subject to redemption by the Issuer prior to their stated maturities in the manner and at the time described herein. All of the Bonds then outstanding are subject to redemption at the option of the Issuer, as a whole or in part, from any source of available funds, on June 1, 2027, or on any date thereafter at a redemption price equal to the principal amount of the Bonds, together with accrued interest to the date fixed for redemption, without premium. See "THE BONDS – Redemption" herein.

The Bonds and the interest thereon are general obligations of the Issuer, and all taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount. See "SECURITY AND SOURCE OF PAYMENT" herein.

Proceeds of the Bonds will be used for the purpose of paying the cost, to that extent of (i) constructing street, water system, sanitary sewer system, storm water drainage and sidewalk improvements; (ii) acquiring and installing street lighting, signage and signalization; (iii) acquiring emergency response vehicles and equipment; (iv) current refunding of certain maturities of the Refunded Bonds (as defined herein); and (v) paying certain costs of issuance related to the Bonds. See "PLAN OF FINANCING" herein.

The Bonds are being offered when, as and if issued by the Issuer and accepted by the Underwriter, subject to receipt of an opinion as to legality, validity and tax exemption by Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel. Dorsey & Whitney LLP is also serving as Disclosure Counsel to the Issuer in connection with the issuance of the Bonds. It is expected that the Bonds in the definitive form will be available for delivery through the facilities of DTC on or about June 2, 2020.



**RAYMOND JAMES**<sup>®</sup>

The Date of this Official Statement is May 4, 2020

<sup>1</sup> The sole underwriter for the Series 2020A Bonds is Northland Securities, Inc.

<sup>2</sup> The lead underwriter for the Series 2020B Bonds is Raymond James & Associates, Inc.

## MATURITY SCHEDULES

### City of Marion, Iowa

**\$8,455,000**

#### **General Obligation Corporate Purpose Bonds, Series 2020A**

<u>Due</u>	<u>Amount</u>	<u>Rate</u>	<u>Yield<sup>†</sup></u>	<u>Cusip Num.<sup>*</sup></u>
June 1, 2024	\$100,000	2.000%	1.400%	569611 E51
June 1, 2025	\$100,000	2.000%	1.500%	569611 E69
June 1, 2026	\$200,000	2.000%	1.600%	569611 E77
June 1, 2027	\$200,000	2.000%	1.700%	569611 E85
June 1, 2028	\$200,000	2.000%	1.800%	569611 E93
June 1, 2029	\$700,000	2.000%	1.900%	569611 F27
June 1, 2030	\$710,000	2.000%	2.000%	569611 F35
June 1, 2031	\$725,000	2.050%	2.050%	569611 F43
June 1, 2032	\$740,000	2.100%	2.100%	569611 F50
June 1, 2033	\$755,000	2.125%	2.150%	569611 F68
June 1, 2034	\$770,000	2.125%	2.250%	569611 F76
June 1, 2035	\$785,000	2.350%	2.350%	569611 F84
June 1, 2036	\$805,000	2.400%	2.400%	569611 F92
June 1, 2037	\$825,000	2.500%	2.500%	569611 G26
June 1, 2038	\$840,000	2.500%	2.500%	569611 G34

**\$9,345,000**

#### **General Obligation Refunding Bonds Series 2020B**

<u>Due</u>	<u>Amount</u>	<u>Rate</u>	<u>Yield<sup>†</sup></u>	<u>Cusip Num.<sup>*</sup></u>
June 1, 2021	\$1,195,000	5.000%	1.000%	569611 G42
June 1, 2022	\$1,255,000	5.000%	1.000%	569611 G59
June 1, 2023	\$1,320,000	5.000%	1.000%	569611 G67
June 1, 2024	\$ 970,000	5.000%	1.050%	569611 G75
June 1, 2025	\$1,030,000	5.000%	1.150%	569611 G83
June 1, 2026	\$ 975,000	5.000%	1.220%	569611 G91
June 1, 2027	\$1,030,000	5.000%	1.300%	569611 H25
June 1, 2028	\$1,090,000	5.000%	1.380%	569611 H33
June 1, 2029	\$ 480,000	5.000%	1.450%	569611 H41

\* CUSIP numbers shown above have been assigned by a separate organization not affiliated with the Issuer. The Issuer has not selected nor is responsible for selecting the CUSIP numbers assigned to the Bonds nor do they make any representation as to the correctness of such CUSIP numbers on the Bonds or as indicated above.

† The Bonds maturing in the years 2028 through 2029, inclusive, are priced to the call date of June 1, 2027.

No dealer, broker, salesman or any other person has been authorized to give any information or to make any representations other than those contained in this Official Statement and, if given or made, such information or representations must not be relied upon as having been authorized by the Issuer or the Underwriter. This Official Statement does not constitute an offer to sell or a solicitation of any offer to buy any of the securities offered hereby in any state to any persons to whom it is unlawful to make such offer in such state. Except where otherwise indicated, this Official Statement speaks as of the date hereof. Neither the delivery of this Official Statement nor any sale hereunder shall under any circumstances create any implication that there has been no change in the affairs of the Issuer since the date hereof.

The information set forth herein has been obtained from the Issuer and from other sources that are believed to be reliable, but it is not guaranteed as to accuracy or completeness, and is not to be construed as a representation, by the Underwriter. The Underwriter has provided the following sentence for inclusion in this Official Statement. The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

No representation is made regarding whether the Bonds constitute legal investments under the laws of any state for banks, savings banks, savings and loan associations, life insurance companies, and other institutions organized in such state, or fiduciaries subject to the laws of such state.

This Official Statement is not to be construed as a contract with the purchasers of the Bonds. Statements contained in this Official Statement which involve estimates, forecasts or matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as a representation of facts.

THE BONDS HAVE NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION BY REASON OF THE PROVISIONS OF SECTION 3(a)(2) OF THE SECURITIES ACT OF 1933, AS AMENDED. THE REGISTRATION OR QUALIFICATIONS OF THE BONDS IN ACCORDANCE WITH APPLICABLE PROVISIONS OF SECURITIES LAWS OF THE STATES IN WHICH THE BONDS HAVE BEEN REGISTERED OR QUALIFIED AND THE EXEMPTION FROM REGISTRATION OR QUALIFICATION IN OTHER STATES SHALL NOT BE REGARDED AS A RECOMMENDATION THEREOF. NEITHER THESE STATES NOR ANY OF THEIR AGENCIES HAVE PASSED UPON THE MERITS OF THE BONDS OR THE ACCURACY OR COMPLETENESS OF THIS OFFICIAL STATEMENT. ANY REPRESENTATION TO THE CONTRARY MAY BE A CRIMINAL OFFENSE.

THIS OFFICIAL STATEMENT, INCLUDING THE APPENDICES ATTACHED HERETO, CONTAINS STATEMENTS WHICH SHOULD BE CONSIDERED "FORWARD-LOOKING STATEMENTS," MEANING THEY REFER TO POSSIBLE FUTURE EVENTS OR CONDITIONS. SUCH STATEMENTS ARE GENERALLY IDENTIFIABLE BY THE WORDS SUCH AS "ANTICIPATED," "PLAN," "EXPECT," "PROJECTED," "ESTIMATE," "BUDGET," "PRO FORMA," "FORECAST," "INTEND," OR OTHER WORDS OF SIMILAR IMPORT. THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS TO DIFFER FROM THOSE EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE ISSUER DOES NOT EXPECT OR INTEND TO UPDATE OR REVISE ANY FORWARD-LOOKING STATEMENTS CONTAINED HEREIN IF OR WHEN ITS EXPECTATIONS OR EVENTS, CONDITIONS OR CIRCUMSTANCES ON WHICH SUCH STATEMENTS ARE BASED OCCUR.

In connection with the issuance of the Bonds, the Issuer will enter into a Continuing Disclosure Certificate. See "APPENDIX C – FORM OF CONTINUING DISCLOSURE CERTIFICATE."

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## OFFICIAL STATEMENT

City of Marion, Iowa

**\$8,455,000**  
**General Obligation Corporate Purpose Bonds,**  
**Series 2020A**

**\$9,345,000**  
**General Obligation Refunding Bonds**  
**Series 2020B**

### INTRODUCTION

The purpose of this Official Statement, including the cover page and the appendices hereto (the "Official Statement"), is to set forth certain information in conjunction with the sale of \$8,455,000 General Obligation Corporate Purpose Bonds, Series 2020A (the "Series 2020A Bonds"), and the \$9,345,000 General Obligation Refunding Bonds, Series 2020B (the "Series 2020B Bonds" and, together with the Series 2020A Bonds, the "Bonds"), (the "Bonds"), of the City of Marion, Iowa (the "Issuer" or the "City"). This Introduction is not a summary of this Official Statement, but is only a brief description of the Bonds and certain other matters. Such description is qualified by reference to the entire Official Statement and the documents summarized or described herein. This Official Statement should be reviewed in its entirety. The offering of the Bonds to potential investors is made only by means of the entire Official Statement, including the appendices attached hereto. All statements made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. Copies of statutes, resolutions, ordinances, reports or other documents referred to herein are available, upon request, from the Issuer.

The Bonds are being issued pursuant to the provisions of Chapters 384 and 76 of the Code of Iowa, 2019, as amended (collectively, the "Act") and a Resolution expected to be adopted by the Issuer on May 21, 2020 (the "Resolution"), to evidence the obligations of the Issuer under a Loan Agreement between the Issuer and the Underwriter.

The Bonds and the interest thereon are general obligations of the Issuer, and all taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount. See "SECURITY AND SOURCE OF PAYMENT" herein.

Proceeds of the Bonds will be used for the purpose of paying the cost, to that extent of (i) constructing street, water system, sanitary sewer system, storm water drainage and sidewalk improvements; (ii) acquiring and installing street lighting, signage and signalization; (iii) acquiring emergency response vehicles and equipment; (iv) current refunding of certain maturities of the Issuer's outstanding General Obligation Urban Renewal Bonds, Series 2012A, dated February 13, 2012 (the "2012A Bonds"); General Obligation Corporate Purpose Bonds, Series 2012B, dated February 13, 2012 (the "2012B Bonds"); General Obligation Corporate Purpose Bonds, Series 2014A, dated January 7, 2014 (the "2014A Bonds"); and General Obligation Urban Renewal Street Improvement Bonds, Series 2014B, dated January 7, 2014 (the "2014B Bonds" and, together with the 2012A Bonds, the 2012B Bonds and the 2014A Bonds, the "Refunded Bonds"); and (v) paying certain costs of issuance related to the Bonds. See "PLAN OF FINANCING" and "SOURCES AND USES OF FUNDS" herein.

### THE ISSUER

The Issuer, with a special 2016 U.S. Census population of 38,023, comprises approximately 16.06 square miles. The Issuer operates under a statutory form of government consisting of a six-member City Council, of which the Mayor is not a voting member. Additional information concerning the Issuer is included in "APPENDIX A – INFORMATION ABOUT THE ISSUER" hereto.

### THE BONDS

#### General

The Bonds will be issued in fully registered form only, without coupons. The Bonds will be initially registered in the name of Cede & Co., as nominee of DTC. DTC will act as securities depository of the Bonds. Interest on and principal of the Bonds are payable in lawful money of the United States of America.

The Bonds are dated as of the date of their delivery, will mature on June 1 in the years and in the amounts set forth on the inside cover page hereof, and will bear interest at the rates to be set forth on the inside cover page hereof. Interest on the Bonds is payable semiannually on June 1 and December 1 in each year, beginning on December 1, 2020, calculated on the basis of a year of 360 days and twelve 30-day months. Interest shall be payable to the persons who were registered owners thereof as of the fifteenth day of the month immediately preceding the interest payment date, to the addresses appearing on the registration books maintained by the Registrar or such other address as is furnished to the Registrar in writing by a registered owner. The Bonds are issuable in denominations of \$5,000 or any integral multiple thereof.

## **Redemption**

Optional Redemption. All of the Bonds then outstanding are subject to redemption at the option of the Issuer, as a whole or in part, from any source of available funds, beginning June 1, 2027, or on any date thereafter at a redemption price equal to the principal amount of the Bonds, together with accrued interest to the date fixed for redemption, without premium.

Selection of Bonds for Redemption. Bonds subject to redemption will be selected in such order of maturity as the Issuer may direct. If less than all of the Bonds of a single maturity are to be redeemed, the Bonds to be redeemed will be selected by lot or other random method by the Registrar in such a manner as the Registrar may determine.

Notice of Redemption. Prior to the redemption of any Bonds under the provisions of the Resolution, the Registrar shall give notice by certified mail or electronic means not less than thirty (30) days prior to the redemption date to each registered owner thereof.

## **SECURITY AND SOURCE OF PAYMENT**

### **General**

Pursuant to the Resolution and the Act, the Bonds and the interest thereon are general obligations of the Issuer, and all taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount. See “APPENDIX A – INFORMATION ABOUT THE ISSUER.”

Section 76.2 of the Act provides that when an Iowa political subdivision issues general obligation bonds, the governing authority of such political subdivision shall, by resolution adopted before issuing the bonds, provide for the assessment of an annual levy upon all the taxable property in the political subdivision sufficient to pay the interest and principal of the bonds. A certified copy of this resolution shall be filed with the County Auditor in which the Issuer is located, giving rise to a duty of the County Auditor to annually enter this levy for collection from the taxable property within the boundaries of the issuer, until funds are realized to pay the bonds in full.

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 Bonds as the same become due, the Resolution provides for the levy of a tax sufficient for that purpose on all the taxable property in the Issuer in each of the years while the Bonds are outstanding. The Issuer shall file a certified copy of the Resolution with the County Auditor, pursuant to which the County Auditor is instructed to enter for collection and assess the tax 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 Issuer and when collected, the proceeds of the taxes shall be converted into the Debt Service Fund of the Issuer 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 Bonds and for no other purpose whatsoever.

Pursuant to the provisions of Section 76.4 of the Code of Iowa, each year while the Bonds remain outstanding and unpaid, any funds of the Issuer which may lawfully be applied for such purpose, may be appropriated, budgeted and, if received, used for the payment of the principal of and interest on the Bonds as the same become due, and if so appropriated, the taxes for any given fiscal year as provided for in the Resolution, shall be reduced by the amount of such alternate funds as have been appropriated for said purpose and evidenced in the Issuer’s budget.

## **BONDHOLDERS’ RISKS**

An investment in the Bonds involves an element of risk. In order to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Official Statement (including the appendices hereto) in order to make a judgment as to whether the Bonds are an appropriate investment.

### **COVID-19**

The Issuer is monitoring daily developments and directives of federal, state and local officials to determine what precautions and procedures may need to be implemented by the Issuer in the event of the continued spread of COVID-19. Some procedures and precautions resulting from the spread of COVID-19 with respect to operations, personnel and services may be mandated by federal and/or state entities. Because of the unprecedented nature of COVID-19 the behavior of businesses and people is being altered in a manner that cannot be determined or predicted but may have negative effects on economic activity, and therefore adversely affect the financial condition of the Issuer, either directly or indirectly. The continued spread of COVID-19 in the future may: (i) limit the ability of the Issuer to conduct its operations, (ii) significantly increase the cost of operations of the Issuer, (iii) significantly impact the ability of the Issuer to provide personnel to carry out the services routinely provided by the Issuer, (iv) significantly impact certain revenues received by the Issuer and (v) affect the secondary market with respect to the Bonds.

On March 20, 2020, Governor Reynolds issued an emergency declaration that temporarily suspends penalties and interest in connection with delays in property tax payments, which suspension has been continued by Governor Reynolds through May 27, 2020. The Issuer cannot predict the impact, if any, the suspension (or any extension thereof) of penalties and interest on late property tax payments may have on its timely receipt of property tax revenues.

The Issuer is monitoring both expenses and revenues of the City that might be impacted by COVID-19, including the road use tax fund receipts (statewide gas tax) and local option sales tax receipts.

### **Tax Levy Procedures**

The Bonds are general obligations of the Issuer, payable from and secured by a continuing ad-valorem tax levied against all of the taxable property within the boundaries of the Issuer. As part of the budgetary process of the Issuer each fiscal year the Issuer will have an obligation to request a debt service levy to be applied against all of the taxable property within the boundaries of the Issuer. A failure on the part of the Issuer to make a timely levy request or a levy request by the Issuer that is inaccurate or is insufficient to make full payments of the debt service on the Bonds for a particular fiscal year may cause Bondholders to experience delay in the receipt of distributions of principal of and/or interest on the Bonds.

### **Changes in Property Taxation**

From time to time the Iowa General Assembly has altered the method of property taxation and could do so again. Any alteration in property taxation structure could affect property tax revenues available to pay the Bonds.

Historically, the Iowa General Assembly has applied changes in property taxation structure on a prospective basis; however, there is no assurance that future changes in property taxation structure by the Iowa General Assembly will not be retroactive. It is impossible to predict the outcome of future property tax changes by the Iowa General Assembly or their potential impact on the Bonds and the security for the Bonds.

### **Matters Relating to Enforceability of Agreements**

Bondholders shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Bonds, including, but not limited to, the right to a proceeding in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the Resolution.

The practical realization of any rights upon any default will depend upon the exercise of various remedies specified in the Resolution or the Loan Agreement. The remedies available to the Bondholders upon an event of default under the Resolution or the Loan Agreement, in certain respects, may require judicial action, which is often subject to discretion and delay. Under existing law, including specifically the federal bankruptcy code, certain of the remedies specified in the Loan Agreement or the Resolution may not be readily available or may be limited. A court may decide not to order the specific performance of the covenants contained in these documents. The legal opinions to be delivered concurrently with the delivery of the Bonds will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principles of equity and public policy and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

No representation is made, and no assurance is given, that the enforcement of any remedies will result in sufficient funds to pay all amounts due under the Resolution or the Loan Agreement, including principal of and interest on the Bonds.

### **Secondary Market**

There can be no guarantee that there will be a secondary market for the Bonds or, if a secondary market exists, that such Bonds can be sold for any particular price. Occasionally, because of general market conditions or because of adverse history of economic prospects connected with a particular issue, secondary marketing practices in connection with a particular Bond or Bonds issue are suspended or terminated. Additionally, prices of bond or note issues for which a market is being made will depend upon then prevailing circumstances. Such prices could be substantially different from the original purchase price of the Bonds.

EACH PROSPECTIVE PURCHASER IS RESPONSIBLE FOR ASSESSING THE MERITS AND RISKS OF AN INVESTMENT IN THE BONDS AND MUST BE ABLE TO BEAR THE ECONOMIC RISK OF SUCH INVESTMENT. THE SECONDARY MARKET FOR THE BONDS, IF ANY, COULD BE LIMITED.

### **Rating Loss**

Moody's Investor Service ("Moody's") has assigned a rating of "Aa1" to the Bonds. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance that the rating will continue for any given period of time, or that such rating will not be revised, suspended or withdrawn, if, in the judgment of Moody's, circumstances so warrant. A revision, suspension or withdrawal of a rating may have an adverse effect on the market price of the Bonds.

## **Bankruptcy and Insolvency**

The rights and remedies provided in the Resolution may be limited by and are subject to the provisions of federal bankruptcy laws, to other laws or equitable principles that may affect the enforcement of creditor's rights, to the exercise of judicial discretion in appropriate cases and to limitations in legal remedies against exercise of judicial discretion in appropriate cases and to limitations on legal remedies against municipal corporations in the State of Iowa. The various opinions of counsel to be delivered with respect to the Bonds, the Loan Agreement and the Resolution, including the opinion of Bond Counsel, will be similarly qualified. If the Issuer were to file a petition under chapter nine of the federal bankruptcy code, the owners of the Bonds could be prohibited from taking any steps to enforce their rights under the Resolution. In the event the Issuer fails to comply with its covenants under the Resolution or fails to make payments on the Bonds, there can be no assurance of the availability of remedies adequate to protect the interests of the holders of the Bonds.

Under sections 76.16 and 76.16A of the Act, a city, county, or other political subdivision may become a debtor under chapter nine of the federal bankruptcy code, if it is rendered insolvent, as defined in 11 U.S.C. §101(32)(c), as a result of a debt involuntarily incurred. As used therein, "*debt*" means an obligation to pay money, other than pursuant to a valid and binding collective bargaining agreement or previously authorized bond issue, as to which the governing body of the city, county, or other political subdivision has made a specific finding set forth in a duly adopted resolution of each of the following: (1) that all or a portion of such obligation will not be paid from available insurance proceeds and must be paid from an increase in general tax levy; (2) that such increase in the general tax levy will result in a severe, adverse impact on the ability of the city, county, or political subdivision to exercise the powers granted to it under applicable law, including without limitation providing necessary services and promoting economic development; (3) that as a result of such obligation, the city, county, or other political subdivision is unable to pay its debts as they become due; and (4) that the debt is not an obligation to pay money to a city, county, entity organized pursuant to chapter 28E of the Code of Iowa, or other political subdivision.

## **Forward-Looking Statements**

This Official Statement contains statements relating to future results that are "forward-looking statements" as defined in the Private Securities Litigation Reform Act of 1995. When used in this Official Statement, the words "anticipated," "plan," "expect," "projected," "estimate," "budget," "pro forma," "forecast," "intend," and similar expressions identify forward-looking statements. Any forward-looking statement is subject to uncertainty. Accordingly, such statements are subject to risks that could cause actual results to differ, possibly materially, from those contemplated in such forward-looking statements. Inevitably, some assumptions used to develop forward-looking statements will not be realized or unanticipated events and circumstances may occur. Therefore, investors should be aware that there are likely to be differences between forward-looking statements and the actual results. These differences could be material and could impact the availability of funds of the Issuer to pay debt service when due on the Bonds.

## **Tax Matters and Loss of Tax Exemption**

As discussed under the heading "TAX EXEMPTION AND RELATED TAX MATTERS" herein, the interest on the Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date of delivery of the Bonds, as a result of acts or omissions of the Issuer in violation of its covenants in the Resolution. Should such an event of taxability occur, the Bonds would not be subject to a special redemption and would remain outstanding until maturity or until redeemed under the redemption provisions contained in the Bonds, and there is no provision for an adjustment of the interest rate on the Bonds.

It is possible that actions of the Issuer after the closing of the Bonds will alter the tax exempt status of the Bonds, and, in the extreme, remove the tax exempt status from the Bonds. In that instance, the Bonds are not subject to mandatory prepayment, and the interest rate on the Bonds does not increase or otherwise reset. A determination of taxability on the Bonds, after closing of the Bonds, could materially adversely affect the value and marketability of the Bonds.

## **DTC-Beneficial Owners**

Beneficial Owners of the Bonds may experience some delay in the receipt of distributions of principal of and interest on the Bonds since such distributions will be forwarded by the Paying Agent to DTC and DTC will credit such distributions to the accounts of the Participants which will thereafter credit them to the accounts of the Beneficial Owner either directly or indirectly through indirect Participants. Neither the Issuer nor the Paying Agent will have any responsibility or obligation to assure that any such notice or payment is forwarded by DTC to any Participants or by any Participant to any Beneficial Owner.

In addition, since transactions in the Bonds can be effected only through DTC Participants, indirect participants and certain banks, the ability of a Beneficial Owner to pledge the Bonds to persons or entities that do not participate in the DTC system, or otherwise to take actions in respect of such Bonds, may be limited due to lack of a physical certificate. Beneficial Owners will be permitted to exercise the rights of registered Owners only indirectly through DTC and the Participants. See "APPENDIX E – BOOK-ENTRY SYSTEM."

## **Proposed Federal Tax Legislation**

From time to time, Presidential proposals, federal legislative committee proposals or legislative proposals are made that would, if enacted, alter or amend one or more of the federal tax matters described herein in certain respects or would adversely affect the market



value of the Bonds. It cannot be predicted whether or in what forms any of such proposals that may be introduced, may be enacted and there can be no assurance that such proposals will not apply to the Bonds. See “TAX EXEMPTION AND RELATED TAX MATTERS” herein.

### **Pension Information**

The Issuer contributes to the Iowa Public Employees’ Retirement System (“IPERS”), which is a state-wide multiple-employer cost-sharing defined benefit pension plan administered by the State of Iowa. IPERS provides retirement and death benefits which are established by State statute to plan members and beneficiaries. All full-time employees of the Issuer not covered by MFPRSI (defined below) are required to participate in IPERS. IPERS plan members are required to contribute a percentage of their annual salary, in addition to the Issuer being required to make annual contributions to IPERS. Contribution amounts are set by State statute. The IPERS Comprehensive Annual Financial Report for its fiscal year ended June 30, 2019 (the “IPERS CAFR”), indicates that as of June 30, 2019, the date of the most recent actuarial valuation for IPERS, the funded ratio of IPERS was 83.73%, and the unfunded actuarial liability was approximately \$6.477 billion. The IPERS CAFR identifies the IPERS Net Pension Liability at June 30, 2019, at approximately \$5.791 billion, while its net pension liability at June 30, 2018, was approximately \$6.328 billion. The IPERS CAFR is available on the IPERS website, or by contacting IPERS at 7401 Register Drive, Des Moines, IA 50321. See “APPENDIX D – AUDITED FINANCIAL STATEMENTS OF THE ISSUER” for additional information on IPERS.

Bond Counsel, Disclosure Counsel, the Underwriter, the Municipal Advisor, and the Issuer undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the IPERS discussed above or included on the IPERS website, including, but not limited to, updates of such information on the State Auditor’s website or links to other Internet sites accessed through the IPERS website.

In fiscal year ended June 30, 2019, the Issuer’s IPERS contribution totaled approximately \$818,224. The Issuer is current in its obligations to IPERS.

Pursuant to Governmental Accounting Standards Board Statement No. 68, IPERS has allocated the net pension liability among its members, with the Issuer’s identified portion at June 30, 2019, at approximately \$6,666,639. While the Issuer’s contributions to IPERS are controlled by state law, there can be no assurance the Issuer will not be required by changes in State law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the Issuer. See “APPENDIX D – AUDITED FINANCIAL STATEMENTS OF THE ISSUER” for additional information on pension and liabilities of the Issuer.

The Issuer also contributes to the Municipal Fire and Police Retirement System of Iowa (“MFPRSI”), which is a multiple-employer cost-sharing defined benefit pension plan for fire fighters and police officers, administered under Chapter 411 of the Code of Iowa. MFPRSI plan members are required to contribute a percentage of their annual salary, in addition to the Issuer being required to make annual contributions to MFPRSI. Contribution amounts are set by State statute. The MFPRSI Comprehensive Annual Financial Report for its fiscal year ended June 30, 2018 (the “MFPRSI Report”) indicates that as of June 30, 2019, the date of the most recent actuarial valuation for MFPRSI, the funded ratio of MFPRSI was 81.04%, and the unfunded actuarial liability was \$619.9 million. The MFPRSI Report identifies the MFPRSI Net Pension Liability at June 30, 2019, at approximately \$655.9 million, while its net pension liability at June 30, 2018, was approximately \$595.4 million. The MFPRSI Report is available on the MFPRSI website. See “APPENDIX D — AUDITED FINANCIAL STATEMENTS OF THE ISSUER” for additional information on MFPRSI.

Bond Counsel, Disclosure Counsel, the Underwriter, the Municipal Advisor, and the Issuer undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the MFPRSI discussed above or included on the MFPRSI website, including, but not limited to, updates of such information on the State Auditor’s website or links to other Internet sites accessed through the MFPRSI website.

In fiscal year ended June 30, 2019, the Issuer’s MFPRSI contribution totaled approximately \$1,600,403. The Issuer is current in its obligations to MFPRSI.

Pursuant to Governmental Accounting Standards Board Statement No. 68, MFPRSI has allocated the net pension liability among its members, with the Issuer’s identified portion at June 30, 2019, at approximately \$12,105,238. While the Issuer’s contributions to MFPRSI are controlled by state law, there can be no assurance the Issuer will not be required by changes in State law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the Issuer. See “APPENDIX D – AUDITED FINANCIAL STATEMENTS OF THE ISSUER” hereto for additional information on pension liabilities of the Issuer.

### **Other Post-Employment Benefits (“OPEB”) Information**

The Issuer operates a single-employer health benefit plan which provides medical/prescription drug benefits for employees and retirees and their spouses. As of June 30, 2019, there were 180 active employees and 18 inactive employees or beneficiaries in the plan. Participants must be age 55 or older at retirement. The medical/prescription drug coverage is provided through a fully insured plan with Wellmark Blue Cross and Blue Shield. Retirees under age 65 pay the same premium for the medical/prescription drug benefit as active employees, which results in an implicit rate subsidy and an OPEB liability. The contribution requirements of plan members are

established and may be amended by the Issuer. The Issuer currently finances the retiree benefit plan on a pay-as-you-go basis. For the fiscal year ended June 30, 2018, the unfunded actuarial accrued liability was \$1,146,459. See “APPENDIX D — AUDITED FINANCIAL STATEMENTS OF THE ISSUER” for additional information on OPEB obligations of the Issuer.

## Summary

The foregoing is intended only as a summary of certain risk factors attendant to an investment in the Bonds. In order for potential investors to identify risk factors and make an informed investment decision, potential investors should become thoroughly familiar with this entire Official Statement and the appendices hereto.

## LITIGATION

The Issuer encounters litigation occasionally, as a course of business; however, no litigation currently exists that is not believed to be covered by current insurance carriers and the Issuer is not aware of any pending litigation that questions the validity of these Bonds.

## ACCOUNTANT

The financial statements of the Issuer included as “APPENDIX D – AUDITED FINANCIAL STATEMENTS OF THE ISSUER” to this Official Statement have been examined by Hogan – Hansen, Cedar Rapids, Iowa, to the extent and for the periods indicated in their report thereon. Such financial statements have been included herein without permission of said office, and said office expresses no opinion with respect to the Bonds or the Official Statement.

## MUNICIPAL ADVISOR

The Issuer has retained Independent Public Advisors, LLC as Municipal Advisor (the “Municipal Advisor”) in connection with the preparation of the issuance of the Bonds. The Municipal Advisor assisted in the preparation of Appendix A hereto and in other matters relating to the planning, structuring and issuance of the Bonds. In assisting with the preparation of the Appendix A, the Municipal Advisor has relied on government officials, and other sources to provide accurate information for disclosure purposes. The Municipal Advisor is not obligated to undertake, and has not undertaken, an independent verification of the accuracy, completeness, or fairness of the information contained in the Official Statement. The Municipal Advisor is an independent advisory firm and is not engaged in the business of underwriting, trading or distributing municipal securities or other public securities.

## PLAN OF FINANCING

Proceeds of the Bonds will be used for the purpose of paying the cost, to that extent of (i) constructing street, water system, sanitary sewer system, storm water drainage and sidewalk improvements; (ii) acquiring and installing street lighting, signage and signalization; (iii) acquiring emergency response vehicles and equipment; (iv) current refunding of certain maturities of the Refunded Bonds; and (v) paying certain costs of issuance related to the Bonds. See “SOURCES AND USES OF FUNDS” herein.

The following table includes the maturities and amounts of the Refunded Bonds that will be refunded on June 8, 2020, at a price of par plus accrued interest:

Series	Maturity Date	Interest Rate	Principal Amount	Series	Maturity Date	Interest Rate	Principal Amount
2012A Bonds	June 1, 2021	2.000%	\$575,000	2014A Bonds	June 1, 2021	3.00%	\$470,000
	June 1, 2022	2.000%	\$590,000		June 1, 2022	3.00%	\$480,000
	June 1, 2023	2.000%	\$605,000		June 1, 2023	3.00%	\$495,000
	June 1, 2024	2.125%	\$620,000		June 1, 2024	3.00%	\$510,000
	June 1, 2025	2.250%	\$640,000		June 1, 2025	3.00%	\$525,000
	June 1, 2026	2.375%	\$665,000		June 1, 2026	3.25%	\$545,000
	June 1, 2027	2.500%	\$685,000		June 1, 2027	3.25%	\$565,000
	June 1, 2028	3.000%	\$710,000		June 1, 2028	3.50%	\$585,000
2012B Bonds	June 1, 2021	2.000%	\$490,000	2014B Bonds	June 1, 2029	3.75%	\$605,000
	June 1, 2022	2.000%	\$500,000		June 1, 2021	2.00%	\$105,000
	June 1, 2023	2.125%	\$515,000		June 1, 2022	2.25%	\$110,000
			June 1, 2023		2.50%	\$110,000	
			June 1, 2024		2.50%	\$115,000	
			June 1, 2025	2.75%	\$120,000		

## SOURCES AND USES OF FUNDS

The following are estimated sources and uses of funds, with respect to the Bonds.

Sources of Funds	Series 2020A Bonds	Series 2020B Bonds
Bond Principal	\$8,455,000.00	\$9,345,000.00
Net Premium	6,761.55	1,485,379.00
Cash on Hand		1,200,000.00
<b>Total Sources of Funds</b>	<b>\$8,461,761.55</b>	<b>12,030,379.00</b>
<b>Uses of Funds</b>		
Project Fund	\$8,360,969.75	
Refunding Escrow		\$11,935,000.00
Costs of Issuance & Contingency <sup>(1)</sup>	100,791.80	95,379.00
<b>Total Uses of Funds</b>	<b>\$8,461,761.55</b>	<b>12,030,379.00</b>

(1) Includes, among other things, payment of certain legal, financial and other expenses related to the issuance of the Bonds (including, without limitation, underwriters' discount). See the discussion under the caption "UNDERWRITING" herein.

## TAX EXEMPTION AND RELATED TAX MATTERS

### Federal Income Tax Exemption

The opinion of Bond Counsel will state that under present laws and rulings, interest on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed under the Code.

The opinion set forth in the preceding sentence will be subject to the condition that the Issuer comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. Failure to comply with certain of such requirements may cause the inclusion of interest on the Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Bonds. In the resolution authorizing the issuance of the Bonds, the Issuer will covenant to comply with all such requirements.

There may be certain other federal tax consequences to the ownership of the Bonds by certain taxpayers, including without limitation, corporations subject to the branch profits tax, financial institutions, certain insurance companies, certain S corporations, individual recipients of Social Security and Railroad Retirement benefits and taxpayers who may be deemed to have incurred (or continued) indebtedness to purchase or carry tax-exempt obligations. Bond Counsel will express no opinion with respect to other federal tax consequences to owners of the Bonds. Prospective purchasers of the Bonds should consult with their tax advisors as to such matters.

### Proposed Changes in Federal and State Tax Law

From time to time, there are Presidential proposals, proposals of various federal committees, and legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to herein or adversely affect the marketability or market value of the Bonds or otherwise prevent holders of the Bonds from realizing the full benefit of the tax exemption of interest on the Bonds. Further, such proposals may impact the marketability or market value of the Bonds simply by being proposed. No prediction is made whether such provisions will be enacted as proposed or concerning other future legislation affecting the tax treatment of interest on the Bonds. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax exempt status of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted thereby.

Purchasers of the Bonds should consult their tax advisors regarding any pending or proposed legislation, regulatory initiatives or litigation. The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Bonds, and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any proposed or pending legislation, regulatory initiatives or litigation.

### Original Issue Premium

The Bonds maturing in the years 2021 through 2029, inclusive, are being issued at a premium to the principal amount payable at maturity. Except in the case of dealers, which are subject to special rules, Bondholders who acquire the Bonds at a premium must, from time to time, reduce their federal tax bases for the Bonds for purposes of determining gain or loss on the sale or payment of such Bonds. Premium generally is amortized for federal income tax purposes on the basis of a bondholder's constant yield to maturity or to certain call dates with semiannual compounding. Bondholders who acquire any Bonds at a premium might recognize taxable gain upon sale of

the Bonds, even if such Bonds are sold for an amount equal to or less than their original cost. Amortized premium is not deductible for federal income tax purposes. Bondholders who acquire any Bonds at a premium should consult their tax advisors concerning the calculation of bond premium and the timing and rate of premium amortization, as well as the state and local tax consequences of owning and selling the Bonds acquired at a premium.

### **Original Issue Discount**

The Series 2020A Bonds maturing in the years 2033 and 2034 (collectively, the “Discount Bonds”) are being sold at a discount from the principal amount payable on such Discount Bonds at maturity. The difference between the price at which a substantial amount of the Discount Bonds of a given maturity is first sold to the public (the “Issue Price”) and the principal amount payable at maturity constitutes “original issue discount” under the Code. The amount of original issue discount that accrues to a holder of a Discount Bond under section 1288 of the Code is excluded from federal gross income to the same extent that stated interest on such Discount Bond would be so excluded. The amount of the original issue discount that accrues with respect to a Discount Bond under section 1288 is added to the owner’s federal tax basis in determining gain or loss upon disposition of such Discount Bond (whether by sale, exchange, redemption or payment at maturity).

Interest in the form of original issue discount accrues under section 1288 pursuant to a constant yield method that reflects semiannual compounding on dates that are determined by reference to the maturity date of the Discount Bond. The amount of original issue discount that accrues for any particular semiannual accrual period generally is equal to the excess of (1) the product of (a) one-half of the yield on such Discount Bonds (adjusted as necessary for an initial short period) and (b) the adjusted issue price of such Discount Bonds, over (2) the amount of stated interest actually payable. For purposes of the preceding sentence, the adjusted issue price is determined by adding to the Issue Price for such Discount Bonds the original issue discount that is treated as having accrued during all prior semiannual accrual periods. If a Discount Bond is sold or otherwise disposed of between semiannual compounding dates, then the original issue discount that would have accrued for that semiannual accrual period for federal income tax purposes is allocated ratably to the days in such accrual period.

An owner of a Discount Bond who disposes of such Discount Bond prior to maturity should consult owner’s tax advisor as to the amount of original issue discount accrued over the period held and the amount of taxable gain or loss upon the sale or other disposition of such Discount Bond prior to maturity.

Owners who purchase Discount Bonds in the initial public offering but at a price different than the Issue Price should consult their own tax advisors with respect to the tax consequences of the ownership Discount Bonds.

The Code contains provisions relating to the accrual of original issue discount in the case of subsequent purchasers of bonds such as the Discount Bonds. Owners who do not purchase Discount Bonds in the initial offering should consult their own tax advisors with respect to the tax consequences of the ownership of the Discount Bonds.

Original issue discount that accrues in each year to an owner of a Discount Bond may result in collateral federal income tax consequences to certain taxpayers. No opinion is expressed as to state and local income tax treatment of original issue discount. All owners of Discount Bonds should consult their own tax advisors with respect to the federal, state, local and foreign tax consequences associated with the purchase, ownership, redemption, sale or other disposition of Discount Bonds.

### **LEGAL MATTERS**

Legal matters incident to the authorization, issuance and sale of the Bonds and with regard to the tax-exempt status of the interest thereon (see “TAX EXEMPTION AND RELATED TAX MATTERS” herein) are subject to the approving legal opinions of Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel, forms of which are attached hereto as “APPENDIX B – FORMS OF BOND COUNSEL OPINIONS.” Signed copies of the opinions, dated and premised on law in effect as of the date of original delivery of the Bonds, will be delivered to the Underwriter at the time of such original delivery. The Bonds are offered subject to prior sale and to the approval of legality of the Bonds by Bond Counsel. Dorsey & Whitney LLP is also serving as Disclosure Counsel to the Issuer in connection with issuance of the Bonds.

Each legal opinion to be delivered will express the professional judgment of Bond Counsel, and by rendering the legal opinions, Bond Counsel does not become an insurer or guarantor of the result indicated by that expression of professional judgment or of the transaction or the future performance of the parties to the transaction.

### **RATING**

The Bonds are rated “Aa1” by Moody’s. The rating reflects only the views of Moody’s, and an explanation of the significance of that rating may be obtained only from Moody’s and its published materials. The rating described above is not a recommendation to buy, sell or hold the Bonds. There can be no assurance that any rating will continue for any given period of time or that it will not be revised downward or withdrawn entirely if, in the judgment of Moody’s, circumstances so warrant. Therefore, after the date hereof, investors should not assume that the rating is still in effect. A downward revision or withdrawal of the rating is likely to have an adverse effect

on the market price and marketability of the Bonds. The Issuer has not assumed any responsibility either to notify the owners of the Bonds of any proposed change in or withdrawal of any rating subsequent to the date of this Official Statement, except in connection with the reporting of events as provided in the Continuing Disclosure Certificate, or to contest any revision or withdrawal.

### **CONTINUING DISCLOSURE**

The Issuer will covenant in a Continuing Disclosure Certificate for the benefit of the Owners and Beneficial Owners of the Bonds to provide annually certain financial information and operating data relating to the Issuer (the “Annual Report”), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the Issuer no later than twelve months after the close of each fiscal year, commencing with the fiscal year ending June 30, 2020, with the Municipal Securities Rulemaking Board, at its internet repository named “Electronic Municipal Market Access” (“EMMA”). The notices of events, if any, are also to be filed with EMMA. See “APPENDIX C – FORM OF CONTINUING DISCLOSURE CERTIFICATE.” The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in “APPENDIX C – FORM OF CONTINUING DISCLOSURE CERTIFICATE.” These covenants have been made in order to assist the Underwriter in complying with SEC Rule 15c2-12(b)(5) (the “Rule”).

During the previous five years, the Issuer did not timely file notice of incurrence of certain financial obligations, and did not timely file notice of its failure to provide the aforementioned information on or before the date specified in its prior continuing disclosure undertakings.

### **UNDERWRITING**

The Series 2020A Bonds are being purchased, subject to certain conditions, by Northland Securities, Inc. (the “Series 2020A Underwriter”). The Series 2020A Underwriter has agreed, subject to certain conditions, to purchase all, but not less than all, of the Series 2020A Bonds at an aggregate purchase price of \$8,413,834.75 (reflecting the par amount of the Series 2020A Bonds with net original issue premium of \$6,761.55 and an underwriter’s discount of \$47,926.80).

The Series 2020A Underwriter may offer and sell the Series 2020A Bonds to certain dealers (including dealers depositing the Series 2020A Bonds into unit investment trusts, certain of which may be sponsored or managed by the Series 2020A Underwriter) at prices lower than the initial public offering prices stated on the cover page. The initial public offering prices of the Series 2020A Bonds may be changed, from time to time, by the Series 2020A Underwriter.

The Series 2020A Underwriter intends to engage in secondary market trading of the Series 2020A Bonds subject to applicable securities laws. The Series 2020A Underwriter is not obligated, however, to repurchase any of the Series 2020A Bonds at the request of the holder thereof.

The Series 2020B Bonds are being purchased, subject to certain conditions, by Raymond James & Associates, Inc. (the “Series 2020B Underwriter”). The Series 2020B Underwriter has agreed, subject to certain conditions, to purchase all, but not less than all, of the Series 2020B Bonds at an aggregate purchase price of \$10,795,335.20 reflecting the par amount of the Series 2020B Bonds with original issue premium of \$1,485,379.00 and an underwriter’s discount of \$35,043.75).

The Series 2020B Underwriter may offer and sell the Series 2020B Bonds to certain dealers (including dealers depositing the Series 2020B Bonds into unit investment trusts, certain of which may be sponsored or managed by the Series 2020B Underwriter) at prices lower than the initial public offering prices stated on the cover page. The initial public offering prices of the Series 2020B Bonds may be changed, from time to time, by the Series 2020B Underwriter.

The Series 2020B Underwriter intends to engage in secondary market trading of the Series 2020B Bonds subject to applicable securities laws. The Series 2020B Underwriter is not obligated, however, to repurchase any of the Series 2020B Bonds at the request of the holder thereof.

### **MISCELLANEOUS**

Brief descriptions or summaries of the Issuer, the Bonds, the Resolution and other documents, agreements and statutes are included in this Official Statement. The summaries or references herein to the Bonds, the Resolution and other documents, agreements and statutes referred to herein, and the description of the Bonds included herein, do not purport to be comprehensive or definitive, and such summaries, references and descriptions are qualified in their entirety by reference to such documents, and the description herein of the Bonds is qualified in its entirety by reference to the form thereof and the information with respect thereto included in the aforesaid documents. Copies of such documents may be obtained from the Issuer.

Any statements in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are intended as such and not as representations of fact, and no representation is made that any of the estimates will be realized. This Official Statement is not to be construed as a contract or agreement between the Issuer and the purchasers or Owners of any of the Bonds.

The attached APPENDICES A, B, C, D and E are integral parts of this Official Statement and must be read together with all of the foregoing statements.

It is anticipated that CUSIP identification numbers will be printed on the Bonds, but neither the failure to print such numbers on any Bonds nor any error in the printing of such numbers shall constitute cause for a failure or refusal by the purchaser thereof to accept delivery of and pay for any Bonds.

The Issuer has reviewed the information contained herein which relates to it and has approved all such information for use within this Official Statement. The execution and delivery of this Official Statement has been duly authorized by the Issuer.

City of Marion, Iowa

/s/ Lianne Cairy  
Finance Director

**APPENDIX A**

**INFORMATION ABOUT THE ISSUER**

**CITY OF MARION, IOWA**

**Marion City Hall**

1225 6th Avenue  
Marion, IA 52302  
Telephone 319-743-6300

**MAYOR AND CITY COUNCIL**

<b>Nicolas AbouAssaly, Mayor</b> .....	<i>Term Expires December 31, 2023</i>
<b>Colette Atkins, Council Member Ward 1</b> .....	<i>Term Expires December 31, 2023</i>
<b>Steve Jensen, Council Member Ward 2</b> .....	<i>Term Expires December 31, 2021</i>
<b>Will Brandt, Council Member Ward 3</b> .....	<i>Term Expires December 31, 2023</i>
<b>Rene Gadelha, Council Member Ward 4</b> .....	<i>Term Expires December 31, 2021</i>
<b>Vacancy, Council Member at Large</b> .....	<i>Term Expires December 31, 2023</i>
<b>Randy Strnad, Council Member at Large/Mayor Pro Tem</b> .....	<i>Term Expires December 31, 2021</i>

**CITY OFFICIALS**

<b>Lon Pluckhahn</b> .....	<i>City Manager</i>
<b>Lianne Cairy</b> .....	<i>Finance Director/City Treasurer</i>
<b>Kara Bullerman</b> .....	<i>City Attorney</i>

**PROPERTY VALUATIONS**

**IOWA PROPERTY VALUATIONS**

In compliance with Section 441.21 of the Code of Iowa, the State Director of Revenue annually directs all County Auditors to apply prescribed statutory percentages to the assessments of certain categories of real property. The assessments finalized as of January 1 of each year are applied to the following fiscal year.

The 2018 final Actual Values were adjusted by the Linn County Auditor. The reduced values, determined after the application of rollback percentages, are the Taxable Values subject to tax levy. For assessment year 2018, the Taxable Value rollback rate was 56.9180% of Actual Value for residential property; 56.1324% of Actual Value for agricultural property; 90% of Actual Value for commercial, industrial, and railroad property, 75.0000% of Actual Value for multiresidential property, and 100% of Actual Value for utility property.

The Legislature’s intent has been to limit the growth of statewide taxable valuations for most classes of property to 3% annually; utility taxable valuation growth is limited to 8%. Political subdivisions whose taxable values are thus reduced or are unusually low in growth are allowed to appeal the valuations to the State Appeal Board, in order to continue to fund present services.

## VALUATIONS

	1/1/2018 VALUATIONS <sup>1</sup>		1/1/2019 VALUATIONS <sup>2</sup>	
	100% <u>Actual Value</u>	Taxable Value <u>(With Rollback)</u>	100% <u>Actual Value</u>	Taxable Value <u>(With Rollback)</u>
Residential	\$2,303,748,485	\$1,286,790,691	\$2,477,648,690	\$1,337,535,903
Multiresidential	60,545,117	44,210,544	71,352,513	49,041,224
Commercial	301,373,084	266,684,488	352,343,940	311,804,859
Industrial	21,131,486	18,539,158	22,763,123	19,977,474
Utilities w/o Gas & Electric	4,216,326	4,216,326	3,296,244	3,296,244
Gross valuation	\$2,691,014,498	\$1,620,441,207	\$2,927,404,510	\$1,721,655,704
Less military exemption	<u>(3,209,708)</u>	<u>(3,209,708)</u>	<u>(3,125,072)</u>	<u>(3,125,072)</u>
Net valuation	\$2,687,804,790	\$1,617,231,499	\$2,924,279,438	\$1,718,530,632
TIF increment (used to compute debt service levies and constitutional debt limit)	\$111,866,538	\$111,866,538	\$124,518,294	\$124,518,294
Taxed separately				
Ag. Land & Buildings	\$6,263,480 <sup>3</sup>	\$3,477,434	\$4,296,537 <sup>4</sup>	\$3,497,130
Utilities – Gas & Electric	\$91,126,224	\$13,052,378	\$91,912,003	\$13,645,505

Source: Iowa Department of Management

## GROSS TAXABLE VALUATION BY CLASS OF PROPERTY<sup>5</sup>

	1/1/2018 Assessment Year <sup>6</sup>		1/1/2019 Assessment Year <sup>7</sup>	
	Taxable <u>Valuation</u>	Percent <u>Total</u>	Taxable <u>Valuation</u>	Percent <u>Total</u>
Residential	\$1,286,790,691	78.78%	\$1,337,535,903	77.08%
Multiresidential	44,210,544	2.71%	\$49,041,224	2.83%
Commercial, Industrial, Utility	289,439,972	17.72%	335,078,577	19.31%
Utilities – Gas & Electric	<u>13,052,378</u>	<u>0.80%</u>	<u>13,645,505</u>	<u>0.79%</u>
Total Gross Taxable Valuation	\$1,633,493,585	100.00%	\$1,735,301,209	100.00%

Source: Iowa Department of Management

## TREND OF VALUATIONS

The 100% Actual Valuations, before rollback and after reduction of military exemption, include Ag. Land, Ag. Buildings, TIF Increment (exclusive of TIF ag land valuation), and Gas & Electric Utilities. The Net Taxable Valuations, with the rollback and after the reduction of military exemption, include Gas & Electric Utilities, but exclude Ag. Land, Ag Buildings, and Taxable TIF Increment. Iowa cities certify operating levies against Net Taxable Valuation excluding the Taxable TIF Increment and debt service levies are certified against Net Taxable Valuations including the Taxable TIF Increment.

<sup>1</sup> For taxes payable July 1, 2019 through June 30, 2020.

<sup>2</sup> For taxes payable July 1, 2020 through June 30, 2021.

<sup>3</sup> Excludes \$87,545 of TIF ag land valuation

<sup>4</sup> Excludes 20,523 of TIF ag land valuation.

<sup>5</sup> Before military exemption, and exclusive of ag land, ag buildings, and taxable TIF increment.

<sup>6</sup> For taxes payable July 1, 2019 through June 30, 2020.

<sup>7</sup> For taxes payable July 1, 2020 through June 30, 2021



Assessment <u>Year</u>	Payable <u>Fiscal Year</u>	100% <u>Actual Valuation</u>	Net Taxable Valuation <u>(With Rollback)</u>	Taxable <u>TIF Increment</u>
2015	2016-17	\$2,506,609,781	\$1,393,433,278	\$103,565,885
2016	2017-18	2,593,503,769	1,483,739,838	89,797,369
2017	2018-19	2,784,268,608	1,541,990,980	114,561,372
2018	2019-20	2,897,061,032	1,630,283,877	111,866,538
2019	2020-21	3,145,006,242	1,732,176,137	124,518,294

## LARGER TAXPAYERS

<u>Taxpayer</u>	<u>Property Type</u>	1/1/2018 <u>Taxable Valuation</u>
Menard Inc	Commercial/Retail	\$16,556,490
Wal-Mart Real Estate Business Trust	Commercial/Grocery/Retail	12,168,180
Collins Square LLC	Commercial/Retail	11,036,790
Interstate Power & Light Co	Electric & Gas Utility	9,096,563
JE Pense LLC	Commercial/Manufacturing	9,215,190
Rosslare Capital Investments LLC	Commercial/Residential	6,836,447
Marion Senior Development LLC	Commercial/Residential	6,246,375
Azure Coop	Commercial/Residential	6,674,945
Tama Street Properties LLC	Commercial /Office	6,084,360
Chapelridge of CR Partnership	Commercial/Real Estate	4,721,434

## INDEBTEDNESS

### DEBT LIMIT

Article XI, Section 3 of the State of Iowa Constitution limits the amount of debt outstanding at any time of any county, municipality or other political subdivision to no more than 5% of the actual value of all taxable property within the corporate limits, as taken from the last state and county tax list. The debt limit for the City, based on its 2018 Actual Valuation currently applicable to the fiscal year 2019-20, is as follows:

2018 Actual Valuation of Property	\$2,900,270,740
Less: Military Exemption	<u>(3,209,708)</u>
Net Valuation	\$2,897,061,032
Constitutional Debt Percentage	5.00%
Constitutional Debt Limit	<u>\$144,853,052</u>
Less: Applicable General Obligation Debt	(67,495,000)
Less: Tax Increment Revenue Debt	<u>(200,389)</u>
Constitutional Debt Margin	\$77,157,663

**DIRECT DEBT**

**General Obligation Debt Paid by Property Taxes (Includes the Bonds, Excludes the Refunded Bonds)**

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 05/01/20</u>
02/12A	\$3,050,000	Corporate Purpose	06/20 <sup>8</sup>	\$185,000
02/12B	4,570,000	Corporate Purpose	06/20 <sup>8</sup>	475,000
11/13B COP	1,700,000	Taxable Police Building Lease	06/20	365,000
01/14A	6,575,000	Corporate Purpose	06/20 <sup>9</sup>	460,000
08/17A	6,840,000	Corporate Purpose	06/37	6,545,000
10/17B	3,510,000	Refunding	06/25	2,675,000
04/18A	3,235,000	Corporate Purpose	06/31	3,235,000
05/19A	5,430,000	Corporate Purpose	06/37	5,430,000
05/19C	9,570,000	Refunding	06/33	9,570,000
08/19D	6,385,000	Corporate Purpose	06/37	6,385,000
06/20A	8,455,000	Corporate Purpose	06/38	8,455,000
06/20B	5,900,000	Refunding	06/29	<u>5,900,000</u>
Subtotal				\$49,680,000

**General Obligation Debt Paid by Tax Increment (Includes the Series 2020B Bonds, Excludes the Refunded Bonds)**

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 05/01/20</u>
02/12A	\$6,220,000	Urban Renewal	06/20 <sup>10</sup>	\$380,000
02/14B	1,065,000	Urban Renewal	06/20 <sup>11</sup>	105,000
10/14C	2,360,000	Urban Renewal	06/25	1,795,000
02/15A	12,180,000	Urban Renewal	06/34	10,060,000
02/15B	2,565,000	Urban Renewal	06/27	1,795,000
10/17B	695,000	Urban Renewal & Refunding	06/20	235,000
05/19B	3,365,000	Urban Renewal	06/37	0 <sup>12</sup>
06/20B	3,445,000	Refunding	06/29	<u>3,445,000</u>
Subtotal				\$17,815,000

**Total General Obligation Debt Subject to Debt Limit: \$67,495,000**

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<sup>8</sup> The 2021-2028 maturities are being refunded by the Series 2020B Bonds.

<sup>9</sup> The 2021-2029 maturities are being refunded by the Series 2020B Bonds.

<sup>10</sup> The 2021-2028 maturities are being refunded by the Series 2020B Bonds.

<sup>11</sup> The 2021-2025 maturities are being refunded by the Series 2020B Bonds.

<sup>12</sup> Bonds are subject to annual appropriation; as such no bonds will be considered in the debt limit computation until FY21.

ANNUAL FISCAL YEAR DEBT SERVICE PAYMENTS<sup>17</sup>

General Obligation Debt Paid by Property Taxes (Includes the Bonds, Excludes the Refunding Bonds)

Fiscal Year	Current Outstanding G.O. Debt Paid by Taxes		The Series 2020A Bonds		The Series 2020B Bonds		Total Estimated Outstanding G.O. Debt Paid by Taxes	
	Principal	Principal and Interest	Principal	Principal and Interest	Principal	Principal and Interest	Principal	Principal and Interest
FY 2019-20	\$2,725,000	\$3,322,216					\$2,725,000	\$3,322,216
FY 2020-21	1,675,000	2,580,550		\$185,883	\$810,000	\$1,104,181	2,485,000	3,870,614
FY 2021-22	1,730,000	2,589,350		186,401	845,000	1,099,500	2,575,000	3,875,251
FY 2022-23	1,780,000	2,591,550		186,401	890,000	1,102,250	2,670,000	3,880,201
FY 2023-24	1,960,000	2,722,300	\$100,000	286,401	515,000	682,750	2,575,000	3,691,451
FY 2024-25	2,010,000	2,713,150	100,000	284,401	540,000	682,000	2,650,000	3,679,551
FY 2025-26	2,055,000	2,697,350	200,000	382,401	575,000	690,000	2,830,000	3,769,751
FY 2026-27	2,115,000	2,703,350	200,000	378,401	605,000	691,250	2,920,000	3,773,001
FY 2027-28	2,180,000	2,711,025	200,000	374,401	640,000	696,000	3,020,000	3,781,426
FY 2028-29	2,255,000	2,726,875	700,000	870,401	<u>480,000</u>	<u>504,000</u>	3,435,000	4,101,276
FY 2029-30	2,340,000	2,750,575	710,000	866,401			3,050,000	3,616,976
FY 2030-31	2,420,000	2,766,875	725,000	867,201			3,145,000	3,634,076
FY 2031-32	2,180,000	2,460,450	740,000	867,339			2,920,000	3,327,789
FY 2032-33	2,305,000	2,525,269	755,000	866,799			3,060,000	3,392,068
FY 2033-34	1,345,000	1,499,831	770,000	865,755			2,115,000	2,365,586
FY 2034-35	1,375,000	1,493,269	785,000	864,393			2,160,000	2,357,661
FY 2035-36	1,420,000	1,500,238	805,000	865,945			2,225,000	2,366,183
FY 2036-37	<u>1,455,000</u>	<u>1,495,950</u>	825,000	866,625			2,280,000	2,362,575
FY 2037-38			<u>840,000</u>	<u>861,000</u>			<u>840,000</u>	<u>861,000</u>
Total	\$35,325,000	\$43,850,173	\$8,455,000	\$10,926,549	\$5,900,000	\$7,251,931	\$49,680,000	\$62,028,652

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<sup>17</sup> Interest as of May 1, 2020.

General **Obligation** Debt Paid by Tax Increment (Includes the Series 2020B Bonds, Excludes the Refunding Bonds).

Fiscal Year	<b>Current Estimated Outstanding G.O. Debt Paid by Increment</b>		<b>The Series 2020B Bonds</b>		<b>Total Estimated Outstanding G.O. Debt Paid by Increment</b>	
	Principal <sup>18</sup>	Principal and Interest <sup>18</sup>	Principal	Principal and Interest	Principal <sup>18</sup>	Principal and Interest <sup>18</sup>
FY 2019-20	\$1,640,000	\$1,922,448			\$1,640,000	\$1,922,448
FY 2020-21	1,095,000	1,553,858	385,000	556,772	1,480,000	2,110,629
FY 2021-22	1,115,000	1,550,408	410,000	563,000	1,525,000	2,113,408
FY 2022-23	1,145,000	1,555,595	430,000	562,500	1,575,000	2,118,095
FY 2023-24	1,170,000	1,548,508	455,000	566,000	1,625,000	2,114,508
FY 2024-25	1,195,000	1,540,333	490,000	578,250	1,685,000	2,118,583
FY 2025-26	1,225,000	1,536,223	400,000	463,750	1,625,000	1,999,973
FY 2026-27	1,260,000	1,535,605	425,000	468,750	1,685,000	2,004,355
FY 2027-28	1,040,000	1,278,050	<u>450,000</u>	<u>472,500</u>	1,490,000	1,750,550
FY 2028-29	1,075,000	1,281,413			1,075,000	1,281,413
FY 2029-30	1,100,000	1,273,713			1,100,000	1,273,713
FY 2030-31	940,000	1,080,250			940,000	1,080,250
FY 2031-32	970,000	1,082,050			970,000	1,082,050
FY 2032-33	995,000	1,077,950			995,000	1,077,950
FY 2033-34	1,030,000	1,083,100			1,030,000	1,083,100
FY 2034-35	240,000	262,200			240,000	262,200
FY 2035-36	245,000	260,000			245,000	260,000
FY 2036-37	<u>255,000</u>	<u>262,650</u>			<u>255,000</u>	<u>262,650</u>
Total	\$17,735,000 <sup>1</sup>	\$21,684,354	\$3,445,000	\$4,231,522	\$21,180,000	\$25,915,875

**OTHER DEBT**

Date of Issue	Maximum Amount	Type	Final Maturity	Principal Outstanding As of 05/01/20
06/18	\$4,500,000	Tax Increment Revenue Bond	06/33	\$4,367,189 <sup>19</sup>
03/20	2,700,000	Sewer Revenue Note	03/30	2,700,000
03/20	2,700,000	Solid Waste Revenue Note	03/30	2,700,000
03/20	5,400,000	Road Use Tax Revenue Note	03/30	5,400,000

In addition to the Tax Increment Revenue Bond stated above, the City entered into a guarantee agreement related to the development and construction of a baseball complex. The City has provided a guarantee, subject to annual appropriation by the City Council, of up to half of the borrower's annual principal and interest on a loan in an amount not to exceed \$2.4 million. To date, not funds have been appropriated by the City Council for payment of debt.

TIF-backed Development Agreements

From time to time the City, pursuant to Section 403.9 of the Code of Iowa and the Issuer's urban renewal plans, has entered into Development Agreements which contain payment obligations from the Issuer to an external party. The Issuer's payment requirements under these contracts are not structured as general liabilities of the Issuer, but rather are exclusively secured by and payable from a pledge of the City's incremental property tax revenues (TIF) to be derived from the taxable properties (or some subset thereof) contained within an urban renewal area of the Issuer pursuant to Section 403.19 of the Code of Iowa. The City's payment obligations under these contracts are routinely contingent upon development or redevelopment performance requirements of the external party and are typically made subject to annual appropriation rights by the City Council. TIF Payments under these contracts are typically due and owing semi-annually on December 1 and June 1 of each fiscal year of the City. The City has 12 of these Development Agreements in place, each with a remaining maximum payment liability less than \$100,000. The aggregated (and estimated) remaining payment liability of the City under these smaller contracts is \$419,017, and the last of the payments thereunder is scheduled to be paid by June 1, 2027.

<sup>18</sup> Includes assumed future appropriations for the 2019B Bonds.

<sup>19</sup> Outstanding amount represents funds drawn to date.

In addition, the City's more significant Development Agreements, each with an estimated remaining payment liability of \$100,000 or more and each subject to annual appropriation by the City, are listed in the following table:

<u>Agreement Date</u>	<u>Urban Renewal Area</u>	<u>Maximum Remaining Payment Amount</u>	<u>Last Payment Date</u>
12/16/10	West Tower Terrace	184,966.00	06/01/22
11/03/11	Collins Road Extension	371,223.00	06/01/25
09/06/12	Central Corridor	153,144.00	06/01/25
03/20/14	Collins Road Extension	77,805.00	06/01/22
08/21/14	Collins Road Extension	740,000.00	06/01/25
08/21/14	Collins Road Extension	88,000.00	06/01/20
01/22/15	Central Corridor	656,083.00	06/01/27
01/22/15	Central Corridor	651,001.00	06/01/31
02/19/15	Collins Road Extension	105,981.00	06/01/22
03/19/15	Collins Road Extension	174,554.00	06/01/26
10/05/15	Collins Road Extension	746,631.00	06/01/36
10/08/15	Collins Road Extension	497,736.00	06/01/38
10/08/15	Collins Road Extension	405,275.00	06/01/37
02/23/17	Central Corridor	282,477.00	06/01/28
02/23/17	Central Corridor	319,920.00	06/01/31
05/04/17	Central Corridor	298,621.00	06/01/34
07/06/17	Central Corridor	280,000.00	06/01/29
08/03/17	Collins Road Extension	Will vary based on development	
11/21/17	Collins Road Extension	165,225.00	06/01/28
11/21/17	Collins Road Extension	100,000.00	06/01/25
11/20/18	Central Corridor	800,000.00	06/01/28
11/20/18	Collins Road Extension	220,753.00	06/01/27
11/20/18	Collins Road Extension	445,000.00	06/01/28
04/18/19	West Tower Terrace	150,000.00	06/01/26
09/05/19	Collins Road Extension	504,000.00	06/01/34
09/05/19	Collins Road Extension	696,000.00	06/01/33
09/05/19	Collins Road Extension	400,000.00	06/01/22

**INDIRECT DEBT**

<u>Taxing District</u>	<u>1/1/2018 Taxable Valuation<sup>20</sup></u>	<u>Taxable Valuation Within City</u>	<u>Percent Applicable</u>	<u>GO Debt<sup>21</sup> on 05/01/2020</u>	<u>Debt Applicable to City Residents</u>
Linn County	\$12,098,104,955	\$1,742,127,114	14.40%	\$34,550,000	\$4,975,200
Cedar Rapids CSD	6,071,719,029	30,358,595	0.50%	5,300,000	28,251
Linn Mar CSD	2,279,564,663	1,258,091,738	55.19%	82,885,000	45,744,232
Marion CSD	506,087,276	477,746,389	94.40%	6,775,000	6,395,600
Kirkwood					
Community College	27,440,182,308	1,742,451,577	6.35%	133,471,778	<u>8,475,458</u>
Total Applicable Indirect Debt					\$65,618,741

**DEBT RATIOS**

	<u>G.O. Debt</u>	<u>Debt/Actual Market Value</u>	<u>Debt/38,023 Population</u>
Direct General Obligation Debt	\$67,495,000	2.330%	\$1,775.11
Indirect General Obligation Debt	<u>65,618,740</u>	<u>2.265%</u>	<u>1,725.76</u>
Combined Debt	\$133,113,740	4.595%	\$3,500.87

<sup>20</sup> Includes Taxable TIF Increment, Ag Land & Buildings, and Utilities.

<sup>21</sup> Based on publicly available data. School district figures exclude Sales and Service Tax Revenue Bonds.

**LEVIES AND TAX COLLECTIONS**

<u>Year</u>	<u>Taxes Levied</u>	<u>Current Collections</u>	<u>% of Taxes Levied</u>
2015-16	\$18,835,845	\$19,399,893	102.99%
2016-17	19,287,872	19,982,211	103.60%
2017-18	20,770,148	21,522,636	103.62%
2018-19 <sup>22</sup>	22,181,052	22,219,522	100.17%
2019-20	23,439,340	-in process of collection--	

After the assessment of property in a calendar year, taxes are levied for collection in the following fiscal year. Taxes are certified to the County Auditor in March. The County Treasurer collects taxes for all taxing entities in the County. Statutory dates for payment without penalty are September 30 for the first installment and March 31 for the second installment. Penalty rates are established by State law at 1% per month.

**TAX RATES**

**Tax Rates (Per \$1,000 of Taxable Value)**

	<u>FY 2015/16</u>	<u>FY 2016/17</u>	<u>FY 2017/18</u>	<u>FY 2018/19</u>	<u>FY 2019/20</u>
	<u>\$/1,000</u>	<u>\$/1,000</u>	<u>\$/1,000</u>	<u>\$/1,000</u>	<u>\$/1,000</u>
City Levies:					
General	\$8.10000	\$8.10000	\$8.10000	\$8.10000	\$8.10000
Outside \$8.10000	0.49384	0.53654	0.59362	0.60095	0.60794
Debt Service	2.29472	2.13362	2.24702	2.08103	2.15216
Employee Benefits	2.69769	3.05092	3.04879	3.34801	3.36328
Emergency Levy	<u>0.00000</u>	<u>0.00000</u>	<u>0.00000</u>	<u>0.09339</u>	<u>0.00000</u>
Total City	\$13.58625	\$13.82108	\$13.98943	\$14.22338	\$14.22338
City Ag Land	\$3.00375	\$3.00375	\$3.00375	\$3.00375	\$3.00375

**LEVY LIMITS**

A city’s general fund tax levy is limited to \$8.10 per \$1,000 of taxable value, with provision for an additional \$0.27 per \$1,000 levy for an emergency fund which can be used for general fund purposes (Code of Iowa, Chapter 384, Division I). Cities may exceed the \$8.10 limitation upon authorization by a special levy election. Further, there are limited special purpose levies, which may be certified outside of the above-described levy limits (Code of Iowa, Section 384.12). The amount of the City’s general fund levy subject to the \$8.10 limitation is \$8.10 for FY 2019-20. The City is not using the emergency levy in FY19-20. The City also levies for employee benefits. Debt service levies are not limited.

**THE CITY**

**CITY GOVERNMENT**

The City was established in 1839 in connection with the organization of the County of Linn and served as the County Seat until 1919. The City itself was incorporated in 1865. Currently the City operates under a home rule charter with a City Manager form of government. The Council consists of a six member City Council and a Mayor, of which the Mayor is a voting member, but has no veto powers. With staggered four-year terms, two Council members are elected at large and four Council members are elected from wards. A full-time City Manager, and Finance Director/City Clerk are responsible for administrative details and financial records. The current City Manager, Lon Pluckhahn has served as City Manager since February 2007. The City Manager serves as the chief administrative officer of the City and is responsible for coordination of all citywide management and operational matters. Mr. Pluckhahn is the direct supervisor of all department heads, and through them, all City employees except those employees directly appointed by the City Council. The current Finance Director/City Treasurer, Lianne Cairy, CPA has been with the City since 2012. Ms. Cairy is responsible for maintaining all of the City’s funds.

<sup>22</sup> Taxes Levied number updated to include Utility Replacement dollars. Thereafter, the Taxes Levied number includes Utility Replacement dollars. Current collections starting in 2018-2019 do not include the State Commercial backfill unlike prior years.

## EMPLOYEES, PENSIONS AND OPEB

The City has approximately 210 full-time and approximately 125 part-time employees (including seasonal and on-call employees), of which police officers and firefighters are enrolled in the Municipal Fire and Police Retirement System of Iowa (MPFRSI) and all other full-time employees are enrolled in the Iowa Public Employees Retirement System (IPERS) pension plan administered by the State of Iowa.

The City contributes to the Iowa Public Employees' Retirement System ("IPERS"), which is a state-wide multiple-employer cost-sharing defined benefit pension plan administered by the State of Iowa. IPERS provides retirement and death benefits which are established by State statute to plan members and beneficiaries. All full-time employees of the Issuer are required to participate in IPERS. IPERS plan members are required to contribute a percentage of their annual salary, in addition to the Issuer being required to make annual contributions to IPERS. Contribution amounts are set by State statute. The IPERS Comprehensive Annual Financial Report for its fiscal year ended June 30, 2019 (the "IPERS CAFR") indicates that as of June 30, 2019, the date of the most recent actuarial valuation for IPERS, the funded ratio of IPERS was 83.7%, and the unfunded actuarial liability was \$6.477 billion. The IPERS CAFR is available on the IPERS website, or by contacting IPERS at 7401 Register Drive, Des Moines, IA 50321. See "APPENDIX D —AUDITED FINANCIAL STATEMENTS OF THE ISSUER" for additional information on IPERS.

In fiscal year 2019, the City's IPERS contributions totaled \$818,224 compared to a contribution in fiscal year 2018 of \$707,409. The City's contributions to MFPRSI in fiscal year 2019 totaled \$1,600,403 compared to a contribution of \$1,503,683 in fiscal year 2018.

The following table sets forth certain information about the funding status of IPERS that has been extracted from the IPERS CAFR. According to IPERS, as of the end of fiscal year 2019, there were approximately 368,292 total members participating in IPERS, including City employees. Assumptions used in calculating funding status are identified in the IPERS CAFR.

Fiscal Year Ended June 30	Actuarial Value of Assets [a]	Actuarial Accrued Liability [b]	Unfunded Actuarial Accrued Liability (UAAL) [b] – [a]	Funded Ratio [a] / [b]	Covered Payroll [c]	UAAL as a % of Covered Payroll ([b]-[a]) / [c]
2016	29,033,696,587	34,619,749,147	5,586,052,560	83.86%	7,556,515,720	73.92%
2017	30,472,423,914	37,440,382,029	6,967,958,115	81.39%	7,863,160,443	88.62%
2018	31,827,755,864	38,642,833,653	6,815,077,789	82.36%	7,983,219,527	85.37%
2019	33,324,327,606	39,801,388,797	6,477,011,191	83.73%	8,151,043,468	79.46%

Source: IPERS Comprehensive Annual Financial Report (Fiscal Year 2019)

Bond Counsel, the City, and the Municipal Advisor undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the IPERS discussed above or included on the IPERS website, including, but not limited to, updates of such information on the State Auditor's website or links to other Internet sites accessed through the IPERS website.

In addition to IPERS, the City contributes to the Municipal Fire and Police Retirement System of Iowa (the "MFPRSI"), a benefit plan administered by a Board of Trustees. MFPRSI provides retirement, disability and death benefits that are established by State statute to plan members and beneficiaries. Plan members are required to contribute 9.40% of their earnable compensation and the City's contribution rate was 26.02% for the year ended June 30, 2019. The City's contributions to the Plan for the years ended June 30, 2019, 2018, and 2017, were \$1,600,40, \$1,503,683, and \$1,475,656 respectively, which met the required minimum contribution for each year.

Consistent with Iowa Code section 509A.13, the City offers post-retirement health and dental benefits ("OPEB") to all full-time employees of the City who retire before attaining age 65. The group health insurance plan provided to full-time Issuer employees allows retirees to continue medical coverage until they reach age 65. Although retirees pay 100% of the "cost of coverage", the pre-age 65 group of retirees is grouped with the active employees when determining the cost of coverage. The computation creates an implicit rate subsidy that would not exist if the cost of the coverage for this group (pre-age 65 retirees) was computed separately and paid 100% by that group.

See note 8 of the audited financial statements of the Issuer attached as Appendix D for further information on OPEB obligations of the Issuer.

## GENERAL INFORMATION

### LOCATION AND TRANSPORTATION

The City is located in eastern Central Iowa adjacent to the City of Cedar Rapids and approximately 50 miles from Dubuque. The City's population has grown from 18,028 in the 1970 census to a total of 34,768 in the 2010 census. State Highway 13 runs just to the east and Hwy 151 intersects directly through the City. Commercial air transportation is available in Cedar Rapids.

### BUILDING PERMITS

City officials reported the following construction activity as of January 31, 2020. Permits for the City are reported on a calendar year basis. The figures below include both new construction and remodeling.

Calendar Year	Commercial Construction		Residential Construction	
	Number	Value of Permits	Number	Value of Permits
2016	98	\$20,659,624	1,109	\$31,772,465
2017	129	46,801,937	1,212	35,154,103
2018	110	41,835,402	1,087	31,411,810
2019	92	93,640,064	1,087	29,840,198
2020	5	1,149,356	51	1,111,336

### U.S. CENSUS DATA

1990	20,403
2000	26,294
2010	34,768
2016 Special Census	38,023

Source: U.S. Census Bureau.

### UNEMPLOYMENT RATES

Annual Averages:		City of Marion <sup>23</sup>	Linn County <sup>23</sup>	State of Iowa <sup>24</sup>
	2015	3.1%	3.9%	3.8%
	2016	3.2%	3.7%	3.7%
	2017	2.9%	3.4%	3.1%
	2018	2.5%	2.8%	2.5%
	2019	2.4%	2.7%	2.5%

Source: Iowa Workforce Development Center website accessed February 2020.

### EDUCATION

Education for the City of Marion is provided by the Marion Independent School District and Linn-Mar Community School District. The Marion Independent School District has a 2019/20 certified enrollment of 1,911 students and owns and operates 1 pre-school, 2 elementary schools, 1 intermediate school, 1 middle school, 1 high school and 1 home school program building. The Linn-Mar Community School District has a 2019/20 certified enrollment of 7,676 students and owns and operates 7 elementary schools, 2 middle schools, 1 high school, 1 alternative high school and 1 home school program building. Private school opportunities are also provided by St. Joseph Catholic School and Grace Baptist School. Post high-school educational programs are provided by Kirkwood Community College, Mt. Mercy College, Coe College and Cornell College.

<sup>23</sup> Not seasonally adjusted.

<sup>24</sup> Seasonally adjusted.



**APPENDIX B**

**FORMS OF BOND COUNSEL OPINIONS**

**Series 2020A Form of Bond Counsel Opinion**

We hereby certify that we have examined certified copies of the proceedings (the “Proceedings”) of the City Council of the City of Marion (the “Issuer”), in Linn County, Iowa, passed preliminary to the issue by the Issuer of its General Obligation Corporate Purpose Bonds, Series 2020A (the “Bonds”) in the amount of \$8,455,000, in the denomination of 5,000 each, or any integral multiple thereof, dated June 2, 2020, in evidence of the Issuer’s obligation under a certain loan agreement (the “Loan Agreement”), dated as of June 2, 2020. The Bonds mature on June 1 in each of the respective years and in the principal amounts and bear interest payable semiannually on June 1 and December 1 in each year, commencing December 1, 2020, at the respective rates as follows:

<u>Date</u>	<u>Principal</u>	<u>Interest Rate</u>	<u>Date</u>	<u>Principal</u>	<u>Interest Rate</u>
2024	\$100,000	_____%	2032	\$740,000	_____%
2025	\$100,000	_____%	2033	\$755,000	_____%
2026	\$200,000	_____%	2034	\$770,000	_____%
2027	\$200,000	_____%	2035	\$785,000	_____%
2028	\$200,000	_____%	2036	\$805,000	_____%
2029	\$700,000	_____%	2037	\$825,000	_____%
2030	\$710,000	_____%	2038	\$840,000	_____%
2031	\$725,000	_____%			

Principal of the Bonds maturing in the years 2028 to 2038, inclusive, is subject to optional redemption prior to maturity on June 1, 2027, or on any date thereafter on terms of par plus accrued interest.

Based upon our examination, we are of the opinion, as of the date hereof, that:

1. The Proceedings show lawful authority for such issue under the laws of the State of Iowa.
2. The Bonds and the Loan Agreement are valid and binding general obligations of the Issuer.
3. All taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount.
4. The interest on the Bonds (including any original issue discount properly allocable to an owner thereof) is excluded from gross income for federal income tax purposes and is not treated as a preference item in calculating the federal alternative minimum tax imposed under the Internal Revenue Code of 1986 (the “Code”). The opinions set forth in the preceding sentence are subject to the condition that the Issuer comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. The Issuer has covenanted to comply with each such requirement. Failure to comply with certain of such requirements may cause the inclusion of interest on the Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Bonds.

We express no opinion regarding other federal tax consequences arising with respect to the Bonds.

The rights of the owners of the Bonds and the enforceability thereof may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors’ rights heretofore or hereafter enacted to the extent constitutionally applicable, and their enforcement may also be subject to the exercise of judicial discretion in appropriate cases.

DORSEY & WHITNEY LLP

**\*This form of bond counsel opinion is subject to change pending the results of the sale of the Bonds contemplated herein.**

## Series 2020B Form of Bond Counsel Opinion

We hereby certify that we have examined certified copies of the proceedings (the “Proceedings”) of the City Council of the City of Marion (the “Issuer”), in Linn County, Iowa, passed preliminary to the issue by the Issuer of its General Obligation Refunding Bonds, Series 2020B (the “Bonds”) in the amount of \$9,345,000, in the denomination of 5,000 each, or any integral multiple thereof, dated June 2, 2020, in evidence of the Issuer’s obligation under a certain loan agreement (the “Loan Agreement”), dated as of June 2, 2020. The Bonds mature on June 1 in each of the respective years and in the principal amounts and bear interest payable semiannually on June 1 and December 1 in each year, commencing December 1, 2020, at the respective rates as follows:

<u>Date</u>	<u>Principal</u>	<u>Interest Rate</u>	<u>Date</u>	<u>Principal</u>	<u>Interest Rate</u>
2021	\$1,195,000	____%	2026	\$ 975,000	____%
2022	\$1,255,000	____%	2027	\$1,030,000	____%
2023	\$1,320,000	____%	2028	\$1,090,000	____%
2024	\$ 970,000	____%	2029	\$ 480,000	____%
2025	\$1,030,000	____%			

Principal of the Bonds maturing in the years 2028 and 2029, inclusive, is subject to optional redemption prior to maturity on June 1, 2027, or on any date thereafter on terms of par plus accrued interest.

Based upon our examination, we are of the opinion, as of the date hereof, that:

1. The Proceedings show lawful authority for such issue under the laws of the State of Iowa.
2. The Bonds and the Loan Agreement are valid and binding general obligations of the Issuer.
3. All taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount.
4. The interest on the Bonds (including any original issue discount properly allocable to an owner thereof) is excluded from gross income for federal income tax purposes and is not treated as a preference item in calculating the federal alternative minimum tax imposed under the Internal Revenue Code of 1986 (the “Code”). The opinions set forth in the preceding sentence are subject to the condition that the Issuer comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. The Issuer has covenanted to comply with each such requirement. Failure to comply with certain of such requirements may cause the inclusion of interest on the Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Bonds.

We express no opinion regarding other federal tax consequences arising with respect to the Bonds.

The rights of the owners of the Bonds and the enforceability thereof may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors’ rights heretofore or hereafter enacted to the extent constitutionally applicable, and their enforcement may also be subject to the exercise of judicial discretion in appropriate cases.

DORSEY & WHITNEY LLP

**\*This form of bond counsel opinion is subject to change pending the results of the sale of the Bonds contemplated herein.**

## APPENDIX C

### FORM OF CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the “Disclosure Certificate”) is executed and delivered by the City of Marion, Iowa (the “Issuer”), in connection with the issuance of \$8,455,000 General Obligation Corporate Purpose Bonds, Series 2020A, and \$9,345,000 General Obligation Refunding Bonds, Series 2020B (collectively, the “Bonds”), dated June 2, 2020. The Bonds are being issued pursuant to a resolution of the Issuer approved on May 21, 2020 (the “Resolution”). The Issuer covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the Issuer for the benefit of the Holders and Beneficial Owners of the Bonds and in order to assist the Participating Underwriters in complying with S.E.C. Rule 15c2-12.

Section 2. Definitions. In addition to the definitions set forth in the Resolution, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

“Annual Report” shall mean any Annual Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

“Beneficial Owner” shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

“Dissemination Agent” shall mean the Dissemination Agent, if any, designated in writing by the Issuer and which has filed with the Issuer a written acceptance of such designation.

“EMMA” shall mean the MSRB’s Electronic Municipal Market Access system available at <http://emma.msrb.org>.

“Financial Obligation” shall mean a (i) debt obligation, (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or, (iii) guarantee of either (i) or (ii). The term “Financial Obligation” shall not include municipal securities as to which a final official statement has been provided to the MSRB pursuant to the Rule.

“Holders” shall mean the registered holders of the Bonds, as recorded in the registration books of the Registrar.

“Listed Events” shall mean any of the events listed in Section 5(a) of this Disclosure Certificate.

“Municipal Securities Rulemaking Board” or “MSRB” shall mean the Municipal Securities Rulemaking Board, 1300 I Street NW, Suite 1000, Washington, DC 20005.

“Participating Underwriter” shall mean any of the original underwriters of the Bonds required to comply with the Rule in connection with offering of the Bonds.

“Rule” shall mean Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

“State” shall mean the State of Iowa.

Section 3. Provision of Annual Reports.

(a) Not later than June 30 (the “Submission Deadline”) of each year following the end of the 2019-2020 fiscal year, the Issuer shall, or shall cause the Dissemination Agent (if any) to, file on EMMA an electronic copy of its Annual Report which is consistent with the requirements of Section 4 of this Disclosure Certificate in a format and accompanied by such identifying information as prescribed by the MSRB. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the Issuer may be submitted separately from the balance of the Annual Report and later than the Submission Deadline if they are not available by that date. If the Issuer’s fiscal year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(c), and the Submission Deadline beginning with the subsequent fiscal year will become one year following the end of the changed fiscal year.

(b) If the Issuer has designated a Dissemination Agent, then not later than fifteen (15) business days prior to the Submission Deadline, the Issuer shall provide the Annual Report to the Dissemination Agent.

(c) If the Issuer is unable to provide an Annual Report by the Submission Deadline, in a timely manner thereafter, the Issuer shall, or shall cause the Dissemination Agent (if any) to, file a notice on EMMA stating that there has been a failure to provide an Annual Report on or before the Submission Deadline.

Section 4. Content of Annual Reports. The Issuer's Annual Report shall contain or include by reference the following:

(a) The **Audited Financial Statements** of the Issuer for the prior fiscal year, prepared in accordance with generally accepted accounting principles promulgated by the Financial Accounting Standards Board as modified in accordance with the governmental accounting standards promulgated by the Governmental Accounting Standards Board or as otherwise provided under State law, as in effect from time to time, or, if and to the extent such audited financial statements have not been prepared in accordance with generally accepted accounting principles, noting the discrepancies therefrom and the effect thereof. If the Issuer's audited financial statements are not available by the Submission Deadline, the Annual Report shall contain unaudited financial information (which may include any annual filing information required by State law) accompanied by a notice that the audited financial statements are not yet available, and the audited financial statements shall be filed on EMMA when they become available.

(b) Tables, schedules or other information contained in the official statement for the Bonds, under the following captions:

**VALUATIONS**  
**GROSS TAXABLE VALUATION BY CLASS OF PROPERTY**  
**TREND OF VALUATIONS**  
**DEBT LIMIT**  
**DIRECT DEBT - General Obligation Debt Paid by Property Taxes**  
**DIRECT DEBT - General Obligation Debt Paid by Tax Increment**  
**DIRECT DEBT - Total General Obligation Debt Subject to Debt Limit**  
**ANNUAL FISCAL YEAR DEBT SERVICE PAYMENTS - General Obligation Debt Paid by Property Taxes**  
**ANNUAL FISCAL YEAR DEBT SERVICE PAYMENTS - General Obligation Debt Paid by Tax Increment**  
**OTHER DEBT**  
**DEBT RATIOS**  
**LEVIES AND TAX COLLECTIONS**  
**TAX RATES (City-Specific Data)**  
**EMPLOYEES, PENSIONS AND OPEB (City-Specific Data)**

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the Issuer or related public entities, which are available on EMMA or are filed with the Securities and Exchange Commission. If the document included by reference is a final official statement, it must be available on EMMA. The Issuer shall clearly identify each such other document so included by reference.

Section 5. Reporting of Significant Events

(a) Pursuant to the provisions of this Section 5, the Issuer shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds:

- (1) Principal and interest payment delinquencies.
- (2) Non-payment related defaults, if material.
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties.
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties.
- (5) Substitution of credit or liquidity providers, or their failure to perform.
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security.
- (7) Modifications to rights of security holders, if material.
- (8) Bond calls, if material, and tender offers.
- (9) Defeasances.

(10) Release, substitution, or sale of property securing repayment of the securities, if material.

(11) Rating changes.

(12) Bankruptcy, insolvency, receivership or similar event of the obligated person.

Note to paragraph (12): For the purposes of the event identified in subparagraph (12), the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person.

(13) The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.

(14) Appointment of a successor or additional trustee or the change of name of a trustee, if material.

(15) Incurrence of a Financial Obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the obligated person, any of which affect security holders, if material.

(16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the obligated person, any of which reflect financial difficulties.

(b) If a Listed Event described in Section 5(a) paragraph (2), (7), (8) (but only with respect to bond calls under (8)), (10), (13), (14), or (15) has occurred and the Issuer has determined that such Listed Event is material under applicable federal securities laws, the Issuer shall, in a timely manner but not later than ten business days after the occurrence of such Listed Event, promptly file, or cause to be filed, a notice of such occurrence on EMMA, with such notice in a format and accompanied by such identifying information as prescribed by the MSRB.

(c) If a Listed Event described in Section 5(a) paragraph (1), (3), (4), (5), (6), (8) (but only with respect to tender offers under (8)), (9), (11), (12), or (16) above has occurred the Issuer shall, in a timely manner but not later than ten business days after the occurrence of such Listed Event, promptly file, or cause to be filed, a notice of such occurrence on EMMA, with such notice in a format and accompanied by such identifying information as prescribed by the MSRB. Notwithstanding the foregoing, notice of Listed Events described in Section (5)(a) paragraphs (8) and (9) need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to Holders of affected Bonds pursuant to the Resolution.

Section 6. Termination of Reporting Obligation. The Issuer's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds or upon the Issuer's receipt of an opinion of nationally recognized bond counsel to the effect that, because of legislative action or final judicial action or administrative actions or proceedings, the failure of the Issuer to comply with the terms hereof will not cause Participating Underwriters to be in violation of the Rule or other applicable requirements of the Securities Exchange Act of 1934, as amended.

Section 7. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent shall not be responsible in any manner for the content of any notice or Annual Report prepared by the Issuer pursuant to this Disclosure Certificate. The initial Dissemination Agent shall be Independent Public Advisors, LLC.

Section 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the Issuer may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(a) (i) the amendment or waiver is made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or the type of business conducted; (ii) the undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the original issuance of

the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and (iii) the amendment or waiver either (1) is approved by a majority of the Holders, or (2) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Holders or Beneficial Owners; or

(b) the amendment or waiver is necessary to comply with modifications to or interpretations of the provisions of the Rule as announced by the Securities and Exchange Commission.

In the event of any amendment or waiver of a provision of this Disclosure Certificate, the Issuer shall describe such amendment in the next Annual Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing audited financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 5(c), and (ii) the Annual Report for the year in which the change is made will present a comparison or other discussion in narrative form (and also, if feasible, in quantitative form) describing or illustrating the material differences between the audited financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Section 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the Issuer chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the Issuer shall have no obligation under this Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

Section 10. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Certificate, any Holder or Beneficial Owner may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Issuer to comply with its obligations under this Disclosure Certificate. Direct, indirect, consequential and punitive damages shall not be recoverable by any person for any default hereunder and are hereby waived to the extent permitted by law. A default under this Disclosure Certificate shall not be deemed an event of default under the Resolution, and the sole remedy under this Disclosure Certificate in the event of any failure of the Issuer to comply with this Disclosure Certificate shall be an action to compel performance.

Section 11. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent, if any, shall have only such duties as are specifically set forth in this Disclosure Certificate, and the Issuer agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the Issuer under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

Section 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Issuer, the Dissemination Agent, the Participating Underwriters and Holders and Beneficial Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

Dated: June 2, 2020

CITY OF MARION, IOWA

By \_\_\_\_\_  
Mayor

Attest:

By \_\_\_\_\_  
City Clerk

**APPENDIX D**

**AUDITED FINANCIAL STATEMENTS OF THE ISSUER**

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**CITY OF MARION, IOWA  
INDEPENDENT AUDITOR'S REPORTS  
BASIC FINANCIAL STATEMENTS  
AND SUPPLEMENTARY INFORMATION  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
JUNE 30, 2019**

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# Officials

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Name	Title	Term Expires
<b>Elected Officials</b>		
Nicolas AbouAssaly Kim Etzel	Mayor Council Member - First Ward (resigned September 30, 2018)	December 31, 2019
Colette Atkins Steve Jensen	Council Member - First Ward (October 26, 2018) Council Member - Second Ward	December 31, 2019 December 31, 2021
Will Brandt Rene Gadelha	Council Member - Third Ward Council Member - Fourth Ward	December 31, 2019 December 31, 2021
Randy Strnad Paul Draper	Council Member - At-Large Council Member - At-Large	December 31, 2021 December 31, 2019
<b>Appointed Officials</b>		
Lon Pluckhahn Wesley A. Nelson Lianne Cairy	City Manager Finance Director/City Clerk (retired February 1, 2019) Finance Director (February 4, 2019)/City Treasurer (December 6, 2018)	Indefinite Indefinite
Anne Kruse Tom Treharne Joseph McHale Chad Nott	City Attorney Community Development Director Chief of Police (resigned June 3, 2019) Interim Police Chief	Indefinite Indefinite Civil Service Civil Service
Michael Barkalow Deb Krebill Elsworth Carman	City Engineer Fire Chief Director of Administrative Services (resigned December 28, 2018)	Indefinite Civil Service
Mike Carolan Hollie Trenary Ryan Miller Gregory O. Hapgood	Director of Parks and Recreation Library Director (December 12, 2018) Public Services Director Marion Municipal Water Department - Trustee - 2018 Chairperson	Indefinite Indefinite Indefinite December 31, 2022
William A. King	Marion Municipal Water Department - Trustee - 2019 Chairperson	December 31, 2020
John D. McIntosh Mary Ann McComas John C. Bender Todd Steigerwaldt	Marion Municipal Water Department - Trustee Marion Municipal Water Department - Trustee Marion Municipal Water Department - Trustee Marion Municipal Water Department - General Manager	December 31, 2023 December 31, 2024 December 31, 2021 Indefinite

## Independent Auditor's Report

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To the Honorable Mayor and  
Members of the City Council  
City of Marion, Iowa

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component units, each major fund and the aggregate remaining fund information of the City of Marion, Iowa, as of and for the year ended June 30, 2019, and the related notes to the financial statements which collectively comprise the City's basic financial statements, as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

## **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component units, each major fund and the aggregate remaining fund information of the City of Marion as of June 30, 2019, and the respective changes in financial position and cash flows, where applicable, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, the schedules of proportionate share of the net pension liability, the schedules of contributions and the schedule of changes in the City's total OPEB liability, related ratios and notes on pages 5 through 12 and 57 through 66 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board which considers it to be an essential part of the financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Marion's basic financial statements. We previously audited, in accordance with the standards referred to in the third paragraph of this report, the financial statements for the nine years ended June 30, 2019 (which are not presented herein) and expressed unmodified opinions on those financial statements. The supplementary information included on pages 67 through 72, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in our audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

To the Honorable Mayor and  
Members of the City Council  
City of Marion, Iowa  
Page 3

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued a report dated January 7, 2020 on our consideration of the City of Marion's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Marion's internal control over financial reporting and compliance.

*HOGAN - HANSEN*

HOGAN - HANSEN

Cedar Rapids, Iowa  
January 7, 2020

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

As management of the City of Marion, Iowa, we offer readers of the City of Marion's financial statements this narrative and analysis of the financial statements of the City of Marion for the fiscal year ended June 30, 2019. This section should be read in conjunction with the financial statements and the accompanying notes that follow. It should also be noted that the information contained here will provide information on both the governmental operations and the business-type activities of the City.

### **FINANCIAL HIGHLIGHTS**

The assets of the City of Marion's governmental activities exceeded its liabilities at the close of June 30, 2019 by \$187.6 million (net position).

The City's net position for governmental activities increased by \$4.4 million.

At the end of the current fiscal year, unassigned fund balance for the General Fund was \$7.4 million, or 33.6%, of the total General Fund expenditures. For the purpose of these financial statements, the General Fund also includes the Equipment Replacement, Tax Stabilization and Police Retirement Trust and Agency Funds.

Total general obligation debt increased by \$14,945,000.

### **USING THIS ANNUAL REPORT**

The annual report consists of a series of financial statements and other information, as follows:

Management's discussion and analysis introduces the basic financial statements and provides an analytical overview of the City's financial activities.

Government-wide financial statements consist of a statement of net position and a statement of activities. These provide information about the activities of the City as a whole and presents an overall view of the City's finances.

The fund financial statements tell how governmental services were financed in the short term as well as what remains for future spending. Fund financial statements report the City's operations in more detail than the government-wide financial statements by providing information about the most significant funds.

Notes to the financial statements provide additional information essential to a full understanding of the data provided in the basic financial statements.

Required supplementary information further explains and supports the financial statements with a comparison of the City's budget for the year, the City's proportionate share of the net pension liability and related contributions, as well as the schedule of changes in the City's total OPEB liability, related ratios and notes.

Supplementary information provides detailed information about the nonmajor governmental and enterprise funds.

## **REPORTING THE CITY'S FINANCIAL ACTIVITIES**

### **Government-Wide Financial Statement**

One of the most important questions asked about the City's finances is, "Is the City as a whole better or worse off as a result of the year's activities?" The statement of net position and the statement of activities report information which helps answer this question. These statements include all assets, deferred outflows of resources, liabilities and deferred inflows of resources using the accrual basis of accounting and the economic resources measurement focus, which is similar to the accounting used by most private sector companies. All of the current year's revenue and expenses are taken into account, regardless of when cash is received or paid.

The statement of net position presents financial information on all of the City's assets, deferred outflows of resources, liabilities and deferred inflows of resources, with the difference reported as net position. Over time, increases or decreases in the City's net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The statement of activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the change occurs, regardless of the timing of related cash flows. Thus, revenue and expenses are reported in this statement for some items that will not result in cash flows until future fiscal periods.

The statement of net position and the statement of activities report three kinds of activities:

- Governmental activities include public safety, public works, culture and recreation, community and economic development, general government, debt service and capital projects. Property tax, user charges and state and federal grants finance most of these activities.
- Business-type activities include solid waste management collection, the sanitary sewer system, city communication utility and urban forest. These activities are financed primarily by user charges.
- The component units include the activities of the Marion Water Department (Water), the Friends of the Marion Carnegie Library (Friends), the Marion Parks and Recreation Foundation, Inc. (Parks) and the Marion Firefighter's Association (Fire). The City is financially accountable for the component units and has included them in the financial statements and notes, although they are legally separate from the City.



## **Fund Financial Statements**

The City has three kinds of funds:

### **1. Governmental Funds**

Governmental funds account for most of the City's basic services. These focus on how money flows into and out of those funds and the balances at year end that are available for spending. Governmental funds include: (1) the General Fund, (2) the Special Revenue Funds, such as Road Use Tax, Local Option Sales Tax, Tax Increment Financing and the Employee Benefits Fund, (3) the Debt Service Fund, (4) the Capital Projects Funds and (5) the Permanent Fund. These funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund financial statements provide a detailed, short-term view of the City's general governmental operations and the basic services it provides. Governmental fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs.

The required financial statements for governmental funds include a balance sheet and a statement of revenue, expenditures and changes in fund balances.

### **2. Proprietary Funds**

Proprietary funds account for the City's enterprise and internal service funds. The enterprise funds report services for which the City charges customers for the service it provides. The internal service funds are used to account for health insurance and other employee benefits. Proprietary funds are reported in the same way all activities are reported in the statement of net position and the statement of activities. The major difference between the proprietary funds and the business-type activities included in the government-wide statements is the detail and additional information, such as cash flows, provided in the proprietary fund statements. Internal service funds are included in governmental activities in the statement of net position and statement of activities. The enterprise funds include the Sewer Rental Fund and Storm Water Management Fund which are considered to be major funds of the City. The City is responsible for ensuring the assets reported in these funds are used only for their intended purposes and by those to whom the assets belong.

The financial statements required for proprietary funds include a statement of net position, a statement of revenue, expenses and changes in fund net position and a statement of cash flows.

Reconciliations between the government-wide financial statements and the governmental fund financial statements follow the governmental fund financial statements.

## Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of financial position. The analysis that follows focuses on the changes in the net position for governmental and business-type activities.

	<b>Net Position at End of Year</b>					
	(in thousands)					
	<b>Governmental Activities</b>		<b>Business-Type Activities</b>		<b>Total Government</b>	
	2019	2018	2019	2018	2019	2018
Current and other assets	\$ 90,825	\$ 78,813	\$ 10,177	\$ 9,570	\$ 101,002	\$ 88,383
Capital assets	<u>207,903</u>	<u>205,830</u>	<u>47,813</u>	<u>46,990</u>	<u>255,716</u>	<u>252,820</u>
<b>Total Assets</b>	<b><u>298,728</u></b>	<b><u>284,643</u></b>	<b><u>57,990</u></b>	<b><u>56,560</u></b>	<b><u>356,718</u></b>	<b><u>341,203</u></b>
<b>Deferred Outflows of Resources</b>	<b><u>5,646</u></b>	<b><u>5,874</u></b>	<b><u>521</u></b>	<b><u>592</u></b>	<b><u>6,167</u></b>	<b><u>6,466</u></b>
<b>Total Assets and Deferred Outflows of Resources</b>	<b><u>\$ 304,374</u></b>	<b><u>\$ 290,517</u></b>	<b><u>\$ 58,511</u></b>	<b><u>\$ 57,152</u></b>	<b><u>\$ 362,885</u></b>	<b><u>\$ 347,669</u></b>
Long-term liabilities	\$ 82,117	\$ 74,480	\$ 1,635	\$ 1,708	\$ 83,752	\$ 76,188
Other liabilities	<u>7,288</u>	<u>7,008</u>	<u>218</u>	<u>231</u>	<u>7,506</u>	<u>7,239</u>
<b>Total Liabilities</b>	<b><u>89,405</u></b>	<b><u>81,488</u></b>	<b><u>1,853</u></b>	<b><u>1,939</u></b>	<b><u>91,258</u></b>	<b><u>83,427</u></b>
<b>Deferred Inflows of Resources</b>	<b><u>27,404</u></b>	<b><u>25,901</u></b>	<b><u>88</u></b>	<b><u>33</u></b>	<b><u>27,492</u></b>	<b><u>25,934</u></b>
<b>Net Position</b>						
Net investment in capital assets	143,642	149,825	47,813	46,990	191,455	196,815
Restricted	45,269	34,922	—	—	45,269	34,922
Unrestricted	<u>(1,346)</u>	<u>(1,619)</u>	<u>8,757</u>	<u>8,190</u>	<u>7,411</u>	<u>6,571</u>
<b>Total Net Position</b>	<b><u>187,565</u></b>	<b><u>183,128</u></b>	<b><u>56,570</u></b>	<b><u>55,180</u></b>	<b><u>244,135</u></b>	<b><u>238,308</u></b>
<b>Total Liabilities, Deferred Inflows of Resources and Net Position</b>	<b><u>\$ 304,374</u></b>	<b><u>\$ 290,517</u></b>	<b><u>\$ 58,511</u></b>	<b><u>\$ 57,152</u></b>	<b><u>\$ 362,885</u></b>	<b><u>\$ 347,669</u></b>

Net position of governmental activities increased approximately \$4.4 million for the fiscal year 2019. Net position of business-type activities increased approximately \$1.4 million for the fiscal year 2019. The largest portion of the City's net position is invested in capital assets (e.g., land, infrastructure, buildings and equipment), less the related debt. The debt related to the investment in capital assets is liquidated with resources other than capital assets. Restricted net position represents resources subject to external restrictions, constitutional provisions or enabling legislation on how they can be used. Unrestricted net position, the part of net position that can be used to finance day-to-day operations without constraints established by debt covenants, legislation or other legal requirements, is approximately (\$1.3) million as of the end of this year for governmental activities and \$8.8 million for business-type activities. The deficit in unrestricted net position for the governmental activities is due to the recording of the net pension liability.

A summary version of the statement of activities follows:

<b>Changes in Net Position for the Year Ended June 30,</b>						
(in thousands)						
	<b>Governmental Activities</b>		<b>Business-Type Activities</b>		<b>Total Government</b>	
	<b>2019</b>	<b>2018</b>	<b>2019</b>	<b>2018</b>	<b>2019</b>	<b>2018</b>
<b>Revenue</b>						
Program Revenue						
Charges for service	\$ 2,042	\$ 1,809	\$ 8,419	\$ 8,167	\$ 10,461	\$ 9,976
Operating grants and contributions	1,020	897	25	21	1,045	918
Capital grants and contributions	1,430	1,890	1,057	1,178	2,487	3,068
General Revenue						
Property tax and tax increment financing	26,391	24,406	—	—	26,391	24,406
Other city tax and special assessments	5,465	5,231	—	—	5,465	5,231
Local option sales tax	4,916	4,889	—	—	4,916	4,889
Unrestricted investment earnings	1,544	1,065	248	206	1,792	1,271
Miscellaneous	88	100	—	—	88	100
Gain on disposal of capital assets	1,111	108	—	—	1,111	108
<b>Total Revenue</b>	<b><u>44,007</u></b>	<b><u>40,395</u></b>	<b><u>9,749</u></b>	<b><u>9,572</u></b>	<b><u>53,756</u></b>	<b><u>49,967</u></b>
<b>Program Expenses</b>						
Public safety	15,137	13,764	—	—	15,137	13,764
Public works	11,358	9,632	—	—	11,358	9,632
Culture and recreation	7,000	4,749	—	—	7,000	4,749
Community and economic development	2,334	1,994	—	—	2,334	1,994
General government	2,263	2,258	—	—	2,263	2,258
Interest and fiscal charges on long-term debt	1,596	1,462	—	—	1,596	1,462
Sewer	—	—	5,694	6,193	5,694	6,193
Solid waste	—	—	2,166	2,037	2,166	2,037
City communication and utility	—	—	59	102	59	102
Urban forest	—	—	322	298	322	298
<b>Total Expenses</b>	<b><u>39,688</u></b>	<b><u>33,859</u></b>	<b><u>8,241</u></b>	<b><u>8,630</u></b>	<b><u>47,929</u></b>	<b><u>42,489</u></b>
<b>Transfers</b>	<b><u>118</u></b>	<b><u>(4,337)</u></b>	<b><u>(118)</u></b>	<b><u>4,337</u></b>	<b><u>—</u></b>	<b><u>—</u></b>
<b>Change in Net Position</b>	<b>4,437</b>	<b>2,199</b>	<b>1,390</b>	<b>5,279</b>	<b>5,827</b>	<b>7,478</b>
Net Position - Beginning of Year	<u>183,128</u>	<u>180,929</u>	<u>55,180</u>	<u>49,901</u>	<u>238,308</u>	<u>230,830</u>
<b>Net Position - End of Year</b>	<b><u>\$ 187,565</u></b>	<b><u>\$ 183,128</u></b>	<b><u>\$ 56,570</u></b>	<b><u>\$ 55,180</u></b>	<b><u>\$ 244,135</u></b>	<b><u>\$ 238,308</u></b>

## **Governmental Activities**

Charges for service make up 4.6% of governmental revenue. Operating and capital grants and contributions, primarily for street projects and building improvement projects, make up another 5.6% of governmental revenue. The remaining revenue comes from primarily property, road use and local option sales taxes.

## **Business-Type Activities**

As expected, charges for service is the primary revenue source for business-type activities. Sanitary sewer, urban forest and solid waste fees are the primary charges for service that make up 86.4% of total revenue. Investment income accounts for an additional 2.5% of total revenue.

## **INDIVIDUAL MAJOR FUND ANALYSIS**

### **Governmental Fund Highlights**

As the City of Marion completed the year, its governmental funds reported a combined fund balance of \$57,987,589 which is an increase from the \$46,876,868 total fund balance as of June 30, 2018. The following are the major reasons for the changes in fund balances of the major governmental funds from the prior year.

The General Fund prior year fund balance of \$11,088,905 increased to \$11,739,080. Revenue increased 5.8% over the prior year to \$16,990,555 and expenditures increased 3.7% to \$22,133,471. Net other financing sources totaled \$5,793,091.

The Special Revenue, Road Use Tax Fund is used to account for the maintenance of the City's infrastructure. This fund ended fiscal year 2019 with a balance of \$9,843,813, compared to the prior year ending balance of \$8,347,697.

The Special Revenue, Trust and Agency (Employee Benefits) Fund is required by the Code of Iowa to account for property tax levied for employee benefits. This fund showed a decrease in fund balance from \$230,058 as of June 30, 2018 to \$224,530 as of June 30, 2019.

The Special Revenue, Local Option Sales Tax Fund accounts for revenue from the tax authorized by referendum and used for capital improvements, equipment and community programs and services. This fund ended fiscal year 2019 with a \$2,209,432 balance compared to the prior year ending fund balance of \$8,979,354. Local option sales tax revenue increased \$26,500 from \$4,889,335 as of June 30, 2018 to \$4,915,835 as of June 30, 2019.

The Special Revenue, Tax Increment Financing Fund accounts for revenue from the tax authorized by ordinance in the urban renewal district which is used to pay the principal and interest on indebtedness incurred for urban renewal redevelopment projects. This fund ended fiscal year 2019 with a \$939,281 balance compared to the prior year ending balance of \$384,179.

The Debt Service Fund ended fiscal year 2019 with a \$1,672,551 balance compared to the prior year ending balance of \$1,010,915. Property tax revenue decreased \$99,827 from \$3,624,782 as of June 30, 2018 to \$3,524,955 as of June 30, 2019, while bond principal and interest payments increased \$5,329,229 from \$10,064,632 as of June 30, 2018 to \$15,393,861 as of June 30, 2019.

The Capital Projects Fund ended fiscal year 2019 with a \$30,263,483 balance compared to the prior year ending balance of \$15,855,021.

## **Proprietary Fund Highlights**

The Enterprise, Sewer Rental Fund accounts for the operation and maintenance of the City's sanitary sewer system. This fund ended fiscal year 2019 with a net position balance of \$21,523,121 compared to the prior year ending net position balance of \$21,316,096.

The Enterprise, Storm Water Management Fund, which accounts for the operation and maintenance of the City's storm water management system, ended fiscal year 2019 with a \$26,908,708 net position balance compared to the prior year ending net position balance of \$26,133,352.

## **Budgetary Highlights**

Over the course of the year, the City amended its budget one time. The budgeted disbursements were increased due to refinancing long-term bonds, equipment replacement, building repairs and maintenance, retirement payouts, staffing realignment, software purchases, TIF project expenses, additional legal fees and capital purchases, etc.

## **CAPITAL ASSETS AND DEBT ADMINISTRATION**

### **Capital Assets**

The City's capital assets include land, buildings and improvements, equipment, streets, sewer systems, lighting systems, traffic signals and other infrastructure. Capital assets for governmental activities totaled \$207,902,681 (net of accumulated depreciation) as of June 30, 2019. Capital assets for business-type activities totaled \$47,812,904 (net of accumulated depreciation) as of June 30, 2019. See Note 3 to the financial statements for more information about the City's capital assets.

Construction in progress as of June 30, 2019 consists primarily of street projects and sewer projects.

### **Long-Term Debt**

As of June 30, 2019, the City had \$58,245,000 of outstanding general obligation bonds for governmental activities. See Note 4 to the financial statements for more information about the City's long-term debt.

The City continues to carry a general obligation bond rating of Aa1 assigned by national rating agencies to the City's debt since 2010. The Constitution of the State of Iowa limits the amount of general obligation debt cities can issue to 5% of the assessed value of all taxable property within the City's corporate limits. The City's outstanding general obligation debt is significantly below its constitutional debt limit of approximately \$139 million. Additional information about the City's long-term debt is presented in Note 4 to the financial statements.

## **ECONOMIC FACTORS**

The unemployment rate for Linn County is currently at 2.8%, which is the same as it was the previous year and less than the national unemployment rate of 3.7%.

Retail sales are also reported on a fiscal year, July 1 to June 30, basis. For fiscal year 2018, retail sales for Marion were \$374.6 million and \$3.9 billion for Linn County. For fiscal year 2017, retail sales were \$371.2 million for Marion and \$3.9 billion for Linn County.

The total value of building permits for fiscal year 2019 was approximately \$67.7 million, which is down from the fiscal year 2018 amount of \$71.8 million.

## **NEXT YEAR'S BUDGET AND RATES**

The adopted fiscal year 2019-2020 budget calls for an increase in tax receipts of 5.8% and accomplishes all of the Council's long-standing objectives including maintaining the current level of services, maintaining adequate levels of cash reserves and complying with all of the City's financial policies.

Unlike many cities, Marion does not own or operate a wastewater treatment plant. Wastewater treatment is handled through a contract with the City of Cedar Rapids. The City of Marion has been negotiating a new agreement with Cedar Rapids to use a flow-based billing system rather than population-based. The draft budget anticipates that happening in the next fiscal year. A 2.6% overall increase in collections is budgeted.

Fees are also expected to start the transition from a base fee/usage billing system to a consumption-based system starting in fiscal year 2018-2019. This will equalize residential rates and more accurately bill based on usage. Unlike the current system, it will also reward those that conserve and put less into the system. The new flow-based agreement with Cedar Rapids will ensure that the City sees a reduction in costs as well with lower flows.

The total City tax levy rate is 14.22338 per taxable valuation for fiscal year 2019-2020 and fiscal year 2018-2019. Net taxable valuation for fiscal year 2019-2020 is \$1,633.8 million, which was an increase of \$88.3 million from the fiscal year 2018-2019 level which was \$1,545.4 million.

## **FINANCIAL INFORMATION CONTACT**

This financial report is designed to present our citizens, taxpayers, customers, investors and creditors with a general overview of the City's finances and operating activities and to demonstrate the City's accountability. If you have questions about the report or need additional financial information, please contact the Office of the Finance Director at 1225 - 6th Avenue, City Hall, Marion, Iowa 52302.

## Basic Financial Statements

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# Statement of Net Position

As of June 30, 2019

	Primary Government			Component Unit			
	Governmental Activities	Business-Type Activities	Total	Water	Friends	Parks	Fire
<b>Assets and Deferred Outflows of Resources</b>							
<b>Assets</b>							
Cash.....	\$ 46,859,322	\$ 6,497,130	\$ 53,356,452	\$ 5,329,497	\$ 162,080	\$ 63,573	\$ 4,726
Pooled investments .....	16,243,384	1,727,156	17,970,540	—	1,015,347	—	386,048
Receivables							
Property Tax and Tax Increment Financing, Net of Allowance							
Current year delinquent.....	163,349	—	163,349	—	—	—	—
Succeeding year .....	26,880,595	—	26,880,595	—	—	—	—
Unbilled usage .....	—	810,011	810,011	432,102	—	—	—
Accounts .....	128,190	455,236	583,426	275,027	—	—	—
Accrued interest .....	34,426	5,135	39,561	—	—	—	—
Other.....	261,175	—	261,175	—	—	—	—
Due from other governments .....	941,427	5,050	946,477	—	—	—	—
Internal loans - portion due within one year .....	(390,778)	184,557	(206,221)	—	—	—	—
Inventories.....	159,820	—	159,820	256,813	—	—	200
Internal loans - portion due after one year .....	(455,050)	492,771	37,721	—	—	—	—
Restricted Assets							
Cash and investments.....	—	—	—	176,059	526,992	—	707,187
Capital assets, net of accumulated depreciation.....	207,902,681	47,812,904	255,715,585	25,679,462	—	—	—
<b>Total Assets</b> .....	<b>298,728,541</b>	<b>57,989,950</b>	<b>356,718,491</b>	<b>32,148,960</b>	<b>1,704,419</b>	<b>63,573</b>	<b>1,098,161</b>
<b>Deferred Outflows of Resources</b>							
Pension-related deferred outflows .....	<b>5,645,719</b>	<b>521,235</b>	<b>6,166,954</b>	<b>255,241</b>	<b>—</b>	<b>—</b>	<b>—</b>
<b>Total Assets and Deferred Outflows of Resources</b> .....	<b>\$ 304,374,260</b>	<b>\$ 58,511,185</b>	<b>\$ 362,885,445</b>	<b>\$ 32,404,201</b>	<b>\$ 1,704,419</b>	<b>\$ 63,573</b>	<b>\$ 1,098,161</b>



# Statement of Net Position

As of June 30, 2019

	Primary Government			Component Unit			
	Governmental Activities	Business-Type Activities	Total	Water	Friends	Parks	Fire
<b>Liabilities, Deferred Inflows of Resources and Net Position</b>							
<b>Liabilities</b>							
Accounts payable .....	\$ 1,753,460	\$ 164,699	\$ 1,918,159	\$ 1,043,193	\$ —	\$ —	\$ —
Accrued interest payable .....	137,047	—	137,047	3,110	—	—	—
Salaries and benefits payable.....	436,477	27,082	463,559	35,867	—	—	—
Self-insured estimated claims.....	265,970	—	265,970	18,470	—	—	—
Payable from restricted assets .....	—	—	—	176,059	—	—	—
<b>Long-Term Liabilities</b>							
<b>Portion Due Within One Year</b>							
General obligation bonds .....	3,900,000	—	3,900,000	—	—	—	—
Tax increment revenue bonds .....	259,726	—	259,726	—	—	—	—
Unamortized premium on general obligation notes.....	134,618	—	134,618	—	—	—	—
Capital lease .....	365,000	—	365,000	—	—	—	—
Compensated absences.....	10,244	26,029	36,273	89,455	—	—	—
Nonbonded indebtedness .....	24,989	—	24,989	—	—	—	—
Early separation plan liability .....	—	—	—	9,059	—	—	—
SRF loan .....	—	—	—	135,000	—	—	—
<b>Portion Due or Payable After One Year</b>							
General obligation bonds .....	54,345,000	—	54,345,000	—	—	—	—
Tax increment revenue bonds .....	3,844,402	—	3,844,402	—	—	—	—
Unamortized premium on general obligation notes.....	1,272,299	—	1,272,299	—	—	—	—
Compensated absences.....	4,257,620	—	4,257,620	—	—	—	—
Nonbonded indebtedness .....	114,357	—	114,357	—	—	—	—
SRF loan .....	—	—	—	1,805,000	—	—	—
Net pension liability .....	17,136,891	1,634,986	18,771,877	836,047	—	—	—
Total OPEB liability .....	1,146,459	—	1,146,459	110,499	—	—	—
<b>Total Liabilities</b> .....	<b>89,404,559</b>	<b>1,852,796</b>	<b>91,257,355</b>	<b>4,261,759</b>	<b>—</b>	<b>—</b>	<b>—</b>
<b>Deferred Inflows of Resources</b>							
<b>Unavailable Revenue</b>							
Succeeding year property tax and tax increment financing	26,880,595	—	26,880,595	—	—	—	—
Pension-related deferred inflows .....	523,871	88,251	612,122	58,029	—	—	—
OPEB-related deferred inflows .....	—	—	—	477	—	—	—
<b>Total Deferred Inflows of Resources</b> .....	<b>27,404,466</b>	<b>88,251</b>	<b>27,492,717</b>	<b>58,506</b>	<b>—</b>	<b>—</b>	<b>—</b>
<b>Net Position</b>							
Net investment in capital assets .....	143,642,290	47,812,904	191,455,194	23,739,462	—	—	—
<b>Restricted for</b>							
Cemetery perpetual care.....	189,574	—	189,574	—	—	—	—
Benefits.....	224,530	—	224,530	—	—	—	—
Debt service .....	1,535,504	—	1,535,504	—	—	—	—
Capital projects .....	30,263,483	—	30,263,483	—	—	—	—
Streets .....	9,843,813	—	9,843,813	—	—	—	—
Economic development.....	62,817	—	62,817	—	—	—	—
Other purposes .....	3,149,387	—	3,149,387	—	—	—	—
Unrestricted .....	(1,346,163)	8,757,234	7,411,071	4,344,474	1,704,419	63,573	1,098,161
<b>Total Net Position</b> .....	<b>187,565,235</b>	<b>56,570,138</b>	<b>244,135,373</b>	<b>28,083,936</b>	<b>1,704,419</b>	<b>63,573</b>	<b>1,098,161</b>
<b>Total Liabilities, Deferred Inflows of Resources and Net Position</b> .....	<b>\$ 304,374,260</b>	<b>\$ 58,511,185</b>	<b>\$ 362,885,445</b>	<b>\$ 32,404,201</b>	<b>\$ 1,704,419</b>	<b>\$ 63,573</b>	<b>\$ 1,098,161</b>

See accompanying notes to the financial statements.

**Statement of Activities**

Year Ended June 30, 2019

Functions/Programs	Expenses	Program Revenue			Net Revenue (Expense) and Changes in Net Position			Component Unit			
		Charges for Service	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business- Type Activities	Total	Water	Friends	Parks	Fire
<b>Primary Government</b>											
<b>Governmental Activities</b>											
Public safety .....	\$ 15,137,471	\$ 156,165	\$ 276,661	\$ —	\$ (14,704,645)	\$ —	\$ (14,704,645)	\$ —	\$ —	\$ —	\$ —
Public works.....	11,358,111	17,435	1,218	1,228,744	(10,110,714)	—	(10,110,714)	—	—	—	—
Culture and recreation.....	6,999,625	489,870	690,162	—	(5,819,593)	—	(5,819,593)	—	—	—	—
Community and economic development.....	2,333,826	1,280,100	596	200,959	(852,171)	—	(852,171)	—	—	—	—
General government .....	2,262,908	98,813	51,671	—	(2,112,424)	—	(2,112,424)	—	—	—	—
Interest and other charges on long-term debt	1,596,379	—	—	—	(1,596,379)	—	(1,596,379)	—	—	—	—
<b>Total Governmental Activities.....</b>	<b>39,688,320</b>	<b>2,042,383</b>	<b>1,020,308</b>	<b>1,429,703</b>	<b>(35,195,926)</b>	<b>—</b>	<b>(35,195,926)</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>
<b>Business-Type Activities</b>											
Sewer .....	5,694,008	5,614,485	2,872	1,057,478	—	980,827	980,827	—	—	—	—
Solid waste .....	2,165,400	2,329,671	18,741	—	—	183,012	183,012	—	—	—	—
City communication and utility.....	59,116	92,767	—	—	—	33,651	33,651	—	—	—	—
Urban forest.....	322,321	381,879	3,300	—	—	62,858	62,858	—	—	—	—
<b>Total Business-Type Activities.....</b>	<b>8,240,845</b>	<b>8,418,802</b>	<b>24,913</b>	<b>1,057,478</b>	<b>—</b>	<b>1,260,348</b>	<b>1,260,348</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>
<b>Total Primary Government.....</b>	<b>\$ 47,929,165</b>	<b>\$ 10,461,185</b>	<b>\$ 1,045,221</b>	<b>\$ 2,487,181</b>	<b>(35,195,926)</b>	<b>1,260,348</b>	<b>(33,935,578)</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>
<b>Component Unit - Water.....</b>	<b>\$ 3,300,338</b>	<b>\$ 4,593,940</b>	<b>\$ —</b>	<b>\$ 643,784</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1,937,386</b>	<b>—</b>	<b>—</b>	<b>—</b>
<b>Component Unit - Friends.....</b>	<b>\$ 39,664</b>	<b>\$ —</b>	<b>\$ 33,993</b>	<b>\$ —</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>(5,671)</b>	<b>—</b>	<b>—</b>
<b>Component Unit - Parks.....</b>	<b>\$ 2,221</b>	<b>\$ —</b>	<b>\$ 28,413</b>	<b>\$ —</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>26,192</b>	<b>—</b>
<b>Component Unit - Fire.....</b>	<b>\$ 19,017</b>	<b>\$ —</b>	<b>\$ 3,975</b>	<b>\$ —</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>(15,042)</b>
<b>General Revenue (Expense)</b>											
Property Tax Levied for											
General purposes .....					19,197,215	—	19,197,215	—	—	—	—
Debt service.....					3,524,955	—	3,524,955	—	—	—	—
Tax increment financing .....					3,668,537	—	3,668,537	—	—	—	—
Other City Tax											
Cable television franchise .....					348,678	—	348,678	—	—	—	—
Hotel/motel.....					167,477	—	167,477	—	—	—	—
Road use tax.....					4,941,913	—	4,941,913	—	—	—	—
Local option sales tax.....					4,915,835	—	4,915,835	—	—	—	—
Unrestricted investment earnings (losses).....					1,544,131	247,611	1,791,742	84,386	(83,661)	124	(27,883)
Special assessments.....					6,789	—	6,789	—	—	—	—
Miscellaneous.....					89,269	—	89,269	24,508	—	—	—
Gain on disposal of capital assets .....					1,111,114	—	1,111,114	—	—	—	—
<b>Total General Revenue .....</b>					<b>39,515,913</b>	<b>247,611</b>	<b>39,763,524</b>	<b>108,894</b>	<b>(83,661)</b>	<b>124</b>	<b>(27,883)</b>
<b>Transfers.....</b>					<b>117,602</b>	<b>(117,602)</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>
<b>Change in Net Position .....</b>					<b>4,437,589</b>	<b>1,390,357</b>	<b>5,827,946</b>	<b>2,046,280</b>	<b>(89,332)</b>	<b>26,316</b>	<b>(42,925)</b>
Net Position - Beginning of Year.....					183,127,646	55,179,781	238,307,427	26,037,656	1,793,751	37,257	1,141,086
<b>Net Position - End of Year.....</b>					<b>\$ 187,565,235</b>	<b>\$ 56,570,138</b>	<b>\$ 244,135,373</b>	<b>\$ 28,083,936</b>	<b>\$ 1,704,419</b>	<b>\$ 63,573</b>	<b>\$ 1,098,161</b>

See accompanying notes to the financial statements.

**Balance Sheet - Governmental Funds**

As of June 30, 2019

	General	Special Revenue					Debt Service	Capital Projects	Nonmajor	Total
		Road Use Tax	Trust and Agency (Employee Benefits)	Local Option Sales Tax	Tax Increment Financing					
<b>Assets</b>										
Cash.....	\$ 8,794,416	\$ 9,563,333	\$ 192,012	\$ 1,267,181	\$ 986,546	\$ 1,644,471	\$ 19,892,154	\$ 1,119,397	\$ 43,459,510	
Pooled investments.....	3,506,885	123,851	103,362	558,209	—	8,122	11,575,583	—	15,876,012	
Receivables										
Property Tax										
Current year delinquent.....	70,796	—	27,031	—	44,890	19,958	—	674	163,349	
Succeeding year.....	14,093,199	—	5,439,202	—	3,626,898	3,721,296	—	—	26,880,595	
Accounts.....	113,068	5,120	—	—	—	—	—	—	118,188	
Accrued interest.....	2,816	—	—	2,258	—	—	28,441	—	33,515	
Other.....	92,675	—	—	—	168,500	—	—	—	261,175	
Due from other governments.....	52,128	392,502	—	386,521	—	—	110,276	—	941,427	
Inventories.....	159,820	—	—	—	—	—	—	—	159,820	
<b>Total Assets</b> .....	<b>\$ 26,885,803</b>	<b>\$ 10,084,806</b>	<b>\$ 5,761,607</b>	<b>\$ 2,214,169</b>	<b>\$ 4,826,834</b>	<b>\$ 5,393,847</b>	<b>\$ 31,606,454</b>	<b>\$ 1,120,071</b>	<b>\$ 87,893,591</b>	
<b>Liabilities, Deferred Inflows of Resources and Fund Balances</b>										
<b>Liabilities</b>										
Accounts payable.....	\$ 353,876	\$ 200,401	\$ 97,875	\$ —	\$ 2,800	\$ —	\$ 1,063,498	\$ 24,652	\$ 1,743,102	
Salaries and benefits payable.....	391,148	40,592	—	4,737	—	—	—	—	436,477	
Interfund loan.....	308,500	—	—	—	257,855	—	279,473	—	845,828	
<b>Total Liabilities</b> .....	<b>1,053,524</b>	<b>240,993</b>	<b>97,875</b>	<b>4,737</b>	<b>260,655</b>	<b>—</b>	<b>1,342,971</b>	<b>24,652</b>	<b>3,025,407</b>	
<b>Deferred Inflows of Resources</b>										
<b>Unavailable Revenue</b>										
Succeeding year property tax.....	<b>14,093,199</b>	<b>—</b>	<b>5,439,202</b>	<b>—</b>	<b>3,626,898</b>	<b>3,721,296</b>	<b>—</b>	<b>—</b>	<b>26,880,595</b>	
<b>Fund Balances</b>										
<b>Nonspendable</b>										
Inventories.....	159,820	—	—	—	—	—	—	—	159,820	
Cemetery perpetual care.....	—	—	—	—	—	—	—	189,574	189,574	
<b>Restricted for</b>										
Benefits.....	—	—	224,530	—	—	—	—	—	224,530	
Debt service.....	—	—	—	—	—	1,672,551	—	—	1,672,551	
Capital projects.....	—	—	—	—	—	—	30,263,483	—	30,263,483	
Streets.....	—	9,843,813	—	—	—	—	—	—	9,843,813	
Economic development.....	—	—	—	—	—	—	—	62,817	62,817	
Other purposes.....	—	—	—	2,209,432	939,281	—	—	674	3,149,387	
<b>Committed for</b>										
Pension.....	648,319	—	—	—	—	—	—	—	648,319	
Capital projects.....	—	—	—	—	—	—	—	426,290	426,290	
<b>Assigned for</b>										
Equipment reserve.....	3,275,273	—	—	—	—	—	—	—	3,275,273	
Tax stabilization.....	230,653	—	—	—	—	—	—	—	230,653	
Capital projects.....	—	—	—	—	—	—	—	416,064	416,064	
Unassigned.....	7,425,015	—	—	—	—	—	—	—	7,425,015	
<b>Total Fund Balances</b> .....	<b>11,739,080</b>	<b>9,843,813</b>	<b>224,530</b>	<b>2,209,432</b>	<b>939,281</b>	<b>1,672,551</b>	<b>30,263,483</b>	<b>1,095,419</b>	<b>57,987,589</b>	
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b> .....	<b>\$ 26,885,803</b>	<b>\$ 10,084,806</b>	<b>\$ 5,761,607</b>	<b>\$ 2,214,169</b>	<b>\$ 4,826,834</b>	<b>\$ 5,393,847</b>	<b>\$ 31,606,454</b>	<b>\$ 1,120,071</b>	<b>\$ 87,893,591</b>	

See accompanying notes to the financial statements.

## Reconciliation of the Balance Sheet - Governmental Funds to the Statement of Net Position

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As of June 30, 2019

**Total Fund Balances for Governmental Funds (Page 16)....** **\$ 57,987,589**

***Amounts reported for governmental activities in the  
statement of net position are different because:***

Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the governmental funds. The cost of assets is \$272,140,923 and the accumulated depreciation is \$64,238,242 ..... 207,902,681

Internal service funds are used by management to charge the costs of employee benefits and the partially self-funded insurance plan to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the statements of net position ..... 3,501,769

Accrued interest payable on long-term liabilities is not due and payable in the current year and, therefore, is not reported as a liability in the governmental funds..... (137,047)

Pension and OPEB deferred outflows of resources and deferred inflows of resources are not due and payable in the current year and, therefore, are not reported in the governmental funds, as follows:

Pension-related deferred outflows of resources .....	\$ 5,645,719	
Pension-related deferred inflows of resources.....	<u>(523,871)</u>	5,121,848

Long-term liabilities are not due and payable in the current year and, therefore, are not reported as liabilities in the governmental funds, as follows:

General obligation bonds .....	\$ (58,245,000)	
Tax increment revenue bonds .....	(4,104,128)	
Unamortized premium on general obligation bonds.....	(1,406,917)	
Capital lease .....	(365,000)	
Compensated absences.....	(4,267,864)	
Nonbonded indebtedness .....	(139,346)	
Net pension liability .....	(17,136,891)	
Total OPEB liability .....	<u>(1,146,459)</u>	<u>(86,811,605)</u>

**Net Position of Governmental Activities (Page 14).....** **\$ 187,565,235**

**Statement of Revenue, Expenditures and Changes in Fund Balances -  
Governmental Funds**

Year Ended June 30, 2019

	<u>Special Revenue</u>								
	General	Road Use Tax	Trust and Agency (Employee Benefits)	Local Option Sales Tax	Tax Increment Financing	Debt Service	Capital Projects	Nonmajor	Total
<b>Revenue</b>									
Property tax .....	\$ 13,759,469	\$ —	\$ 5,290,212	\$ —	\$ —	\$ 3,524,955	\$ —	\$ 147,534	\$ 22,722,170
Tax increment financing .....	—	—	—	—	3,668,537	—	—	—	3,668,537
Other city tax .....	516,155	—	—	—	—	—	—	—	516,155
Licenses and permits .....	690,171	—	—	—	—	—	—	—	690,171
Use of money and property .....	603,518	61,860	628	140,491	—	73,000	627,385	16,732	1,523,614
Intergovernmental .....	476,461	4,941,913	53,678	4,915,835	—	—	513,874	7,150	10,908,911
Charges for service .....	835,248	—	6,832	—	—	—	394,688	115,757	1,352,525
Special assessments .....	—	—	—	—	—	1,211	5,578	—	6,789
Miscellaneous .....	109,533	2,367	39,478	—	—	—	107,683	—	259,061
<b>Total Revenue</b> .....	<b><u>16,990,555</u></b>	<b><u>5,006,140</u></b>	<b><u>5,390,828</u></b>	<b><u>5,056,326</u></b>	<b><u>3,668,537</u></b>	<b><u>3,599,166</u></b>	<b><u>1,649,208</u></b>	<b><u>287,173</u></b>	<b><u>41,647,933</u></b>
<b>Expenditures</b>									
Operating									
Public safety .....	12,360,948	—	30,608	—	—	—	—	—	12,391,556
Public works .....	976,317	3,087,311	—	161,877	—	—	—	—	4,225,505
Culture and recreation .....	4,438,799	—	94,794	—	—	—	—	—	4,533,593
Community and economic development .....	1,429,791	—	—	—	832,693	—	—	—	2,262,484
General government .....	2,927,616	122,016	3,751	—	—	—	—	—	3,053,383
Debt Service									
Principal .....	—	—	—	—	—	13,830,000	—	—	13,830,000
Interest and other charges .....	—	—	—	—	73,349	1,563,861	85,814	—	1,723,024
Capital projects .....	—	232,350	—	—	3,777	—	11,706,391	25,633	11,968,151
<b>Total Expenditures</b> .....	<b><u>22,133,471</u></b>	<b><u>3,441,677</u></b>	<b><u>129,153</u></b>	<b><u>161,877</u></b>	<b><u>909,819</u></b>	<b><u>15,393,861</u></b>	<b><u>11,792,205</u></b>	<b><u>25,633</u></b>	<b><u>53,987,696</u></b>
<b>Revenue Over (Under) Expenditures</b> .....	<b><u>(5,142,916)</u></b>	<b><u>1,564,463</u></b>	<b><u>5,261,675</u></b>	<b><u>4,894,449</u></b>	<b><u>2,758,718</u></b>	<b><u>(11,794,695)</u></b>	<b><u>(10,142,997)</u></b>	<b><u>261,540</u></b>	<b><u>(12,339,763)</u></b>
<b>Other Financing Sources (Uses)</b>									
Operating transfers in .....	6,113,209	5,000	4,500	—	—	2,506,331	11,408,319	—	20,037,359
Operating transfers out .....	(365,755)	(75,000)	(5,271,703)	(11,664,371)	(2,203,616)	—	(546,207)	(146,860)	(20,273,512)
Sale of capital assets .....	45,637	1,653	—	—	—	—	1,444,495	—	1,491,785
General obligation bonds issued .....	—	—	—	—	—	9,645,572	8,719,428	—	18,365,000
Tax increment revenue bonds issued .....	—	—	—	—	—	—	3,249,990	—	3,249,990
Premium on general obligation bonds issued .....	—	—	—	—	—	304,428	275,434	—	579,862
<b>Total Other Financing Sources (Uses)</b> .....	<b><u>5,793,091</u></b>	<b><u>(68,347)</u></b>	<b><u>(5,267,203)</u></b>	<b><u>(11,664,371)</u></b>	<b><u>(2,203,616)</u></b>	<b><u>12,456,331</u></b>	<b><u>24,551,459</u></b>	<b><u>(146,860)</u></b>	<b><u>23,450,484</u></b>
<b>Net Change in Fund Balances</b> .....	<b>650,175</b>	<b>1,496,116</b>	<b>(5,528)</b>	<b>(6,769,922)</b>	<b>555,102</b>	<b>661,636</b>	<b>14,408,462</b>	<b>114,680</b>	<b>11,110,721</b>
Fund Balances - Beginning of Year .....	11,088,905	8,347,697	230,058	8,979,354	384,179	1,010,915	15,855,021	980,739	46,876,868
<b>Fund Balances - End of Year</b> .....	<b><u>\$ 11,739,080</u></b>	<b><u>\$ 9,843,813</u></b>	<b><u>\$ 224,530</u></b>	<b><u>\$ 2,209,432</u></b>	<b><u>\$ 939,281</u></b>	<b><u>\$ 1,672,551</u></b>	<b><u>\$ 30,263,483</u></b>	<b><u>\$ 1,095,419</u></b>	<b><u>\$ 57,987,589</u></b>

See accompanying notes to the financial statements.

# Reconciliation of the Statement of Revenue, Expenditures and Changes in Fund Balances - Governmental Funds to the Statement of Activities

Year Ended June 30, 2019

**Change in Fund Balances - Total Governmental Funds (Page 18) \$ 11,110,721**

***Amounts reported for governmental activities in the statement of activities are different because:***

Governmental funds report capital outlays as expenditures while governmental activities report depreciation expense to allocate those expenditures over the life of the assets. Capital outlay expenditures and contributed capital assets exceeded depreciation expense in the current year as follows:

Capital outlay .....	\$ 7,331,152	
Contributed capital assets .....	1,228,744	
Depreciation expense.....	<u>(6,106,617)</u>	2,453,279

The net book value of capital assets disposed of during the year..... (380,671)

Interest on long-term debt in the statement of activities differs from the amount reported in the governmental funds because interest is recorded as an expenditure in the governmental funds when due. In the statement of activities, interest expense is recognized as interest accrues, regardless of when it is due..... (8,143)

Proceeds from issuing long-term liabilities provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Repayment of the long-term liabilities is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position. Current year issuances exceeded repayments as follows:

General obligation bonds issued .....	\$ (18,365,000)	
Tax increment revenue bonds issued.....	(3,249,990)	
Repayment of general obligation bonds .....	3,420,000	
Repayment of capital lease .....	10,385,000	
Increase in nonbonded indebtedness.....	(25,000)	
Repayment of nonbonded indebtedness .....	<u>25,000</u>	(7,809,990)

Amortization of premiums on bonds payable does not provide current financial resources to governmental funds, but it decreases liabilities in the statement of net position .... (445,074)

# Reconciliation of the Statement of Revenue, Expenditures and Changes in Fund Balances - Governmental Funds to the Statement of Activities —————

Year Ended June 30, 2019

The current year City employer share of IPERS and MFPRSI contributions are reported as expenditures in the governmental funds, but are reported as a deferred outflow of resources in the statement of net position ..... \$ 2,228,587

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds, as follows:

Compensated absences.....	\$ (185,746)	
Pension expense.....	(2,813,354)	
Other post-employment benefits.....	<u>69,423</u>	(2,929,677)

Internal service funds are used by management to charge the costs of employee benefits and the partially self-funded insurance plan to individual funds. The change in net position of the internal service funds is reported in governmental activities in the statement of activities..... 218,557

**Change in Net Position of Governmental Activities (Page 15) \$ 4,437,589**

# Statement of Net Position - Proprietary Funds

As of June 30, 2019

	Enterprise				Internal Service		
	Sewer Rental	Storm Water Management	Nonmajor	Total	Employee Benefit	Health Insurance	Total
<b>Assets and Deferred Outflows of Resources</b>							
<b>Current Assets</b>							
Cash.....	\$ —	\$ 1,209,495	\$ 5,287,635	\$ 6,497,130	\$ 356,927	\$ 3,042,885	\$ 3,399,812
Pooled investments .....	362,547	82,280	1,282,329	1,727,156	205,217	162,155	367,372
Receivables							
Unbilled usage.....	451,605	91,357	267,049	810,011	—	—	—
Accounts.....	252,923	64,350	137,963	455,236	—	10,002	10,002
Accrued interest.....	—	235	4,900	5,135	755	156	911
Due from other governments.....	624	—	4,426	5,050	—	—	—
Interfund loan .....	—	—	184,557	184,557	—	—	—
<b>Total Current Assets .....</b>	<b>1,067,699</b>	<b>1,447,717</b>	<b>7,168,859</b>	<b>9,684,275</b>	<b>562,899</b>	<b>3,215,198</b>	<b>3,778,097</b>
<b>Noncurrent Assets</b>							
Interfund loan .....	—	—	492,771	492,771	—	—	—
Capital assets, net of accumulated depreciation.....	20,963,700	25,724,869	1,124,335	47,812,904	—	—	—
<b>Total Noncurrent Assets .....</b>	<b>20,963,700</b>	<b>25,724,869</b>	<b>1,617,106</b>	<b>48,305,675</b>	<b>—</b>	<b>—</b>	<b>—</b>
<b>Total Assets .....</b>	<b>22,031,399</b>	<b>27,172,586</b>	<b>8,785,965</b>	<b>57,989,950</b>	<b>562,899</b>	<b>3,215,198</b>	<b>3,778,097</b>
<b>Deferred Outflows of Resources</b>							
Pension-related deferred outflows .....	178,477	111,957	230,801	521,235	—	—	—
<b>Total Assets and Deferred Outflows of Resources.....</b>	<b>\$ 22,209,876</b>	<b>\$ 27,284,543</b>	<b>\$ 9,016,766</b>	<b>\$ 58,511,185</b>	<b>\$ 562,899</b>	<b>\$ 3,215,198</b>	<b>\$ 3,778,097</b>
<b>Liabilities, Deferred Inflows of Resources and Net Position</b>							
<b>Current Liabilities</b>							
Accounts payable .....	\$ 63,038	\$ 2,200	\$ 99,461	\$ 164,699	\$ —	\$ 10,358	\$ 10,358
Salaries and benefits payable.....	10,324	—	16,758	27,082	—	—	—
Self-insured estimated claims.....	—	—	—	—	—	265,970	265,970
Compensated absences.....	26,029	—	—	26,029	—	—	—
<b>Total Current Liabilities.....</b>	<b>99,391</b>	<b>2,200</b>	<b>116,219</b>	<b>217,810</b>	<b>—</b>	<b>276,328</b>	<b>276,328</b>
<b>Noncurrent Liabilities</b>							
Net pension liability.....	556,983	354,843	723,160	1,634,986	—	—	—
<b>Total Liabilities .....</b>	<b>656,374</b>	<b>357,043</b>	<b>839,379</b>	<b>1,852,796</b>	<b>—</b>	<b>276,328</b>	<b>276,328</b>
<b>Deferred Inflows of Resources</b>							
Pension-related deferred inflows .....	30,381	18,792	39,078	88,251	—	—	—
<b>Net Position</b>							
Net investment in capital assets .....	20,963,700	25,724,869	1,124,335	47,812,904	—	—	—
Unrestricted .....	559,421	1,183,839	7,013,974	8,757,234	562,899	2,938,870	3,501,769
<b>Total Net Position .....</b>	<b>21,523,121</b>	<b>26,908,708</b>	<b>8,138,309</b>	<b>56,570,138</b>	<b>562,899</b>	<b>2,938,870</b>	<b>3,501,769</b>
<b>Total Liabilities, Deferred Inflows of Resources and Net Position.....</b>	<b>\$ 22,209,876</b>	<b>\$ 27,284,543</b>	<b>\$ 9,016,766</b>	<b>\$ 58,511,185</b>	<b>\$ 562,899</b>	<b>\$ 3,215,198</b>	<b>\$ 3,778,097</b>

See accompanying notes to the financial statements.



# Statement of Revenue, Expenses and Changes in Fund Net Position - Proprietary Funds

Year Ended June 30, 2019

	Enterprise				Internal Service		
	Sewer Rental	Storm Water Management	Nonmajor	Total	Employee Benefit	Health Insurance	Total
<b>Operating Revenue</b>							
Licenses and permits.....	\$ —	\$ —	\$ 1,180	\$ 1,180	\$ —	\$ —	\$ —
Charges for service .....	4,070,710	1,124,389	3,218,726	8,413,825	—	—	—
Miscellaneous.....	—	—	3,797	3,797	—	3,118,754	3,118,754
<b>Total Operating Revenue .....</b>	<b>4,070,710</b>	<b>1,124,389</b>	<b>3,223,703</b>	<b>8,418,802</b>	<b>—</b>	<b>3,118,754</b>	<b>3,118,754</b>
<b>Operating Expenses</b>							
Personal services .....	1,072,570	669,035	1,440,585	3,182,190	—	—	—
Services and commodities.....	2,765,943	48,918	944,576	3,759,437	187,286	3,087,183	3,274,469
Depreciation .....	553,438	548,222	197,558	1,299,218	—	—	—
<b>Total Operating Expenses .....</b>	<b>4,391,951</b>	<b>1,266,175</b>	<b>2,582,719</b>	<b>8,240,845</b>	<b>187,286</b>	<b>3,087,183</b>	<b>3,274,469</b>
<b>Operating Income (Loss) .....</b>	<b>(321,241)</b>	<b>(141,786)</b>	<b>640,984</b>	<b>177,957</b>	<b>(187,286)</b>	<b>31,571</b>	<b>(155,715)</b>
<b>Nonoperating Revenue</b>							
Investment income .....	15,634	36,838	195,139	247,611	18,920	1,597	20,517
Intergovernmental .....	2,872	—	22,041	24,913	—	—	—
Capital contributions .....	442,548	614,930	—	1,057,478	—	—	—
<b>Total Nonoperating Revenue .....</b>	<b>461,054</b>	<b>651,768</b>	<b>217,180</b>	<b>1,330,002</b>	<b>18,920</b>	<b>1,597</b>	<b>20,517</b>
<b>Income (Loss) Before Transfers.....</b>	<b>139,813</b>	<b>509,982</b>	<b>858,164</b>	<b>1,507,959</b>	<b>(168,366)</b>	<b>33,168</b>	<b>(135,198)</b>
<b>Transfers</b>							
Transfers in .....	281,212	530,955	28,524	840,691	122,429	231,326	353,755
Transfers out .....	(214,000)	(265,581)	(478,712)	(958,293)	—	—	—
<b>Total Transfers.....</b>	<b>67,212</b>	<b>265,374</b>	<b>(450,188)</b>	<b>(117,602)</b>	<b>122,429</b>	<b>231,326</b>	<b>353,755</b>
<b>Change in Net Position .....</b>	<b>207,025</b>	<b>775,356</b>	<b>407,976</b>	<b>1,390,357</b>	<b>(45,937)</b>	<b>264,494</b>	<b>218,557</b>
Net Position - Beginning of Year.....	21,316,096	26,133,352	7,730,333	55,179,781	608,836	2,674,376	3,283,212
<b>Net Position - End of Year.....</b>	<b>\$ 21,523,121</b>	<b>\$ 26,908,708</b>	<b>\$ 8,138,309</b>	<b>\$ 56,570,138</b>	<b>\$ 562,899</b>	<b>\$ 2,938,870</b>	<b>\$ 3,501,769</b>

# Statement of Cash Flows - Proprietary Funds

Year Ended June 30, 2019

	Enterprise				Internal Service		
	Sewer Rental	Storm Water Management	Nonmajor	Total	Employee Benefit	Health Insurance	Total
<b>Cash Flows From Operating Activities</b>							
Cash received from customers and users .....	\$ 3,987,425	\$ 1,116,509	\$ 3,196,962	\$ 8,300,896	\$ —	\$ 3,178,068	\$ 3,178,068
Cash paid to employees for services..	(1,068,319)	(657,875)	(1,414,303)	(3,140,497)	—	—	—
Cash paid to suppliers for goods and services .....	(2,732,897)	(78,815)	(949,917)	(3,761,629)	(187,286)	(3,107,684)	(3,294,970)
<b>Net Cash Provided by (Used in) Operating Activities.....</b>	<b>186,209</b>	<b>379,819</b>	<b>832,742</b>	<b>1,398,770</b>	<b>(187,286)</b>	<b>70,384</b>	<b>(116,902)</b>
<b>Cash Flows From Noncapital Financing Activities</b>							
Net transfers.....	67,212	265,374	(450,188)	(117,602)	122,429	231,326	353,755
State and federal grants received.....	2,792	—	20,240	23,032	—	—	—
<b>Net Cash Provided by (Used in) Noncapital Financing Activities.....</b>	<b>70,004</b>	<b>265,374</b>	<b>(429,948)</b>	<b>(94,570)</b>	<b>122,429</b>	<b>231,326</b>	<b>353,755</b>
<b>Cash Flows From Capital and Related Financing Activities</b>							
Decrease in interfund loan.....	—	—	80,670	80,670	—	—	—
Acquisition of capital assets.....	(381,944)	(709,444)	(239,687)	(1,331,075)	—	—	—
Disposal of capital assets .....	—	—	265,961	265,961	—	—	—
<b>Net Cash Provided by (Used in) Capital and Related Financing Activities .....</b>	<b>(381,944)</b>	<b>(709,444)</b>	<b>106,944</b>	<b>(984,444)</b>	<b>—</b>	<b>—</b>	<b>—</b>
<b>Cash Flows From Investing Activities</b>							
Interest on investments .....	15,634	36,817	195,357	247,808	19,423	1,563	20,986
Purchase of investments .....	(7,080)	(5,368)	(71,400)	(83,848)	—	(15,112)	(15,112)
Proceeds from sale of investments.....	—	—	118,408	118,408	100,964	—	100,964
<b>Net Cash Provided by (Used in) Investing Activities.....</b>	<b>8,554</b>	<b>31,449</b>	<b>242,365</b>	<b>282,368</b>	<b>120,387</b>	<b>(13,549)</b>	<b>106,838</b>
<b>Net Increase (Decrease) in Cash .....</b>	<b>(117,177)</b>	<b>(32,802)</b>	<b>752,103</b>	<b>602,124</b>	<b>55,530</b>	<b>288,161</b>	<b>343,691</b>
Cash - Beginning of Year .....	117,177	1,242,297	4,535,532	5,895,006	301,397	2,754,724	3,056,121
<b>Cash - End of Year.....</b>	<b>\$ —</b>	<b>\$ 1,209,495</b>	<b>\$ 5,287,635</b>	<b>\$ 6,497,130</b>	<b>\$ 356,927</b>	<b>\$ 3,042,885</b>	<b>\$ 3,399,812</b>
<b>Reconciliation of Income (Loss) From Operations to Net Cash Provided by (Used in) Operating Activities</b>							
Income (loss) from operations .....	\$ (321,241)	\$ (141,786)	\$ 640,984	\$ 177,957	\$ (187,286)	\$ 31,571	\$ (155,715)
Adjustments to Reconcile Income (Loss) From Operations to Net Cash Provided by (Used in) Operating Activities							
Depreciation .....	553,438	548,222	197,558	1,299,218	—	—	—
Change in Assets and Liabilities							
(Increase) decrease in receivables	(83,285)	(7,880)	(26,741)	(117,906)	—	59,314	59,314
Decrease in deferred outflows of resources .....	22,602	14,901	33,219	70,722	—	—	—
Increase (decrease) in payables	33,046	(29,897)	(5,341)	(2,192)	—	(20,501)	(20,501)
Increase in salaries and benefits payable .....	1,482	—	2,167	3,649	—	—	—
Decrease in compensated absences	(15,020)	—	—	(15,020)	—	—	—
Decrease in net pension liability..	(24,523)	(15,384)	(33,243)	(73,150)	—	—	—
Increase in deferred inflows of resources .....	19,710	11,643	24,139	55,492	—	—	—
<b>Net Cash Provided by (Used in) Operating Activities.....</b>	<b>\$ 186,209</b>	<b>\$ 379,819</b>	<b>\$ 832,742</b>	<b>\$ 1,398,770</b>	<b>\$ (187,286)</b>	<b>\$ 70,384</b>	<b>\$ (116,902)</b>

See accompanying notes to the financial statements.

# Notes to the Financial Statements

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## **(1) Summary of Significant Accounting Policies**

The City of Marion, Iowa, (City) is a political subdivision of the State of Iowa located in Linn County. It was first incorporated in 1865 and operates under the Home Rule provisions of the Constitution of Iowa. The City operates under the Mayor-Council-Manager form of government with the Mayor and Council Members elected on a nonpartisan basis. The City provides numerous services to citizens including public safety, public works, culture and recreation, community and economic development and general government services. It also provides sewer and sanitation services.

The financial statements of the City of Marion have been prepared in conformity with U.S. generally accepted accounting principles (GAAP) as prescribed by the Governmental Accounting Standards Board.

### **Reporting Entity**

For financial reporting purposes, the City has included all funds, organizations, agencies, boards, commissions and authorities. The City has also considered all potential component units for which it is financially accountable, and other organizations for which the nature and significance of their relationship with the City are such that exclusion would cause the City's financial statements to be misleading or incomplete. The Governmental Accounting Standards Board has set forth criteria to be considered in determining financial accountability. These criteria include appointing a voting majority of an organization's governing body, and (1) the ability of the City to impose its will on that organization or (2) the potential for the organization to provide specific benefits to or impose specific financial burdens on the City.

These financial statements present the City of Marion (the primary government) and its component units. The component units discussed below are included in the City's reporting entity because of the significance of their operational or financial relationship with the City. Certain disclosures about the Marion Water Department (Water) are not included because the component unit has been audited separately and a report has been issued under separate cover. The audited financial statements are available at the City Clerk's office.

### **Discretely Presented Component Units**

The Water Department is presented in a separate column to emphasize that it is legally separate from the City, but is financially accountable to the City. Its relationship with the City is such that exclusion would cause the City's financial statements to be misleading or incomplete. The Water Department is governed by a five-member board appointed by the City Council and the Water Department's operating budget is subject to the approval of the City Council.

The Friends of Marion Carnegie Library (Friends) is presented in a separate column to emphasize that it is legally separate from the City, but is financially accountable to the City. Its relationship with the City is such that exclusion would cause the City's financial statements to be misleading or incomplete. Friends is a nonprofit organization founded to promote the use of the Library and provide financial assistance for various programs. The Organization has a year end of December 31. Accordingly, the Organization's financial information included in the statement of activities and net position is as of and for the year ended December 31, 2018.

## (1) Summary of Significant Accounting Policies

The Marion Parks and Recreation Foundation, Inc. (Parks) is presented in a separate column to emphasize that it is legally separate from the City, but is financially accountable to the City. Its relationship with the City is such that exclusion would cause the City's financial statements to be misleading or incomplete. The Parks Foundation is a nonprofit organization founded to develop parks and recreation facilities within the City and provide financial assistance for various programs. The Parks Foundation has a year end of December 31. Accordingly, the Parks Foundation's financial information included in the statement of activities and net position is as of and for the year ended December 31, 2018.

The Marion Firefighter's Association (Fire) is presented in a separate column to emphasize that it is legally separate from the City, but is financially accountable to the City. Its relationship with the City is such that exclusion would cause the City's financial statements to be misleading or incomplete. The Fire association is a nonprofit organization founded to provide a structural way for volunteers and full-time firefighters to coordinate, encourage, promote and participate and to develop and implement programs aimed at meeting the needs of the City. The Fire association has a year end of December 31. Accordingly, the Fire association's financial information included in the statement of activities and net position is as of and for the year ended December 31, 2018.

### Jointly Governed Organizations

The City participates in several jointly governed organizations that provide goods or services to the citizenry of the City but do not meet the criteria of a joint venture since there is no ongoing financial interest or responsibility by the participating governments. City officials are members of the following boards and commissions: Iowa League of Cities, Linn County Emergency Management Agency, Marion Economic Development Company (MEDCO) and Regional Planning Commission.

### Basis of Presentation

#### ***Government-Wide Financial Statements***

The statement of net position and the statement of activities report information on all the nonfiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which are supported by property tax and intergovernmental revenue, are reported separately from business-type activities, which rely to a significant extent on fees and charges for service.

The statement of net position presents the City's nonfiduciary assets, deferred outflows of resources, liabilities and deferred inflows of resources, with the difference reported as net position. Net position is reported in the following categories:

*Net investment in capital assets* consists of capital assets, net of accumulated depreciation and reduced by outstanding balances for bonds, notes and other debt attributable to the acquisition, construction or improvement of those assets.

*Restricted net position* results when constraints placed on net position use are either externally imposed or are imposed by law through constitutional provisions or enabling legislation. Enabling legislation did not result in any restricted net position.

*Unrestricted net position* consists of net position not meeting the definition of the preceding categories. Unrestricted net position is often subject to constraints imposed by management which can be removed or modified.

## (1) Summary of Significant Accounting Policies

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenue. Direct expenses are those clearly identifiable with a specific function. Program revenue includes: (1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function and (2) grants and contributions restricted to meeting the operational or capital requirements of a particular function. Property tax and other items not properly included among program revenue are reported instead as general revenue.

### ***Fund Financial Statements***

Separate financial statements are provided for governmental and proprietary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental and enterprise funds and all internal service funds are reported as separate columns in the fund financial statements. All remaining governmental and enterprise funds are aggregated and reported as nonmajor governmental and enterprise funds, respectively.

The City reports the following major governmental funds:

The General Fund is the general operating fund of the City. All general tax revenue from general and emergency levies and other revenue not allocated by law or contractual agreement to some other fund are accounted for in this fund. From the fund are paid the general operating expenditures, the fixed charges and the capital improvement costs not paid from other funds.

The Special Revenue, Road Use Tax Fund is used to account for the maintenance of the City's infrastructure, such as streets, bridges and storm sewers. The revenue of the Road Use Tax Fund is primarily derived from state taxes. The expenditures primarily relate to the upkeep of the City's infrastructure.

The Special Revenue, Trust and Agency (Employee Benefits) Fund is required by the Code of Iowa to account for property tax levied for employee benefits. This fund either pays benefits as expenditures (primarily police and fire pension costs) or transfers cash to the General Fund to reimburse allowable benefits paid therefrom.

The Special Revenue, Local Option Sales Tax Fund is used to account for the revenue from the tax authorized by referendum and used for capital improvements, equipment and community programs and services.

The Special Revenue, Tax Increment Financing Fund is used to account for revenue from the tax authorized by ordinance in the urban renewal district and used to pay the principal and interest on the general obligation bonds and other indebtedness incurred for urban renewal projects.

The Debt Service Fund is used to account for property tax and other revenue to be used for the payment of interest and principal on the City's general long-term debt.

The Capital Projects Fund is used to account for all resources used in the acquisition and construction of capital facilities and other capital assets.

## (1) Summary of Significant Accounting Policies

The City reports the following major proprietary funds:

The Enterprise, Sewer Rental Fund accounts for the operation and maintenance of the City's sanitary sewer system.

The Enterprise, Storm Water Management Fund is used to account for the operation and maintenance of the City's storm water management system.

The City also reports the following additional proprietary funds:

Internal Service Funds are utilized to account for health insurance and other employee benefits provided to other departments on a cost-reimbursement basis.

### **Measurement Focus and Basis of Accounting**

The government-wide and proprietary funds financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenue is recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property tax is recognized as revenue in the year for which it is levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been satisfied.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenue is recognized as soon as it is both measurable and available. Revenue is considered to be available when it is collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenue to be available if it is collected within 60 days after year end.

Property tax, local option sales tax, intergovernmental revenue (shared revenue, grants and reimbursements from other governments) and interest are considered to be susceptible to accrual. All other revenue items are considered to be measurable and available only when cash is received by the City.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, principal and interest on long-term debt, claims and judgments and compensated absences are recognized as expenditures only when payment is due. Capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt are reported as other financing sources.

When an expenditure is incurred in governmental funds which can be paid using either restricted or unrestricted resources, the City's policy is generally to first apply the expenditure toward restricted fund balance and then to less-restrictive classifications — committed, assigned and then unassigned fund balances.

## **(1) Summary of Significant Accounting Policies**

Under terms of grant agreements, the City funds certain programs by a combination of specific cost-reimbursement grants, categorical block grants and general revenue. Thus, when program expenses are incurred, there are both restricted and unrestricted net position available to finance the program. It is the City's policy to first apply cost-reimbursement grant resources to such programs, followed by categorical block grants and then by general revenue.

Proprietary funds distinguish operating revenue and expenses from nonoperating items. Operating revenue and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenue of the City's enterprise funds is user fees and charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenue and expenses not meeting this definition are reported as nonoperating revenue and expenses.

The City maintains its financial records on the cash basis. The financial statements of the City are prepared by making memorandum adjusting entries to the cash basis financial records.

### **Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources and Fund Equity**

The following accounting policies are followed in preparing the financial statements:

#### ***Cash and Pooled Investments***

The cash balances of most City funds are pooled and invested. Interest earned on investments is recorded in the General Fund, unless otherwise provided by law. Investments are stated at fair value except for the investment in the Iowa Public Agency Investment Trust, which is valued at amortized cost and nonnegotiable certificates of deposit, which are stated at cost.

For purposes of the statement of cash flows, all short-term cash investments that are highly liquid (including restricted assets) are considered to be cash equivalents. Cash equivalents are readily convertible to known amounts of cash and, at the day of purchase, have a maturity date no longer than three months.

#### ***Property Tax Receivable, Including Tax Increment Financing***

Property tax, including tax increment financing, in governmental funds is accounted for using the modified accrual basis of accounting.

Property tax receivable is recognized in these funds on the levy or lien date, which is the date the tax asking is certified by the City to the County Board of Supervisors. Current year property tax receivable represent taxes collected by the County but not remitted to the City as of June 30, 2019 and unpaid taxes. The succeeding year property tax receivable represent taxes certified by the City to be collected in the next fiscal year for the purposes set out in the budget for the next fiscal year. By statute, the City is required to certify its budget to the County Auditor by March 15 of each year for the subsequent fiscal year. However, by statute, the tax asking and budget certification for the following fiscal year becomes effective on the first day of that year. Although the succeeding year property tax receivable has been recorded, the related revenue is deferred in both the government-wide and fund financial statements and will not be recognized as revenue until the year for which it is levied.

# Notes to the Financial Statements

## (1) Summary of Significant Accounting Policies

Property tax revenue recognized in these funds become due and collectible in September and March of the current fiscal year with a 1-1/2% per month penalty for delinquent payments, is based on January 1, 2017 assessed property valuations, is for the tax accrual period July 1, 2018 through June 30, 2019 and reflects tax asking contained in the budget certified to the County Board of Supervisors in March, 2018.

### **Unbilled Usage**

Accounts receivable are recorded in the enterprise funds at the time the service is billed. Unbilled usage for service consumed between periodic scheduled billing dates is estimated and is recognized as revenue in the period in which the service is provided.

### **Due From and Due to Other Funds**

During the course of its operations, the City has numerous transactions between funds. To the extent certain transactions between funds had not been paid or received as of June 30, 2019, balances of interfund amounts receivable or payable have been recorded in the fund financial statements.

### **Due From Other Governments**

Due from other governments represents amounts due from the State of Iowa, various shared revenue, grants and reimbursements from other governments.

### **Inventories**

Inventories are valued at cost using the first-in, first-out method. Inventories in the General Fund consist of expendable supplies held for consumption. The cost is recorded as an expenditure at the time individual inventory items are purchased. Reported inventories in the governmental fund financial statements are equally offset by a fund balance reserve which indicates that they are not available to liquidate current obligations.

### **Capital Assets**

Capital assets, which include property, equipment and vehicles, intangibles and infrastructure assets acquired after July 1, 1980 (e.g. roads, bridges, curbs, gutters, sidewalks and similar items which are immovable and of value only to the City) are reported in the applicable governmental or business-type activities columns in the government-wide statement of net position and in the proprietary funds statement of net position. Capital assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation. The costs of normal maintenance and repair not adding to the value of the asset or materially extend asset lives are not capitalized. Reportable capital assets are defined by the City as assets with initial, individual costs in excess of \$3,000 for all items except for intangible assets which are \$5,000. The City had no intangible assets as of June 30, 2019.

Capital assets of the City are depreciated/amortized using the straight-line method over the following estimated useful lives.

<b>Asset Class</b>	<b>Estimated Useful Lives</b>
Buildings .....	40 - 50 Years
Improvements other than buildings .....	5 - 50 Years
Equipment.....	2 - 20 Years
Infrastructure (distribution and storm sewer system) .....	5 - 80 Years
Intangibles.....	50 Years



## (1) Summary of Significant Accounting Policies

### ***Deferred Outflows of Resources***

Deferred outflows of resources represent a consumption of net position that applies to a future period(s) and will not be recognized as an outflow of resources (expense/expenditure) until then. Deferred outflows of resources consist of unrecognized items not yet charged to pension expense and contributions from the City after the measurement date but before the end of the City's reporting period.

### ***Compensated Absences***

City employees accumulate a limited amount of earned but unused vacation and sick leave hours and personal leave and compensatory time for subsequent use or for payment upon termination, death or retirement. A liability is recorded when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental fund financial statements only for employees that have resigned or retired. The compensated absences liability has been computed based on rates of pay in effect as of June 30, 2019. The compensated absences liability attributable to the governmental activities will be paid primarily by the General, Road Use Tax and Sewer Rental Funds. Also see Note 9.

### ***Long-Term Liabilities***

In the government-wide and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental or business-type activities column in the statement of net position and the proprietary fund statement of net position.

In the governmental fund financial statements, the face amount of debt issued is reported as other financing sources. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

### ***Pensions***

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Iowa Public Employees' Retirement System (IPERS) and the Municipal Fire and Police Retirement System and additions to/deductions from the Systems' fiduciary net position have been determined on the same basis as they are reported by the Systems. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. The net pension liability attributable to the governmental activities will be paid primarily by the General Fund.

### ***Total OPEB Liability***

For purposes of measuring the total OPEB liability, deferred outflows of resources related to OPEB and OPEB expense, information has been determined based on the City of Marion GAAP City's actuary report. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. The total OPEB liability attributable to the governmental activities will be paid primarily by the General Fund.

## (1) Summary of Significant Accounting Policies

### ***Deferred Inflows of Resources***

Deferred inflows of resources represent an acquisition of net position that applies to a future period(s) which will not be recognized as an inflow of resources (revenue) until that time. Although certain revenue is measurable, it is not available. Available means collected within the current year or expected to be collected soon enough thereafter to be used to pay liabilities of the current year. Deferred inflows of resources in the governmental fund financial statements represent the amount of assets that have been recognized, but the related revenue has not been recognized since the assets are not collected within the current year or expected to be collected soon enough thereafter to be used to pay liabilities of the current year. Deferred inflows of resources consist of property tax and tax increment financing receivable not collected within 60 days after year end.

Deferred inflows of resources in the statement of net position consist of succeeding year property tax and tax increment financing receivable that will not be recognized as revenue until the year for which it is levied and the unrecognized items not yet charged to pension expense.

### ***Fund Balances***

In the governmental fund financial statements, fund balances are classified as follows:

**Nonspendable** - Amounts which cannot be spent either because they are in a nonspendable form or because they are legally or contractually required to be maintained intact.

**Restricted** - Amounts restricted to specific purposes when constraints placed on the use of the resources are either externally imposed by creditors, grantors or state or federal laws or are imposed by law through constitutional provisions or enabling legislation.

**Committed** - Amounts which can be used only for specific purposes pursuant to constraints formally imposed by the City Council through ordinance or resolution approved prior to year end. Those committed amounts cannot be used for any other purpose unless the City Council removes or changes the specified use by taking the same action it employed to commit those amounts.

**Assigned** - Amounts the City Council intends to use for specific purposes.

**Unassigned** - All amounts not included in the preceding classifications.

### **Tax Stabilization**

The City Council has established the Tax Stabilization Fund to provide a funding mechanism to reduce future property tax impacts. In an unusual budget year, this reserve can be used to smooth spikes in property tax. The Tax Stabilization Fund is presented as part of the General Fund in the financial statements.

### **Budgets and Budgetary Accounting**

The budgetary comparison and related disclosures are reported as required supplementary information. During the year ended June 30, 2019, disbursements did not exceed the amounts budgeted.

### **Estimates and Assumptions**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

# Notes to the Financial Statements

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## (2) Cash and Pooled Investments

### Primary Government

The City's deposits as of June 30, 2019 were entirely covered by federal depository insurance or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa. This chapter provides for additional assessments against the depositories to insure there will be no loss of public funds.

The City is authorized by statute to invest public funds in obligations of the United States Government, its agencies and instrumentalities; certificates of deposit or other evidences of deposit at federally insured depository institutions approved by the City Council; prime eligible bankers acceptances; certain high-rated commercial paper; perfected repurchase agreements; certain registered open-end management investment companies; certain joint investment trusts; and warrants or improvement certificates of a drainage district.

The City's cash and investments as of June 30, 2019 were as follows:

Cash.....	\$ 53,356,452
Pooled cash investments - Iowa Public Agency Investment Trust.....	5,069,028
Money market accounts .....	348,244
U.S. Instrumentalities	
Original maturities 5 years or less .....	34,847
Original maturities 6 to 10 years.....	15,554
Original maturities 10+ years.....	<u>12,502,867</u>
<b>Total .....</b>	<b><u>\$ 71,326,992</u></b>

The City uses the fair value hierarchy established by generally accepted accounting principles, based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets. Level 2 inputs are significant other observable inputs. Level 3 inputs are significant unobservable inputs.

The recurring fair value measurement for the U.S. instrumentalities of \$12,553,268 is valued using the last reported sales price at current exchange rates. (Level 1 inputs)

In addition, the City had investments in the Iowa Public Agency Investment Trust (IPAIT) which are valued at an amortized cost of \$5,069,028 pursuant to Rule 2a-7 under the Investment Company Act of 1940. There were no limitations or restrictions on withdrawals for the IPAIT investments. The City's investment in IPAIT is unrated.

The City had no other investments meeting the disclosure requirements of Governmental Accounting Standards Board Statement No. 72.

### Interest Rate Risk

The City's investment policy limits the investment of operating funds (funds expected to be expended in the current budget year or within 15 months of receipt) in instruments that mature within 397 days. Funds not identified as operating funds may be invested in investments with maturities longer than 397 days but the maturities shall be consistent with the needs and use of the City.

## Notes to the Financial Statements

### (2) Cash and Pooled Investments

#### Credit Risk

The City's U.S. Instrumentalities investments as of June 30, 2019 are rated Aaa or better by Moody's Investors service. The investment in the Iowa Public Agency Investment Trust is unrated.

#### Discretely Presented Component Units

The Friends of Marion Carnegie Library's investments as of December 31, 2018 consist of mutual funds and other investments with a fair value of \$1,542,339.

The Marion Firefighter's Association's investments as of December 31, 2018 consist of mutual funds and other investments with a fair value of \$1,093,235.

### (3) Capital Assets

Capital assets activity for the year ended June 30, 2019 was as follows:

Primary Government	Balance - Beginning of Year	Increases	Decreases	Balance - End of Year
<b>Governmental Activities</b>				
Capital Assets Not Being Depreciated				
Land.....	\$ 81,027,496	\$ 1,367,076	\$ 380,671	\$ 82,013,901
Construction in progress .....	13,378,813	7,053,723	3,955,519	16,477,017
Total Capital Assets Not Being Depreciated.....	<u>94,406,309</u>	<u>8,420,799</u>	<u>4,336,190</u>	<u>98,490,918</u>
Capital Assets Being Depreciated				
Buildings .....	30,670,782	—	—	30,670,782
Improvements other than buildings.....	120,407,409	3,423,409	—	123,830,818
Equipment.....	18,630,954	671,207	153,756	19,148,405
Total Capital Assets Being Depreciated.....	<u>169,709,145</u>	<u>4,094,616</u>	<u>153,756</u>	<u>173,650,005</u>
Less Accumulated Depreciation for				
Buildings .....	7,482,562	774,160	—	8,256,722
Improvements other than buildings.....	39,833,615	3,796,564	—	43,630,179
Equipment.....	10,969,204	1,535,893	153,756	12,351,341
Total Accumulated Depreciation .....	<u>58,285,381</u>	<u>6,106,617</u>	<u>153,756</u>	<u>64,238,242</u>
Net Capital Assets Being Depreciated.....	<u>111,423,764</u>	<u>(2,012,001)</u>	<u>—</u>	<u>109,411,763</u>
<b>Net Governmental Activities Capital Assets .....</b>	<b><u>\$ 205,830,073</u></b>	<b><u>\$ 6,408,798</u></b>	<b><u>\$ 4,336,190</u></b>	<b><u>\$ 207,902,681</u></b>

## Notes to the Financial Statements

### (3) Capital Assets

Primary Government	Balance - Beginning of Year	Increases	Decreases	Balance - End of Year
<b>Business-Type Activities</b>				
Capital Assets Not Being Depreciated				
Land.....	\$ 484,171	\$ 62,683	\$ —	\$ 546,854
Construction in progress .....	<u>555,409</u>	<u>511,056</u>	<u>492,330</u>	<u>574,135</u>
Total Capital Assets Not Being Depreciated.....	<u>1,039,580</u>	<u>573,739</u>	<u>492,330</u>	<u>1,120,989</u>
Capital Assets Being Depreciated				
Buildings .....	20,300	—	—	20,300
Equipment.....	3,576,346	4,464	—	3,580,810
Distribution system.....	33,812,174	724,375	—	34,536,549
Storm sewer system.....	33,789,925	1,312,344	—	35,102,269
Communication system.....	<u>533,558</u>	<u>—</u>	<u>—</u>	<u>533,558</u>
Total Capital Assets Being Depreciated.....	<u>71,732,303</u>	<u>2,041,183</u>	<u>—</u>	<u>73,773,486</u>
Less Accumulated Depreciation for				
Buildings .....	6,116	1,532	—	7,648
Equipment.....	2,699,906	197,977	—	2,897,883
Distribution system.....	13,664,420	506,139	—	14,170,559
Storm sewer system.....	8,927,262	544,661	—	9,471,923
Communication system.....	<u>484,649</u>	<u>48,909</u>	<u>—</u>	<u>533,558</u>
Total Accumulated Depreciation .....	<u>25,782,353</u>	<u>1,299,218</u>	<u>—</u>	<u>27,081,571</u>
Net Capital Assets Being Depreciated.....	<u>45,949,950</u>	<u>741,965</u>	<u>—</u>	<u>46,691,915</u>
<b>Net Business-Type Activities</b>				
Capital Assets .....	<u>\$ 46,989,530</u>	<u>\$ 1,315,704</u>	<u>\$ 492,330</u>	<u>\$ 47,812,904</u>

Depreciation expense was charged to functions of the primary government as follows for the year ended June 30, 2019:

#### Governmental Activities

Public safety .....	\$ 1,192,213
Public works .....	3,755,633
Culture and recreation .....	932,441
Community and economic development .....	23,288
General government.....	<u>203,042</u>
<b>Total Depreciation Expense - Governmental Activities .....</b>	<b><u>\$ 6,106,617</u></b>

#### Business-Type Activities

City communication and utility .....	\$ 48,909
Sewer rental .....	553,438
Solid waste .....	132,066
Storm water management .....	548,222
Urban forest utility .....	<u>16,583</u>
<b>Total Depreciation Expense - Business-Type Activities .....</b>	<b><u>\$ 1,299,218</u></b>

## Notes to the Financial Statements

### (4) Long-Term Liabilities

The following is a summary of the changes in long-term liabilities for the year ended June 30, 2019:

	Balance - Beginning of Year	Increases	Decreases	Balance - End of Year	Due Within One Year	Range of Interest Rates
<b>Governmental Activities</b>						
General obligation bonds	\$ 43,300,000	\$ 18,365,000	\$ 3,420,000	\$ 58,245,000	\$ 3,900,000	2.00 - 4.00%
Unamortized premium on general obligation bonds	961,673	579,862	134,618	1,406,917	134,618	N/A
Tax increment revenue bonds.....	854,308	3,249,820	—	4,104,128	259,726	3.18
Capital lease .....	10,750,000	—	10,385,000	365,000	365,000	2.50
Compensated absences	4,082,118	373,032	187,286	4,267,864	10,244	N/A
Nonbonded indebtedness	139,346	25,000	25,000	139,346	24,989	3.00
Net pension liability .....	17,062,332	74,559	—	17,136,891	—	N/A
Total OPEB liability .....	1,215,882	84,495	153,918	1,146,459	—	N/A
<b>Total.....</b>	<b>\$ 78,365,659</b>	<b>\$ 22,751,768</b>	<b>\$ 14,305,822</b>	<b>\$ 86,811,605</b>	<b>\$ 4,694,577</b>	
<b>Business-Type Activities</b>						
Compensated absences	\$ 41,049	\$ 54,513	\$ 69,533	\$ 26,029	\$ 7,040	N/A
Net pension liability .....	1,708,136	—	73,150	1,634,986	—	N/A
<b>Total.....</b>	<b>\$ 1,749,185</b>	<b>\$ 54,513</b>	<b>\$ 142,683</b>	<b>\$ 1,661,015</b>	<b>\$ 7,040</b>	

### General Obligation Bonds

Thirteen issues of unmatured general obligation bonds totaling \$58,245,000 were outstanding as of June 30, 2019. General obligation bonds bear interest at rates ranging from 2% to 4% per annum and mature in varying annual amounts ranging from \$100,000 to \$1,000,000, with the final maturities due in the year ending June 30, 2037.

Details of the City's general obligation bonds payable as of June 30, 2019 are as follows:

	Date of Issue	Interest Rates	Final Due Date	Annual Payments	Amount Originally Issued	Outstanding 6-30-19
<b>Governmental Activities</b>						
Corporate purpose .....	2-13-12	2.00 - 3.00%	6-1-28	\$ 565,000 - \$ 710,000	\$ 9,270,000	\$ 5,655,000
Corporate purpose .....	2-13-12	2.00 - 2.13	6-1-23	475,000 - 515,000	4,570,000	1,980,000
Corporate purpose .....	1-7-14	2.00 - 3.75	6-1-29	460,000 - 605,000	6,575,000	5,240,000
Corporate purpose .....	1-7-14	2.00 - 2.75	6-1-25	105,000 - 120,000	1,065,000	665,000
Corporate purpose .....	10-2-14	2.00 - 3.25	6-1-30	145,000 - 185,000	2,360,000	1,795,000
Corporate purpose .....	2-3-15	2.00 - 3.00	6-1-34	570,000 - 800,000	12,180,000	10,060,000
Corporate purpose .....	2-3-15	2.00 - 2.90	6-1-27	205,000 - 245,000	2,565,000	1,795,000
Corporate purpose .....	9-6-17	2.00 - 3.00	6-1-37	300,000 - 450,000	6,840,000	6,545,000
Refunding corporate purpose.....	10-10-17	3.00 - 4.00	6-1-25	415,000 - 680,000	4,205,000	2,910,000
Corporate purpose .....	4-30-18	3.00	6-1-31	235,000 - 310,000	3,235,000	3,235,000
Corporate purpose .....	5-30-18	3.00	6-1-37	100,000 - 465,000	5,430,000	5,430,000
Corporate purpose .....	5-30-18	3.00	6-1-37	155,000 - 255,000	3,365,000	3,365,000
Refunding corporate purpose.....	5-30-18	3.00	6-1-33	160,000 - 1,000,000	9,570,000	<u>9,570,000</u>
						<b>\$ 58,245,000</b>

# Notes to the Financial Statements

## (4) Long-Term Liabilities

A summary of the annual general obligation bond principal and interest requirements to maturity by year is as follows:

Year Ending June 30,	Principal	Interest	Total
2020 .....	\$ 3,900,000	\$ 1,634,338	\$ 5,534,338
2021 .....	4,310,000	1,544,058	5,854,058
2022 .....	4,425,000	1,438,908	5,863,908
2023 .....	4,550,000	1,329,620	5,879,620
2024 .....	4,275,000	1,209,639	5,484,639
2025-2029 .....	20,180,000	4,224,110	24,404,110
2030-2034 .....	13,200,000	1,622,888	14,822,888
2035-2037 .....	3,405,000	206,400	3,611,400
	<b><u>\$ 58,245,000</u></b>	<b><u>\$ 13,209,961</u></b>	<b><u>\$ 71,454,961</u></b>

### Tax Increment Revenue Bonds

The City has issued urban renewal tax increment revenue bonds for the purpose of defraying portions of the cost of carrying out urban renewal projects of the City. The bonds are payable solely from the income and proceeds of the Tax Increment Financing (TIF) special revenue funds and the taxes are to be paid into the fund in accordance with Chapter 403.19 of the Code of Iowa. Debt service is paid primarily from the General Obligation Debt Service Fund. Transfers are made from the TIF funds for the TIF taxes being used for debt service. The proceeds of the urban renewal tax increment revenue bonds are to be expended only for purposes which are consistent with the City's urban renewal area plans. The bonds are not a general obligation of the City; however, most of the debt is subject to the constitutional debt limitation of the City and have been issued as General Obligation Urban Renewal Bonds. The debt that is not subject to the constitutional debt limit includes principal and interest due later than one year from the balance sheet date for certain annual appropriation notes.

During the year ended June 30, 2018, the City entered into a development agreement and issued a draw down Tax Increment Revenue Bond in a principal amount not to exceed \$4,500,000 to fund the agreement. As of June 30, 2019, there was an outstanding balance of \$4,104,128 with an interest rate of 3.18%. The City expects to draw down the remaining balance during the year ending June 30, 2019. Annual principal and interest payments will start December 1, 2019 and continue through June, 2033.

In August, 2011, the City approved an interfund loan from the Enterprise - Solid Waste Fund to the Special Revenue - Tax Increment Financing Fund for an undefined period at 2.75% annual interest. This loan was used to fund an economic development incentive payment to the ESCO Group. The City will use TIF funds to repay this loan once the TIF district has the funds. The City has begun making repayments.

Lending Fund	Borrowing Fund	Original Loan	Outstanding 6-30-19
Enterprise - Solid Waste	Special Revenue - Tax Increment Financing	\$200,000	\$76,487

## Notes to the Financial Statements

### (4) Long-Term Liabilities

In March, 2014, the City approved an interfund loan from the Enterprise - Sewer Rental Replacement Fund to the Special Revenue - Tax Increment Financing (TIF) Fund for a period not to exceed ten years at 2.5% annual interest. This loan was used to fund an economic development incentive payment to PDS Investments, LLC. The City has begun making repayments.

<b>Lending Fund</b>	<b>Borrowing Fund</b>	<b>Original Loan</b>	<b>Outstanding 6-30-19</b>
Enterprise - Sewer Rental Replacement	Special Revenue - Tax Increment Financing	\$250,000	\$181,368

In June, 2014, the City approved an interfund loan from the Enterprise - Sewer Rental Replacement Fund to the Capital Projects Fund for a period not to exceed 20 years at 2.5% annual interest. This loan was used to fund an economic development incentive payment to Capital Commercial Division, LLC. The City will use TIF funds to repay this loan once the TIF district has the funds.

<b>Lending Fund</b>	<b>Borrowing Fund</b>	<b>Original Loan</b>	<b>Outstanding 6-30-19</b>
Enterprise - Sewer Rental Replacement	Capital Projects	\$300,000	\$279,473

In June, 2017, the City approved an interfund loan up to \$213,000 from the Sewer Rental Replacement Fund to the General Fund for a period not to exceed two years at 1.5% annual interest. The loan was used for economic development activities. The City will use TIF funds to repay this loan once the TIF district has the funds. The City will repay this loan in the fiscal year ending June 30, 2020.

<b>Lending Fund</b>	<b>Borrowing Fund</b>	<b>Original Loan</b>	<b>Outstanding 6-30-19</b>
Enterprise - Sewer Rental Replacement	General	\$140,000	\$140,000

In June, 2017, the City approved an interfund loan up to \$221,000 from the Special Revenue - Tax Increment Financing (TIF) Fund to the General Fund for a period not to exceed two years at 1.5% annual interest. The loan was used for economic development activities. The City will use TIF funds to repay this loan once the TIF district has the funds. The City will repay this loan in the fiscal year ending June 30, 2020.

<b>Lending Fund</b>	<b>Borrowing Fund</b>	<b>Original Loan</b>	<b>Outstanding 6-30-19</b>
Special Revenue - Tax Increment Financing Fund	General	\$168,500	\$168,500



# Notes to the Financial Statements

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## (4) Long-Term Liabilities

### Capital Lease

During the year ended June 30, 2013, the City entered into various agreements to construct a police station containing approximately 45,000 square feet on two floors plus a basement and related facilities and improvements. To finance the construction, the City entered into an agreement to lease land it owns to Bankers Trust Company, NA (Bankers) as trustee, and in turn lease that land back from Bankers for 50 years for the total lease payment of \$1. Bankers subleased the land to V & K Development, LLC to provide for the engineering, design, development, construction, furnishing and equipping of the facility. In November, 2013, the City leased the building from Bankers under a lease purchase agreement being accounted for as a capital lease by the City. The capital lease agreement included interest at 2.20% - 4.15% per annum and requires payments in amounts necessary to repay Bankers for the total proceeds of \$11,650,000 that Bankers obtained by selling certificates of participation in the lease to investors. Once the certificates of participation are repaid, ownership of the building transfers to the City.

The City paid \$390,696 of interest under the capital lease agreement during the year ended June 30, 2019.

The following is a schedule by years of future minimum lease payments on the capital lease obligation:

<b>Year Ending June 30,</b>	
2020 .....	\$ 375,220
Less amount representing interest.....	<u>10,220</u>
<b>Present Value of Net Minimum Lease Payments.....</b>	<b><u>\$ 365,000</u></b>

## (5) Summary of Nonbonded Indebtedness

During the year ended June 30, 2001, the City entered into an agreement with a donor to pay an annuity of \$25,000 each year for as long as the donor lives in exchange for a gift of 180 acres of land to be used for park purposes. Using an estimated life span based on annuity tables and discounted at the City's estimated incremental borrowing rate of 3%, an estimated liability of \$139,346 was calculated. This annuity liability is revalued annually based upon changes in life expectancy and discount rates.

Since the development of this land for park purposes is not expected to be fully completed for many years, the agreement with the donors allows the City to lease this land or any part of it for farming purposes pending full development. In October, 2012, the City entered into a one-year agreement to lease 66 acres of cropland at \$250 per acre per year subject to proportionate reduction as land is developed. In September, 2013, October, 2014, September, 2015, November, 2016, November, 2017 and November, 2018, a one-year extension of the lease was approved.

## Notes to the Financial Statements

### (6) Interfund Transfers

Transfer to	Transfer From	Amount
General	Special Revenue	
	Trust and Agency (Employee Benefits)	\$ 5,271,703
	Local Option Sales Tax	376,579
	Road Use Tax	75,000
	Emergency Levy	146,860
	Tax Increment Financing	10,000
	Enterprise	
	Sewer Rental	75,000
	Solid Waste	75,000
	Urban Forest Utility	8,067
	Storm Water Management	75,000
		<u>6,113,209</u>
Special Revenue	Enterprise	
Road Use Tax	Urban Forest Utility	<u>5,000</u>
Special Revenue		
Trust and Agency		
(Employee Benefits)	General	<u>4,500</u>
Capital Projects	Special Revenue	
	Local Option Sales Tax	11,287,792
	Tax Increment Financing	20,527
	Enterprise	
	Urban Forest Utility	100,000
		<u>11,408,319</u>
Debt Service	General	7,500
	Special Revenue	
	Tax Increment Financing	2,158,577
	Enterprise	
	Sewer Rental	139,000
	Urban Forest Utility	10,673
	Storm Water Management	190,581
		<u>2,506,331</u>
Enterprise	Capital Projects	15,252
Sewer Rental	Enterprise	
	Sewer Rental Replacement	265,960
		<u>281,212</u>
Enterprise	Special Revenue	
Sewer Rental Replacement	Tax Increment Financing	<u>14,512</u>
Enterprise		
Urban Forest Replacement	Urban Forest Utility	<u>14,012</u>
Enterprise		
Storm Water Management	Capital Projects	<u>530,955</u>
Internal Service	General	<u>122,429</u>
Employee Benefits		
Internal Service		
Health Insurance	General	231,326
		<u>\$ 21,231,805</u>

Transfers generally move resources from the fund statutorily required to collect the resources to the fund statutorily required to expend the resources.

### (7) Pension and Retirement Benefits

The City offers City employees the following retirement plans:

#### **IPERS**

##### **Plan Description**

IPERS membership is mandatory for employees of the City, except for those covered by another retirement system. Employees of the City are provided with pensions through a cost-sharing multiple-employer defined benefit pension plan administered by IPERS. IPERS issues a stand-alone financial report which is available to the public by mail at P.O. Box 9117, Des Moines, Iowa 50306-9117 or at [www.ipers.org](http://www.ipers.org).

The City offers City employees the following retirement plans:

IPERS benefits are established under Iowa Code Chapter 97B and the administrative rules thereunder. Chapter 97B and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

##### **Pension Benefits**

A regular member may retire at normal retirement age and receive monthly benefits without an early-retirement reduction. Normal retirement age is age 65, anytime after reaching age 62 with 20 or more years of covered employment, or when the member's years of service plus the member's age at the last birthday equals or exceeds 88, whichever comes first. These qualifications must be met on the member's first month of entitlement to benefits. Members cannot begin receiving retirement benefits before age 55. The formula used to calculate a regular member's monthly IPERS benefit includes:

- A multiplier (based on years of service).
- The member's highest five-year average salary. (For members with service before June 30, 2012, the highest three-year average salary as of that date will be used if it is greater than the highest five-year average salary.)

Protection occupation members may retire at normal retirement age which is generally at age 55 and may retire any time after reaching age 50 with 22 or more years of covered employment. The formula used to calculate a protection occupation members' monthly IPERS benefit includes:

- 60% of average salary after completion of 22 years of service, plus an additional 1.5% of average salary for years of service greater than 22 but not more than 30 years of service.
- The member's highest three-year average salary.

If a member retires before normal retirement age, the member's monthly retirement benefit will be permanently reduced by an early-retirement reduction. The early-retirement reduction is calculated differently for service earned before and after July 1, 2012. For service earned before July 1, 2012, the reduction is 0.25% for each month that the member receives benefits before the member's earliest normal retirement age. For service earned starting July 1, 2012, the reduction is 0.50% for each month that the member receives benefits before age 65.

### **(7) Pension and Retirement Benefits**

Generally, once a member selects a benefit option, a monthly benefit is calculated and remains the same for the rest of the member's lifetime. However, to combat the effects of inflation, retirees who began receiving benefits prior to July, 1990 receive a guaranteed dividend with their regular November benefit payments.

#### **Disability and Death Benefits**

A vested member who is awarded federal Social Security disability or Railroad Retirement disability benefits is eligible to claim IPERS benefits regardless of age. Disability benefits are not reduced for early retirement. If a member dies before retirement, the member's beneficiary will receive a lifetime annuity or a lump-sum payment equal to the present actuarial value of the member's accrued benefit or calculated with a set formula, whichever is greater. When a member dies after retirement, death benefits depend on the benefit option the member selected at retirement.

#### **Contributions**

Contribution rates are established by IPERS following the annual actuarial valuation, which applies IPERS' Contribution Rate Funding Policy and Actuarial Amortization Method. Statute limits the amount rates can increase or decrease each year to one percentage point. IPERS' Contribution Rate Funding Policy requires that the actuarial contribution rate be determined using the "entry age normal" actuarial cost method and the actuarial assumptions and methods approved by the IPERS Investment Board. The actuarial contribution rate covers normal cost plus the unfunded actuarial liability payment based on a 30-year amortization period. The payment to amortize the unfunded actuarial liability is determined as a level percentage of payroll, based on the Actuarial Amortization Method adopted by the Investment Board.

In fiscal year 2019, pursuant to the required rate, regular members contributed 6.29% of covered payroll and the City contributed 9.44% of covered payroll, for a total rate of 15.73%. Protection occupation members contributed 6.81% of covered payroll and the City contributed 10.21% of covered payroll, for a total rate of 17.02%.

The City's contributions to IPERS for the year ended June 30, 2019 were \$818,224.

#### **Net Pension Liability, Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

As of June 30, 2019, the City reported a liability of \$6,666,639 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2018, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to IPERS relative to the contributions of all IPERS participating employers. As of June 30, 2018, the City's proportion was 0.105347% which was an increase of 0.000538% from its proportion measured as of June 30, 2017.

## Notes to the Financial Statements

### (7) Pension and Retirement Benefits

For the year ended June 30, 2019, the City recognized pension expense of \$1,046,693. As of June 30, 2019, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience .....	\$ 36,560	\$ 150,704
Changes of assumptions .....	951,397	13
Net difference between projected and actual earnings on IPERS' investments .....	—	183,284
Changes in proportion and differences between City contributions and proportionate share of contributions .....	249,943	17,172
City contributions subsequent to the measurement date .....	818,224	—
<b>Total</b> .....	<b><u>\$ 2,056,124</u></b>	<b><u>\$ 351,173</u></b>

\$818,224 reported as deferred outflows of resources related to pensions resulting from the City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending June 30, 2020. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

#### Year Ending June 30,

2020 .....	\$ 558,704
2021 .....	311,421
2022 .....	7,822
2023 .....	13,454
2024 .....	(4,674)
<b>Total</b> .....	<b><u>\$ 886,727</u></b>

There were no nonemployer contributing entities to IPERS.

#### Actuarial Assumptions

The total pension liability in the June 30, 2018 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Rate of inflation (effective June 30, 2017)	2.60% per annum.
Rate of salary increase (effective June 30, 2017)	3.25% to 16.25%, average, including inflation. Rates vary by membership group.
Long-term investment rate of return (effective June 30, 2017)	7.00%, compounded annually, net of investment expense, including inflation.
Wage growth (effective June 30, 2017)	3.25% per annum, based on 2.60% inflation and 0.65% real wage inflation.

The actuarial assumptions used in the June 30, 2018 valuation were based on the results of an economic assumption study dated March 24, 2017 and a demographic assumption study dated June 28, 2018.

## Notes to the Financial Statements

### (7) Pension and Retirement Benefits

Mortality rates used in the 2018 valuation were based on the RP-2014 Employee and Healthy Annuitant Tables with MP-2017 generational adjustments.

The long-term expected rate of return on IPERS' investments was determined using a building-block method in which best-estimate ranges of expected future real rates (expected returns, net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Asset Allocation	Long-Term Expected Real Rate of Return
Domestic equity	22.0%	6.01%
International equity	15.0	6.48
Global smart beta equity	3.0	6.23
Core plus fixed income	27.0	1.97
Public credit	3.5	3.93
Public real assets	7.0	2.91
Cash	1.0	(0.25)
Private equity	11.0	10.81
Private real assets	7.5	4.14
Private credit	3.0	3.11
<b>Total</b>	<b><u>100.0%</u></b>	

#### Discount Rate

The discount rate used to measure the total pension liability was 7.00%. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the contractually required rate and that contributions from the City will be made at contractually required rates, actuarially determined. Based on those assumptions, IPERS' fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on IPERS' investments was applied to all periods of projected benefit payments to determine the total pension liability.

#### Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.00%, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (6.00%) or one percentage point higher (8.00%) than the current rate.

	1% Decrease (6.00%)	Discount Rate (7.00%)	1% Increase (8.00%)
City's proportionate share of the net pension liability .....	\$11,316,769	\$6,666,639	\$2,765,874

### (7) Pension and Retirement Benefits

#### **IPERS' Fiduciary Net Position**

Detailed information about IPERS' fiduciary net position is available in the separately issued IPERS financial report which is available on IPERS' website at [www.ipers.org](http://www.ipers.org).

#### **Payables to IPERS**

All legally required employer contributions and legally required employee contributions which had been withheld from employee wages were remitted by the City to IPERS by June 30, 2019.

#### **Municipal Fire and Police Retirement System of Iowa (MFPRSI)**

##### **Plan Description**

MFPRSI membership is mandatory for fire fighters and police officers covered by the provisions of Chapter 411 of the Code of Iowa. Employees of the City are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by MFPRSI. MFPRSI issues a stand-alone financial report which is available to the public by mail at 7155 Lake Drive, Suite #201, West Des Moines, IA 50266 or at [www.mfprsi.org](http://www.mfprsi.org).

MFPRSI benefits are established under Chapter 411 of the Code of Iowa and the administrative rules thereunder. Chapter 411 of the Code of Iowa and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

##### **Pension Benefits**

Members with four or more years of service are entitled to pension benefits beginning at age 55. Full-service retirement benefits are granted to members with 22 years of service, while partial benefits are available to those members with 4 to 22 years of service based on the ratio of years completed to years required (i.e., 22 years). Members with less than four years of service are entitled to a refund of their contribution only, with interest, for the period of employment.

Benefits are calculated based upon the member's highest three years of compensation. The average of these three years becomes the member's average final compensation. The base benefit is 66% of the member's average final compensation. Members who perform more than 22 years of service receive an additional 2% of the member's average final compensation for each additional year of service, up to a maximum of eight years. Survivor benefits are available to the beneficiary of a retired member according to the provisions of the benefit option chosen plus an additional benefit for each child. Survivor benefits are subject to a minimum benefit for those members who chose the basic benefit with a 50% surviving spouse benefit.

Active members, at least 55 years of age, with 22 or more years of service have the option to participate in the Deferred Retirement Option Program (DROP). The DROP is an arrangement whereby a member who is otherwise eligible to retire and commence benefits opts to continue to work. A member can elect a three, four or five year DROP period. When electing to participate in DROP, the member signs a contract stating the member will retire at the end of the selected DROP period. During the DROP period, the member's retirement benefit is frozen and a DROP benefit is credited to a DROP account established for the member. Assuming the member completes the DROP period, the DROP benefit is equal to 52% of the member's retirement benefit at the member's earliest date eligible and 100% if the member delays enrollment for 24 months. At the member's actual date of retirement, the member's DROP account will be distributed to the member in the form of a lump sum or rollover to an eligible plan.

### (7) Pension and Retirement Benefits

#### Disability and Death Benefits

Disability coverage may be either accidental or ordinary. Accidental disability is defined as a permanent disability incurred in the line of duty, with benefits equivalent to the greater of 60% of the member's average final compensation or the member's service retirement benefit calculation amount. Ordinary disability occurs outside the call of duty and pays benefits equivalent to the greater of 50% of the member's average final compensation, for those with five or more years of service, or the member's service retirement benefit calculation amount, and 25% of average final compensation for those with less than five years of service.

Death benefits are similar to disability benefits. Benefits for accidental death are 50% of the average final compensation of the member plus an additional amount for each child, or the provisions for ordinary death. Ordinary death benefits consist of a pension equal to 40% of the average final compensation of the member plus an additional amount for each child, or a lump-sum distribution to the designated beneficiary equal to 50% of the previous year's earnable compensation of the member or equal to the amount of the member's total contributions plus interest.

Benefits are increased annually in accordance with Chapter 411.6 of the Code of Iowa which provides a standard formula for the increases.

The surviving spouse or dependents of an active member who dies due to a traumatic personal injury incurred in the line of duty receives a \$100,000 lump-sum payment.

#### Contributions

Member contribution rates are set by state statute. In accordance with Chapter 411 of the Code of Iowa, the contribution rate was 9.40% of earnable compensation for the year ended June 30, 2019.

Employer contribution rates are based upon an actuarially determined normal contribution rate and set by state statute. The required actuarially determined contributions are calculated on the basis of the entry age normal method as adopted by the Board of Trustees as permitted under Chapter 411 of the Code of Iowa. The normal contribution rate is provided by state statute to be the actuarial liabilities of the plan less current plan assets, with such total divided by 1% of the actuarially determined present value of prospective future compensation of all members, further reduced by member contributions and state appropriations. Under the Code of Iowa the City's contribution rate cannot be less than 17.00% of earnable compensation. The contribution rate was 26.02% for the year ended June 30, 2019.

The City's contributions to MFPRSI for the year ended June 30, 2019 were \$1,600,403.

If approved by the state legislature, state appropriation may further reduce the City's contribution rate, but not below the minimum statutory contribution rate of 17.00% of earnable compensation. The State of Iowa therefore is considered to be a nonemployer contributing entity in accordance with the provisions of the Governmental Accounting Standards Board Statement No. 67, *Financial Reporting for Pension Plans* (GASB 67).

There were no state appropriations to MFPRSI during the year ended June 30, 2019.



## Notes to the Financial Statements

### (7) Pension and Retirement Benefits

#### Net Pension Liability, Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

As of June 30, 2019, the City reported a liability of \$12,105,238 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2018, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all MFPRSI participating employers. As of June 30, 2018, the City's proportion was 2.033115% which was an increase of 0.022990% from its proportion measured as of June 30, 2017.

For the year ended June 30, 2019, the City recognized pension expense of \$2,009,765. As of June 30, 2019, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience .....	\$ 324,967	\$ 164,214
Changes of assumptions .....	1,033,911	96,735
Net difference between projected and actual earnings on MFPRSI's investments .....	592,119	—
Changes in proportion and differences between City contributions and proportionate share of contributions .....	559,430	—
City contributions subsequent to the measurement date .....	1,600,403	—
<b>Total</b> .....	<b><u>\$ 4,110,830</u></b>	<b><u>\$ 260,949</u></b>

\$1,600,403 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending June 30, 2020. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

#### Year Ending June 30,

2020 .....	\$ 1,307,773
2021 .....	765,683
2022 .....	(20,780)
2023 .....	170,988
2024 .....	25,814
<b>Total</b> .....	<b><u>\$ 2,249,478</u></b>

#### Actuarial Assumptions

The total pension liability in the June 30, 2018 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Rate of inflation	3.00%.
Salary increases	4.50% to 15.00%, including inflation.
Investment rate of return	7.50%, net of investment expense, including inflation.

## Notes to the Financial Statements

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### (7) Pension and Retirement Benefits

The actuarial assumptions used in the June 30, 2018 valuation were based on the results of an actuarial experience study for the period from July 1, 2007 to June 30, 2017.

Postretirement mortality rates were based on the RP-2014 Blue Collar Combined Healthy Annuitant Table with males set-forward zero years, females set-forward two years and disabled individuals set-forward three years (male-only rates), with generational projection of future mortality improvement with 50% of Scale BB beginning in 2017.

The long-term expected rate of return on MFPRSI investments was determined using a building-block method in which best-estimate ranges of expected future real rates (i.e., expected returns, net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The best estimates of geometric real rates of return for each major asset class are summarized in the following table:

<b>Asset Class</b>	<b>Long-Term Expected Real Rate of Return</b>
Large Cap	5.5%
Small Cap	5.8
International Large Cap	7.3
Emerging Markets	9.0
Emerging Market Debt	6.3
Private Non-Core Real Estate	8.0
Master Limited Partnerships	9.0
Private Equity	9.0
Core Plus Fixed Income	3.3
Private Core Real Estate	6.0
Tactical Asset Allocation	6.4

### **Discount Rate**

The discount rate used to measure the total pension liability was 7.50%. The projection of cash flows used to determine the discount rate assumed that contributions will be made at 9.40% of covered payroll and the City contributions will be made at rates equal to the difference between actuarially determined rates and the member rate. Based on those assumptions, MFPRSI's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on MFPRSI's investments was applied to all periods of projected benefit payments to determine the total pension liability.

# Notes to the Financial Statements

## (7) Pension and Retirement Benefits

### Sensitivity of City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.50%, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (6.50%) or one percentage point higher (8.50%) than the current rate.

	1% Decrease (6.50%)	Discount Rate (7.50%)	1% Increase (8.50%)
City's proportionate share of the net pension liability .....	\$20,197,176	\$12,105,238	\$5,405,385

### MFPRSI's Fiduciary Net Position

Detailed information about MFPRSI's fiduciary net position is available in the separately issued MFPRSI financial report which is available on MFPRSI's website at [www.mfprsi.org](http://www.mfprsi.org).

### Payables to MFPRSI

All legally required employer contributions and legally required employee contributions which had been withheld from employee wages were remitted by the City to MFPRSI by June 30, 2019.

## (8) Other Postemployment Benefits (OPEB)

### Plan Description

The City operates a single-employer health benefit plan which provides medical/prescription drug benefits for employees, retirees, spouses and their dependents. Group insurance benefits are established under Iowa Code Chapter 509A.13. As of June 30, 2019, no assets have been accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

### OPEB Benefits

Individuals who are employed by the City of Marion and are eligible to participate in the group health plan are eligible to continue healthcare benefits upon retirement. Retirees under age 65 pay the same premium for the medical/prescription drug benefits as active employees, which results in an implicit rate subsidy and an OPEB liability.

Retired participants must be age 55 or older at retirement, been a full-time employee for at least 12 years and completed 15 years of continuous service to the City. As of June 30, 2019, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefit payments .....	18
Active employees .....	<u>180</u>
<b>Total</b> .....	<b><u>198</u></b>

### Total OPEB Liability

The City's total OPEB liability of \$1,146,459 was measured as of June 30, 2018 and was determined by an actuarial valuation as of that date.

## Notes to the Financial Statements

### (8) Other Postemployment Benefits (OPEB)

#### Actuarial Assumptions

The total OPEB liability in the June 30, 2018 actuarial valuation was determined using the following actuarial assumptions and the entry age normal actuarial cost method, applied to all periods included in the measurements.

Rate of inflation (effective June 30, 2018)	3.00% per year.
Rates of salary increase (effective June 30, 2018)	0.00% per year.
Discount rate (effective June 30, 2018)	3.72% compounded annually.
Healthcare cost trend rate (effective June 30, 2018)	6.00% per year.

#### Discount Rate

The discount rate used to measure the total OPEB liability was 3.72% which reflects the index rate for 20-year tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher as of the measurement date.

Mortality rates are from the RP-2014 Annuity Mortality Table, applied on a gender-specific basis. Annual retirement probabilities are based on varying rates by age and turnover probabilities mirror those used for IPERS.

The actuarial assumptions used in the June 30, 2018 valuation were based on the results of actuarial experience studies with dates corresponding to those listed above.

#### Changes in Total OPEB Liability

	<b>Total OPEB Liability</b>
Total OPEB Liability - Beginning of Year .....	<u>\$ 1,215,882</u>
Changes for the Year	
Service cost .....	42,442
Interest.....	44,193
Differences between expected and actual experience.....	(15,965)
Changes of assumptions.....	—
Benefit payments .....	<u>(140,093)</u>
Net Changes .....	<u>(69,423)</u>
<b>Total OPEB Liability - End of Year .....</b>	<b><u>\$ 1,146,459</u></b>

#### Sensitivity of the City's Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (2.72%) or one percentage point higher (4.72%) than the current discount rate.

	<b>1% Decrease (2.72%)</b>	<b>Discount Rate (3.72%)</b>	<b>1% Increase (4.72%)</b>
Total OPEB Liability.....	\$1,014,657	\$1,146,459	\$1,302,803

# Notes to the Financial Statements

## (8) Other Postemployment Benefits (OPEB)

### Sensitivity of the City's Total OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a healthcare cost trend rate that is one percentage point lower (5.00%) or one percentage point higher (7.00%) than the current healthcare cost trend rate.

	1% Decrease (5.00%)	Healthcare Cost Trend Rate (6.00%)	1% Increase (7.00%)
Total OPEB Liability.....	\$1,368,015	\$1,146,459	\$1,055,568

### OPEB Expense and Deferred Outflows of Resources Related to OPEB

For the year ended June 30, 2019, the City recognized OPEB expense of \$84,495. As of June 30, 2019, the City reported deferred outflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources
Differences between expected and actual experience .....	\$ 15,965
Changes of assumptions .....	—
<b>Total</b> .....	<b><u>\$ 15,965</u></b>

The amount reported as deferred outflows of resources related to OPEB will be recognized as OPEB expense as follows:

Year Ending June 30,	Amount
2020 .....	\$ 1,212
2021 .....	1,212
2022 .....	1,212
2023 .....	1,212
2024 .....	1,212
Thereafter.....	9,905
<b>Total</b> .....	<b><u>\$ 15,965</u></b>

# Notes to the Financial Statements

## (9) Compensated Absences

City employees accumulate vacation hours for subsequent use or for payment upon termination, retirement or death. Employees covered under the International Association of Firefighters contract are also eligible for compensation at normal retirement of accumulated sick leave in excess of 90 days, to a maximum payment of 60 days. Employees covered under the Marion Policeman's Protective Association contract are eligible for compensation at normal retirement of 50% of their sick leave accumulated, to a maximum of 60 days. For employees covered under the AFSCME contract, Marion Water Department employees and all other nonunion City employees, sick leave can be accumulated but is payable only when used. City employees may also accumulate compensatory hours for overtime worked to be used subsequently or paid out upon termination, retirement or death. The City's approximate maximum liability for earned compensated absences payable to employees, including related tax and fringe amounts, is as follows:

Type of Benefit	Amount 6-30-19
<b>Primary Government</b>	
Sick leave .....	\$ 1,204,469
Vacation and personal leave .....	1,734,247
Compensatory time .....	<u>1,355,177</u>
	<b><u>\$ 4,293,893</u></b>

The above liabilities have been computed based on rates of pay as of June 30, 2019.

## (10) Conduit Debt

The City has issued a total of \$16,840,000 of industrial development revenue and health care facility revenue bonds under the provisions of Chapter 419 of the Code of Iowa, of which \$6,542,505 is outstanding as of June 30, 2019. The bonds and related interest are payable solely from revenue of applicable projects. Bond principal and interest do not constitute liabilities of the City.

## (11) Employee Health Care Plan

The City self-funds for health insurance claims to a stop-loss insured amount of \$30,000 per participant and a 125% aggregate stop-loss amount based on the "pure premiums" amount multiplied by the number of single and family contracts covered during the contract year. The following is a summary of claims paid during the year and an estimate of the claims incurred, but not reported as of June 30, 2019:

	Primary Government	Discretely Presented Component Unit - Marion Water Department	Total
Claims paid during the year .....	\$ 2,210,187	\$ 132,606	\$ 2,342,793
Estimated claims incurred but unpaid at June 30, 2019 .....	265,970	18,470	284,440

### **(11) Employee Health Care Plan**

The City has chosen to establish a risk financing fund for risks associated with the employees' health insurance plan. The risk financing is accounted for as an internal service fund where assets are set aside for claim settlements. The cost of these benefits is charged to each department and fund based upon the number of employees whose salary is charged to the department and fund and the type of plan (single or family) chosen by the employee. Amounts charged are \$592 per month single or \$1,483 per month family which is an actuarially determined amount with a reasonable provision for future unexpected claims. Employees pay a set amount per month based on coverage and other factors. The amount charged will be adjusted over a reasonable period of time so that the internal service fund receipts and disbursements are approximately equal.

### **(12) Related Party Transactions**

The Marion Water Department bills and collects for sewer, garbage and urban forest services provided for the City of Marion to its residents. During the year ended June 30, 2019, the Marion Water Department collected and remitted to the City \$5,333,581 for sewer, \$2,028,367 for garbage service and \$375,051 for urban forest services. Fees paid to the Water Department by the City during the year to pay for this service totaled \$123,570, of which \$9,511 was payable as of June 30, 2019.

### **(13) Risk Management**

The City is a member of the Iowa Communities Assurance Pool, as allowed by Chapter 670.7 of the Code of Iowa. The Iowa Communities Assurance Pool (Pool) is a local government risk-sharing pool whose 778 members include various governmental entities throughout the State of Iowa. The Pool was formed in August, 1986 for the purpose of managing and funding third-party liability claims against its members. The Pool provides coverage and protection in the following categories: general liability, automobile liability, automobile physical damage, public officials liability, police professional liability, property, inland marine and boiler/machinery. There have been no reductions in insurance coverage from prior years.

Each member's annual casualty contributions to the Pool fund current operations and provide capital. Annual casualty operating contributions are those amounts necessary to fund, on a cash basis, the Pool's general and administrative expenses, claims, claims expenses and reinsurance expenses estimated for the fiscal year, plus all or any portion of any deficiency in capital. Capital contributions are made during the first six years of membership and are maintained at a level determined by the Board not to exceed 300% of basis rate.

The Pool also provides property coverage. Members who elect such coverage make annual operating contributions which are necessary to fund, on a cash basis, the Pool's general and administrative expenses, reinsurance premiums, losses and loss expenses for property risks estimated for the fiscal year, plus all or any portion of any deficiency in capital. Any year-end operating surplus is transferred to capital. Deficiencies in operations are offset by transfers from capital and, if insufficient, by the subsequent year's member contributions.

The City's property and casualty contributions to the risk pool are recorded as expenditures from its operating funds at the time of payment to the risk pool. The City's contributions to the Pool for the year ended June 30, 2019 were \$220,125.

### **(13) Risk Management**

The Pool uses reinsurance and excess risk-sharing agreements to reduce its exposure to large losses. The Pool retains general, automobile, police professional and public officials' liability risks up to \$500,000 per claim. Claims exceeding \$500,000 are reinsured through reinsurance and excess risk-sharing agreements up to the amount of risk-sharing protection provided by the City's risk-sharing certificate. Property and automobile physical damage risks are retained by the Pool up to \$250,000 each occurrence, each location. Property risks exceeding \$250,000 are reinsured through reinsurance and excess risk-sharing agreements up to the amount of risk-sharing protection provided by the City's risk-sharing certificate.

The Pool's intergovernmental contract with its members provides that in the event a casualty claim, property loss or series of claims or losses exceeds the amount of risk-sharing protection provided by the City's risk-sharing certificate, or in the event a casualty claim, property loss or series of claims or losses exhausts the Pool's funds and any excess risk-sharing recoveries, then payment of such claims or losses shall be the obligation of the respective individual member against whom the claim was made or loss was incurred.

The City does not report a liability for losses in excess of reinsurance or excess risk-sharing recoveries unless it is deemed probable such losses have occurred and the amount of such loss can be reasonably estimated. Accordingly, as of June 30, 2019, no liability has been recorded in the City's financial statements. As of June 30, 2019, settled claims have not exceeded the risk pool or reinsurance coverage since the Pool's inception.

Members agree to continue membership in the Pool for a period of not less than one full year. After such period, a member who has given 60 days' prior written notice may withdraw from the Pool. Upon withdrawal, payments for all casualty claims and claims expenses become the sole responsibility of the withdrawing member, regardless of whether a claim was incurred or reported prior to the member's withdrawal. Upon withdrawal, a formula set forth in the Pool's intergovernmental contract with its members is applied to determine the amount (if any) to be refunded to the withdrawing member.

### **Iowa Municipalities Workers' Compensation Association**

The City is a member of the Iowa Municipalities Workers' Compensation Association (Association). The Association is a local government risk-sharing pool whose approximately 500 members include various municipal and county governments throughout the State of Iowa. The Pool was formed in July, 1981 to formulate, develop and administer, on behalf of the member governments, a program of joint self-insurance to stabilize costs related to members' workers' compensation liabilities. Program components include claims management, member education and loss control services. There have been no reductions in insurance coverage from prior years.

Each member pays annual premiums determined by using applicable standard rates for the exposure to risk and applicable experience modification factors of the National Council on Compensation Insurance. Each member may be subject to additional premiums to pay its pro rata share of claims which exceeds the Association's resources available to pay such claims. A distribution to members may also be made if the Association has excess monies remaining after payment of claims and expenses.



## Notes to the Financial Statements

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### **(13) Risk Management**

The City's premium contributions to the Association are recorded as expenditures from its operating funds at the time of payment to the risk pool. Premiums paid to the Association for the year ended June 30, 2019 were \$85,096.

The Association uses reinsurance and excess risk-sharing agreements to reduce its exposure to large losses. Claims exceeding \$750,000 are reinsured in an amount not to exceed \$2,000,000 per occurrence.

Members may withdraw from the Association at any time provided they provide assets for settlement of all pending claims.

### **(14) Development Agreements**

The City has entered into various development agreements to assist in certain urban renewal projects. The agreements require the City to rebate portions of the incremental property tax paid by the developer in exchange for the construction of buildings and certain improvements by the developers. Certain agreements also require the developer to certify specific employment requirements are met.

The total amount rebated during the year ended June 30, 2019 was \$1,213,789. The estimated outstanding balance of the agreements as of June 30, 2019 was approximately \$8,930,000.

These agreements are not a general obligation of the City. However, the agreements are subject to the constitutional debt limitation of the City, except for approximately \$8,930,000 which requires an annual appropriation by the City Council.

### **(15) Tax Abatements**

Governmental Accounting Standards Board Statement No. 77 defines tax abatements as a reduction in tax revenue that results from an agreement between one or more governments and an individual entity in which (a) one or more governments promise to forgo tax revenue to which they are otherwise entitled and (b) the individual or entity promises to take a specific action after the agreement has been entered into that contributes to economic development or otherwise benefits the governments or the citizens of those governments.

#### **City Tax Abatements**

The City provides tax abatements for urban renewal and economic development projects with tax increment financing as provided for in Chapters 15A and 403 of the Code of Iowa. For these types of projects, the City enters into agreements with developers which require the City, after developers meet the terms of the agreements, to rebate a portion of the property tax paid by the developers, to pay the developers an economic development grant or to pay the developers a predetermined dollar amount. No other commitments were made by the City as part of these agreements.

For the year ended June 30, 2019, the City abated \$833,373 of property tax under the urban renewal and economic development projects.

## Notes to the Financial Statements

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### (15) Tax Abatements

#### Tax Abatements of Other Entities

Property tax revenue of the City were reduced by the following amounts for the year ended June 30, 2019 under agreements entered into by the following entities:

Entity	Tax Abatement Program	Amount of Tax Abated
City of Hiawatha	Economic Development	\$704,633

### (16) Commitments and Contingencies

#### Risk Management

The City is exposed to various risks of loss related to torts; theft, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. These risks are covered by the purchase of commercial insurance. See Note 13. Settled claims from these risks have not exceeded commercial insurance coverage in the past three fiscal years.

### (17) Construction Commitments and Subsequent Events

As of June 30, 2019, the City had entered into several construction contracts and agreements to purchase equipment and supplies totaling approximately \$2.7 million.

Management has evaluated subsequent events through January 7, 2020, the date which the financial statements were available to be issued.

Subsequent to June 30, 2019, the City entered into the following transactions:

Approved several construction contracts and agreements to purchase equipment. These agreements totaled approximately \$18.5 million.

Approved several development agreements totaling approximately \$1.2 million.

Subsequent to June 30, 2019, the City received notice that it was named in a lawsuit. The majority of the City's costs for the potential settlement and related legal fees are covered by the City's insurance carrier. The potential loss to the City is limited to the deductible of the insurance policy.

### **(18) Prospective Accounting Change**

Governmental Accounting Standards Board has issued Statement No. 84, *Fiduciary Activities*. This statement will be implemented for the fiscal year ending June 30, 2020. The revised requirements of this statement will enhance the consistency and comparability of fiduciary activity reporting by state and local governments by establishing specific criteria for identifying fiduciary activities and clarifying whether and how business-type activities should report their fiduciary activities.

**Required Supplementary Information**

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## Schedule of Budgetary Comparison of Receipts, Disbursements and Changes in Balances - Budget to Actual (Cash Basis) - Governmental Funds and Proprietary Funds

Year Ended June 30, 2019

	Actual			Budgeted Amounts		Over (Under) Budget
	Governmental Funds	Enterprise Funds	Total	Original	Final	
<b>Receipts</b>						
Property tax .....	\$ 22,219,523	\$ —	\$ 22,219,523	\$ 21,982,413	\$ 21,982,413	\$ 237,110
Tax increment financing ...	3,629,236	—	3,629,236	3,677,122	3,677,122	(47,886)
Other city tax .....	5,442,059	—	5,442,059	6,381,639	6,381,639	(939,580)
Licenses and permits .....	711,194	5,130	716,324	627,900	627,900	88,424
Use of money and property	1,668,683	255,065	1,923,748	931,694	931,694	992,054
Intergovernmental .....	6,671,269	3,300	6,674,569	7,746,264	7,746,264	(1,071,695)
Charges for service .....	915,615	13,007,056	13,922,671	14,126,910	14,126,910	(204,239)
Special assessments .....	6,833	—	6,833	10,000	10,000	(3,167)
Miscellaneous .....	718,899	3,143,164	3,862,063	3,856,905	3,856,905	5,158
<b>Total Receipts .....</b>	<b><u>41,983,311</u></b>	<b><u>16,413,715</u></b>	<b><u>58,397,026</u></b>	<b><u>59,340,847</u></b>	<b><u>59,340,847</u></b>	<b><u>(943,821)</u></b>
<b>Disbursements</b>						
Public safety .....	12,484,490	—	12,484,490	12,841,468	12,952,840	(468,350)
Public works .....	4,355,086	—	4,355,086	10,216,928	10,216,928	(5,861,842)
Culture and recreation .....	4,625,251	—	4,625,251	5,279,383	5,346,104	(720,853)
Community and economic development .....	2,267,970	—	2,267,970	2,563,753	2,706,753	(438,783)
General government .....	2,750,551	—	2,750,551	2,903,159	3,230,487	(479,936)
Debt service .....	15,458,608	—	15,458,608	5,856,440	15,806,440	(347,832)
Capital projects .....	13,170,960	—	13,170,960	31,067,264	31,067,264	(17,896,304)
Business-type activities .....	—	15,023,696	15,023,696	26,077,396	26,122,396	(11,098,700)
<b>Total Disbursements ..</b>	<b><u>55,112,916</u></b>	<b><u>15,023,696</u></b>	<b><u>70,136,612</u></b>	<b><u>96,805,791</u></b>	<b><u>107,449,212</u></b>	<b><u>(37,312,600)</u></b>
<b>Receipts Over (Under) Disbursements .....</b>	<b>(13,129,605)</b>	<b>1,390,019</b>	<b>(11,739,586)</b>	<b>(37,464,944)</b>	<b>(48,108,365)</b>	<b>36,368,779</b>
<b>Other Financing Sources (Uses), Net .....</b>	<b><u>23,890,528</u></b>	<b><u>(220,782)</u></b>	<b><u>23,669,746</u></b>	<b><u>27,938,888</u></b>	<b><u>37,888,888</u></b>	<b><u>(14,219,142)</u></b>
<b>Receipts and Other Financing Sources Over (Under) Disbursements and Other Financing Uses</b>	<b>10,760,923</b>	<b>1,169,237</b>	<b>11,930,160</b>	<b>(9,526,056)</b>	<b>(10,219,477)</b>	<b>22,149,637</b>
Balances - Beginning of Year .....	49,081,304	11,109,750	60,191,054	43,003,325	43,003,325	17,187,729
<b>Balances - End of Year ..</b>	<b><u>\$ 59,842,227</u></b>	<b><u>\$ 12,278,987</u></b>	<b><u>\$ 72,121,214</u></b>	<b><u>\$ 33,477,269</u></b>	<b><u>\$ 32,783,848</u></b>	<b><u>\$ 39,337,366</u></b>

# Schedule of Budgetary Comparison - Budget to GAAP Reconciliation ▬

Year Ended June 30, 2019

	<b>Governmental Funds</b>		
	<b>Cash Basis</b>	<b>Accrual Adjustments</b>	<b>GAAP Basis</b>
Revenue.....	\$ 41,983,311	\$ (335,378)	\$ 41,647,933
Expenditures .....	<u>55,112,916</u>	<u>(1,125,220)</u>	<u>53,987,696</u>
Net .....	(13,129,605)	789,842	(12,339,763)
Other financing sources (uses), net.....	23,890,528	(440,044)	23,450,484
Beginning fund balances .....	<u>49,081,304</u>	<u>(2,204,436)</u>	<u>46,876,868</u>
<b>Ending Fund Balances.....</b>	<b><u>\$ 59,842,227</u></b>	<b><u>\$ (1,854,638)</u></b>	<b><u>\$ 57,987,589</u></b>

	<b>Proprietary Funds</b>			
	<b>Cash Basis</b>	<b>Adjustment for Component Unit</b>	<b>Accrual Adjustments</b>	<b>GAAP Basis</b>
Revenue.....	\$ 16,413,715	\$ (4,817,297)	\$ (1,847,614)	\$ 9,748,804
Expenditures .....	<u>15,023,696</u>	<u>(7,920,475)</u>	<u>1,137,624</u>	<u>8,240,845</u>
Net .....	1,390,019	3,103,178	(2,985,238)	1,507,959
Other financing sources (uses), net.....	(220,782)	—	103,180	(117,602)
Beginning fund balances .....	<u>11,109,750</u>	<u>(3,579,245)</u>	<u>47,649,276</u>	<u>55,179,781</u>
<b>Ending Fund Balances.....</b>	<b><u>\$ 12,278,987</u></b>	<b><u>\$ (476,067)</u></b>	<b><u>\$ 44,767,218</u></b>	<b><u>\$ 56,570,138</u></b>

## Notes to Required Supplementary Information - Budgetary Reporting

Year Ended June 30, 2019

The budgetary comparison is presented as required supplementary information in accordance with Government Accounting Standards Board Statement No. 41 for governments with significant budgetary perspective differences resulting from not being able to present budgetary comparisons for the General Fund and each major special revenue fund.

In accordance with the Code of Iowa, the City Council annually adopts a budget on the cash basis following required public notice and hearing for all funds, except for the internal service, trust fund and component units. The annual budget may be amended during the year utilizing similar statutorily prescribed procedures.

Formal and legal budgetary control is based upon nine major classes of disbursements known as functions, not by fund. These nine functions are: public safety, public works, health and social services, culture and recreation, community and economic development, general government, debt service, capital projects and business-type. Function disbursements required to be budgeted include disbursements for the General Fund, Special Revenue Funds, Debt Service Fund, Capital Projects Funds, Permanent Fund and Enterprise Funds. Although the budget document presents function disbursements by fund, the legal level of control is at the aggregated function level, not by fund. During the year, one budget amendment increased budgeted disbursements by \$10,643,421. This budget amendment is reflected in the final budgeted amounts.

During the year ended June 30, 2019, disbursements did not exceed the amounts budgeted.

# Schedule of Proportionate Share of the Net Pension Liability ————— Iowa Public Employees' Retirement System

Last Five Years\*

	2019	2018	2017	2016	2015
City's proportion of the net pension liability .....	0.105347%	0.104809%	0.100281%	0.098894%	0.098683%
City's proportionate share of the net pension liability .....	\$6,666,639	\$6,981,586	\$6,311,031	\$4,885,852	\$3,913,656
City's covered-employee payroll.....	\$7,921,000	\$7,827,000	\$7,200,000	\$6,778,000	\$6,458,000
City's proportionate share of the net pension liability as a percentage of its covered-employee payroll .....	84.16%	89.20%	87.65%	72.08%	60.60%
Plan fiduciary net position as a percentage of the total pension liability .....	83.62%	82.21%	81.82%	85.19%	87.61%

\* The amounts presented for each fiscal year were determined as of June 30 of the preceding year.



**Schedule of Contributions**  
**Iowa Public Employees' Retirement System**

Last Ten Years

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Statutorily required contribution .....	\$ 818,224	\$ 707,409	\$ 698,972	\$ 642,963	\$ 605,312	\$ 576,709	\$ 511,969	\$ 460,652	\$ 391,774	\$ 358,230
Contributions in relation to the statutorily required contributions.....	<u>(818,224)</u>	<u>(707,409)</u>	<u>(698,972)</u>	<u>(642,963)</u>	<u>(605,312)</u>	<u>(576,709)</u>	<u>(511,969)</u>	<u>(460,652)</u>	<u>(391,774)</u>	<u>(358,230)</u>
Contribution Deficiency (Excess).....	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>
City's covered-employee payroll .....	\$ 8,667,000	\$ 7,921,000	\$ 7,827,000	\$ 7,200,000	\$ 6,778,000	\$ 6,458,000	\$ 5,905,000	\$ 5,715,000	\$ 5,637,000	\$ 5,387,000
Contributions as a percentage of covered-employee payroll .....	9.44%	8.93%	8.93%	8.93%	8.93%	8.93%	8.67%	8.07%	6.95%	6.65%

# Notes to Required Supplementary Information - Pension Liability

## Iowa Public Employees' Retirement System

Year Ended June 30, 2019

### Changes of Benefit Terms

Legislation passed in 2010 modified benefit terms for current regular members. The definition of final average salary changed from the highest three to the highest five years of covered wages. The vesting requirement changed from four years of service to seven years. The early retirement reduction increased from 3% per year measured from the member's first unreduced retirement age to a 6% reduction for each year of retirement before age 65.

### Changes of Assumptions

The 2018 valuation implemented the following refinements as a result of a demographic assumption study dated June 28, 2018:

- Changed mortality assumptions to the RP-2014 mortality tables with mortality improvements modeled using Scale MP-2017.
- Adjusted retirement rates.
- Lowered disability rates.
- Adjusted the probability of a vested regular member electing to receive a deferred benefit.
- Adjusted the merit component of the salary increase assumption.

The 2017 valuation implemented the following refinements as a result of an experience study dated March 24, 2017:

- Decreased the inflation assumption from 3.00% to 2.60%.
- Decreased the assumed rate of interest on member accounts from 3.75% to 3.50% per year.
- Decreased the discount rate from 7.50% to 7.00%.
- Decreased the wage growth assumption from 4.00% to 3.25%.
- Decreased the payroll growth assumption from 4.00% to 3.25%.

The 2014 valuation implemented the following refinements as a result of a quadrennial experience study:

- Decreased the inflation assumption from 3.25% to 3.00%.
- Decreased the assumed rate of interest on member accounts from 4.00% to 3.75% per year.
- Adjusted male mortality rates for retirees in the regular membership group.
- Moved from an open 30-year amortization period to a closed 30-year amortization period for the unfunded actuarial liability (UAL) beginning June 30, 2014. Each year thereafter, changes in the UAL from plan experience will be amortized on a separate closed 20-year period.

The 2010 valuation implemented the following refinements as a result of a quadrennial experience study:

- Adjusted retiree mortality assumptions.
- Modified retirement rates to reflect fewer retirements.
- Lowered disability rates at most ages.
- Lowered employment termination rates.
- Generally increased the probability of terminating members receiving a deferred retirement benefit.
- Modified salary increase assumptions based on various service duration.

# Schedule of Proportionate Share of the Net Pension Liability ————— Municipal Fire and Police Retirement System of Iowa

Last Five Years\*

	2019	2018	2017	2016	2015
City's proportion of the net pension liability .....	2.033115%	2.010125%	1.899570%	1.858084%	1.839468%
City's proportionate share of the net pension liability .....	\$12,105,238	\$11,788,882	\$11,877,269	\$8,729,543	\$6,668,039
City's covered-employee payroll.....	\$5,855,000	\$5,693,000	\$5,148,000	\$4,873,000	\$4,697,000
City's proportionate share of the net pension liability as a percentage of its covered-employee payroll .....	206.75%	207.08%	230.72%	179.14%	141.96%
Plan fiduciary net position as a percentage of the total pension liability .....	81.07%	80.60%	78.20%	83.04%	86.27%

\* The amounts presented for each fiscal year were determined as of June 30 of the preceding year.

**Schedule of Contributions**  
**Municipal Fire and Police Retirement System of Iowa**

Last Ten Years

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Statutorily required contribution .....	\$ 1,600,403	\$ 1,503,683	\$ 1,475,656	\$ 1,429,516	\$ 1,481,801	\$ 1,414,872	\$ 1,184,641	\$ 1,091,493	\$ 862,844	\$ 702,481
Contributions in relation to the statutorily required contributions.....	<u>(1,600,403)</u>	<u>(1,503,683)</u>	<u>(1,475,656)</u>	<u>(1,429,516)</u>	<u>(1,481,801)</u>	<u>(1,414,872)</u>	<u>(1,184,641)</u>	<u>(1,091,493)</u>	<u>(862,844)</u>	<u>(702,481)</u>
Contribution Deficiency (Excess).....	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>
City's covered-employee payroll .....	\$ 6,151,000	\$ 5,855,000	\$ 5,693,000	\$ 5,148,000	\$ 4,873,000	\$ 4,697,000	\$ 4,535,000	\$ 4,408,000	\$ 4,336,000	\$ 4,132,000
Contributions as a percentage of covered-employee payroll .....	26.02%	25.68%	25.92%	27.78%	30.41%	30.12%	26.12%	24.76%	19.90%	17.00%

## Notes to Required Supplementary Information - Pension Liability

### Municipal Fire and Police Retirement System of Iowa

Year Ended June 30, 2019

#### Changes of Benefit Terms

There were no significant changes of benefit terms.

#### Changes of Assumptions

The 2018 valuation changed postretirement mortality rates were based on the RP-2014 Blue Collar Healthy Annuity Table with males set-forward zero years, females set-forward two years and disabled individuals set-forward three years (male only rates), with generational projection of future mortality improvement with 50% of Scale BB beginning in 2017.

The 2017 valuation added five years projection of future mortality improvement with Scale BB.

The 2016 valuation changed postretirement mortality rates to the RP-2000 Blue Collar Combined Healthy Mortality Table with males set-back two years, females set-forward one year and disabled individuals set-forward one year (male only rates), with no projection of future mortality improvement.

The 2015 valuation phased in the 1994 Group Annuity Mortality Table for postretirement mortality. This resulted in a weighting of 1/12 of the 1971 Group Annuity Mortality Table and 11/12 of the 1994 Group Annuity Mortality Table.

The 2014 valuation phased in the 1994 Group Annuity Mortality Table for postretirement mortality. This resulted in a weighting of 2/12 of the 1971 Group Annuity Mortality Table and 10/12 of the 1994 Group Annuity Mortality Table.

## Schedule of Changes in the City's Total OPEB Liability, Related Ratios and Notes

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For the Last Two Years

	2019	2018
Service cost.....	\$ 42,442	\$ 42,440
Interest.....	44,193	47,187
Differences between expected and actual experience.....	(15,965)	(12,596)
Changes of assumptions.....	—	—
Benefit payments.....	<u>(140,093)</u>	<u>(158,486)</u>
Net Change in Total OPEB Liability.....	(69,423)	(81,455)
Total OPEB Liability - Beginning of Year.....	<u>1,215,882</u>	<u>1,297,337</u>
<b>Total OPEB Liability - End of Year.....</b>	<b><u>\$ 1,146,459</u></b>	<b><u>\$ 1,215,882</u></b>
<b>Covered-Employee Payroll.....</b>	<b>\$ 14,645,000</b>	<b>\$ 13,425,000</b>
<b>Total OPEB Liability as a Percentage of Covered- Employee Payroll.....</b>	<b>7.8%</b>	<b>9.0%</b>

### Notes to Schedule of Changes in the City's Total OPEB Liability and Related Ratios

#### Changes of Benefit Terms

There were no significant changes in benefit terms.

#### Changes of Assumptions

There were no significant changes in assumptions.

**Supplementary Information**

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# Combining Balance Sheet - Nonmajor Governmental Funds

As of June 30, 2019

	<u>Special Revenue</u>		<u>Capital Projects</u>			<u>Permanent</u>	<u>Total</u>
	<u>Emergency</u>	<u>Community</u>	<u>Park</u>	<u>Main-</u>	<u>Subdivision</u>	<u>Cemetery</u>	
	<u>Levy</u>	<u>Develop-</u>	<u>Develop-</u>	<u>tenance</u>	<u>Develop-</u>	<u>Perpetual</u>	
		<u>ment</u>	<u>ment</u>	<u>Bond</u>	<u>ment</u>	<u>Care</u>	
		<u>Block</u>					
		<u>Grant</u>					
<b>Assets</b>							
<b>Current Assets</b>							
Cash.....	\$ —	\$ 62,817	\$ 179,888	\$ 426,290	\$ 260,828	\$ 189,574	\$ 1,119,397
Receivables							
Property tax							
Current year delinquent .....	674	—	—	—	—	—	674
<b>Total Assets .....</b>	<b>\$ 674</b>	<b>\$ 62,817</b>	<b>\$ 179,888</b>	<b>\$ 426,290</b>	<b>\$ 260,828</b>	<b>\$ 189,574</b>	<b>\$ 1,120,071</b>
<b>Liabilities and Fund Balances</b>							
<b>Liabilities</b>							
Accounts payable .....	\$ —	\$ —	\$ —	\$ —	\$ 24,652	\$ —	\$ 24,652
<b>Fund Balances</b>							
Nonspendable							
Cemetery perpetual care .....	—	—	—	—	—	189,574	189,574
Restricted for							
Economic development .....	—	62,817	—	—	—	—	62,817
Other purposes .....	674	—	—	—	—	—	674
Committed for							
Capital projects .....	—	—	—	426,290	—	—	426,290
Assigned for							
Capital projects .....	—	—	179,888	—	236,176	—	416,064
<b>Total Fund Balances .....</b>	<b>674</b>	<b>62,817</b>	<b>179,888</b>	<b>426,290</b>	<b>236,176</b>	<b>189,574</b>	<b>1,095,419</b>
<b>Total Fund Balances .....</b>	<b>\$ 674</b>	<b>\$ 62,817</b>	<b>\$ 179,888</b>	<b>\$ 426,290</b>	<b>\$ 260,828</b>	<b>\$ 189,574</b>	<b>\$ 1,120,071</b>



## Combining Schedule of Revenue, Expenditures and Changes in Fund Balances - Nonmajor Governmental Funds

Year Ended June 30, 2019

	<u>Special Revenue</u>		<u>Capital Projects</u>			<u>Permanent</u>	<u>Total</u>
	<u>Emergency Levy</u>	<u>Community Development Block Grant</u>	<u>Park Development</u>	<u>Main-tenance Bond</u>	<u>Subdivision Development</u>	<u>Cemetery Perpetual Care</u>	
<b>Revenue</b>							
Property tax .....	\$ 147,534	\$ —	\$ —	\$ —	\$ —	\$ —	\$ 147,534
Use of money and property ..	—	1,593	4,564	10,575	—	—	16,732
Intergovernmental .....	—	—	—	—	—	7,150	7,150
Charges for service .....	—	—	—	27,089	88,668	—	115,757
<b>Total Revenue .....</b>	<b>147,534</b>	<b>1,593</b>	<b>4,564</b>	<b>37,664</b>	<b>88,668</b>	<b>7,150</b>	<b>287,173</b>
<b>Expenditures</b>							
Capital projects.....	—	—	—	3,450	22,183	—	25,633
<b>Revenue Over Expenditures</b>	<b>147,534</b>	<b>1,593</b>	<b>4,564</b>	<b>34,214</b>	<b>66,485</b>	<b>7,150</b>	<b>261,540</b>
<b>Transfers Out.....</b>	<b>(146,860)</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>(146,860)</b>
<b>Net Changes in Fund Balances.....</b>	<b>674</b>	<b>1,593</b>	<b>4,564</b>	<b>34,214</b>	<b>66,485</b>	<b>7,150</b>	<b>114,680</b>
Fund Balances - Beginning of Year .....	—	61,224	175,324	392,076	169,691	182,424	980,739
<b>Fund Balances - End of Year.....</b>	<b>\$ 674</b>	<b>\$ 62,817</b>	<b>\$ 179,888</b>	<b>\$ 426,290</b>	<b>\$ 236,176</b>	<b>\$ 189,574</b>	<b>\$ 1,095,419</b>

# Combining Schedule of Net Position - Nonmajor Enterprise Funds

As of June 30, 2019

	Sewer Rental Replace- ment	City Communi- cation and Utility	Solid Waste	Solid Waste Replace- ment	Urban Forest Utility	Urban Forest Replace- ment	Total
<b>Assets and Deferred Outflows of Resources</b>							
<b>Current Assets</b>							
Cash.....	\$ 2,536,080	\$ 519,140	\$ 91,143	\$ 1,562,186	\$ 550,666	\$ 28,420	\$ 5,287,635
Pooled investments.....	685,244	—	305,669	253,808	37,608	—	1,282,329
Receivables							
Unbilled usage.....	499	—	228,885	—	37,665	—	267,049
Accounts.....	—	—	114,314	520	23,129	—	137,963
Accrued interest.....	2,037	—	1,354	1,237	272	—	4,900
Due from other governments	—	—	4,426	—	—	—	4,426
Interfund loan.....	184,557	—	—	—	—	—	184,557
<b>Total Current Assets.....</b>	<b><u>3,408,417</u></b>	<b><u>519,140</u></b>	<b><u>745,791</u></b>	<b><u>1,817,751</u></b>	<b><u>649,340</u></b>	<b><u>28,420</u></b>	<b><u>7,168,859</u></b>
<b>Noncurrent Assets</b>							
Interfund loan.....	416,284	—	76,487	—	—	—	492,771
Capital assets, net of accumulated depreciation...	—	—	975,162	—	149,173	—	1,124,335
<b>Total Noncurrent Assets</b>	<b><u>416,284</u></b>	<b><u>—</u></b>	<b><u>1,051,649</u></b>	<b><u>—</u></b>	<b><u>149,173</u></b>	<b><u>—</u></b>	<b><u>1,617,106</u></b>
<b>Total Assets.....</b>	<b><u>3,824,701</u></b>	<b><u>519,140</u></b>	<b><u>1,797,440</u></b>	<b><u>1,817,751</u></b>	<b><u>798,513</u></b>	<b><u>28,420</u></b>	<b><u>8,785,965</u></b>
<b>Deferred Outflows of Resources</b>							
Pension-related deferred outflows	—	—	203,517	—	27,284	—	230,801
<b>Total Assets and Deferred     Outflows of Resources.....</b>	<b><u>\$ 3,824,701</u></b>	<b><u>\$ 519,140</u></b>	<b><u>\$ 2,000,957</u></b>	<b><u>\$ 1,817,751</u></b>	<b><u>\$ 825,797</u></b>	<b><u>\$ 28,420</u></b>	<b><u>\$ 9,016,766</u></b>
<b>Liabilities, Deferred Inflows of Resources and Net Position</b>							
<b>Current Liabilities</b>							
Accounts payable.....	\$ —	\$ 100	\$ 92,216	\$ —	\$ 7,145	\$ —	\$ 99,461
Salaries and benefits payable	—	—	12,467	—	4,291	—	16,758
<b>Total Current Liabilities..</b>	<b><u>—</u></b>	<b><u>100</u></b>	<b><u>104,683</u></b>	<b><u>—</u></b>	<b><u>11,436</u></b>	<b><u>—</u></b>	<b><u>116,219</u></b>
<b>Net Pension Liability.....</b>	<b><u>—</u></b>	<b><u>—</u></b>	<b><u>656,959</u></b>	<b><u>—</u></b>	<b><u>66,201</u></b>	<b><u>—</u></b>	<b><u>723,160</u></b>
<b>Total Liabilities.....</b>	<b><u>—</u></b>	<b><u>100</u></b>	<b><u>761,642</u></b>	<b><u>—</u></b>	<b><u>77,637</u></b>	<b><u>—</u></b>	<b><u>839,379</u></b>
<b>Deferred Inflows of Resources</b>							
Pension-related deferred inflows	—	—	34,779	—	4,299	—	39,078
<b>Net Position</b>							
Net investment in capital assets	—	—	975,162	—	149,173	—	1,124,335
Unrestricted.....	3,824,701	519,040	229,374	1,817,751	594,688	28,420	7,013,974
<b>Total Net Position.....</b>	<b><u>3,824,701</u></b>	<b><u>519,040</u></b>	<b><u>1,204,536</u></b>	<b><u>1,817,751</u></b>	<b><u>743,861</u></b>	<b><u>28,420</u></b>	<b><u>8,138,309</u></b>
<b>Total Liabilities, Deferred Inflows of Resources and Net Position.....</b>	<b><u>\$ 3,824,701</u></b>	<b><u>\$ 519,140</u></b>	<b><u>\$ 2,000,957</u></b>	<b><u>\$ 1,817,751</u></b>	<b><u>\$ 825,797</u></b>	<b><u>\$ 28,420</u></b>	<b><u>\$ 9,016,766</u></b>

## Combining Schedule of Revenue, Expenses and Changes in Fund Net Position - Nonmajor Enterprise Funds

Year Ended June 30, 2019

	Sewer Rental Replace- ment	City Communi- cation and Utility	Solid Waste	Solid Waste Replace- ment	Urban Forest Utility	Urban Forest Replace- ment	Total
<b>Operating Revenue</b>							
Licenses and permits .....	\$ —	\$ —	\$ 1,180	\$ —	\$ —	\$ —	\$ 1,180
Charges for service .....	419,386	92,767	2,022,329	304,641	379,603	—	3,218,726
Miscellaneous.....	—	—	1,521	—	2,276	—	3,797
<b>Total Operating Revenue</b>	<b><u>419,386</u></b>	<b><u>92,767</u></b>	<b><u>2,025,030</u></b>	<b><u>304,641</u></b>	<b><u>381,879</u></b>	<b><u>—</u></b>	<b><u>3,223,703</u></b>
<b>Operating Expenses</b>							
Personal services .....	—	—	1,239,461	—	201,124	—	1,440,585
Services and commodities.....	35,882	10,207	793,873	—	104,614	—	944,576
Depreciation .....	—	48,909	132,066	—	16,583	—	197,558
<b>Total Operating Expenses</b>	<b><u>35,882</u></b>	<b><u>59,116</u></b>	<b><u>2,165,400</u></b>	<b><u>—</u></b>	<b><u>322,321</u></b>	<b><u>—</u></b>	<b><u>2,582,719</u></b>
<b>Operating Income (Loss) .....</b>	<b><u>383,504</u></b>	<b><u>33,651</u></b>	<b><u>(140,370)</u></b>	<b><u>304,641</u></b>	<b><u>59,558</u></b>	<b><u>—</u></b>	<b><u>640,984</u></b>
<b>Nonoperating Revenue</b>							
Investment income .....	86,420	11,992	25,041	51,719	19,571	396	195,139
Intergovernmental .....	—	—	18,741	—	3,300	—	22,041
<b>Total Nonoperating Revenue</b>	<b><u>86,420</u></b>	<b><u>11,992</u></b>	<b><u>43,782</u></b>	<b><u>51,719</u></b>	<b><u>22,871</u></b>	<b><u>396</u></b>	<b><u>217,180</u></b>
<b>Income (Loss) Before Transfers .....</b>	<b><u>469,924</u></b>	<b><u>45,643</u></b>	<b><u>(96,588)</u></b>	<b><u>356,360</u></b>	<b><u>82,429</u></b>	<b><u>396</u></b>	<b><u>858,164</u></b>
<b>Transfers</b>							
Transfers in .....	14,512	—	—	—	—	14,012	28,524
Transfers out .....	(265,960)	—	(75,000)	—	(137,752)	—	(478,712)
<b>Total Transfers .....</b>	<b><u>(251,448)</u></b>	<b><u>—</u></b>	<b><u>(75,000)</u></b>	<b><u>—</u></b>	<b><u>(137,752)</u></b>	<b><u>14,012</u></b>	<b><u>(450,188)</u></b>
<b>Change in Net Position .....</b>	<b>218,476</b>	<b>45,643</b>	<b>(171,588)</b>	<b>356,360</b>	<b>(55,323)</b>	<b>14,408</b>	<b>407,976</b>
Net Position - Beginning of Year .....	3,606,225	473,397	1,376,124	1,461,391	799,184	14,012	7,730,333
<b>Net Position - End of Year ...</b>	<b><u>\$ 3,824,701</u></b>	<b><u>\$ 519,040</u></b>	<b><u>\$ 1,204,536</u></b>	<b><u>\$ 1,817,751</u></b>	<b><u>\$ 743,861</u></b>	<b><u>\$ 28,420</u></b>	<b><u>\$ 8,138,309</u></b>

# Combining Schedule of Cash Flows - Nonmajor Enterprise Funds

Year Ended June 30, 2019

	Sewer Rental Replace- ment	City Communi- cation and Utility	Solid Waste	Solid Waste Replace- ment	Urban Forest Utility	Urban Forest Replace- ment	Total
<b>Cash Flows From Operating Activities</b>							
Cash received from customers and users.....	\$ 422,079	\$ 92,967	\$ 1,999,151	\$ 304,121	\$ 378,644	\$ —	\$ 3,196,962
Cash paid to employees for services .....	—	—	(1,218,058)	—	(196,245)	—	(1,414,303)
Cash paid to suppliers for goods and services.....	(42,533)	(10,911)	(788,256)	—	(108,217)	—	(949,917)
<b>Net Cash Provided by (Used in) Operating Activities .....</b>	<b>379,546</b>	<b>82,056</b>	<b>(7,163)</b>	<b>304,121</b>	<b>74,182</b>	<b>—</b>	<b>832,742</b>
<b>Cash Flows From Noncapital Financing Activities</b>							
Net transfers.....	(251,448)	—	(75,000)	—	(137,752)	14,012	(450,188)
State and federal grants received.....	—	—	16,582	358	3,300	—	20,240
<b>Net Cash Provided by (Used in) Noncapital Financing Activities.....</b>	<b>(251,448)</b>	<b>—</b>	<b>(58,418)</b>	<b>358</b>	<b>(134,452)</b>	<b>14,012</b>	<b>(429,948)</b>
<b>Cash Flows From Capital and Related Financing Activities</b>							
Decrease in interfund loan.....	43,971	—	36,699	—	—	—	80,670
Acquisition of capital assets....	(139,570)	—	(100,117)	—	—	—	(239,687)
Disposal of capital assets.....	265,961	—	—	—	—	—	265,961
<b>Net Cash Provided by (Used in) Capital and Related Financing Activities.....</b>	<b>170,362</b>	<b>—</b>	<b>(63,418)</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>106,944</b>
<b>Cash Flows From Investing Activities</b>							
Interest on investments .....	86,060	11,992	25,304	52,001	19,604	396	195,357
Purchase of investments .....	(71,400)	—	—	—	—	—	(71,400)
Sale of investments .....	—	—	54,323	53,430	10,655	—	118,408
<b>Net Cash Provided by Investing Activities.....</b>	<b>14,660</b>	<b>11,992</b>	<b>79,627</b>	<b>105,431</b>	<b>30,259</b>	<b>396</b>	<b>242,365</b>
<b>Net Increase (Decrease) in Cash</b>	<b>313,120</b>	<b>94,048</b>	<b>(49,372)</b>	<b>409,910</b>	<b>(30,011)</b>	<b>14,408</b>	<b>752,103</b>
Cash - Beginning of Year .....	2,222,960	425,092	140,515	1,152,276	580,677	14,012	4,535,532
<b>Cash - End of Year .....</b>	<b>\$ 2,536,080</b>	<b>\$ 519,140</b>	<b>\$ 91,143</b>	<b>\$ 1,562,186</b>	<b>\$ 550,666</b>	<b>\$ 28,420</b>	<b>\$ 5,287,635</b>
<b>Reconciliation of Income (Loss) From Operations to Net Cash Provided by (Used in) Operating Activities</b>							
Income (loss) from operations	\$ 383,504	\$ 33,651	\$ (140,370)	\$ 304,641	\$ 59,558	\$ —	\$ 640,984
Adjustments to Reconcile Income (Loss) From Operations to Net Cash Provided by (Used in) Operating Activities							
Depreciation.....	—	48,909	132,066	—	16,583	—	197,558
Change in Assets and Liabilities (Increase) decrease in receivables	2,693	200	(25,879)	(520)	(3,235)	—	(26,741)
Decrease in deferred outflows of resources .....	—	—	27,399	—	5,820	—	33,219
Increase (decrease) in payables	(6,651)	(704)	5,617	—	(3,603)	—	(5,341)
Increase in salaries and benefits payable.....	—	—	873	—	1,294	—	2,167
Decrease in net pension liability	—	—	(28,300)	—	(4,943)	—	(33,243)
Increase in deferred inflows of resources .....	—	—	21,431	—	2,708	—	24,139
<b>Net Cash Provided by (Used in) Operating Activities .....</b>	<b>\$ 379,546</b>	<b>\$ 82,056</b>	<b>\$ (7,163)</b>	<b>\$ 304,121</b>	<b>\$ 74,182</b>	<b>\$ —</b>	<b>\$ 832,742</b>

**Schedule of Revenue by Source and Expenditures by Function -  
All Governmental Funds**

Last Ten Years

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
<b>Revenue</b>										
Property tax .....	\$ 22,722,170	\$ 21,528,026	\$ 19,965,855	\$ 19,390,867	\$ 18,279,551	\$ 17,400,856	\$ 16,925,535	\$ 16,298,027	\$ 15,638,561	\$ 14,857,708
Tax increment financing and other city tax .....	4,184,692	3,388,231	3,792,850	3,131,594	2,374,264	6,411,541	6,506,192	5,386,752	5,238,300	4,531,109
Licenses and permits.....	690,171	709,629	706,589	732,894	680,770	546,547	512,372	502,751	573,802	541,439
Use of money and property .....	1,523,614	1,041,963	684,358	578,032	546,900	524,526	641,024	657,236	658,559	715,090
Intergovernmental .....	10,908,911	10,544,302	11,558,481	10,065,390	8,389,101	5,209,702	4,906,177	5,024,346	7,951,255	5,677,970
Charges for service .....	1,352,525	1,100,117	1,475,946	1,180,883	1,131,847	1,014,752	747,635	842,441	808,083	432,527
Special assessments.....	6,789	8,736	4,197	556	11,754	12,159	17,085	13,910	18,069	19,323
Miscellaneous.....	<u>259,061</u>	<u>117,359</u>	<u>441,346</u>	<u>161,179</u>	<u>486,160</u>	<u>14,973</u>	<u>10,815</u>	<u>244,913</u>	<u>53,871</u>	<u>365,070</u>
<b>Total Revenue .....</b>	<b><u>\$ 41,647,933</u></b>	<b><u>\$ 38,438,363</u></b>	<b><u>\$ 38,629,622</u></b>	<b><u>\$ 35,241,395</u></b>	<b><u>\$ 31,900,347</u></b>	<b><u>\$ 31,135,056</u></b>	<b><u>\$ 30,266,835</u></b>	<b><u>\$ 28,970,376</u></b>	<b><u>\$ 30,940,500</u></b>	<b><u>\$ 27,140,236</u></b>
<b>Expenditures</b>										
Operating										
Public safety .....	\$ 12,391,556	\$ 11,947,367	\$ 12,250,645	\$ 9,480,056	\$ 9,628,508	\$ 9,241,883	\$ 8,632,337	\$ 8,199,484	\$ 7,989,669	\$ 7,907,480
Public works.....	4,225,505	3,801,859	3,867,715	3,321,888	3,591,277	3,168,323	2,697,064	3,383,641	3,177,611	3,206,090
Culture and recreation.....	4,533,593	4,460,863	4,259,120	3,822,840	3,861,382	3,879,457	3,477,272	3,349,677	3,375,571	3,304,388
Community and economic development...	2,262,484	2,075,225	2,089,286	1,962,244	2,242,743	2,515,424	1,832,185	1,819,707	1,566,522	1,631,865
General government .....	3,053,383	2,823,564	2,458,668	2,263,973	2,310,282	1,976,493	1,670,946	1,876,773	1,720,425	1,784,151
Debt service .....	15,553,024	10,103,064	5,772,530	5,764,400	6,261,762	3,965,993	6,257,258	3,390,626	3,110,244	2,715,648
Capital projects.....	<u>11,968,151</u>	<u>6,390,784</u>	<u>15,724,032</u>	<u>14,575,014</u>	<u>16,847,966</u>	<u>18,176,800</u>	<u>10,727,089</u>	<u>12,198,330</u>	<u>11,862,997</u>	<u>4,853,756</u>
<b>Total Expenditures .....</b>	<b><u>\$ 53,987,696</u></b>	<b><u>\$ 41,602,726</u></b>	<b><u>\$ 46,421,996</u></b>	<b><u>\$ 41,190,415</u></b>	<b><u>\$ 44,743,920</u></b>	<b><u>\$ 42,924,373</u></b>	<b><u>\$ 35,294,151</u></b>	<b><u>\$ 34,218,238</u></b>	<b><u>\$ 32,803,039</u></b>	<b><u>\$ 25,403,378</u></b>

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# HOGAN • HANSEN

*A Professional Corporation*

Certified Public Accountants and Consultants

## **Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards**

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To the Honorable Mayor and  
Members of the City Council  
City of Marion, Iowa

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component units, each major fund and the aggregate remaining fund information of the City of Marion, Iowa, as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, as listed in the table of contents, and have issued our report thereon dated January 7, 2020.

### **Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the City of Marion's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Marion's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Marion's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility a material misstatement of the City of Marion's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as described in the accompanying schedule of findings and questioned costs, we identified certain deficiencies in internal control that we consider to be material weaknesses. We consider the deficiencies in internal control described in Part I of the accompanying schedule of findings and questioned costs as items 19-I-R-1 and 19-I-R-2 to be material weaknesses.

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the City of Marion's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*. However, we noted certain immaterial instances of noncompliance or other matters which are described in Part II of the accompanying schedule of findings and questioned costs as items 19-II-B, 19-II-H and 19-II-I.

Comments involving statutory and other legal matters about the City's operations for the year ended June 30, 2019 are based exclusively on knowledge obtained from procedures performed during our audit of the financial statements of the City. Since our audit was based on tests and samples, not all transactions that might have had an impact on the comments were necessarily audited. The comments involving statutory and other legal matters are not intended to constitute legal interpretations of those statutes.

### **City of Marion's Responses to Findings**

The City of Marion's responses to findings identified in our audit are described in the accompanying schedule of findings and questioned costs. The City of Marion's responses were not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on them.

### **Purpose of This Report**

The purpose of this report, a public record by law, is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance. Accordingly, this communication is not suitable for any other purpose.

*HOGAN - HANSEN*

HOGAN - HANSEN

Cedar Rapids, Iowa  
January 7, 2020

# Schedule of Findings and Questioned Costs

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Year Ended June 30, 2019

## **Part I: Findings Related to the Financial Statements**

### **Instances of Noncompliance**

There were no reported instances of noncompliance.

### **Internal Control Deficiencies**

#### **19-I-R-1 Segregation of Duties**

**Criteria** - Management is responsible for establishing and maintaining internal control. A good system of internal control provides for adequate segregation of duties so no one individual handles a transaction from its inception to completion. In order to maintain proper internal control, duties should be segregated so the authorization, custody and recording of transactions are not under the control of the same employee. This segregation of duties helps prevent losses from employee error or dishonesty and maximizes the accuracy of the City's financial statements.

**Condition** - Incompatible duties are being performed by the same person.

**Cause** - The City has a limited number of employees and procedures have not been designed to adequately segregate duties or provide compensating controls through additional oversight of transactions and processes.

**Effect or Potential Effect** - Inadequate segregation of duties could adversely affect the City's ability to prevent or detect and correct misstatements, errors or misappropriation on a timely basis by employees in the normal course of performing their assigned functions.

**Identification of Repeat Finding** - 18-I-R-1

**Auditor's Recommendation** - The City should review its control activities to obtain the maximum internal control possible under the circumstances utilizing currently available staff, including elected officials.

**Views of Responsible Officials and Planned Corrective Action** - The City is aware of the lack of segregation of duties and will consider alternatives to improve this situation.

**Auditor's Conclusion** - Response accepted.

#### **19-I-R-2 Financial Statement Preparation**

**Criteria** - A properly designed system of internal control over financial reporting includes the preparation of a City's financial statements and accompanying notes to the financial statements by internal personnel of the City.

**Condition** - The City does not have a system of internal controls that fully prepares financial statements and disclosures that are fairly presented in conformity with generally accepted accounting principles.



# Schedule of Findings and Questioned Costs

Year Ended June 30, 2019

**Cause** - As is inherent in many governments of this size, the City has management and employees who, while knowledgeable and skillful, do not have the time to maintain the current knowledge and expertise to fully apply generally accepted accounting principles in preparing the financial statements and the related disclosures.

**Effect or Potential Effect** - The financial statements and related disclosures may not be prepared in accordance with the generally accepted accounting principles.

**Identification of Repeat Finding** - 18-I-R-2

**Auditor's Recommendation** - The City should obtain additional knowledge through reading relevant accounting literature and attending local professional education courses.

**Views of Responsible Officials and Planned Corrective Action** - The City staff will research available educational courses regarding financial statement preparation as well as continue to attend the work session held annually by the League of Cities.

**Auditor's Conclusion** - Response accepted.

## **Part II: Findings Related to Statutory Reporting**

**19-II-A Certified Budget** - Disbursements during the year ended June 30, 2019 did not exceed the amounts in the amended budget.

**19-II-B Questionable Expenditures** - Certain expenditures we believe may not meet the requirements of public purpose as defined in an Attorney General's opinion dated April 25, 1979 since the public benefits to be derived have not been clearly documented were noted. These expenditures are detailed as follows:

<b>Paid to</b>	<b>Purpose</b>	<b>Amount</b>
Hy-Vee	Flower arrangement	\$ 56
Hy-Vee	Strategic planning	53
Various restaurants	Meal expenses of the City Manager and department heads	217

According to an Attorney General's opinion, it is possible for such expenditures to meet the test of serving a public purpose under certain circumstances, although such items will certainly be subject to a deserved close scrutiny. The line to be drawn between a proper and an improper purpose is very thin.

**Auditor's Recommendation** - The City Council should determine and document the public purpose served by these expenditures before authorizing any further payments.

**City's Response** - The City Council has reviewed these types of expenditures and feels that they do serve a public purpose and have passed policies addressing these for staff to follow.

**Auditor's Conclusion** - Response accepted.

## Schedule of Findings and Questioned Costs

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Year Ended June 30, 2019

- 19-II-C Travel Expense** - No expenditures of City money for travel expenses of spouses of City officials or employees were noted.
- 19-II-D Business Transactions** - No business transactions were noted between the City and City officials or employees.
- 19-II-E Bond Coverage** - Surety bond coverage of City officials and employees is in accordance with statutory provisions. The amount of coverage should be reviewed annually to ensure the coverage is adequate for current operations.
- 19-II-F City Council Minutes** - No transactions were found that we believe should have been approved in the City Council minutes but were not.
- 19-II-G Deposits and Investments** - We noted no instances of noncompliance with the deposit and investment provisions of Chapters 12B and 12C of the Code of Iowa and the City's investment policy.
- 19-II-H Annual Urban Renewal Report** - The annual urban renewal report was properly approved and certified to the Iowa Department of Management on or before December 1. However, during our testing, we noted that the TIF debt outstanding was not reported correctly.

**Auditor's Recommendation** - The City should reconcile the data back to the audit report. The annual urban renewal report should be reviewed to ensure that errors are caught before filing.

**City's Response** - The City will review procedures to ensure that the outstanding TIF debt is reported correctly.

**Auditor's Conclusion** - Response accepted.

- 19-II-I Annual Financial Report (AFR)** - The City completed and filed its June 30, 2019 AFR by December 1 as required by Chapter 384.22 of the Code of Iowa. However, the beginning Proprietary Fund balances were incorrect as they were not corrected from the prior year AFR.

**Auditor's Recommendation** - The City should develop procedures to ensure that the AFR reconciles to the City's general ledger. Those procedures should include a review of the report by someone other than the preparer prior to filing the report with the State.

**City's Response** - The City will work with the State of Iowa Department of Management to correct the balances on the AFR.

**Auditor's Conclusion** - Response accepted.

## APPENDIX E

### BOOK-ENTRY SYSTEM

*The information in this Appendix concerning The Depository Trust Company, New York, New York (“DTC”) and DTC’s book-entry system has been obtained from DTC. Neither the Underwriter nor the Issuer take responsibility for the accuracy or completeness thereof, or for any material changes in such information subsequent to the date hereof, or for any information provided at the web sites referenced below. Beneficial Owners should confirm the following with DTC or the Direct Participants (as hereinafter defined). So long as Cede & Co. is the Registered Owner of the Bonds, as nominee of DTC, references in the Official Statement to the Bondowners or Registered Owners of the Bonds shall mean Cede & Co. and shall not mean the Beneficial Owners of the Bonds.*

#### **Book-Entry System**

The Depository Trust Company (“DTC”), New York, NY, will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond certificate will be issued for series of the Bonds, each in the aggregate principal amount of such series, and will be deposited with DTC.

DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC’s participants (“Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“Indirect Participants”). DTC has a Standard & Poor’s rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com).

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC’s records. The ownership interest of each actual purchaser of each Bond (“Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Bonds, except in the event that use of the book-entry system for the Securities is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC’s partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

Redemption notices shall be sent to DTC. If less than all of the Bonds within an issue are being redeemed, DTC’s practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC’s MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Direct

Participant as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal and interest payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Issuer or Trustee, on any payment date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with Bonds held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Trustee or the Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal and interest payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Issuer or the Trustee, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to the Issuer or the Trustee. Under such circumstances, in the event that a successor depository is not obtained, Bond certificates are required to be printed and delivered.

The Issuer may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor depository). In that event, Bond certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Issuer believes to be reliable, but the Issuer does not take any responsibility for the accuracy thereof.