

Assuming compliance with certain covenants, in the opinion of Ahlers & Cooney, P.C., Bond Counsel, under present law and assuming continued compliance with the requirements of the Internal Revenue Code of 1986, as amended (the "Code"), interest on the Notes is excludable from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax on individuals; however, such interest is taken into account in determining the annual adjusted financial statement income of applicable corporations (as defined in Section 59(k) of the Code) for the purpose of computing the alternative minimum tax imposed on corporations for tax years beginning after December 31, 2022.. The Notes will NOT be designated as "qualified tax-exempt obligations." See "TAX MATTERS" herein.

Urbandale, Iowa
\$12,465,000
General Obligation Capital Loan Notes, Series 2023A

Dated: Date of Delivery (May 4, 2023)

The General Obligation Capital Loan Notes, Series 2023A (the "Notes") described above are issuable as fully registered Notes in the denomination of \$5,000 or any integral multiple thereof and, when issued, will be registered in the name of Cede & Co., as Noteholder and nominee of the Depository Trust Company, New York, NY ("DTC"). DTC will act as securities depository for the Notes. Purchases of the Notes will be made in book-entry form. Purchasers of the Notes will not receive certificates representing their interest in the Notes purchased. So long as DTC or its nominee, Cede & Co., is the Noteholder, the principal of, premium, if any, and interest on the Notes will be paid by UMB Bank, n.a., 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 Notes.

The Purchaser of the Notes agrees to enter into a loan agreement (the "Loan Agreement") with the Issuer pursuant to the authority contained in Section 384.24A of the Code of Iowa. The Notes are issued in evidence of the Issuer's obligations under the Loan Agreement. The Notes are general obligations of the Issuer for which the Issuer will pledge its power of levy direct ad valorem taxes against all taxable property within its corporate limits without limitation as to rate or amount to the repayment of the Notes.

Interest on the Notes is payable on June 1, and December 1 in year, beginning December 1, 2023 to the registered owners thereof. Interest shall be payable by check or draft of the Paying Agent mailed 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 Paying Agent or to such other address as is furnished to the Paying Agent in writing by a registered owner.

The Notes maturing in the years 2029-2033 may be called for redemption by the Issuer and paid before maturity beginning June 1, 2028 or any date thereafter, from any funds regardless of source, in whole or from time to time in part, in any order of maturity and within an annual maturity by lot. The terms of redemption shall be par, plus accrued interest to date of call.

MATURITY SCHEDULE

Notes Due	Amount	Rate	Yield	Cusip Num.*	Notes Due	Amount	Rate	Yield	Cusip Num.*
June 1, 2024	\$2,215,000	5.00%	2.52%	917202 4D2	June 1, 2028	\$1,480,000	5.00%	2.28%	917202 4H3
June 1, 2025	1,400,000	5.00	2.42	917202 4E0	June 1, 2029	900,000	4.00	2.34	917202 4J9
June 1, 2026	1,420,000	5.00	2.31	917202 4F7	June 1, 2030	900,000	4.00	2.39	917202 4K6
June 1, 2027	1,450,000	5.00	2.27	917202 4G5					

\$2,700,000 3.00% Term Note due June 1 2033 Price to yield 3.00% CUSIP Num* 917202 4N0

The Notes 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 Ahlers & Cooney P.C. Des Moines, Iowa, Bond Counsel. Ahlers & Cooney P.C. is also serving as Disclosure Counsel for the Issuer in connection with the issuance of the Notes. It is expected that the Notes in the definitive form will be available for delivery on or about May 4, 2023. The Underwriter intends to engage in secondary market trading of the Notes subject to applicable securities laws. The Underwriter is not obligated, however, to repurchase any of the Notes at the request of the holder thereof.



The Date of this Official Statement is April 13, 2023

* 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 Notes nor do they make any representation as to the correctness of such CUSIP numbers on the Notes or as indicated above.

No dealer, 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

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IN CONNECTION WITH THIS OFFERING, THE UNDERWRITER MAY EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICE OF THE NOTES AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

This Official Statement is not to be construed as a contract with the purchasers of the Notes. The Issuer considers the Official Statement to be “near final” within the meaning of Rule 15c2-12 of the Securities and Exchange Commission. 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.

THESE SECURITIES HAVE NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION BY REASON OF THE PROVISIONS OF SECTIONS 3(a)(2) OF THE SECURITIES ACT OF 1933, AS AMENDED. THE REGISTRATION OR QUALIFICATIONS OF THESE SECURITIES IN ACCORDANCE WITH APPLICABLE PROVISIONS OF SECURITIES LAWS OF THE STATES IN WHICH THESE SECURITIES 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 SECURITIES OR THE ACCURACY OR COMPLETENESS OF THIS OFFICIAL STATEMENT. ANY REPRESENTATION TO THE CONTRARY MAY BE A CRIMINAL OFFENSE.

FORWARD-LOOKING STATEMENTS

This Official Statement, including Appendix A, 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 “plan,” “expect,” “estimate,” “budget” or similar words. 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 EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE CITY 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.

**OFFICIAL STATEMENT
URBANDALE, IOWA
\$12,465,000 GENERAL OBLIGATION CAPITAL LOAN NOTES, SERIES 2023A**

INTRODUCTORY STATEMENT

This Official Statement presents certain information relating to the City of Urbandale, Iowa (the “Issuer”), in connection with the sale of the Issuer’s General Obligation Capital Loan Notes, Series 2023A (the “Notes”). The Notes are being issued to provide funds for i) capital improvement projects, and ii) paying the costs associated with the issuance of the Notes. See “**SOURCES AND USES OF FUNDS**” herein.

This Official Statement is deemed to be a final official statement within the meaning of Rule 15c2-12 of the Securities and Exchange Commission, except for the omission of certain pricing and other information which is to be made available through a final Official Statement.

This Introductory Statement is only a brief description of the Notes 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 Notes are general obligations of the Issuer, payable from and secured by a continuing annual ad-valorem tax levied against all of the taxable property located within the corporate limits of the Issuer. See “**THE NOTES – Source of Security for the Notes**” herein.

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.

THE NOTES

General

The Notes are dated as of the date of delivery, and will bear interest at the rates to be set forth on the cover page herein, interest payable on June 1 and December 1 in each year, beginning on December 1, 2023 for the Notes, calculated on the basis of a year of 360 days and twelve 30-day months. Interest shall be payable by check or draft of the Paying Agent mailed 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 Paying Agent or to such other address as is furnished to the Paying Agent in writing by a registered owner.

Authorization for the Issuance

The Series 2023A Notes are being issued pursuant to Sections 384.24A, 384.25, 384.26, 384.28 and 403.12 of the Code of Iowa, 2023 as amended, and a resolution of the City Council of the Issuer (the “Note Resolution”).

The Purchaser of the Notes agrees to enter into a loan agreement (the “Loan Agreement”) with the Issuer pursuant to the authority contained in Section 384.24A of the Code of Iowa. The Notes are issued in evidence of the Issuer’s obligations under the Loan Agreement. The Notes are general obligations of the Issuer for which the Issuer will pledge its power of levy direct ad valorem taxes against all taxable property within its corporate limits without limitation as to rate or amount to the repayment of the Notes.

Book Entry Only System

The following information concerning The Depository Trust Company (“DTC”), New York, New York and DTC’s book-entry system has been obtained from sources the Issuer believes to be reliable. However, the Issuer takes no responsibility as to the accuracy or completeness thereof and neither the Indirect Participants nor the Beneficial Owners should rely on the following information with respect to such matters but should instead confirm the same with DTC or the Direct Participants, as the case may be. There can be no assurance that DTC will abide by its procedures or that such procedures will not be changed from time to time.

The Depository Trust Company (“DTC”), New York, NY, will act as securities depository for the Notes (the “Notes”). The Notes 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 Security certificate will be issued for the Notes, in the aggregate principal amount of such issue, 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.

Purchases of Notes under the DTC system must be made by or through Direct Participants, which will receive a credit for the Notes on DTC's records. The ownership interest of each actual purchaser of each Security ("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 Notes 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 Notes, except in the event that use of the book-entry system for the Notes is discontinued.

To facilitate subsequent transfers, all Notes 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 Notes 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 Notes; DTC's records reflect only the identity of the Direct Participants to whose accounts such Notes 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. Beneficial Owners of Notes may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Notes, such as redemptions, tenders, defaults, and proposed amendments to the Security documents. For example, Beneficial Owners of Notes may wish to ascertain that the nominee holding the Notes for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Notes 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 Notes unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to Issuer 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 Notes are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Notes 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 Issuer or Agent, on payable 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 securities 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, Agent, or Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of Issuer or Agent, 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 Notes at any time by giving reasonable notice to Issuer or Agent. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.

Issuer may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security 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 Issuer believes to be reliable, but Issuer takes no responsibility for the accuracy thereof.

Transfer and Exchange

In the event that the Book Entry System is discontinued, any Note may, in accordance with its terms, be transferred by the person in whose name it is registered, in person or by his duly authorized attorney, upon surrender of such Note for cancellation at the principal corporate office of the Registrar accompanied by delivery of a duly executed written instrument of transfer in a form approved by the Registrar. Whenever any Note or Notes shall be surrendered for transfer, the Registrar shall execute and deliver a new Note or Notes of the same maturity, interest rate, and aggregate principal amount.

Notes may be exchanged at the principal corporate office of the Registrar for a like aggregate principal amount of Notes or other authorized denominations of the same maturity and interest rate; provided, however, that the Registrar is not required to transfer or exchange any Notes which have been selected for prepayment and is not required to transfer or exchange any Notes during the period beginning 15 days prior to the selection of Notes for prepayment and ending the date notice of prepayment is mailed. The Registrar may require the payment by the Note Owner requesting such exchange of any tax or other governmental charge required to be paid with respect to such exchange. All Notes surrendered pursuant to the provisions of this and the preceding paragraph shall be canceled by the Registrar and shall not be redelivered.

Prepayment

Optional Prepayment. The Notes maturing after June 1, 2028, may be called for redemption by the Issuer and paid before maturity on said date or any date thereafter, from any funds regardless of source, in whole or from time to time in part, in any order of maturity and within an annual maturity by lot. The terms of redemption shall be par, plus accrued interest to date of call.

Mandatory Sinking Fund Redemption The Notes maturing on June 1, 2033 are subject to mandatory redemption (by lot, as selected by the Registrar) on June 1 in each of the years 2031 through 2033 at a redemption price of 100% of the principal amount thereof to be redeemed, plus accrued interest thereon to the redemption date in the following principal amounts:

2033 Term Note

<u>Mandatory Sinking Fund Date</u>	<u>Principal Amount</u>
June 1, 2031	\$900,000
June 1, 2032	900,000
June 1, 2033 (maturity)	900,000

Selection of Notes for Redemption. Notes subject to redemption will be selected in such order of maturity as the Issuer may direct. If less than all of a maturity is called for redemption, the Issuer will notify DTC of the particular amount of such maturity to be redeemed prior to maturity. DTC will determine by lot the amount of each Participant's interest in such maturity to be redeemed and each Participant will then select by lot the beneficial ownership interests in such maturity to be redeemed.

Notice of Redemption. Prior to the redemption of any Notes under the provisions of the Note Resolution, the Note Registrar shall give written notice not less than thirty (30) days prior to the redemption date to each registered owner thereof.

On the dates so designated for redemption, notice having been given in the manner and under the conditions hereinabove provided, and moneys for payment of the redemption price being held by the Issuer or an Escrow Agent, the Notes so called for redemption shall become and be due and payable at the redemption price provided for redemption of such Notes on such date. Interest on the Notes so called for redemption shall cease to accrue as of the redemption date; such Notes shall cease to be entitled to any benefit hereunder, and the Note Holders shall have no rights in respect thereof except to receive payment of the redemption price thereof.

Notes which have been duly called for redemption, with respect to which irrevocable instructions to call for redemption at a stated redemption have been given to the Registrar, and moneys for the payment the face amount thereof, premium, if any, and interest on are held in separate accounts by the Registrar in trust for Noteholders shall not thereafter be deemed to be outstanding under the provisions of the Note Resolution, other than be entitled to receive payment from such sources.

Source of Security for the Notes

These Notes are general obligations of the Issuer. Subject only to constitutional limitations as to aggregate amount (discussed more fully in the "Debt Limit" section herein), 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 Notes without limitation as to amount.

Iowa Code section 76.2 provides that when an Iowa political subdivision issues general obligation bonds [or notes], "the governing authority of these political subdivisions before issuing Notes shall, by resolution, 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 Notes within a period named not exceeding twenty years. A certified copy of this resolution shall be filed with the county auditor or the auditors of the counties in which the political

subdivision is located; and the filing shall make it a duty of the auditors to enter annually this levy for collection from the taxable property within the boundaries of the political subdivision until funds are realized to pay the Notes in full.”

Nothing in the Note Resolution prohibits or limits the ability of the Issuer to use legally available moneys other than the proceeds of the general ad valorem property taxes levied as described in the preceding paragraph to pay all or any portion of the principal of or interest on the Notes. If and to the extent such other legally available moneys are used to pay the principal of or interest on the Notes, the Issuer may, but shall not be required to, (a) reduce the amount of taxes levied for such purpose, as described in the preceding paragraph; or (b) use proceeds of taxes levied, as described in the preceding paragraph, to reimburse the fund or account from which such other legally available moneys are withdrawn for the amount withdrawn from such fund or account to pay the principal of or interest on the Notes.

The Issuer’s obligation to pay the principal of and interest on the Notes is on a parity with the Issuer’s obligation to pay the principal of and interest on any other of its general obligation debt secured by a covenant to levy taxes within the Issuer, including any such debt issued or incurred after the issuance of the Notes. The Note Resolution does not restrict the Issuer’s ability to issue or incur additional general obligation debt, although issuance of additional general obligation debt is subject to the same constitutional and statutory limitations that apply to the issuance of the Notes. For a further description of the Issuer’s outstanding general obligation debt upon issuance of the Notes and the annual debt service on the Notes, see “DIRECT DEBT” herein. For a description of certain constitutional and statutory limits on the issuance of general obligation debt, see “DEBT LIMIT” herein.

NOTEHOLDERS’ RISKS

An investment in the Notes is subject to certain risks. No person should purchase the Notes unless such person understands the risks described below and is willing to bear those risks. There may be other risks not listed below which may adversely affect the value of the Notes. In order to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Preliminary Official Statement (including the Appendices hereto) in order to make a judgment as to whether the Notes are an appropriate investment. The factors described below, along with other matters, may affect the ability of the Issuer to pay the Notes when due.

Financial Condition of the Issuer from time to time

No representation is made as to the future financial condition of the Issuer. Certain risks discussed herein could adversely affect the financial condition and or operations of the Issuer in the future. However, the Notes are secured by an unlimited ad valorem property tax as described more fully in the “THE NOTES - Source of Security for the Notes” herein.

Tax Levy Procedures

The Notes are general obligations of the Issuer, payable from and secured by a continuing ad valorem tax levied against all of the taxable property located within the corporate limits of the Issuer. See “THE NOTES - Source of Security For The Notes” herein for more details.

As part of the budgetary process each fiscal year, the Issuer will have an obligation to impose a debt service levy against all of the taxable property within the corporate limits 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 of the Notes for a particular fiscal year may cause Noteholders to experience delay in the receipt of distributions of principal of and/or interest on the Notes. In the event of a default in the payment of principal of or interest on the Notes, there is no provision for acceleration of maturity of the principal of the Notes. Consequently, the remedies of the owners of the Notes (consisting primarily of an action in the nature of mandamus requiring the Issuer and certain other public officials to perform the terms of the Note Resolution) may have to be enforced from year to year.

Changes in Property Taxation

From time to time the Iowa General Assembly has altered the method of property taxation and could do so again. Such alterations could adversely affect the Issuer’s financial condition. Historically, changes to property tax calculations and impositions are imposed on a prospective basis. However, there is no assurance future changes to property taxation by the Iowa General Assembly will not be applied retroactively. It is impossible to predict the outcome of future property taxation changes by the Iowa General Assembly or resulting impacts on the Issuer’s financial condition. However, the Notes are secured by an unlimited ad valorem property tax as described more fully in the “THE NOTES - Source of Security for the Notes” herein.

Global Health Emergency Risk

The World Health Organization declared a pandemic following the outbreak of COVID-19, a respiratory disease caused by a new strain of coronavirus and on March 13, 2020, the President of the United States declared a national emergency. The current spread of COVID-19 is altering the behavior of businesses and people in a manner that may have negative effects on economic activity, and therefore adversely affect the financial condition of the City, either directly or indirectly. Federal, State, and local

officials are taking steps to curb the spread of the virus, including providing both discretionary and mandatory guidelines and orders regarding public gatherings, and imposing mandatory closings and/or operating limitations of some businesses. The spread of the virus could reduce general fund revenues, hotel/motel tax receipts, sales tax collections, delay the receipt of property tax payments and negatively impact other collections dependent on local business activity. Since the outbreak of COVID-19, the City has focused on keeping expenditures down and delayed capital projects to determine suitable funding sources. The City experienced minor revenue loss in regard to recreational activities, and hotel/motel tax; however, those reductions appear to be bouncing back to pre-pandemic levels. In fiscal year 2021, the City received approximately \$1 million under the federal CARES Act funding, which was used to supplement public safety salary expenses. The City also received a \$6.6 million allocation from ARPA, half received in 2021, the balance anticipated in 2022. ARPA funds received were applied to salary expenditures in accordance with federal guidelines. The Notes are secured by an unlimited ad valorem property tax as described more fully in the “THE NOTES - Source of Security for the Notes” herein.

Loss of Tax Base

Economic and other factors beyond the City’s control, such as economic recession, deflation of property values, or financial difficulty or bankruptcy by one or more major property taxpayers, or the complete or partial destruction of taxable property caused by, among other eventualities, earthquake, flood, fire or other natural disaster, could cause a reduction in the assessed value within the corporate boundaries of the City. In addition, the State of Iowa has been susceptible to tornados, derecho, flooding and other extreme weather wherein winds and flooding have from time to time caused significant damage, which if such events were to occur, may have an adverse impact on the City’s financial position.

Secondary Market

There can be no guarantee that there will be a secondary market for the Notes or, if a secondary market exists, that such Notes 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 Note or notes issue are suspended or terminated. Additionally, prices of Note 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 Notes.

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

Matters Relating to Enforceability

Holders of the Notes 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 Notes, including but not limited to, the right to a proceeding in the law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the Resolutions for the Notes.

The practical realization of any rights upon any default will depend upon the exercise of various remedies specified in the Resolutions authorizing the Notes. The opinion, to be delivered concurrently with the delivery of the Notes, will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principals of equity and public policy and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

Ratings Loss

Moody’s Investors Service, Inc. (“Moody’s”) has assigned a rating of “Aa1” to the Notes. 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 Notes.

In the future, the imposition of additional regulations on rating agencies could materially alter the methodology, rating levels, and types of ratings available, and these changes, if ever, could materially affect the market value of the Notes.

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 “estimate,” “forecast,” “intend,” “expect” 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 Notes.

Tax Matters and Loss of Tax Exemption

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

It is possible that legislation will be proposed or introduced that could result in changes in the way that tax exemption is calculated, or whether interest on certain securities are exempt from taxation at all. Prospective purchasers should consult with their own tax advisors regarding any pending or proposed federal income tax legislation. The likelihood of legislation being enacted cannot be reliably predicted.

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

DTC-Beneficial Owners

It is possible that beneficial Owners of the Notes may experience some delay in the receipt of distributions of principal of and interest on the Notes 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 Notes can be effected only through DTC Participants, indirect participants and certain banks, the ability of a Beneficial Owner to pledge the Notes to persons or entities that do not participate in the DTC system, or otherwise to take actions in respect of such Notes, 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 “THE NOTES – Book-Entry Only System.”

Federal Funds Orders, and State Funds Legislation

Various federal executive orders, and Iowa Code chapter 27A (collectively “ICE Enforcement Initiatives”), impose requirements intended to ensure compliance with the federal immigration detainment processes. The ICE Enforcement Initiatives impose various penalties for non-compliance, including the loss of state and/or federal funding under certain circumstances. The loss of state and/or federal funds in any significant amount could negatively impact certain of the projects financed with the Notes, the Issuer’s overall financial position, and potentially its rating. However, the Notes are secured by a debt service levy upon real property in the jurisdictional limits of the Issuer, and are not secured by state or federal funds. See “THE NOTES - Source of Security for the Notes” herein.

Pending Federal Tax Legislation

From time to time, there are Presidential proposals, proposals of various federal committees, and legislative proposals pending in Congress that could, if enacted, alter or amend one or more of the federal (or state) tax matters described herein in certain respects or would adversely affect the market value of the Notes or otherwise prevent holders of the Notes from realizing the full benefit of the tax exemption of interest on the Notes. Further, such proposals may impact the marketability or market value of the Notes simply by being proposed. It cannot be predicted whether or in what forms any of such proposals, either pending or that may be introduced, may be enacted and there can be no assurance that such proposals will not apply to the Notes. In addition, regulatory actions are from time to time announced or proposed, and litigation threatened or commenced, which if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax status of the Notes. 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 Notes would be impacted thereby.

Cybersecurity

The Issuer, like many other public and private entities, relies on a large and complex technology environment to conduct its operations. As such, it may face multiple cybersecurity threats including but not limited to, hacking, viruses, malware and other attacks on computer or other sensitive digital systems and networks. There can be no assurances that any security and operational control measures implemented by the Issuer will be completely successful to guard against and prevent cyber threats and attacks. Failure to properly maintain functionality,

control, security, and integrity of the Issuer's information systems could impact business operations and/or digital networks and systems and the costs of remedying any such damage could be significant. Along with significant liability claims or regulatory penalties, any security breach could have a material adverse impact on the Issuer's operations and financial condition. The City is a member of Westcom for police, fire and public safety communications along with the communities of Clive, Norwalk, Waukee and West Des Moines, Iowa. The public safety dispatch facility for Westcom is located in West Des Moines. In December 2019, the City of West Des Moines was the subject of a malicious attempt to disrupt operations. The network was immediately shut down and an investigation into the cyber-attack completed. Public safety services (Police, Fire, Emergency Medical Services and Westcom 911 dispatch) were operational after the attack. No City files or data was compromised as a result of the cyber-attack on Westcom.

The Issuer has a \$1 million cyber-insurance policy. The Issuer cannot predict whether this policy will be sufficient in the event of a cyberattack. However, the Notes are secured by an unlimited ad valorem property tax as described more fully in the "THE NOTES - Source of Security for the Notes" herein.

Pensions

Pursuant to GASB 68, the Issuer reported a liability of \$8,813 as of June 30, 2022 for its proportional share of the IPERS net pension liability. The new pension liability was measured as of June 30, 2021 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Issuer's proportion of the net pension liability was based on the Issuer's share of contributions to the IPERS pension plan relative to the contributions of all IPERS participating employers. At June 30, 2021, the Issuer's collective proportion was (.0025540)%, which was a decrease of .122171% from its proportion measured as of June 30, 2020. Additionally, the Issuer reported a liability of \$5,352,597 as of June 30, 2021 for its proportionate share of the net MFPRSI pension liability. The new pension liability was measured as of June 30, 2021, 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. At June 30, 2021, the City's collective proportion was .02383443% which was an increase of .00064236% from its proportion measured as of June 30, 2020. See "PENSIONS" herein for more summary information related to the Issuer's contributions, and "APPENDIX D-AUDITED FINANCIAL STATEMENTS OF THE ISSUER" for additional information related to the Issuer's deferred outflows and inflows of resources related to pensions, actuarial assumptions, discount rate and discount rate sensitivity. Changes to the Issuer's pension contributions, or available sources to fund said contributions, may adversely affect the Issuer's financial condition. However, the Notes are secured by an unlimited ad valorem property tax as described more fully in the "THE NOTES - Source of Security for the Notes" herein.

Continuing Disclosure

A failure by the Issuer to comply with continuing disclosure obligations (see "CONTINUING DISCLOSURE" herein) will not constitute an event of default on the Notes. Any such failure must be disclosed in accordance with Rule 15c2-12 (the "Rule") adopted by the Securities and Exchange Commission (the "Commission") under the Securities Exchange Act of 1934, as amended (the "Exchange Act"), and may adversely affect the transferability and liquidity of the Notes and their market price.

Bankruptcy

The rights and remedies available to holders of the Notes 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 Notes and the Note Resolution, including the opinion of Bond Counsel, will be similarly qualified. If the Issuer were to file a petition under Chapter 9 of the Bankruptcy Code, the owners of the Notes could be prohibited from taking any steps to enforce their rights under the Note Resolution. In the event the Issuer fails to comply with its covenants under the Note Resolution or fails to make payments on the Notes, there can be no assurance of the availability of remedies adequate to protect the interests of the holders of the Notes.

Under Iowa Code Chapter 76, specifically sections 76.16 and 76.16A, as amended, a city, county, or other political subdivision may become a debtor under Chapter 9 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 Note 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) 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) 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) 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) 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.

Suitability of Investment

The interest rate borne by the Notes is intended to compensate the investor for assuming the risk of investing in the Notes. Each prospective investor should carefully examine this Official Statement and its own financial condition to make a judgment as to its ability to bear the economic risk of such an investment, and whether or not the Notes are an appropriate investment for such investor.

Summary

An investment in the Notes involves an element of risk. The foregoing is intended only as a summary of certain risk factors attendant to an investment in the Notes. 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 Notes are an appropriate investment.

LITIGATION

To the knowledge of the Issuer, there is no legal action, suit, proceeding, inquiry or investigation at law or in equity before or by any court, public board or body for which the Issuer has been served with process or official notice or threatened against or affecting the Issuer or any reasonable basis therefore, wherein an unfavorable decision, ruling or finding would adversely affect the transaction contemplated by this Official Statement or the validity of the Notes, the Note Resolution, or any agreement or instrument to which the Issuer is a party and which is used or contemplated for use in the transactions contemplated by this Official Statement, and no member, employee or agent of the Issuer has been served with any legal process regarding such litigation or other proceeding.

To the knowledge of the Issuer, no litigation is pending or threatened which, in the opinion of the Issuer's counsel, if decided adversely to the Issuer would be likely to result, either individually or in the aggregate, in final judgments against the Issuer which would materially adversely affect its ability to meet debt service payments on the Notes when due, or its obligations under the Note Resolution, or materially adversely affect its financial condition.

ACCOUNTANT

The accrual-basis financial statements of the Issuer included as **APPENDIX D** to this Official Statement have been examined by Eide Bailly, LLP, Dubuque, IA, to the extent and for the periods indicated in their report thereon. Such financial statements have been included herein without permission of said CPA, and said CPA expresses no opinion with respect to the Notes or the Official Statement.

UNDERWRITING

The Notes are being purchased, subject to certain conditions, by KeyBanc Capital Markets, Cleveland, OH (the "2023A Underwriter"). The Underwriter has agreed, subject to certain conditions, to purchase all, but not less than all, of the Series 2023A Notes at an aggregate purchase price of \$13,164,529.30 plus accrued interest to the Closing Date.

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

The Underwriter intend to engage in secondary market trading of the Notes subject to applicable securities laws. The Underwriter is not obligated, however, to repurchase any of the Notes at the request of the holder thereof.

THE PROJECT

The Notes are being issued to provide funds for i) capital improvement projects (see table below), and ii) paying the costs associated with the issuance of the Notes.

CAPITAL PROJECTS

(Project Amounts in 000's)	2023A CIP
170th Street (Alice's Road) paving: Meredith Drive to Waterford Road	3,126.5
Aurora Ave. Preservation - 86th to Tanglewood	1,850.0
Hickman Road/U.S. Highway 6 at 128th Street widening	750.0
Parks Maint. Facility remodel for City Hall Expansion	700.0
156th Street and Waterford Road traffic signal	700.0
Lions Park Sprayground & Improvements	700.0
156th Street and Meredith Drive traffic signal	435.0
128th Street Preservation – Douglas Ave. to Aurora Ave.	400.0
Trail: Parkview Creek Trail Reconstruction	280.0
Playground Replacements – Various locations	225.0
Fire Dept. Mobile Ventilation Unit (regional shared resource)	210.0
Looped Fiber Connection	150.0
Hickman Interchange Improvements	100.0
ADA Pedestrian Access Route Transition Plan	100.0
Flushable Restrooms – various park locations	50.0
Urbandale Public Arts Initiative	28.5
Community Entrance Signage (NW Market TIF)	300.0
Merle Hay Reinvestment District Improvements (Blight acquisitions) (DUNA TIF)	595.0
Meredith Drive Preservation. - 104th to 121 st Street (NW Market TIF)	1,700.0
TOTALS	12,400.0

FUTURE FINANCING

The City has received an award through the State for an economic development project. Pending successful negotiations with the intended developer for the project, the City anticipates additional taxable Bond financing within the next 12 months.

SOURCES AND USES OF FUNDS

Sources of Funds

Note Proceeds	\$12,465,000.00
Reoffering Premium	728,198.80
Total Sources of Funds	\$13,193,198.80

Uses of Funds

Project Funds	\$13,071,161.12
Estimated Costs of Issuance	93,368.18
Estimated Underwriter's Discount	28,669.50
Total Uses of Funds	\$13,193,198.80

TAX MATTERS

Tax Exemptions and Related Considerations: Federal tax law contains a number of requirements and restrictions that apply to the Notes. These include investment restrictions, periodic payments of arbitrage profits to the United States, requirements regarding the proper use of bond proceeds and facilities financed with bond proceeds, and certain other matters. The Issuer has covenanted to comply with all requirements that must be satisfied in order for the interest on the Notes to be excludable from gross income for federal income tax purposes. Failure to comply with certain of such covenants could cause interest on the Notes to become includable in gross income for federal income tax purposes retroactively to the date of issuance of the Notes.

Subject to the Issuer's compliance with the above referenced covenants, under present law, in the opinion of Bond Counsel, interest on the Notes is excludable from gross income of the owners thereof for federal income tax purposes, and is not included as an item of tax preference in computing the federal alternative minimum tax on individuals; however, such interest is taken into account in determining the annual adjusted financial statement income of applicable corporations (as defined in Section 59(k) of the Code) for the purpose of computing the alternative minimum tax imposed on corporations for tax years beginning after December 31, 2022.

Prospective purchasers of the Notes should be aware that ownership of the Notes may result in collateral federal income tax consequences to 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 or 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 not express any

opinion as to such collateral tax consequences. Prospective purchasers of the Notes should consult their tax advisors as to collateral federal income tax consequences.

Ownership of the Notes may result in other state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Notes. Prospective purchasers of the Notes should consult their tax advisors regarding the applicability of any such state and local taxes.

NOT Qualified Tax-Exempt Obligations: The Issuer does NOT intend to designate the Notes as “qualified tax-exempt obligations” under the exception provided in Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the “Code”).

Tax Accounting Treatment of Discount and Premium on Certain Notes: The initial public offering price of certain Notes (the “Discount Notes”) may be less than the amount payable on such Notes at maturity. An amount equal to the difference between the initial public offering price of Discount Notes (assuming that a substantial amount of the Discount Notes of that maturity are sold to the public at such price) and the amount payable at maturity constitutes original issue discount to the initial purchaser of such Discount Notes. Purchasers of Discount Notes should consult with their own tax advisors with respect to the determination of accrued original issue discount on Discount Notes for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Discount Notes. It is possible that, under applicable provisions governing determination of state and local income taxes, accrued interest on Discount Notes may be deemed to be received in the year of accrual even though there will not be a corresponding cash payment.

The initial public offering price of certain Notes (“Premium Notes”) may be greater than the amount of such Notes at maturity. An amount equal to the difference between the initial public offering price of Premium Notes (assuming that a substantial amount of the Premium Notes of that maturity are sold to the public at such price) and the amount payable at maturity constitutes a premium to the initial purchaser of such Premium Notes. Purchasers of the Premium Notes should consult with their own tax advisors with respect to the determination of amortizable bond premium on Premium Notes for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Premium Notes.

Other Tax Advice: In addition to the income tax consequences described above, potential investors should consider the additional tax consequences of the acquisition, ownership, and disposition of the Notes. For instance, state income tax law may differ substantially from state to state, and the foregoing is not intended to describe any aspect of the income tax laws of any state. Therefore, potential investors should consult their own tax advisors with respect to federal tax issues and with respect to the various state tax consequences of an investment in Notes.

Audits: The Internal Revenue Service (the “Service”) has an ongoing program of auditing tax-exempt obligations to determine whether, in the view of the Service, interest on such tax-exempt obligations is includable in the gross income of the owners thereof for federal income tax purposes. It cannot be predicted whether or not the Service will commence an audit of the Notes. If an audit is commenced, under current procedures the Service may treat the Issuer as a taxpayer and the bondholders may have no right to participate in such procedure. The commencement of an audit could adversely affect the market value and liquidity of the Notes until the audit is concluded, regardless of the ultimate outcome.

Withholdings: Payments of interest on, and proceeds of the sale, redemption or maturity of, tax-exempt obligations, including the Notes, are in certain cases required to be reported to the Service. Additionally, backup withholding may apply to any such payments to any Note owner who fails to provide an accurate Form W-9 Request for Taxpayer Identification Number and Certification, or a substantially identical form, or to any Note owner who is notified by the Service of a failure to report any interest or dividends required to be shown on federal income tax returns. The reporting and backup withholding requirements do not affect the excludability of such interest from gross income for federal tax purposes.

Legislation: From time to time, proposals have been made that could significantly reduce the benefit of, or otherwise affect, the exclusion from gross income of interest on obligations like the Notes. The introduction or enactment of any such legislative proposals or clarification of the Code may also affect, perhaps significantly, the market price for, or marketability of, the Notes. Prospective purchasers of the Notes should consult their own tax advisors regarding any pending or proposed tax legislation, as to which Bond Counsel expresses no opinion.

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 Notes, 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.

Enforcement: Holders of the Notes 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 Notes, 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 Note Resolution. There is no bond trustee or similar person to monitor or enforce the terms of the Note Resolution. In the event of a default in the payment of principal or of interest on the Notes, there is no provision for acceleration of maturity of the principal of the Notes. Consequently, the remedies of the owners of the Notes may have to be enforced from year to year.

The obligation to pay general ad valorem property taxes is secured by a statutory lien upon the taxed property, but is not an obligation for which a property owner may be held personally liable in the event of a deficiency. The owners of the Notes cannot foreclose on property within the boundaries of the Issuer or sell such property in order to pay the debt service on the Notes. In addition, the enforceability of the rights and remedies of owners of the Notes may be subject to limitation as set forth in Bond Counsel's opinion.

The legal opinions to be delivered concurrently with the delivery of the Notes 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, and to the exercise of judicial discretion in appropriate cases.

No representation is made, and no assurance is given, that the enforcement of any remedies with respect to such assets will result in sufficient funds to pay all amounts due under the Note Resolution, including principal of and interest on the Notes.

Opinion: Bond Counsel's opinion is not a guarantee of a result, or of the transaction on which the opinion is rendered, or of the future performance of parties to the transaction, but represents its legal judgment based upon its review of existing statutes, regulations, published rulings and court decisions and the representations and covenants of the Issuer described in this section. No ruling has been sought from the Service with respect to the matters addressed in the opinion of Bond Counsel and Bond Counsel's opinion is not binding on the Service. Bond Counsel assumes no obligation to update its opinion after the issue date to reflect any further action, fact or circumstance, or change in law or interpretation, or otherwise.

ALL POTENTIAL PURCHASERS OF THE NOTES SHOULD CONSULT WITH THEIR TAX ADVISORS WITH RESPECT TO FEDERAL, STATE AND LOCAL TAX CONSEQUENCES OF OWNERSHIP OF THE NOTES (INCLUDING BUT NOT LIMITED TO THOSE LISTED ABOVE).

FINANCIAL CONSULTANT

The Issuer has retained Piper Sandler & Co. as financial advisor (the "Financial Advisor") in connection with the issuance of the Notes. The Financial Advisor has not been engaged, nor has it undertaken, to independently verify the accuracy of the Official Statement. The Financial Advisor is not a public accounting firm and has not been engaged by the Issuer to compile, review, examine or audit any information in the Official Statement in accordance with accounting standards.

CONTINUING DISCLOSURE

In order to permit bidders for the Notes and other participating underwriters in the primary offering of the Notes to comply with paragraph (b)(5) of Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended (the "Rule"), the Issuer will covenant and agree, for the benefit of the registered holders or beneficial owners from time to time of the outstanding Notes, in the Note Resolution, to provide reports of specified information and notice of the occurrence of certain events, as hereinafter described (the "Disclosure Covenants"). The information to be provided on an annual basis, and the events as to which notice is to be given, is summarized below under the caption "**APPENDIX C - Form of Continuing Disclosure Certificate**" herein for more information

Pursuant to the Rule, the Issuer notes the following in the last five years related to its prior Disclosure Covenants:

- The FY18 Annual Report was not timely filed for the Issuer's 2010A or 2010B issues (which were the only remaining issues with 180 day after close of fiscal year filing requirement). Disclosure Covenants entered into during calendar years 2011-2017 imposed a 210 day after close of fiscal year filing requirement, and Disclosure Covenants from 2018 on impose an April 15 filing deadline. Failure to file notices were posted for the 2010A and 2010B FY18 Annual Report filings on March 27, 2019. On June 1, 2020, the balance of the Series 2010A issue was redeemed, and Series 2010B issue finally matured. Neither issue is outstanding.
- In 2018, the City exercised partial defeasances and redemptions of several outstanding issues (Series 2010A, 2011, 2012 and 2015A), resulting in new CUSIPS being issued for the outstanding portion of a partially called maturity. Subsequent EMMA filings were linked to called CUSIPS, but the Issuer may have inadvertently missed linking certain filings to the subsequently created/related CUSIPS, which have now been linked to the EMMA filings. Series 2010A was fully redeemed on June 1, 2020. Series 2011 was fully redeemed on June 1, 2021. Series 2012 and 2015A were fully redeemed on June 1, 2022. All issues with re-issued CUSIPS for partial redemptions are no longer outstanding.

Breach of the Disclosure Covenants will not constitute a default or an "Event of Default" under the Notes or Resolution. A broker or dealer is to consider a known breach of the Disclosure Covenants, however, before recommending the purchase or sale of the Notes in the secondary market. Thus, a failure on the part of the Issuer to observe the Disclosure Covenants may adversely affect the transferability and liquidity of the Notes and their market price.

LEGAL MATTERS

The Notes are subject to approval as to certain legal matters by Ahlers & Cooney, P.C., Des Moines, Iowa, as Bond Counsel. Bond Counsel has not participated in the preparation of this Official Statement except to the extent described in the section herein entitled "PREPARATION OF THE OFFICIAL STATEMENT". Bond Counsel has not examined nor attempted to examine or verify any of the financial or statistical statements, or data contained in this Official Statement, and will express no opinion with respect thereto. The form of legal opinion for each issue, in substantially the forms set forth in APPENDIX B to this Official Statement, will be delivered at closing.

The legal opinion to be delivered concurrently with the delivery of the Notes express the professional judgment of the attorneys rendering the opinion as to legal issues expressly addressed therein. By rendering a legal opinion, the opinion giver does not become an insurer or guarantor of the result indicated by that expression of professional judgment, or of the transaction on which the opinion is rendered, or of the future performance of parties to the transaction. Nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

There is no bond trustee or similar person to monitor or enforce the provisions of the Note Resolution for the Notes. The owners of the Notes should, therefore, be prepared to enforce such provisions themselves if the need to do so arises. In the event of a default in the payment of principal of or interest on the Notes, there is no provision for acceleration of maturity of the principal of the Notes. Consequently, the remedies of the owners of the Notes (consisting primarily of an action in the nature of mandamus requiring the City and certain other public officials to perform the terms of the Resolutions for the Notes) may have to be enforced from year to year. The obligation to pay general ad valorem property taxes is secured by a statutory lien upon the taxed property, but is not an obligation for which a property owner may be held personally liable in the event of a deficiency. The owners of the Notes cannot foreclose on property within the boundaries of the City or sell such property in order to pay the debt service on the Notes. See "TAX COLLECTION HISTORY", "COMBINED HISTORIC TAX RATES" and "PROPERTY TAX LEGISLATION" included in APPENDIX A herein, for a description of property tax collection and enforcement.

In addition, the enforceability of the rights and remedies of owners of the Notes may be subject to limitation as set forth in the Bond Counsel's opinion. The opinion will state, in part, that the obligation of the City with respect to the Notes 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 to the exercise of judicial discretion in appropriate cases.

PREPARATION OF THE OFFICIAL STATEMENT

Bond Counsel has not participated in the preparation of this Official Statement other than to review or prepare information describing the terms of the Notes, Iowa and Federal law pertinent to the validity of the Notes, and the tax status of interest on the Notes which can be found generally under the sections "The Notes" (excluding the sections entitled "Book Entry Only System" and "Transfer and Exchange"), "The Project", and "Tax Matters". Additionally, Bond Counsel has provided its form of bond opinion and form of Issuer's continuing disclosure certificate, found in Appendices B and C, respectively. Ahlers & Cooney PC is also serving as Disclosure Counsel to the Issuer in connection with the issuance of the Notes.

All other information contained in this Official Statement has been obtained by (or on behalf of) the City from sources which the City considers to be reliable but it makes no warranty, guaranty, or other representation with respect to the accuracy or completeness of such information.

This Official Statement is not to be construed as a contract or agreement amongst the City, the Underwriter, or the holders of any of the Notes. Any statements made in this Official Statement involving matters of opinion, whether or not expressly so stated, are intended merely as opinions and not as representations of fact. The information and expressions of opinions contained herein are subject to change without notice and neither the delivery of this Official Statement or the sale of the Notes made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the City since the date hereof. The information contained in this Official Statement is not guaranteed.

I have reviewed the information contained within the Official Statement of Urbandale, Iowa, and said Official Statement does not contain any material misstatements of fact nor omissions of any material fact regarding the issue of \$12,465,000 General Obligation Capital Loan Notes, Series 2023A of said Issuer to be issued under date of delivery.

URBANDALE, IOWA

/s/ Nicole Lamb
Finance Director

APPENDIX A - INFORMATION ABOUT THE ISSUER

URBANDALE, IOWA

City Officials

MAYOR:	Robert Andeweg
COUNCIL MEMBERS:	Matt Blake Amy Croll Larry McBurney Bridget Carberry Montgomery Adam Obrecht
CITY MANAGER:	AJ Johnson
FINANCE DIRECTOR:	Nicole Lamb
CITY CLERK:	Nicole Lunders
CITY ATTORNEY:	Robert Laden Esq.

CONSULTANTS

BOND & DISCLOSURE COUNSEL:	Ahlers & Cooney PC Des Moines, Iowa
FINANCIAL ADVISOR:	Piper Sandler & Co. Des Moines, Iowa
REGISTRAR & PAYING AGENT:	UMB Bank, n.a. Kansas City, Missouri

General Information

The City of Urbandale is located in Polk and Dallas Counties, with the east corporate line of the City being the northwestern corporate line of the City of Des Moines. The City was incorporated in 1917 and for many years thereafter was a small suburban residential community, with a population of only 1,777 in 1950. Urbandale has been one of Iowa's fastest growing communities since the late 1950's. Its 2020 Special Census population is 45,580. The corporate limit of the City is 22.92 square miles, containing some the finest residential and light industrial development in the Des Moines metropolitan area. Sufficient land is available to support growth to a population of approximately 69,000 persons. In 1981, Urbandale adopted nationally recognized "Fiscal Performance Goals" designed to guide the City's financial management practices and also became one of the first, if not the first, municipality in Iowa to adopt a detailed multi-year budget format.

Government

The City of Urbandale is governed under a Council-Manager form of government. The Mayor and five Council Members are elected to four-year terms with the Mayor's and two Council Members' terms expiring at the same time. The remaining three Council Members' terms expire two years later, thus ensuring continuity of experienced members. The City Manager is appointed by the Council and serves at its pleasure. The City Manager is in charge of the administration of the City Government.

Parks and Recreation

The City owns and operates a significant park system with 58 park areas, 41 playgrounds, and over 1,000 acres of park ground. The parks provide residents of all ages with a wide variety of facilities to engage in passive and active recreational activities, including baseball and softball diamonds, Miracle League Field, All-Inclusive Playground, disc golf course, tennis/pickleball courts, playgrounds, picnic equipment, shelter houses, senior recreation center, skateboard park, soccer fields and 54 miles of off-street bike/walking paths.

The City acquired 200 acres of a planned 224 total acre Walnut Creek Regional Park in the western part of the City. The Master Plan for the regional park was approved by the City Council in November 2006, and includes all of the proposed trails, facilities, and park amenities to be constructed in the park during the next 10+ years.

In 2018, the City completed a Parks, Recreation and Open Space Master Plan which provides for the expansion and development of Urbandale's park system and recreational facilities.

The recreation programs offered through the Parks and Recreation Department provide enrichment and quality of life opportunities for people of all ages. Preschoolers to senior citizens are offered a wide variety of leisure programs to meet their social, recreational, educational, and fitness needs. Each year over 17,000 people participate in the recreation programs and events, and over 32,000 take advantage of the senior citizen programming.

Planning and Zoning

The City's government has for many years controlled the development of the City by the adoption of a Comprehensive Plan and Zoning Ordinance ("The Plan"). The Plan is administered by a Planning and Zoning Commission whose nine members are appointed by the Mayor and affirmed by the Council. The Plan was updated in 1988 by Camiros Ltd., a Chicago-based planning consultant, and was again updated in 2003 and partially updated in 2006 through a market study prepared by Camiros, Ltd. for the properties lying along the Interstate. The study evaluated the impacts of the Jordan Creek development and other regional and national trends to determine whether any of the City's economic development goals and policies should be altered. As adopted, the study affirmed most of the City's existing Plan, with the exception of allowing additional zoning for regional retail in the vicinity of the Highway 141 interchange.

In 2015, a subcommittee, appointed by the Mayor, reviewed The Plan to determine if any updates were appropriate. The subcommittee affirmed most of the City's existing Plan but did designate the opportunity for additional retail land uses in the vicinity of the new 100th Street interchange. The City Council approved a contract in 2022 with Houseal Lavigne, a Chicago based planning consultant, to lead the process of a complete update of the City's Comprehensive Plan, which should be complete in the next 6 months.

Community Development Department

Under the direction of several full-time experienced planners, the Community Development Department administers programming for the controlled development of the area, including long range planning, development project review, permit administration, and Code Enforcement.

Economic Development

The Economic Development Department was formed in April 2013 and is comprised of two full-time staff. The Mayor appoints twelve members of the City of Urbandale Economic Development Advisory Board (EDAB) that represent key perspectives related to Urbandale's economic development. The EDAB created an Economic Development Plan which the City Council originally approved in March 2014,

with revisions in November 2015 and June 2018. Staff is implementing that plan with the ultimate goal of increasing investment and employment in the community. The plan has defined actions in five major areas: existing business; investment attraction; competitive policies; workforce development; and creating/maintaining a high-performance economic development organization. The economic development department markets the “Urban Loop,” a geography anchored by Interstate 35/80 and comprising the main interstate-served commercial development areas in Urbandale. Since the launch of the Urban Loop brand in late 2017, at least thirty-six commercial investment projects have been announced, commenced, or completed in the area. The Economic Development Department is also beginning reinvestment efforts along existing commercial corridors, most notably along the Douglas Avenue corridor between the eastern municipal boundary and 75th Street.

Engineering and Public Works Department

The City operates a complete Engineering and Public Works Department with 55 employees headed by a registered engineer. The Engineering Division has four additional registered engineers, a GIS Coordinator and a GIS Specialist, a Storm Water Technician, a Traffic Signal Technician, and six Engineering Technicians, and a Staff Engineer. This group is responsible for review of all plans and specification for public infrastructure and also inspects public infrastructure when it is being installed. This group also keeps the City’s GIS infrastructure current. The Public Works Division is responsible for the maintenance of all public infrastructure, which includes sanitary sewer, storm sewer, streets, street lighting and traffic signals. This division also oversees the fleet maintenance function for the city and also provides Solid Waste and Yard Waste collection for all residential properties in Urbandale. Water distribution is provided and maintained by the Urbandale Water Utility. The Urbandale Sanitary Sewer District and Urbandale-Windsor Heights Sanitary District provide sanitary sewer service, with sanitary wastes treated in the Des Moines Treatment facility.

The engineering staff works closely with the Community Development Department, the City Manager, Capital Improvement Committee (a group of community leaders appointed by the Mayor and Council), and Finance Director to annually update and develop a long-term capital improvement program for the City.

Library

The City’s current library was completed in 2000, and is located at 86th Street and Douglas Avenue. Private donations brought the total project cost to approximately \$9.1 million. The 55,000 square foot building, which underwent renovation in 2015, contains a 700 square foot children’s reading area, 10 meeting, conference, and study rooms, a digital media lab, an art gallery, a 10,278 square foot adult collection space and 4,540 square foot of youth collection space. The library is managed and controlled by a Board of Trustees consisting of seven members appointed by the Mayor with the approval of the Council. The library currently has over 250,000 items, 48 computers available for public use, and the normal annual circulation is approximately 65,000.

Public Safety

Public safety is secured by an excellent Police Department consisting of 58 full-time police officers, 10 civilian support staff, 10 police reserve volunteers, and three volunteer police chaplains. The department has modern communication equipment and operates 15 marked patrol cars and eighteen unmarked cars. The police station was constructed in 1982. Expansions of the facility in 2008 effectively doubled the square footage of the station as well as remodeled the older section of the building to match the new addition. The Urbandale Police Department continues to be a leader in integrating new technologies into the law enforcement workforce. In November 2013, the department achieved national accreditation through the Commission on Accreditation for Law Enforcement Agencies (CALEA) and was reaccredited in November 2016 and again in November 2020. In 2014, the City’s analog emergency services radio system partnership, WestCom, converted to a P-25 compliant digital system. In 2017, the department and its WESTCOM partners purchased a new records management and computer aided dispatching system.

The City of Urbandale is currently participating with the Cities of Clive, West Des Moines, Waukee, Norwalk, and Windsor Heights in the operation of a joint dispatch center and shared radio system called WestCom. WestCom provides improved service as the communities continue to grow. The 6 cities entered into an intergovernmental agreement to jointly manage and fund the dispatch center. In addition, Urbandale, West Des Moines and Clive have been instrumental in a collaboration of resources for the Suburban emergency response team (SERT). This special tactical response unit has eight agencies participating including the police departments of Altoona, Ankeny, Johnston, Waukee, and the Dallas County Sheriff’s Office.

The department works in partnership with other police and sheriff departments to investigate illegal drug trafficking. The Mid Iowa Narcotics Enforcement (MINE) Task Force has established itself as the premier drug task force in Iowa. Comprised of 18 agencies, MINE works illegal drug investigations at the federal, state, and local level. The Urbandale Police Department has been part of this collaborative effort since the inception of MINE in 2002.

In January of 2023, the department partnered with the Heart of Iowa Region to form a Crisis Intervention Team (CIT). The CIT pairs a full-time police officer with a certified mental health professional to respond to and follow up on mental health related calls for service. The CIT team will assist community members experiencing a mental health crisis as well as ensuring a continuity of care to avert future crisis situations.

The City is served with a full-service, full-time fire department that provides paramedic level transport fire and emergency medical services (EMS).

The department provides services from three fire stations strategically located through the community. Each station is staffed with an ambulance and fire apparatus and daily staffing cumulatively of 15 to 18 personnel. Station #41 was built in 1975 and renovated in FY2010-2011, Station #42 was built in 1997 and renovated in FY2014-2015 and also home of a training facility (FY2009-2010) shared with two other communities. Station #43 was approved by referendum in 2017 and opened in March of 2020. As a part of the effort to be as efficient as possible, station #43 is funded in part by an agreement with the City of Clive and that station serves both the City of Urbandale and the northwestern are of Clive. The City currently enjoys an ISO fire classification of 2/2x and is currently pursuing accreditation by the Commission on Fire Accreditation International (CFAI)

Utilities

The following utilities operate within Urbandale providing the services indicated:

Electric/Natural Gas:	MidAmerican Energy
Telephone:	Century Link
Water:	Urbandale Water Utility ¹
Sanitary Waste:	Urbandale Sanitary Sewer District and Urbandale-Windsor Heights Sanitary District
Telegraph:	Western Union
Express:	Railway Express

Source: City of Urbandale

¹ Over the course of the last few years, there has been significant discussion throughout the greater Des Moines metropolitan area on the establishment of a regional water utility. The Urbandale Water Utility voted on January 12, 2022 to become an inaugural member (along with the cities of Des Moines and West Des Moines) of a new joint, cooperative entity, Central Iowa Water Works, subject to drafting an acceptable 28E Agreement. The current structure contemplates regionalization of certain primary water treatment and distribution infrastructure, while each member community retains its existing water utility for operations. Regardless of Water Utility's decision on joining Central Iowa Water Works, outstanding Water Utility obligations necessarily remain secured solely and only by the Net Revenue of the Water Utility, and would not constitute an indebtedness of the City, nor would be payable by taxation or any other funds of the City in the event Net Revenue proved insufficient. The City (through the Water Utility) has covenanted to set, impose and adjust rates and charges sufficient to create revenues necessary to maintain and operate the system, and provide a balance to pay principal and interest on outstanding revenue obligations.

Pensions

The City participates in two public pension systems, Iowa Public Employees' Retirement System (IPERS) and Municipal Fire and Police Retirement System of Iowa (MFPRSI). Summary descriptions of each Plan follow, for more detail as to each available see "APPENDIX D- AUDITED FINANCIAL STATEMENTS OF THE ISSUER"

IPERS Plan Description - IPERS membership is mandatory for employees of the City. City employees are provided with pensions through a cost-sharing multiple employer defined pension plan administered by IPERS. IPERS benefits are established under Iowa Code, Chapter 97B and the administrative rules thereunder. A City employee who completed seven years of covered service or has reached the age of 65 while in IPERS covered employment becomes vested. If a City employee retires before normal retirement age, the employees' monthly retirement benefit will be permanently reduced by an early-retirement reduction. IPERS provides pension benefits as well as disability benefits to City employees and benefits to the employees' beneficiaries upon the death of the eligible employee.

IPERS Contributions - Although the actuarial contribution rates are calculated each year, the contribution rates were set by state law through June 30, 2012 and did not necessarily coincide with the actuarially calculated contribution rate. As a result, from June 30, 2002 through June 30, 2013, the rate allowed by statute was less than the actuarially required rate. Effective July 1, 2012, as a result of a 2010 law change, IPERS contribution rates for the City and its employees are established by IPERS following the annual actuarial valuation (which applies IPERS' Contribution Rate Funding Policy and Actuarial Amortization method.) State statute, however, limits the amount rates can increase or decrease each year to one (1) percentage point. Therefore, any difference between the actuarial contribution rates and the contributions paid is due entirely to statutorily set contributions that may differ from the actual contribution rates. As a result, while the contribution rate in the fiscal year ended June 30, 2019 equaled the actuarially required rate, there is no guarantee, due to this statutory limitation on rate increases, that the contribution rate will meet or exceed the actuarially required rate in the future.

In fiscal year 2022, pursuant to the IPERS' required rate, the City's employees contributed 6.29% of pay and the City contributed 9.44% for a total rate of 15.73%. The City's contributions to IPERS for the year ended June 30, 2022 were \$971,101, which amount is not less than its actuarially determined calculated annual actuarial valuation. For fiscal year 2023, the employee contribution will be 6.29% and

the City contribution rate of 9.44% for a total rate of 15.73%. The City has currently budgeted a contribution of \$1,093,453 to IPERS for the year ended June 30, 2023. The City's share of the contribution, payable from the applicable funds of the City, is provided by a statutorily authorized annual levy of taxes without limit or restriction as to rate or amount. The City has always made its full required contributions to IPERS.

The following table sets forth the contributions made by the City and its employees to IPERS for the period indicated. The City cannot predict the levels of funding that will be required in the future.

City and Its Employees Contributions to IPERS

<u>Fiscal Year</u>	<u>Amount Contributed</u>	<u>City Contribution % of Covered Payroll</u>	<u>City Employees' Contribution % of Covered Payroll</u>
2022	\$971,101	9.44%	6.29%
2021	922,666	9.44	6.29
2020	903,989	9.44	6.29
2019	886,237	9.44	6.29
2018	818,824	8.93	5.95

Source: City of Urbandale

The City cannot predict the levels of funding that will be required in the future as any IPERS unfunded pension benefit obligation could be reflected in future years in higher contribution rates. The investment of moneys, assumptions underlying the same and the administration of IPERS is not subject to the direction of the City. Thus, it is not possible to predict, control or prepare for future unfunded accrued actuarial liabilities of IPERS ("UAALs"). The UAAL is the difference between total actuarially accrued liabilities and actuarially calculated assets available for the payment of such benefits. The UAAL is based on assumptions as to retirement age, mortality, projected salary increases attributed to inflation, across-the-board raises and merit raises, adjustments, cost-of-living adjustments, valuation of current assets, investment return and other matters. Such UAAL could be substantial in the future, requiring significantly increased contributions from the City which could affect other budgetary matters.

Net IPERS Pension Liabilities- Effective for fiscal years beginning after June 15, 2014, GASB Statement 68 requires all reporting units in a multi-employer cost sharing pension plan to record a balance sheet liability for their proportionate share of the net pension liability of the plan. The City was required to implement GASB 68 in their year end June 30, 2015 financial statements.

At June 30, 2022, the City reported a liability of \$8,813 for its proportional share of the IPERS net pension liability. The net pension liability was measured as of June 30, 2021 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 IPERS participating employers. At June 30, 2021, the City's collective proportion was (0.0025540)%, which was a decrease of 0.122171% from its proportion measured as of June 30, 2020. See "**APPENDIX D—AUDITED FINANCIAL STATEMENTS OF THE ISSUER – NOTE 6 – Iowa Public Employees Retirement System (IPERS)**" for additional information related to IPERS benefits, the City's deferred outflows and inflows of resources related to pensions, actuarial assumptions, discount rate and discount rate sensitivity; and specific data related to the Water Utility's IPERS disclosures.

Detailed information about the IPERS pension plan's fiduciary net position is available in the separately issued IPERS financial report which is available to the public by mail at P.O. Box 9117, Des Moines, Iowa 50306-9117 or on IPERS' website at www.ipers.org. However, the information presented in such financial reports or on such websites is not incorporated into this Official Statement by any reference.

MFPRSI Plan description - The Municipal Fire and Police Retirement System of Iowa (MFPRSI), established pursuant to Chapter 411.35 of the Code of Iowa and the administrative rules thereunder, is the administrator of a multiple-employer, cost sharing, defined benefit pension plan for the exclusive benefit of eligible employees of participating cities (substantially all full-time employees of the respective fire and police departments). It is governed by a nine-member board of trustees who are elected by the employers and participants of MFPRSI. The City's responsibility is limited to payment of contributions.

MFPRSI Contributions - Member contribution rates are established by State statute. For the fiscal year ending June 30, 2022, members contributed 9.40% of earnable compensation, and that rate remains the same for fiscal year 2023.

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 percent 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 employer's contribution rate cannot be less than 17.00% of earnable compensation.

If approved by the state legislature, state appropriations may further reduce the employer’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.

There were no state appropriations to MFPRSI during the fiscal year ended June 30, 2022.

The contribution paid by the City for the fiscal year ended June 30, 2022 totaled \$2,187,953, which represents 26.18% of earnable compensation. For fiscal year beginning July 1, 2022, the City’s contribution will be 26.18% of the earnable compensation of each member.

The City has currently budgeted a contribution of \$2,334,158 to MFPRSI for the year ended June 30, 2023.

Net MFPRSI Pension Liabilities - At June 30, 2022, the City reported a liability of \$5,352,597 for its proportionate share of the net MFPRSI pension liability. The net pension liability was measured as of June 30, 2021, and the total pension liability used to calculate the net MFPRSI pension liability was determined by an actuarial valuation as of that date. The City’s proportion of the net MFPRSI pension liability was based on the City’s share of contributions to the MFPRSI pension plan relative to the contributions of all MFPRSI participating employers. At June 30, 2021, the City’s collective proportion was .02383443% which was an increase of .00064236% from its proportion measured as of June 30, 2020. See “**APPENDIX D—AUDITED FINANCIAL STATEMENTS OF THE ISSUER – NOTE 6 – Municipal Fire and Police Retirement Systems of Iowa (MFPRSI)**” for additional information related to MFPRSI benefits, the City’s deferred outflows and inflows of resources related to pensions, actuarial assumptions, discount rate and discount rate sensitivity.

Detailed information about the MFPRSI pension plan’s fiduciary net position is available in the separately issued MFPRSI financial report which is available to the public by mail at 7155 Lake Drive, Suite 201, West Des Moines, Iowa 50266 or on MFPRSI’s website at www.mfprsi.org. However, the information presented in such financial reports or on such websites is not incorporated into this Official Statement by any reference.

Bond Counsel, Disclosure Counsel, the Issuer and the Financial Advisor undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the MFPRSI or IPERS discussed above or included on the MFPRSI or 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 MFPRSI or IPERS websites. Information presented in such financial reports or on such websites is not incorporated into this Official Statement by any reference.

Other Postemployment Benefits (OPEB)

Plan Description - The City operates a partially self-insured single-employer benefit plan which provides medical/prescription drug benefits for active employees, qualified retirees, and their spouses/families. Participants must meet IPERS/MFPRS retirement system eligibility requirements, or be age 55 or older at retirement to participate in the retiree benefit plan. Plan benefits are not available for retirees past age 65.

Inactive employees or beneficiaries currently receiving benefit payments	7
Active employees	227
Total	<u>234</u>

OPEB Benefits - The medical/prescription drug coverage is provided through a partially self-insured plan with Wellmark. Retirees under age 65 pay the same premium for the medical/prescription drug benefit as active employees, which results in an implicit subsidy and an OPEB liability. The City also offers qualified retirees one month of single health insurance coverage, free of charge, for each full year of continuous employment with the City, thus resulting in an explicit subsidy and additional OPEB liability.

Total OPEB Liability – The City’s total OPEB liability of \$2,151,977 was measured as of June 30, 2022, and was determined by an actuarial valuation as of July 1, 2021.

Changes to the Total OPEB Liability

Total OPEB liability beginning of year, as restated	\$1,964,451
Changes for the year:	
Services cost	183,302
Interest	50,112
Differences between expected and actual experiences	51,967
Changes in assumptions	31,333
Benefit payments	(129,187)
Net changes	187,527
Total OPEB liability end of the year	<u>\$2,151,978</u>

See “APPENDIX D—AUDITED FINANCIAL STATEMENTS OF THE ISSUER – NOTE 7 – Other Post Employment Benefits (OPEB)” for additional information related to the City’s deferred outflows and inflows of resources related to OPEB, actuarial assumptions, discount rate and discount rate sensitivity.

Population

The following table sets forth population trends for the City of Urbandale.

<u>Year</u>	<u>Population</u>
2020	45,580
2015 - Special	42,449
2010	39,463
2005 - Special	35,904
2000	29,072
1996 – Special	27,565
1990	23,500
1985 – Special	19,443
1980	17,869
1975 – Special	16,410
1970	14,434
1965 – Special	10,310
1960	5,821

Source: Bureau of the Census

Population by Age

Presented below are the estimated 2019 ACS figures according to age group for Polk and Dallas Counties and the State of Iowa:

<u>Age Group</u>	<u>Polk County</u>	<u>Dallas County</u>	<u>State of Iowa</u>
Under 19 years of age	27.1%	22.8%	25.8%
20 to 24 years of age	6.2	5.7	6.9
25 to 44 years of age	29.2	31.5	25.1
45 to 64 years of age	23.8	21.8	24.7
65 to 85 years of age	12.0	10.6	15.1
85 and over	1.6	1.5	2.4
Median Age	36.0	35.3	38.5

Source: U.S. Census

Employment Statistics

The State of Iowa Department of Job Service reports unemployment unadjusted rates as follows (December 2022)

National Average	3.50%*
State of Iowa	3.10%
Des Moines MSA	2.80%
City of Urbandale	2.20%

* Seasonally adjusted

Source: Iowa Workforce Development

Historical Employment Statistics

Presented below are the historical unadjusted unemployment rates for the years indicated for the City of Urbandale, Des Moines MSA and the State of Iowa.

<u>Calendar Year</u>	<u>City of Urbandale</u>	<u>Des Moines MSA</u>	<u>State of Iowa</u>
2021	3.20%	4.20%	4.20%
2020	4.40	5.40	5.10
2019	2.10	2.60	2.60
2018	2.00	2.40	2.50
2017	2.30	2.90	3.10

Source: Iowa Workforce Development

Major Employers

Some of the more prominent employers within the City include:

<u>Employer</u>	<u>Type of Business</u>	<u>Approximate Employees</u>
Marsh & McLennan Companies	Insurance	1,400-1,600
Urbandale CSD	Education	700-800
Quality Manufacturing Corporation	Manufacturing	700-800
MidAmerican Energy	Utilities	500-700
U.S. Postal Service	Government	500-700
John Deere Intelligent Solutions	Engineering & Design	500-600
Unity Point at Home	Health services	500-600
Worldwide Logistics	Shipping	300-400
Homemakers Furniture	Retail furniture sales	200-300
Rain and Hail	Insurance	200-300
Berkley Technologies	IT Services	200-300
Bob Brown Chevrolet	Retail vehicle sales	150-250
Stew Hansen Chrysler Jeep Dodge Ram	Retail vehicle sales	150-250
Continental Western Group	Insurance	150-250
Pepsi-Cola Bottling Co.	Beverage manufacturing	150-250
Delta Dental of Iowa	Insurance	150-250
Interstate Batteries	Distribution & Call Center	150-250

SOURCE: Urbandale Department of Economic Development

Legislation – Collective Bargaining

The City has three bargaining units, police, fire and laborers. Approved contracts with each are in place through June 30, 2024.

Local Option Sales and Services Tax (LOSST)

Once approved, a LOSST can only be repealed through a public referendum at which a majority voting approve the repeal or tax rate change (or upon motion of the governing body), provided no obligations secured by the LOSST are outstanding. If a LOSST is not imposed county-wide, then the question of repeal is voted upon only by voters in such areas of a county where the tax has been imposed. A LOSST may not be repealed within one year of the effective date.

The State of Iowa Department of Revenue (the "Department") administers collection and disbursement of all local option sales and services taxes in conjunction with administration of the State-wide sales, services and use tax presently assessed at 6%. The Department is required by statute to remit at least 95% of the estimated tax receipts to a county board of supervisors (for taxes imposed in unincorporated areas) and to each incorporated city. Such remittances are on a monthly basis. Once a year the Department reconciles its monthly estimated payments and makes an adjustment payment or debit at the November 10 payment date. Remittance of collections within a county are based upon the following statutory formula for county-wide collections:

75 percent: Based on a pro rata share of population (the most recent certified federal census) of those incorporated or unincorporated areas in a county which have approved a LOSST.

25 percent: Based on a pro rata share of total property tax dollars levied during the three year period beginning July 1, 1982, through June 30, 1985, for those incorporated or unincorporated areas of a county which have approved a LOSST.

LOSST – Dallas County

On November 7, 2017, a referendum was held for imposition of a one percent (1%) local option sales and services tax (LOSST) to be collected within Dallas County. Imposition of the LOSST was approved by the voters within a contiguous block of cities, including the Issuer, within Dallas County, by a vote of approximately 61.21% in favor.

The LOSST in Dallas County became effective on July 1, 2018. The City's LOSST receipts are to be utilized for as follows:

50% for property tax relief;

50% for Capital Improvement Projects which may include, but is not limited to, public safety facilities, aquatic center, street improvements, park and trail improvements, storm water improvements, and related debt retirement as mandated in the referendum.

For fiscal year 2022, the City collected \$2,317,137 of additional funds through imposition and collection of LOSST in Dallas County.

LOSST – Polk County

On August 6, 2019, a referendum was held for imposition of a one percent (1%) local option sales and services tax (LOSST) to be collected within Polk County. Imposition of the LOSST was approved by the voters within Polk County, by a vote of approximately 65.2% in favor.

The LOSST in Polk County became effective on January 1, 2020. The City's LOSST receipts are to be utilized for as follows:

50% for property tax relief;

50% for Capital Improvement Projects which may include, but is not limited to, public facilities, street improvements, park and trail improvements, stormwater improvements, and related debt service, public safety, economic development, equipment and any lawful purpose of the City of Urbandale. All expenditures will be subject to regular audit, public comment, and review.

For fiscal year 2022, the City collected \$7,043,529 of additional funds through imposition and collection of LOSST in Polk County.

Pending Local Option Sales and Services Tax (LOSST) Legislation

On February 2, 2023, Senate Study Bill 1125 (SSB1125) was introduced in the Iowa Senate. This bill proposes to replace existing 1% local option sales and services taxes imposed under Iowa Code chapter 423B with an increased state-wide sales tax imposed under Iowa Code chapter 423 (state-wide rate moves from 6% to 7%), effective January 1, 2025. In addition, the bill allocates a proportionate amount of the state-wide sales tax revenues to local option tax funds administered under chapter 423B, for use by cities and counties in accordance with prescribed uses including debt retirement. On March 9, 2023, SSB1125 was voted out of the Iowa State Senate Ways and Means Committee and renamed Senate File 550 (SF550). SF550 is currently awaiting approval by the Iowa State Senate. To become law, it must be voted out of subcommittee, approved by both the Senate and House chambers, and be signed into law by the Governor. It cannot be predicted with any certainty as of the date of this Official Statement whether SF550 in its current form, or some evolution of this proposed legislation will ultimately become law. Furthermore, if ultimately adopted, this legislation could materially alter the allocation formula of state-wide sales tax and local option sales and services tax revenues and/or the amounts actually received by the Issuer.

Retail Sales

Part of one of the largest shopping centers in the State of Iowa, the Merle Hay Mall, is within the corporate limits of Urbandale. Since the larger part of this commercial complex is not located within the City, taxes collected on retail sales are not included in the computation of sales taxes collected in Urbandale as set forth below:

<u>Year Ended</u>	<u>Retail Sales</u>	<u># of Permits</u>
2021	\$967,804,610	1,128
2020	826,263,273	1,106
2019	817,621,969	1,089
2018	804,971,715	1,065
2017	790,710,349	1,058
2016	752,452,126	1,037
2015	732,119,796	1,022
2014	672,013,925	1,018
2013	630,794,708	1,023
2012	619,399,037	1,015
2011	605,922,097	989
2010	591,433,940	1,001

Source: Iowa Department of Revenue

Banking Statistics

Urbandale has 9 banks and 4 credit unions serving the financial needs of the community. In addition, the banks and savings banks operating throughout the Des Moines Metropolitan Area are readily available to provided financial service to the citizens of Urbandale.

Building Permits

Presented below are the building permits issued in the City during the past eighteen calendar years:

<u>Year</u>	<u>Number of Permits Issued</u>	<u>Value</u>
2023*	115	\$7,987,184
2022	1,203	148,076,250
2021	1,388	220,613,196
2020	1,149	140,719,455
2019	904	97,830,410
2018	943	140,223,231
2017	894	110,893,989
2016	869	68,664,218
2015	864	104,908,779
2014	833	93,305,482
2013	934	135,815,315
2012	914	121,275,156
2011	755	87,792,489
2010	696	70,483,100
2009	638	49,033,265
2008	741	73,810,544
2007	856	134,939,042
2006	1,028	128,273,953
2005	1,302	146,747,310

* Year to Date as of February 28, 2023

Source: City of Urbandale

Residential Growth

The 2020 Census resulted in a population of 45,580 persons and 18,366 housing units. A Special Census conducted in the Fall 2015 resulted in a population of 42,449 persons and 17,609 housing units. The 2010 Census population was 39,463 persons and 16,319 housing units. Urbandale continues to be the 12th largest city in Iowa.

Urbandale continues to have a significant land supply remaining for residential growth in new neighborhoods west of Interstates 35/80 and is exploring the possibility of annexing additional territory. Most of the growth areas within the Corporate Limits are already served by City infrastructure, notably the major water mains and sanitary sewer trunks that are essential for development. Developers continue to acquire additional land for residential development in Urbandale and are developing new subdivisions, and therefore, Urbandale continues to be advantageously positioned for near-term subdivision development that will place it among the leaders for new housing construction.

In 2022, a total of 11 final subdivision plats under development that will add 602 single-family detached homes and 95 single-family attached (townhome) units, and three additional preliminary plats had been approved that would add another 425 single-family detached lots, and 276 single-family attached (townhome) units. In 2021, there were 8 final subdivision plats creating 259 new lots were approved. In 2020 there were 6 new subdivisions approved creating a total of 305 new lots, and 3 new subdivisions were approved in 2019 creating a total of 121 new lots.

In 2022, permits had been issued for 184 new single-family homes, and 46 single-family attached (townhome) units. In 2021, permits had been issued for 332 new single-family homes, and 85 single-family attached (townhome) units. In 2020 a total of 244 new single-family homes and 2 multi-family buildings, one with 43 units and the other with 36 units, were constructed, and in 2019 a total of 128 new single-family homes and 8 single-family attached (townhome) units were constructed.

Commercial Growth

Urbandale continues to have sufficient land to support commercial and industrial development for decades, and nearly all of it is owned by successful, long-time developers of commercial real estate. Significant, established commercial and industrial parks include the Paragon Office Park, Urbandale Marketplace, Northpark Business Centre, Crossroads Business Park, the Walnut Ridge Business Park, Highland Pointe Office Park, Landmark Office Park, and Center Pointe Business Park, on 100th Street just north of Interstates 35/80.

The 100th Street Interchange project on Interstate 35/80, along with the Highway 141 flyover ramp and the half-diamond interchange at Meredith Drive, are all open for use. This infrastructure investment significantly enhances economic development efforts and provides improved interstate access to the more than 700 acres of land available for commercial and industrial development.

The average of office, retail and industrial space constructed in Urbandale annually over the past five years decreased slightly to 276,160 square feet, due mostly to the limited new construction in 2020.

Construction permitted in 2022 totaled 324,068 square feet of new commercial and office development, and includes a 212,500 square foot warehouse for R&R at the Center Pointe Business Park development, a 3,626 square foot Premier Credit Union, an 82,200 square foot office headquarters for Worldwide Logistics, a 10,500 square foot retail building at 100th Street and Plum Drive, a 4,158 square foot Hy-Vee Fast & Fresh on Meredith Drive near 156th Street, another 8,254 square foot Hy-Vee Fast & Fresh at Meredith Drive and 129th Street, and a 2,830 square foot addition to Graham Collision. However, the City has approved site plans for an additional 91,417 square feet of commercial projects that are expected to be permitted yet this year, which includes a 13,862 square foot New Horizon Academy daycare, a 15,739 square foot office and R & D facility for Premier Tech, a 61,200 square foot Homewood Suites hotel, and a 616 square foot Hyper Energy bar drive thru facility. Additionally, the 101,294 square foot Waterford Elementary school will be constructed primarily in 2023.

Construction permitted in 2021 totaled 364,754 square feet of new commercial and office development, and includes the 55,559 square foot New Hope church addition, a 78,504 square foot Canoyer Garden Center, a 13,039 square foot Kiddie Academy, a 10,953 square foot new building for Ramsey Mazda, a 6,417 square foot addition for Pepsi and a 8,520 square foot addition for St. Pius church, a 13,540 square foot addition for Des Moines Christian school, a 40,500 square foot storage unit facility, a 8,100 square foot daycare facility, a 10,622 square foot addition for Probiofirm, and the 119,000 square foot new Valerius Elementary school.

Construction permitted in 2020 totaled 135,259 square feet of new commercial and office development, including a 60,000 square foot office building for the Iowa Bankers Association, the 9,135 square foot Kwik Star convenience store, the 5,346 square foot Foam car wash, the 13,461 square foot Primrose Daycare, the 13,867 square foot Unity Point medical clinic, a 4,160 square foot Casey's General Store, a 6,600 square foot Hy-Vee Fast & Fresh, and a 5,000 square foot storage building for Ramsey Auto, a 1,369 square foot storage building for Hummel's Nissan, an 8,000 square foot addition to Johnstone supply, and additions to three other existing businesses.

In 2019, plans were approved for 321,988 square feet of new office, retail and industrial development, and includes a 25,150 square foot new facility for Royal Flooring in the Heritage Park development; a new 13,867 square foot medical clinic in the Center Pointe development; an 8,000 square foot addition to Johnstone Supply; a new 1,369 square foot storage building for Hummel's Nissan, and a 5,000 square foot storage building for Ramsey Auto; and a 3,161 square foot addition to the former Arby's restaurant for new owner Broken Arrow. Also approved in 2019 were plans for a new 82,200 square foot office building for Worldwide Logistics, the 13,461 Primrose daycare, also in the Heritage Park development, a 7,350 square foot Kwik Star convenience store, a 6,500 square foot Hy-Vee Fast and Fresh at 128th Street and Meredith Drive as well as a 930 square foot Aisles On-Line building for the Urbandale store, and construction began on a new 154,600 square foot maintenance facility for the City's Parks and Public Works departments.

Legislation – Property Tax Matters

Over time, the Iowa Legislature has modified the process and calculation of taxable valuations for various classifications of property. For example, in 2013 maximum annual taxable value growth due to revaluation of residential and agricultural property was reduced from 4% to 3%, rollback calculations were modified, a new multi-residential classification was created, and an appropriation made to replace some lost tax revenue due to rollbacks. In 2019, the process for hearings on total maximum property tax dollars under certain levies in the City's budget was modified and a super-majority vote required to raise taxes above a prescribed formula. In 2021, the multi-residential classification was removed, and a phase out of the appropriation for rollback initiated. In 2023, SF 181 was signed into law by the Governor on February 20, 2023, effective upon enactment. SF 181 reduces the residential rollback for the 2022 assessment year (affecting Fiscal Year 2023/24) from 56.4919% to 54.6501%. This will result in a reduction in taxable valuation in the residential, commercial, industrial and railroad property classes upon which the City levies property taxes. Due to the impact on the City's budgetary process, the SF181 extended the budget certification deadline for the City from March 31 to April 30, 2023 (for Fiscal Year 2023/24 only).

From time to time, other legislative proposals may be considered by the Iowa General Assembly that would, if enacted, alter or amend one or more of the property tax matters described in this Official Statement. It cannot be predicted whether or in what forms any of such proposals may be enacted, and there can be no assurance that such proposals will not apply to valuation, assessment or levy procedures for the levy of taxes by the Issuer.

Notwithstanding any modification to property tax revenues that may result from the prior or any pending or future legislation. the Notes are secured by an unlimited ad valorem property tax, see "SECURITY AND SOURCE OF PAYMENT FOR THE NOTES" herein.

Property Tax Assessment

In compliance with section 441.21 of the Code of Iowa, as amended, 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 final values, called Actual Valuation, are then adjusted by the County Auditor. Assessed or Taxable Valuation subject to tax levy is then determined by the application of State determined rollback percentages, principally to residential and commercial property.

Beginning in 1978, the State required a reduction in Actual Valuation to reduce the impact of inflation on its residents. The resulting value is defined as the Assessed or Taxable Valuation. The rollback percentages for various classes of property have been as follows:

<u>Fiscal Year</u>	<u>Residential</u>	<u>Ag. Land & Bldgs</u>	<u>Commercial</u>	<u>Sm Commercial</u>	<u>Multi-residential*</u>	<u>Railroad</u>	<u>Sm Railroad</u>	<u>Utilities</u>	<u>Industrial</u>
2023-24	54.6501	91.6430	90.0000	54.6501	NA	90.0000	54.6501	100.0000	90.0000
2022-23	54.1302	89.0412	90.0000	90.0000	63.7500	90.0000	90.0000	100.0000	90.0000
2021-22	56.4094	84.0305	90.0000	90.0000	67.5000	90.0000	90.0000	98.5489	90.0000
2020-21	55.0743	81.4832	90.0000	90.0000	71.2500	90.0000	90.0000	100.0000	90.0000
2019-20	55.6209	54.4480	90.0000	90.0000	75.0000	90.0000	90.0000	100.0000	90.0000

Source: Iowa Department of Revenue

* During the 2021 Iowa legislative session, House File 418 was signed into law on March 8, 2021, applicable to valuations beginning January 1, 2022. HF418 removed the multi-residential property classification by reclassifying certain properties as a subdivision of “residential” property. The multi-residential classification was created as part of the January 1, 2015 valuations, and became unnecessary due to the equalization of the residential and multi-residential classifications as of January 1, 2022 (impacting FY2023-24).

Property is assessed on a calendar year basis. The assessments finalized as of January 1 of each year are applied to the following fiscal year. For example, the assessments finalized on January 1, 2020 are used to calculate tax liability for the tax year starting July 1, 2021 through June 30, 2022. Presented below are the historic property valuations of the Issuer by class of property.

Property Valuations

Actual Valuation						
Valuation as of January	2022	2021	2020	2019	2018	2017
Fiscal Year	<u>2023-24</u>	<u>2022-23</u>	<u>2021-22</u>	<u>2020-21</u>	<u>2019-20</u>	<u>2018-19</u>
Residential:	4,887,728,814	4,463,127,197	4,161,550,167	4,099,964,779	3,782,494,279	3,697,771,503
Agricultural Land:	3,895,100	4,013,660	4,075,880	4,139,230	5,808,700	5,997,182
Ag Buildings:	269,940	70,800	65,610	48,910	71,560	71,560
Commercial:	1,046,404,462	981,239,429	889,154,669	855,776,021	783,418,809	798,143,033
Industrial:	29,089,638	26,329,894	29,437,667	25,184,237	22,856,511	13,702,135
Multiresidential:	0	142,002,646	110,169,174	111,655,309	86,100,417	90,294,788
Personal RE:	0	0	0	0	0	0
Railroads:	0	0	0	0	0	0
Utilities:	11,600	2,574,008	3,843,531	4,639,212	5,629,057	5,061,554
Other:	0	0	0	0	0	0
Total Valuation:	5,967,399,554	5,619,357,634	5,198,296,698	5,101,407,698	4,686,379,333	4,611,041,755
Less Military:	2,468,716	2,568,724	2,702,485	2,811,336	2,929,864	3,005,796
Net Valuation:	5,964,930,838	5,616,788,910	5,195,594,213	5,098,596,362	4,683,449,469	4,608,035,959
TIF Valuation:	283,722,246	329,438,244	311,307,320	316,759,604	307,600,351	276,395,861
Utility Replacement:	402,628,018	293,539,169	306,360,710	227,242,350	196,254,900	150,144,185
Taxable Valuation						
Valuation as of January	2022	2021	2020	2019	2018	2017
Fiscal Year	<u>2023-24</u>	<u>2022-23</u>	<u>2021-22</u>	<u>2020-21</u>	<u>2019-20</u>	<u>2018-19</u>
Residential:	2,668,355,625	2,414,326,009	2,346,615,257	2,257,557,770	2,151,627,003	2,056,114,055
Agricultural Land:	3,569,019	3,573,818	3,424,969	3,372,783	3,260,545	3,265,354
Ag Buildings:	247,382	63,040	55,131	39,854	40,168	38,965
Commercial:	887,977,098	852,237,559	771,124,699	740,256,446	676,262,876	691,797,525
Industrial:	24,507,630	22,637,164	25,234,217	21,466,687	19,553,451	11,757,825
Multiresidential:	0	88,123,337	72,569,218	78,317,025	63,004,592	70,268,546
Personal RE:	0	0	0	0	0	0
Railroads:	0	0	0	0	0	0
Utilities:	11,600	2,574,008	3,787,756	4,639,212	5,629,057	5,061,554
Other:	0	0	0	0	0	0
Total Valuation:	3,584,668,354	3,383,534,935	3,222,811,247	3,105,649,777	2,919,377,692	2,838,303,824
Less Military:	2,468,716	2,568,724	2,702,485	2,811,336	2,929,864	3,005,796
Net Valuation:	3,582,199,638	3,380,966,211	3,220,108,762	3,102,838,441	2,916,447,828	2,835,298,028
TIF Valuation:	283,722,246	329,438,244	311,307,320	316,759,604	307,600,351	276,395,861
Utility Replacement:	139,877,103	141,332,705	146,172,705	115,066,090	110,442,452	86,573,206

Valuation	Actual Valuation	% Change in Actual Valuation	Total Taxable Value w/Utilities	% Change in Taxable Valuation
Year	w/Utilities			
2022	6,651,281,102	6.60%	4,005,798,987	4.00%
2021	6,239,766,323	7.34%	3,851,737,160	4.74%
2020	5,813,262,243	3.02%	3,677,588,787	4.04%
2019	5,642,598,316	8.78%	3,534,664,135	6.00%
2018	5,187,304,720	3.03%	3,334,490,631	4.26%
2017	5,034,576,005	8.84%	3,198,267,095	7.16%

Source: Iowa Department of Management

Tax Rates

The City Council levied the following taxes for collection during the fiscal years indicated: (Source: Local Division, Iowa State Comptroller, Office)

<u>Fiscal</u> <u>Year</u>	<u>General</u> <u>Fund</u>	<u>Outside</u>	<u>Emergency</u> <u>Levy</u>	<u>Debt</u> <u>Service</u>	<u>Employee</u> <u>Benefits</u>	<u>Capital</u> <u>Improve</u>	<u>Total</u> <u>Levy</u>	<u>Ag</u> <u>Levy</u>
2023	8.10000	0.00000	0.00000	1.44000	0.47000	0.00000	10.01000	3.00375
2022	8.10000	0.00000	0.00000	1.54000	0.47000	0.00000	10.11000	3.00375
2021	8.10000	0.00000	0.00000	1.64000	0.42000	0.00000	10.16000	3.00375
2020	8.10000	0.00000	0.00000	2.00000	0.42000	0.00000	10.52000	3.00375
2019	7.24000	0.00000	0.00000	2.20000	0.58000	0.00000	10.02000	3.00375
2018	7.24000	0.00000	0.00000	2.20000	0.58000	0.00000	10.02000	3.00375

Source: Iowa Department of Management & City of Urbandale

Combined Historic Tax Rates

Presented below are the tax rates by taxing district for the major school district in the City (presented as within the Urbandale Sanitary Sewer District, small portion of City is within the Urbandale-Windsor Heights Sanitary District):

Dallas Center-Grimes CSD – Polk County

<u>Fiscal</u> <u>Year</u>	<u>City</u>	<u>School</u>	<u>College</u>	<u>State</u>	<u>Assessor</u>	<u>Ag Extens</u>	<u>Hospital</u>	<u>SanSewer</u>	<u>County</u>	<u>Transit</u>	<u>Total</u> <u>Levy Rate</u>
2023	10.01000	18.76435	0.69448	0.00240	0.22542	0.03328	2.57722	0.17497	6.77099	0.65643	39.90954
2022	10.11000	17.86800	0.67789	0.00260	0.19192	0.03486	2.57740	0.16258	7.13383	0.68190	39.44098
2021	10.16000	17.60801	0.63533	0.00270	0.24836	0.03502	2.67405	0.16683	7.30880	0.71200	39.55110
2020	10.52000	17.68118	0.65249	0.00280	0.25455	0.03689	2.77513	0.15929	7.30880	0.70700	40.09813
2019	10.02000	19.29561	0.69468	0.00290	0.25471	0.03690	2.77513	0.06438	7.30880	0.68200	41.13511
2018	10.02000	19.99644	0.67458	0.00310	0.27177	0.03939	2.77545	0.06856	7.30880	0.68200	41.84009

Johnston CSD – Polk County

<u>Fiscal</u> <u>Year</u>	<u>City</u>	<u>School</u>	<u>College</u>	<u>State</u>	<u>Assessor</u>	<u>Ag Extens</u>	<u>Hospital</u>	<u>SanSewer</u>	<u>County</u>	<u>Transit</u>	<u>Total</u> <u>Levy Rate</u>
2023	10.01000	17.75152	0.69448	0.00240	0.22542	0.03328	2.57722	0.17497	6.77099	0.65643	38.89671
2022	10.11000	17.76219	0.67789	0.00260	0.19192	0.03486	2.57740	0.16258	7.13383	0.68190	39.33517
2021	10.16000	17.75113	0.63533	0.00270	0.24836	0.03502	2.67405	0.16683	7.30880	0.71200	39.69422
2020	10.52000	18.35192	0.65249	0.00280	0.25455	0.03689	2.77513	0.15929	7.30880	0.70700	40.76887
2019	10.02000	18.35111	0.69468	0.00290	0.25471	0.03690	2.77513	0.06438	7.30880	0.68200	40.19061
2018	10.02000	18.32361	0.67458	0.00310	0.27177	0.03939	2.77545	0.06856	7.30880	0.68200	40.16726

Urbandale CSD – Polk County

<u>Fiscal</u> <u>Year</u>	<u>City</u>	<u>School</u>	<u>College</u>	<u>State</u>	<u>Assessor</u>	<u>Ag Extens</u>	<u>Hospital</u>	<u>SanSewer</u>	<u>County</u>	<u>Transit</u>	<u>Total</u> <u>Levy Rate</u>
2023	10.01000	17.99500	0.69448	0.00240	0.22542	0.03328	2.57722	0.17497	6.77099	0.65643	39.14019
2022	10.11000	17.98941	0.67789	0.00260	0.19192	0.03486	2.57740	0.16258	7.13383	0.68190	39.56239
2021	10.16000	17.94483	0.63533	0.00270	0.24836	0.03502	2.67405	0.16683	7.30880	0.71200	39.88792
2020	10.52000	17.98413	0.65249	0.00280	0.25455	0.03689	2.77513	0.15929	7.30880	0.70700	40.40108
2019	10.02000	17.99999	0.69468	0.00290	0.25471	0.03690	2.77513	0.06438	7.30880	0.68200	39.83949
2018	10.02000	17.75055	0.67458	0.00310	0.27177	0.03939	2.77545	0.06856	7.30880	0.68200	39.59420

West Des Moines CSD – Polk County

<u>Fiscal</u> <u>Year</u>	<u>City</u>	<u>School</u>	<u>College</u>	<u>State</u>	<u>Assessor</u>	<u>Ag Extens</u>	<u>Hospital</u>	<u>SanSewer</u>	<u>County</u>	<u>Transit</u>	<u>Total</u> <u>Levy Rate</u>
2023	10.01000	13.15798	0.69448	0.00240	0.22542	0.03328	2.57722	0.17497	6.77099	0.65643	34.30317
2022	10.11000	13.15921	0.67789	0.00260	0.19192	0.03486	2.57740	0.16258	7.13383	0.68190	34.73219
2021	10.16000	13.15863	0.63533	0.00270	0.24836	0.03502	2.67405	0.16683	7.30880	0.71200	35.10172
2020	10.52000	13.16229	0.65249	0.00280	0.25455	0.03689	2.77513	0.15929	7.30880	0.70700	35.57924
2019	10.02000	13.27000	0.69468	0.00290	0.25471	0.03690	2.77513	0.06438	7.30880	0.68200	35.10950
2018	10.02000	13.26871	0.67458	0.00310	0.27177	0.03939	2.77545	0.06856	7.30880	0.68200	35.11236

Waukeke CSD – Dallas County

Fiscal Year	City	School	College	State	Assessor	Ag Extens	Hospital	SanSewer	County	Transit	Total Levy Rate
2023	10.01000	17.80254	0.69448	0.00240	0.21526	0.08590	0.54482	0.17497	3.05184	0.65643	33.23864
2022	10.11000	17.80270	0.67789	0.00260	0.22521	0.05732	0.52950	0.16258	3.46118	0.68190	33.71088
2021	10.16000	17.80043	0.63533	0.00270	0.24430	0.05999	0.44912	0.16683	3.70231	0.71200	33.93301
2020	10.52000	17.85609	0.65249	0.00280	0.27842	0.06314	0.39971	0.15929	4.16317	0.70700	34.80211
2019	10.02000	17.85658	0.69468	0.00290	0.25251	0.06898	0.54001	0.06438	4.22888	0.68200	34.41092
2018	10.02000	17.85545	0.67458	0.00310	0.27309	0.06979	0.54001	0.06856	3.90713	0.68200	34.09371

Source: Iowa Department of Management

Tax Collection History

Fiscal Year	Amount Levied	Amount Collected	Percentage Collected
2023	36,239,490	In collection	N/A
2022	34,487,790	34,453,152	99.90%
2021	33,188,991	33,710,941	101.57%
2020	32,433,323	31,690,103	97.71%
2019	28,994,598	29,434,125	98.57%
2018	28,049,246	28,087,312	100.14%
2017	26,597,054	26,556,460	99.85%
2016	24,951,755	24,887,676	99.74%
2015	23,710,456	23,729,138	100.08%
2014	23,063,528	22,794,448	98.83%
2013	22,215,288	22,230,226	100.07%
2012	22,603,765	22,514,293	99.60%
2011	21,672,527	21,658,531	99.94%

Average Percentage Collected: 99.65%

Source: City of Urbandale

Largest Taxpayers

Set forth in the following table are the persons or entities which represent the 2021 largest taxpayers within the City, as provided by the Polk and Dallas County Assessor's Offices. No independent investigation has been made of and no representation is made herein as to the financial condition of any of the taxpayers listed below or that such taxpayers will continue to maintain their status as major taxpayers in the City. The City's mill levy is uniformly applicable to all of the properties included in the table, and thus taxes expected to be received by the City from such taxpayers will be in proportion to the assessed valuations of the properties. The total tax bill for each of the properties is dependent upon the mill levies of the other taxing entities which overlap the properties.

Taxpayer	2021 Taxable Valuation	Percent of Total
Mid American Energy*	\$140,578,377	3.65%
Aurora Business Park I LLC	48,114,000	1.25%
Homemakers Plaza Inc	37,693,350	0.98%
Marsh I LLC	25,020,000	0.65%
BAP 2018 LLC	24,570,000	0.64%
IRC III Inc	24,250,330	0.63%
Lithia Real Estate Inc	21,961,890	0.57%
Deere & Company	20,943,000	0.54%
AM Anderson Properties LC	20,451,040	0.53%
Westpointe Owner LLC	20,178,000	0.52%

Total of Top 10 Taxpayers: 9.96%

Sources: County Auditor Offices

*** Utility Property Taxes**

Property owned by entities involved primarily in the production, delivery, service and sale of electricity and natural gas ("Utilities") pay a replacement tax based upon the delivery of energy by Utilities in lieu of property taxes. All replacement taxes are allocated among local taxing bodies by the State Department of Revenue and Finance and the Department of Management. This allocation is made in accordance with a general allocation formula developed by the Department of Management on the basis of general property tax equivalents. Utility properties paying the replacement tax are exempt from the levy of property tax by political subdivisions. In addition to the replacement tax,

Utility property will continue to be valued by a special method as provided in the statute and taxed at the rate of three cents per one thousand dollars for the general fund of the State.

By statute, the replacement tax collected by the State and allocated among local taxing bodies (including the Issuer) shall be treated as property tax when received and shall be disposed of by the county treasurer as taxes on real estate. It is possible that the general obligation debt capacity of the Issuer could be adjudicated to be proportionately reduced in future years if Utility property were determined to be other than “taxable property” for purposes of computing the Issuer’s debt limit under Article XI of the Constitution of the State of Iowa. There can be no assurance that future legislation will not (i) operate to reduce the amount of debt the Issuer can issue or (ii) adversely affect the Issuer’s ability to levy taxes in the future for the payment of the principal of and interest on its outstanding debt obligations, including the Notes.

Notwithstanding the foregoing, Iowa Code 76.2 provides that when an Iowa political subdivision issues general obligation bonds or notes, “the governing authority of these political subdivisions before issuing bonds shall, by resolution, 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 within a period named not exceeding twenty years. A certified copy of this resolution shall be filed with the county auditor or the auditors of the counties in which the political subdivision is located; and the filing shall make it a duty of the auditor to enter annually this levy for collection from the taxable property within the boundaries of the political subdivision until funds are realized to pay the bonds in full.”

Public Funds Investments

As of January 31, 2023, the City held investments in the following amounts:

<u>Amount</u>	<u>Investment</u>
\$42,135,126	CD’s
10	Savings
45,500,487	Money Market

Source: City of Urbandale

Outstanding Debt - Direct Debt

Presented below is the principal on the City’s outstanding general obligation bonds, including an estimate of the Notes:

<u>Fiscal</u> <u>Year</u>	<u>Principal</u> <u>Existing</u>	<u>Plus:</u> <u>2023A</u>	<u>Total</u> <u>Principal</u>
2023	9,880,000	0	9,880,000
2024	8,360,000	2,215,000	10,575,000
2025	8,580,000	1,400,000	9,980,000
2026	8,810,000	1,420,000	10,230,000
2027	8,720,000	1,450,000	10,170,000
2028	7,360,000	1,480,000	8,840,000
2029	6,700,000	900,000	7,600,000
2030	4,400,000	900,000	5,300,000
2031	2,805,000	900,000	3,705,000
2032	2,005,000	900,000	2,905,000
2033	1,100,000	900,000	2,000,000
2034	280,000	0	280,000
Totals:	69,000,000	12,465,000	81,465,000

Source: City of Urbandale

Presented below is the principal and interest on the City's outstanding general obligation bonds, including an estimate of the Notes:

Fiscal Year	P & I Existing	Plus: 2023A	Total P&I
2023	12,250,419	0	12,250,419
2024	10,275,349	2,807,594	13,082,943
2025	10,179,824	1,840,500	12,020,324
2026	10,054,724	1,790,500	11,845,224
2027	9,640,899	1,749,500	11,390,399
2028	8,004,674	1,707,000	9,711,674
2029	7,153,374	1,053,000	8,206,374
2030	4,682,074	1,017,000	5,699,074
2031	2,979,749	981,000	3,960,749
2032	2,106,550	954,000	3,060,550
2033	1,141,400	927,000	2,068,400
2034	288,400	0	288,400
Totals:	78,757,434	14,827,094	93,584,528

Source: City of Urbandale

Outstanding Debt - Self-Supporting Debt

Portions of the direct debt are self-supported by various financing districts within the City as reflected in the following table, including the Notes:

Principal Portion:

Fiscal Year	NW Market	DUNA	LOST	Total
2023	4,750,000	185,000	360,798	5,295,798
2024	5,345,000	295,000	369,818	6,009,818
2025	5,585,000	325,000	379,064	6,289,064
2026	5,805,000	340,000	394,226	6,539,226
2027	5,720,000	355,000	406,053	6,481,053
2028	4,360,000	370,000	418,235	5,148,235
2029	3,345,000	135,000	430,782	3,910,782
2030	1,165,000	140,000	443,705	1,748,705
2031	0		457,016	457,016
2032			471,298	471,298
2033			485,437	485,437
Totals:	36,075,000	2,145,000	4,616,431	42,836,431

Principal & Interest Portion:

Fiscal Year	P & I NW Market	P & I DUNA	P & I LOST	P&I Total
2023	5,952,441	239,700	500,000	6,692,141
2024	6,431,150	372,700	500,000	7,303,850
2025	6,448,963	385,700	500,000	7,334,663
2026	6,437,813	385,350	500,000	7,323,163
2027	6,138,638	385,250	500,000	7,023,888
2028	4,603,663	388,300	500,000	5,491,963
2029	3,460,163	140,850	500,000	4,101,013
2030	1,191,213	143,150	500,000	1,834,363
2031	0	0	500,000	500,000
2032	0	0	500,000	500,000
2033	0	0	500,000	500,000
Totals	40,664,041	2,441,000	5,500,000	48,605,041

Source: City of Urbandale

Outstanding Debt - Other Obligations – TIF-backed Agreements

From time to time the City, pursuant to Chapter 403 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 a third 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 developer and at times are made subject to annual appropriation rights by the City Council. The amounts reported herein includes amounts payable under rebate agreements that may not be debt. Some development agreements are subject to the right of annual appropriation by the City, thereby limiting the extent of possible debt to only amounts currently due and appropriated in the current fiscal year. Additionally, amounts payable under a particular development agreement may not constitute legal indebtedness, but are memorialized in the table to conservatively state the City's possible financial exposure. Payment of future installments may be dependent upon undertakings by the developers, which may have not yet occurred.

A summary of the City's current Development Agreements is listed in the following table:

<u>Party</u>	<u>Approved by City Council</u>	<u>Date Agreement ends</u>	<u>Anticipated total value of agreement</u>	<u>Balance remaining to be paid as of 2/28/23</u>
DEERE AND COMPANY	12/5/2017	12/31/2031	5,373,703	4,835,830.31
PARAGON SOUTH, LLC	11/21/2017	12/31/2032	2,037,081	2,037,080.94
URBAN TOWN CENTER, LLC	9/26/2017	12/31/2023	432,766	71,681.86
8851 NORTHPARK DRIVE, LLC	7/31/2018	12/31/2026	65,909	45,906.07
ANDERSON HOLDINGS LLC	10/9/2018	12/31/2026	168,777	125,586.95
9400 PLUM LLC	11/6/2018	12/31/2031	356,320	325,401.67
SOURCE ALLIES, INC.	12/4/2018	12/31/2025	138,683	92,414.59
THOMAS CAPITAL ADVISORS, LLC	1/16/2019	12/31/2024	53,408	13,893.60
HICKMAN STORAGE LLC	12/4/2018	12/31/2027	200,552	200,551.94
ERICKSON FAMILY L.C.	8/28/2018	12/31/2026	57,424	44,517.39
D.R.A. PROPERTIES, L.C.	10/8/2019	12/31/2026	289,809	201,725.09
MEREDITH POINTE LLC	10/8/2019	12/31/2028	334,566	334,566.14
MEREDITH POINTE LLC	10/8/2019	12/31/2029	102,272	102,271.71
REMARC ENTERPRISES	4/7/2020	12/31/2025	52,025	52,024.77
UNITY CENTER POINTE, LLC	4/7/2020	12/31/2028	200,856	200,865.23
IOWA BANKERS INSURANCE SERVICES	4/7/2020	12/31/2034	2,470,642	2,470,642.27
8860 NORTHPARK DRIVE, LLC	4/7/2020	12/31/2027	84,238	84,237.85
7501, LLC	9/22/2020	12/31/2027	145,811	145,811.28
7501, LLC	9/22/2020	12/31/2027	61,074	61,073.84
PREMIER TECH PRAIRIE	9/9/2021	12/31/2030	216,315	216,315.00
WW INTEGRATED SUPPLY CHAIN SOL.	11/2/2021	12/31/2035	2,049,000	2,049,000.00
CENTERPOINTE BUSINESS PARK II	8/23/2022	12/31/2030	765,385	765,385.00
AURORA BUSINESS PARK	8/23/2022	12/31/2028	151,517	151,517.00
Urbandale Girls Recreation Assoc.*	10/23/2018	5 year term 5.25%		-
Des Moines Airport Authority – New Terminal**	12/28/2021	6/30/2028	1,331,370	1,331,370.00
Shade Saver, Inc.***				2,475.04
				15,962,145.54

* This represents a loan guaranty by the City to support local youth sports organizations for capital improvements to City park land being leased by each organization.

** This represents a commitment of financial support to the Airport Authority to construct a new airport terminal at the Des Moines International Airport to be paid over six years.

*** This represents TIF rebates remaining under City's prior annual application process for qualifying properties. No formal Development Agreement exists other than annual owner application.

Outstanding Debt - General Fund Obligations

The Issuer does not have any outstanding General Fund Obligations.

Debt Limit

The amount of general obligation debt a political subdivision of the State of Iowa can incur is controlled by the constitutional debt limit, which is an amount equal to 5% of the actual value of taxable property within the corporate limits as of the Closing date, taken from the last County Tax list. The Issuer's debt limit, based upon said valuation, amounts to the following:

	<u>FY23</u>
Actual Valuation:	6,239,766,323
X	0.05
Statutory Debt Limit:	311,988,316
Total General Obligation Debt:	81,465,000
Total General Fund Capital Loan Notes:	0
Development Agreements:	15,962,145
Capital Leases:	0
Total Urban Renewal Revenue Debt:	0
Total Debt Subject to Limit:	97,427,145
Percentage of Debt Limit Obligated:	31.23%

¹ As reported by the City pursuant to development agreements for urban renewal projects under the authority of Iowa Code Chapter 403 or other intergovernmental agreements (under chapter 28E, etc.). The Iowa Supreme Court has not formally ruled on the question of whether contracts to rebate the tax increment generated by a particular development constitutes indebtedness of a City for constitutional debt limit purposes. The amount reported above includes amounts payable under rebate agreements that may not be debt. Some development agreements are subject to the right of annual appropriation by the City, thereby limiting the extent of possible debt to only amounts currently due and appropriated in the current fiscal year. Amounts payable under a particular development agreement may not constitute legal indebtedness, but are memorialized in the table above to conservatively state the City's possible financial exposure. Payment of future installments may be dependent upon undertakings by the developers, which may have not yet occurred. The City actively pursues opportunities consistent with the development goals of its various urban renewal plans, which may be amended from time to time, and the City may enter into additional development agreements committing to additional rebate incentive in calendar year 2023 or after. See "OTHER DEBT – TIF-backed Agreements" table herein for more information.

Source: Iowa Department of Management, and the City

** Rebates payments represented above are based on property valuations as of January 1, 2021 (for fiscal year 2022/23)

Overlapping Debt

Presented below is a listing of the overlapping and underlying debt outstanding of other municipal issuers within the City.

<u>Taxing Authority</u>	<u>Outstanding Debt</u>	<u>2021 Taxable Valuation</u>	<u>Taxable Value Within Issuer</u>	<u>Percentage Applicable</u>	<u>Amount Applicable</u>
Urbandale CSD	81,895,000	1,626,359,296	1,625,442,242	99.94%	\$81,848,822
Waukee CSD	286,710,000	5,945,607,045	892,948,387	15.02%	43,059,898
Johnston CSD	14,520,000	3,070,278,484	537,164,759	17.50%	2,540,366
West Des Moines CSD	45,605,000	5,658,323,130	500,272,663	8.84%	4,032,102
Dallas Center-Grimes CSD	61,251,011	1,498,405,684	271,040,197	18.09%	11,079,433
Des Moines CSD	0	10,035,985,964	24,868,912	0.25%	0
Urbandale Sanitary Sewer	5,790,000	3,593,282,948	3,593,282,948	100.00%	5,790,000
Urbandale/Windsor HTS Sanitary Sewer	0	504,538,859	176,934,521	35.07%	0
Dallas County	22,210,000	8,126,572,681	894,057,525	11.00%	2,443,468
Polk County	227,773,154	32,322,833,932	2,957,679,635	9.15%	20,842,232
Des Moines Area Regional Transit	4,510,778	32,921,728,015	3,851,737,160	11.70%	527,747
Des Moines Area CC	98,685,000	60,138,654,472	3,851,737,160	6.40%	6,320,539
Heartland AEA	0	60,138,654,472	3,851,737,160	6.40%	0

Total Overlapping & Underlying Debt: \$178,484,607

Source: Iowa Department of Management

Financial Summary

Actual Value of Property, 2022:	\$6,651,281,102
Taxable Value of Property, 2022:	4,097,984,765
Direct General Obligation Debt:	\$81,465,000
Less Self-Supported General Obligation Debt:	-40,246,431
Net Direct General Obligation Debt:	\$41,218,569
Overlapping Debt:	178,484,607
Net Direct & Overlapping General Obligation Debt:	\$219,703,175
Population, 2020 US Census:	45,580
Direct Debt per Capita:	\$1,787.30
Total Debt per Capita:	\$4,820.17
Net Direct Debt to Taxable Valuation:	1.01%
Total Debt to Taxable Valuation:	5.36%
Net Direct Debt to Actual Valuation:	0.62%
Total Debt to Actual Valuation:	3.30%
Actual Valuation per Capita:	\$145,925
Taxable Valuation per Capita:	\$89,908

Source: Iowa Department of Management

APPENDIX B – FORM OF LEGAL OPINION

DRAFT

We hereby certify that we have examined a certified transcript of the proceedings of the City Council and acts of administrative officers of the City of Urbandale, State of Iowa (the "Issuer"), relating to the issuance of General Obligation Capital Loan Notes, Series 2023A, by said City, dated May 4, 2023, in the denomination of \$5,000 or multiples thereof, in the aggregate amount of \$ _____ (the "Notes").

We have examined the law and such certified proceedings and other papers as we deem necessary to render this opinion as bond counsel.

As to questions of fact material to our opinion, we have relied upon representations of the Issuer contained in the resolution authorizing the Loan Agreement and issuance of the Notes (the "Resolution") and in the certified proceedings and other certifications of public officials furnished to us, without undertaking to verify the same by independent investigation.

Based on our examination and in reliance upon the certified proceedings and other certifications described above, we are of the opinion, under existing law, as follows:

1. The Issuer is duly created and validly existing as a body corporate and politic and political subdivision of the State of Iowa with the corporate power to adopt and perform the Resolution and Loan Agreement and issue the Notes.
2. The Loan Agreement and Notes are valid and binding general obligations of the Issuer.
3. All taxable property in the territory of the Issuer is subject to ad valorem taxation without limitation as to rate or amount to pay the Notes. Taxes have been levied by the Resolution for the payment of the Notes and the Issuer is required by law to include in its annual tax levy the principal and interest coming due on the Notes to the extent the necessary funds are not provided from other sources.
4. Interest on the Notes is excludable 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 on individuals; however, such interest is taken into account in determining the annual adjusted financial statement income of applicable corporations (as defined in Section 59(k) of the Code) for the purpose of computing the alternative minimum tax imposed on corporations for tax years beginning after December 31, 2022. The opinion set forth in the preceding sentence is subject to the condition that the Issuer comply with all requirements of the Internal Revenue Code of 1986, as amended, that must be satisfied subsequent to the issuance of the Notes in order that the interest thereon be, and continue to be, excludable from gross income for federal income tax purposes. The Issuer has covenanted to comply with all such requirements. Failure to comply with certain of such requirements may cause interest on the Notes to be included in gross income for federal income tax purposes retroactively to the date of issuance of the Notes.

We express no opinion regarding the accuracy, adequacy, or completeness of the Official Statement or other offering material relating to the Notes. Further, we express no opinion regarding tax consequences arising with respect to the Notes other than as expressly set forth herein.

The rights of the owners of the Notes and the enforceability of the Notes are limited by bankruptcy, insolvency, reorganization, moratorium, and other similar laws affecting creditors' rights generally, and by equitable principles, whether considered at law or in equity.

This opinion is given as of the date hereof, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention, or any changes in law that may hereafter occur.

Respectfully submitted,

APPENDIX C – CONTINUING DISCLOSURE CERTIFICATE

CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the "Disclosure Certificate") is executed and delivered by the City of Urbandale, State of Iowa (the "Issuer"), in connection with the issuance of \$ _____ General Obligation Capital Loan Notes, Series 2023A (the "Notes") dated May 4, 2023. The Notes are being issued pursuant to a Resolution of the Issuer approved on April 18, 2023 (the "Resolution"). The Issuer covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate; Interpretation. This Disclosure Certificate is being executed and delivered by the Issuer for the benefit of the Holders and Beneficial Owners of the Notes and in order to assist the Participating Underwriters in complying with S.E.C. Rule 15c2-12(b)(5). This Disclosure Certificate shall be governed by, construed and interpreted in accordance with the Rule, and, to the extent not in conflict with the Rule, the laws of the State. Nothing herein shall be interpreted to require more than required by the Rule.

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 Financial Information" shall mean financial information or operating data of the type included in the final Official Statement, provided at least annually 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 Notes (including persons holding Notes through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Notes for federal income tax purposes.

"Business Day" shall mean a day other than a Saturday or a Sunday or a day on which banks in Iowa are authorized or required by law to close.

"Dissemination Agent" shall mean the Issuer or any Dissemination Agent designated in writing by the Issuer and which has filed with the Issuer a written acceptance of such designation.

"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 (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 consistent with S.E.C. Rule 15c2-12.

"Holders" shall mean the registered holders of the Notes, 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.

"National Repository" shall mean the MSRB's Electronic Municipal Market Access website, a/k/a "EMMA" (emma.msrb.org).

"Official Statement" shall mean the Issuer's Official Statement for the Notes, dated _____, 2023.

"Participating Underwriter" shall mean any of the original underwriters of the Notes required to comply with the Rule in connection with offering of the Notes.

"Rule" shall mean Rule 15c2-12 adopted by the Securities and Exchange Commission (S.E.C.) under the Securities Exchange Act of 1934, and any guidance and procedures thereunder published by the S.E.C., as the same may be amended from time to time.

"State" shall mean the State of Iowa.

Section 3. Provision of Annual Financial Information.

- a. The Issuer shall, or shall cause the Dissemination Agent to, not later than the 15th day of April each year, commencing with information for the 2022/2023 fiscal year, provide to the National Repository an Annual Financial Information filing consistent with the requirements of Section 4 of this Disclosure Certificate. The Annual Financial Information filing must be submitted in such format as is required by the MSRB (currently in "searchable PDF" format). The Annual Financial Information filing may be submitted as a single document or as separate documents comprising a package. The Annual Financial Information filing 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 Financial Information filing and later than

the date required above for the filing of the Annual Financial Information 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).

- b. If the Issuer is unable to provide to the National Repository the Annual Financial Information by the date required in subsection (a), the Issuer shall send a notice to the Municipal Securities Rulemaking Board, if any, in substantially the form attached as Exhibit A.
- c. The Dissemination Agent shall:
 - i. each year file Annual Financial Information with the National Repository; and
 - ii. (if the Dissemination Agent is other than the Issuer), file a report with the Issuer certifying that the Annual Financial Information has been filed pursuant to this Disclosure Certificate, stating the date it was filed.

Section 4. Content of Annual Financial Information. The Issuer's Annual Financial Information filing shall contain or incorporate by reference the following:

- a. The last available 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 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 for the preceding years are not available by the time Annual Financial Information is required to be filed pursuant to Section 3(a), the Annual Financial Information filing shall contain unaudited financial statements of the type included in the final Official Statement, and the audited financial statements shall be filed in the same manner as the Annual Financial Information when they become available.
- b. A table, schedule or other information prepared as of the end of the preceding fiscal year, of the type contained in the final Official Statement under the caption "Property Valuations", "Tax Rates", "Combined Historic Tax Rates", "Tax Collection History", "Outstanding Debt", "Debt Limit" and "Financial Summary".

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 have been filed with the National Repository. The Issuer shall clearly identify each such other document so included by reference.

Section 5. Reporting of Significant Events.

Pursuant to the provisions of this Section, the Issuer shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Notes in a timely manner not later than 10 Business Days after the day of the occurrence of the event:

- i. Principal and interest payment delinquencies;
 - ii. Non-payment related defaults, if material;
 - iii. Unscheduled draws on debt service reserves reflecting financial difficulties;
 - iv. Unscheduled draws on credit enhancements relating to the Notes reflecting financial difficulties;
 - v. Substitution of credit or liquidity providers, or their failure to perform;
 - vi. 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-exempt status of the Series Notes, or material events affecting the tax-exempt status of the Notes;
 - vii. Modifications to rights of Holders of the Notes, if material;
 - viii. Note calls (excluding sinking fund mandatory redemptions), if material, and tender offers;
 - ix. Defeasances of the Notes;
 - x. Release, substitution, or sale of property securing repayment of the Notes, if material;
 - xi. Rating changes on the Notes;
 - xii. Bankruptcy, insolvency, receivership or similar event of the Issuer;
 - xiii. The consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, 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;
 - xiv. Appointment of a successor or additional trustee or the change of name of a trustee, if material;
 - xv. Incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect security holders, if material; and
 - xvi. Default, event of acceleration, termination event, modification of terms or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties.
- c. Whenever the Issuer obtains the knowledge of the occurrence of a Listed Event, the Issuer shall determine if the occurrence is subject to notice only if material, and if so shall as soon as possible determine if such event would be material under applicable federal securities laws.

- d. If the Issuer determines that knowledge of the occurrence of a Listed Event is not subject to materiality, or determines such occurrence is subject to materiality and would be material under applicable federal securities laws, the Issuer shall promptly, but not later than 10 Business Days after the occurrence of the event, file a notice of such occurrence with the Municipal Securities Rulemaking Board through the filing with the National Repository.

Section 6. Termination of Reporting Obligation. The Issuer's obligations under this Disclosure Certificate with respect to each Series of Notes shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Notes of that Series 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 report prepared by the Issuer pursuant to this Disclosure Certificate. The initial Dissemination Agent shall be the Issuer.

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. If the amendment or waiver relates to the provisions of Section 3(a), 4, or 5(a), it may only be 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 Notes, or the type of business conducted;
- b. 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 Notes, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and
- c. The amendment or waiver either (i) is approved by the Holders of the Notes in the same manner as provided in the Resolution for amendments to the Resolution with the consent of Holders, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Holders or Beneficial Owners of the Notes.

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 Financial Information filing, 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 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 Financial Information filing 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 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 Financial Information filing 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 Financial Information filing 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 Financial Information filing 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 of the Notes 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 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 Notes.

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 Notes, and shall create no rights in any other person or entity.

Section 13. Rescission Rights. The Issuer hereby reserves the right to rescind this Disclosure Certificate without the consent of the Holders in the event the Rule is repealed by the S.E.C. or is ruled invalid by a federal court and the time to appeal from such decision has expired. In the event of a partial repeal or invalidation of the Rule, the Issuer hereby reserves the right to rescind those provisions of this Disclosure Certificate that were required by those parts of the Rule that are so repealed or invalidated.

Date: 4th day of May, 2023.

CITY OF URBANDALE, STATE OF IOWA

By: _____
Mayor

ATTEST:

By: _____
City Clerk

EXHIBIT A

NOTICE TO NATIONAL REPOSITORY OF FAILURE TO FILE ANNUAL FINANCIAL INFORMATION

Name of Issuer: City of Urbandale, Iowa.

Name of Note Issue: \$_____ General Obligation Capital Loan Notes, Series 2023A

Dated Date of Issue: May 4, 2023

NOTICE IS HEREBY GIVEN that the Issuer has not provided Annual Financial Information with respect to the above-named Notes as required by Section 3 of the Continuing Disclosure Certificate delivered by the Issuer in connection with the Notes. The Issuer anticipates that the Annual Financial Information will be filed by _____.

Dated: _____ day of _____, 20____.

CITY OF URBANDALE, STATE OF IOWA

By: _____
Its: _____

APPENDIX D – AUDITED FINANCIAL STATEMENTS OF THE ISSUER

This Appendix contains the entire 2022 audited financial statement of the issuer. The Auditor of State of the State of Iowa (the "State Auditor") maintains a webpage that contains prior years' audits of city, county, school district and community college, including audits of the Issuer, which can be found at the following link <https://www.auditor.iowa.gov/reports/audit-reports>

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City of Urbandale, Iowa

COMPREHENSIVE ANNUAL FINANCIAL REPORT

Fiscal Year Ending June 30, 2022



CITY OF URBANDALE

Annual Comprehensive Financial Report
For the Fiscal Year Ended June 30, 2022
City of Urbandale, Iowa

Prepared by the Finance and Records Department



Introductory Section

June 30, 2022

City of Urbandale, Iowa

Introductory Section

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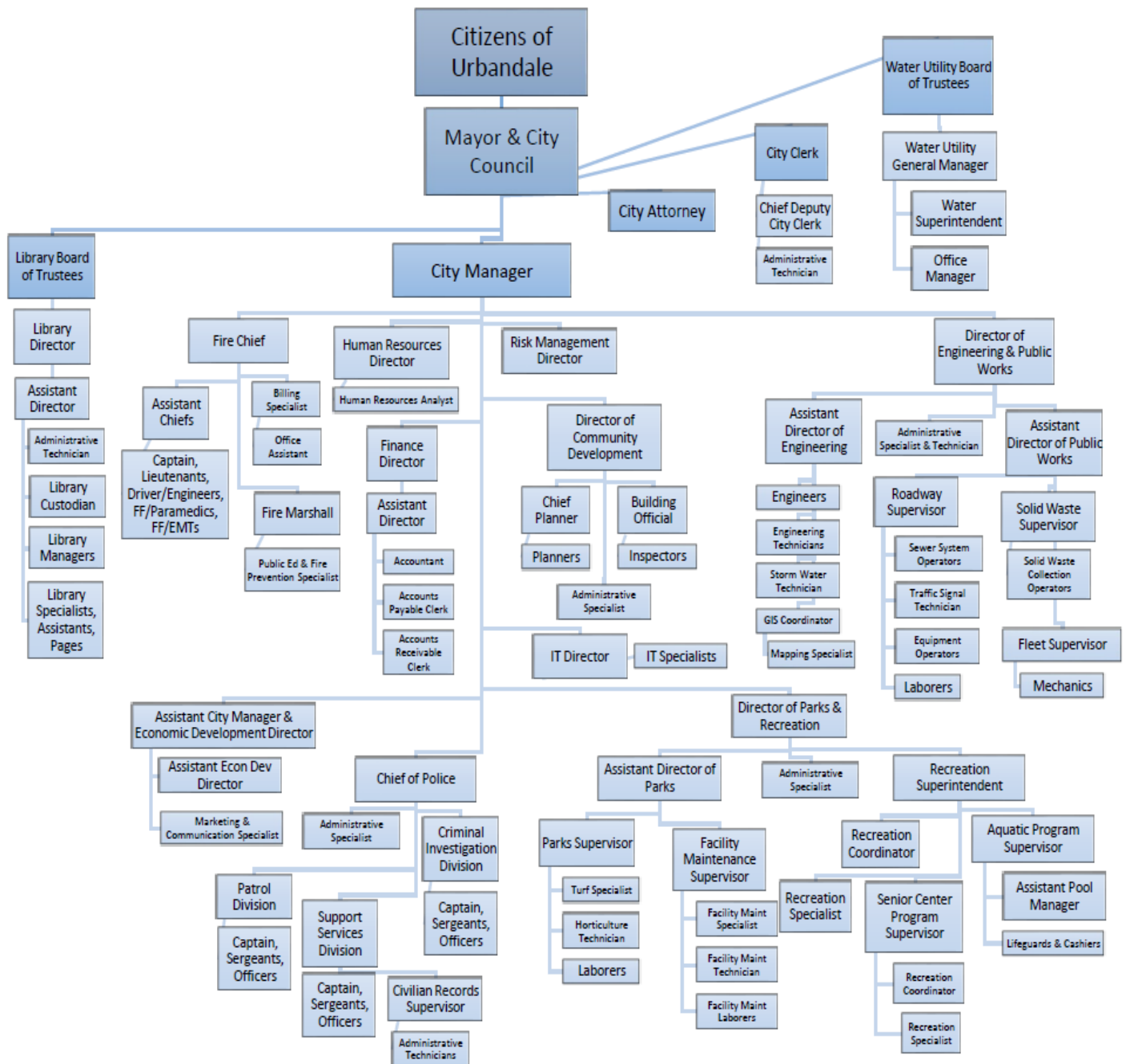
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Name	Title
Robert D. Andeweg	Mayor
Bridget Carberry Montgomery	Mayor Pro Tem
Matt Blake	Council Member
Amy Croll	Council Member
Larry McBurney	Council Member
Adam Obrecht	Council Member
A. J. Johnson	City Manager
Nicole Lamb	Finance Director
Kim Keisler	Assistant Finance Director



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Urbandale
Iowa**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2021

Christopher P. Morill

Executive Director/CEO

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Urbandale, Iowa, for its Annual Comprehensive Financial Report for the fiscal year ended June 30, 2021. This represents the City's 39th consecutive year of receiving this distinguished award.

In order to receive a Certificate of Achievement, a governmental unit must publish an easily readable and efficiently organized annual comprehensive financial report, which contents conform to program standards. Such reports must satisfy both accounting principles generally accepted in the United States of America and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current report continues to conform to Certificate of Achievement Program requirements, and we are submitting it to GFOA to determine its eligibility for another certificate.





November 18, 2022

The Honorable Mayor and
Members of the City Council
City of Urbandale, Iowa

We are pleased to submit the Annual Comprehensive Financial Report of the City of Urbandale, Iowa, (the City) for the fiscal year ended June 30, 2022 (FY22), consistent with the requirements of Chapter 11 of the Code of Iowa that requires the City to publish within nine months of the close of each fiscal year, a complete set of audited financial statements. This report is published to fulfill that requirement for the fiscal year ended June 30, 2022.

The City is responsible for the accuracy of the data presented in the Annual Comprehensive Financial Report. To the best of our knowledge and belief, the government-wide financial statements, fund financial statements, budgetary comparison, pension and health plan schedules, management's discussion and analysis and statistical tables included in this report, present fairly the financial condition of the City. To provide a reasonable basis for making these representations, internal controls have been established within the Finance and Records Department. The internal control framework is designed both to protect the government's assets from loss, theft or misuse and to compile sufficient reliable information for the preparation of the City's financial statements in conformity with GAAP. Since the cost of internal controls should not outweigh their benefits, the City's internal control system has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. We believe that the City's internal accounting controls are adequate to ensure the continued integrity of the City's financial management practices.

The Annual Comprehensive Financial Report includes all governmental activities, organizations, and functions controlled by or dependent upon the City. Control or dependence is determined on the basis of budget adoption, taxing authority, funding, and appointment of the respective governing board. The Urbandale Water Utility (Water Utility) is reported as a discretely presented component unit of the City. While the Water Utility is legally separate, it provides water service exclusively to the citizens of Urbandale on behalf of the City, its three-member governing board is appointed by the Mayor and the Water Utility's operating budget is subject to the approval of the City Council.

The Code of Iowa requires an annual audit be made of the books of accounts, financial records, and transactions of all administrative departments of the City by the State Auditor or by a certified public accountant selected by the City Council. Eide Bailly LLP, Certified Public Accountants, conducted the audit for FY22. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditors concluded, based upon the audits, that there was a reasonable basis for rendering an unmodified opinion that the City's financial statements for FY22 are fairly presented in conformity with GAAP. The independent auditors' report has been included in this report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal was designed to complement the MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the independent auditors.

PROFILE OF THE GOVERNMENT

The City of Urbandale, incorporated in 1917, is located in central Iowa, adjacent to the City of Des Moines. The City also shares common borders with five other communities. The City occupies a land area of 22.504 square miles in Polk and Dallas Counties.

The City's 2020 Census population rose to 45,580 persons. The 2015 Special Census population was 42,449 persons and its numerical population gain during the 2000 decade ranked second among all Iowa cities. Urbandale's 2010 Census population was 39,463 persons, and the 2000 Census population was 29,072 persons.

In 1965, the City Council adopted the Mayor-Council, with City Manager, form of government by ordinance. The policy making and legislative authority is vested in the City Council, which consists of five members. The City Council Members are elected on an at-large basis and serve four-year staggered terms. The Mayor serves as the chief executive officer for the City and presides over the City Council meetings. The City Council is responsible for adopting ordinances and resolutions, appointing board and commission members, adopting the annual operating budget and capital improvements program, authorizing contracts and hiring the City Manager, City Attorney and City Clerk. The City Manager serves as the chief administrative officer and is responsible for executing the policies of the City Council, supervising the day-to-day operations of the organization and hiring, firing and disciplining the organization's employees. However, the City Manager does not directly supervise the activities of the Water Utility and Library. These operations are governed by separate boards, which are appointed by the Mayor and City Council. Each board appoints a director to oversee the administrative operations of the department.

The City provides a wide range of public services, including police, fire and emergency medical service, library, parks and recreation, animal control, street maintenance, solid waste collection, code enforcement, water, and sanitary and storm sewer. Additionally, the organization is supported by several administrative operations, including technology, community development, economic development, city manager, human resources, finance and records, marketing, and legal. The annual budget represents the operating plan for all these functions. Additionally, this document serves as a financial planning and control mechanism for the City. All departments are required to submit budget requests to the City Manager's office by early December. These requests are reviewed by the City Manager and a recommended operating budget is formulated for the City Council's consideration. In January and February, the Mayor and City Council participate in a series of work sessions to review the budget recommendations and to formulate a final budget document. The Code of Iowa requires the City Council to conduct a public hearing on the proposed budget and to adopt the final document by March 31. The City's expenditures are grouped into functions. The expenditure levels approved in the budget may not be exceeded on a function level unless a budget amendment is approved by the City Council. To assist the City Council in the monitoring of expenditures and revenues, monthly budget summaries are prepared by the Finance and Records Department. Budget to actual comparisons are provided in the required supplementary information section of this report.

ASSESSMENT OF ECONOMIC CONDITION

To better understand the context of the City's financial statements, the following background information is provided for the reader.

Local Economy

Urbandale's residential construction in FY22 was variable with permits for new single-family detached homes decreasing from 328 to 274 homes while permits for single-family attached (townhouse) homes increased sharply from 6 to 116 units. FY22's valuation for residential construction therefore increased to a valuation of \$140.15 million. FY21's valuation was \$120.38 million. FY20's valuation was \$56.38 million. Rezoning and platting activity remains steady, and the construction of public improvements

nearing completion in 14 new developments will create another 606 lots for single-family detached homes and 78 single-family attached (townhome) lots. Additionally, another 8 preliminary plats containing 752 lots for single-family detached homes and 276 single-family attached (townhome) lots will provide an opportunity to maintain increased permitting and valuations for FY 2023.

FY22's total valuation for commercial and industrial permits increased to \$96.23 million. FY21's total valuation for commercial and industrial permits was \$33.84 million. The total valuation for FY20 was \$61.66 million.

Permit and valuation data for the previous two fiscal years are summarized in the following table:

	Fiscal Year 2022		Fiscal Year 2021	
	# of Permits	Valuation	# of Permits	Valuations
Residential	555	\$ 140,147,296	517	\$ 120,377,695
Nonresidential	128	96,232,634	125	33,838,433
Miscellaneous Minor	675	2,232,779	653	2,181,098
	<u>1,358</u>	<u>\$ 238,612,709</u>	<u>1,295</u>	<u>\$ 156,397,226</u>

Long Term Financial Planning

In 1981, the City Council approved fiscal performance goals for the City's operations. These goals concentrated on revenue, expenditure, reserve, investment, capital improvement, debt and financial reporting performance and were designed to maintain or improve the City's financial position. In approving the fiscal performance goals, the City Council emphasized the need for balancing current economic conditions in the community with the residents' demands for effective service delivery. In 2008, and again in 2016, these goals were updated to reflect current financial performance standards and benchmarks. The preparation of the City's annual operating budget and the five-year capital improvements program are governed by the fiscal performance goals. As a result of these goals, the annual operating budget has been prepared on a two-year basis, fund balances have been maintained at adequate levels and the property tax levy rate has remained relatively stable for many years. To further assist the planning process for the operating budget, the City Council has approved long term staffing and long-term financial plans and adopted a strategic plan for technology.

The long-term improvement of the City's infrastructure is outlined in the five-year capital improvements program (CIP). The 2022-27+ CIP was adopted by the City Council in January 2022. The approved 2022 CIP anticipated the expenditure of \$28,324,700 for various art, park, bridge, sidewalk, storm sewer, street, street lighting, traffic signal, public building, equipment, technology, and water system improvements. Property tax supported general obligation bonds would provide approximately \$8,948,000 of the needed funding, with the remaining funds to come from local operating revenues, tax increment debt, and other public and private sources.

The 2023-2028+ CIP is currently under development and will be reviewed by a citizen's advisory committee in November and December 2022, with final adoption by the City Council anticipated in January 2023. This preliminary 2023 CIP proposes the expenditure of \$88,131,400 for various art, park, bridge, sidewalk, storm sewer, street, street lighting, traffic signal, public building, technology, equipment, and water system improvements in 2023, including \$43,000,000 related to a bond referendum. Property tax supported general obligation bonds would provide approximately \$9,805,000 of needed funding. Since the new CIP for 2023-2028+ is still under development, the above referenced amounts may change as a result of updating the program. It is anticipated that the 2023-2028+ CIP will be substantially completed before the development of the FY23-24 annual operating budget.

FY22 and FY23 Initiatives

The Mayor and City Council implemented programs and policies in FY22 and FY23 that will influence the City's financial operations during these two fiscal years and into the future. While many of the key initiatives reflect specific City projects and benefits, many reinforce the efforts by the Mayor and City Council to enhance the City's quality of life and to build cooperative partnerships on a local and regional basis. The key recognitions and initiatives include the following:

- December 2021, The Des Moines Airport Authority prepared a Terminal Area Concept Plan in support of needed improvements to the airport's planned new terminal complex. A contribution request to the City of Urbandale was made for \$1,331,370, representing a per capita amount of \$30.00 (based on a population of 44,379).
- January 2022, The 2021-2026 Capital Improvements Program included an Aquatics, Recreation, and Senior facility project in the Walnut Creek Regional Park. The proposed 2022-2027 CIP modified that project to a community recreation complex based on decisions made by an ad-hoc committee comprised of elected and appointed officials, and staff. The Council approved an agreement with Selzer and Company, Inc. in July, 2021 to conduct a survey of Urbandale's residents to determine the support of specific components of a recreation complex ahead of a proposed bond referendum.
- August 2022, The Central Iowa Basic Income Pilot Project will identify health and well-being impacts on low-income families. Participants will be recruited from residents living in Polk, Dallas, and Warren counties. In total the project will provide 110 low-income individuals with \$500 a month for two years to provide greater stability by helping them meet their basic living needs. The request from the City of Urbandale's American Rescue Plan Act funding is \$100,000.

Economic Development:

- Approved the following development agreements during the year:
 - August 2021, Premier Tech Prairie for 9310-9370 Plum Drive
 - September 2021, Iowa Economic Development/Source Allies for 10800 Meredith Dr
 - October 2021, A&A Realty/Worldwide Integrated Supply Chain Solutions for 12400 Meredith Drive
 - August 2022, Aurora Business Park II, LLC for 4000 114th Street
 - August 2022, Center Pointe Business Park II, LLC for 10300 Northpark Drive
- September 2021, Premier Tech Prairie, Inc. is seeking an Iowa Economic Development Authority (IEDA) financial assistance contract to receive \$515,000 in forgivable loans, tax credits and sales, service and use tax refunds under the High-Quality Jobs Program. Premier Tech Prairie, Inc. is building a new Iowa headquarters on Plum Drive which will retain 39 employees and create 16 new positions in Urbandale.
- October 2021, WorldWide Logistics, currently located on 109th Street, is considering building a new headquarters along Meredith Drive in Urbandale. The new building will be a 76,000 square foot commercial building and is being designed for future expansion. The company plans to invest \$17.2 million at the new location in the first three years of the project and intends to employ an additional 111 employees over three years.
- February 2022, Worldwide Logistics was awarded an Iowa Economic Development Authority financial assistance contract to receive \$806,888 in tax credits and sales, service and use tax refunds under the High-Quality Jobs Program.
- April 2022, The Des Moines Buccaneers and Merle Hay Mall are conducting a major revitalization project totaling over \$130 million in reinvestment. Projects include the Buccaneer

Arena and Training Center, Hotel, Kohl's Department Store, retail additions and renovations, campus wide improvements, and improved infrastructure within the 75-acre campus.

Finance:

- December 2021, Execution of a 3-year software agreement with Tyler Technologies, Inc. for \$81,859 per year to provide cloud-hosting for the City's financial and human resources management systems.
- February 2022, The City Council authorized the issuance of not to exceed \$12,250,000 in general obligation bonds Series 2022A to finance the construction of various public improvement projects during construction year 2022.
- June 2022, Approved the call and payoff of general obligation bond series 2012, 2015A and 2016A totaling \$7,995,000.

Public Safety:

- August 2021, Authorizing execution of a pet licensing services agreement with PETDATA, Inc. for a 36-month term. PETDATA offers an updated licensing software product that is user friendly for residents as well as staff.
- September 2021, Renewal of professional services contract with All City Management Services (ACMS) in the amount not to exceed \$140,690 for the School Crossing Guard Program.
- November 2021, Contract approved for the purchase of cloud-based video storage from Motorola Solutions-WatchGuard for \$36,372. The body camera program has been expanded to include detectives, reserve officers and the Suburban Emergency Response Team resulting in a large increase in data storage.
- March 2022, Professional Services Agreement with Flock Group Inc. for \$162,500 to deploy traffic cameras in various locations throughout the City of Urbandale for the purpose of recording the rear image and license plate data from vehicles.
- August 2022, Professional Services Agreement with All City Management Services for \$148,543 for the 2022-2023 School Crossing Guard Program.

Parks, Recreation and Public Art:

- Park projects final approvals – the City Council accepted the following major projects as completed during the year:
 - October 2021, Purchase of play equipment and installation from Boland Recreation, Inc. for Coyote Ridge Park.
 - November 2021, The Dunlap Arboretum Phase II & III project provided for the construction of a memorial courtyard seating area and a paved plaza. Half of this project was paid for by the Jackaline Baldwin Dunlap Foundation.
 - December 2021, Purchase of "Sweet Pops of Brilliance", by artist Craig Snyder; and "5 Kids in a Tree" by the Bronzeman Company.
 - June 2022, Purchase of playground equipment for Sylvan Ridge Park from Cunningham Recreation.
 - August 2022, Barrett Boesen Natural Playscape Project by Lejas Corporation.

- Park projects awarded – the City Council awarded contracts for the following major projects that are not yet completed:
 - October 2021, Des Moines Steel Fence for \$75,645 for the Walker Johnston Park Softball Complex Improvements - Fence Replacement project.
 - May 2022, Concrete Professionals for \$775,527 for the Urbandale Dog Park.
 - May 2022, Professional Services Agreement with Confluence in an amount not to exceed \$26,500 for the Lions Park Master Plan.
 - July 2022, Professional Services Agreement with RDG Planning and Design, for \$112,595 for the design of a Community Recreation Complex.
 - July 2022, Supplemental Design Services Agreement with Ethos Design Group for \$15,400 for the design of the re-purposing of the Parks maintenance facility.
 - September 2022, Contract with Tennis Services of Iowa, for \$29,790 for the Walker Johnston Tennis Court Resurfacing project.

Facilities Maintenance:

- Facilities Maintenance projects final approvals - the City Council accepted the following major projects as completed during the year:
 - January 2022, Fire Station 43 Masonry Repairs to Mid-Continental Restoration Co.
 - January 2022, Walnut Creek Regional Park East Shelter to Concrete Connection.
 - February 2022, to DeCarlo Corporation for the demolition and removal of the indoor pool building, splash pad, and underground fuel oil tank. This work also included demolition of the splash pad at Lions Park and the installation of a hydrant at the Senior Center for fire protection.
 - May 2022, City Hall HVAC Renovation project to Baker Group.
- Facilities Maintenance projects awarded - the City Council awarded contracts for the following major projects that are not yet completed:
 - March 2022, Architectural Services Agreement with OPN Architects in an amount not to exceed \$74,465 for development of a facility master plan that will evaluate all buildings for space needs and uses.
 - April 2022, Design Services Agreement with OPN Architects, for \$50,340 for the design of the Public Works Satellite Salt Storage Building.

Public Works:

- Public improvement projects final approvals - the City Council accepted the following major projects as completed during the year:
 - November 2021, 2019 Community Entrance Sign Project to Pillar, Inc.
 - December 2021, Meredith Drive HMA Overlay Project to Des Moines Asphalt and Paving.
 - December 2021, Coyote Ridge Trail Project - Phase 1 to Caliber Concrete.
 - January 2022, 2021 Sanitary Sewer Spot Repair Program to J&K Contracting.
 - April 2022, 2020 Looped Fiber Project to Communication Innovators, Inc.
 - June 2022, Walnut Creek Regional Park Parking Lot Improvements to All Star Concrete.
 - June 2022, 2021 PCC Patch Program Phase 1 to Shekar Engineering.
- Street projects awarded – the City Council awarded contracts for the following major projects that are not yet completed:

- February 2022, to Alliance Construction Group for \$2,644,445 for the Aurora Avenue/104th Street/Sutton Drive/100th Street Widening.
- February 2022, to The Concrete Contracting Company Inc. for \$1,424,450 for the 2022 PCC Patch Program Phase 1.
- February 2022, to Caliber Concrete for \$140,661 for the Coyote Ridge Trail - Phase 2.
- February 2022, to Alpha Landscapes for \$650,418 for the Douglas Avenue Urbanization Plantings from Patricia Drive to North Walnut Creek.
- February 2022, to TK Concrete for \$1,280,825 for the 2022 PCC Patch Program Phase 2.
- March 2022, to Concrete Connection for \$162,000 for the Walnut Creek Regional Park Pedestrian Loop Trail.
- April 2022, to C.J. Moyna & Sons and Progressive Structures for \$13,944,504, for the 170th Street Paving Project - Meredith Drive to Waterford Road.
- April 2022, to Iowa Signal Inc. for \$68,007 for the 2022 Traffic Signal Improvements Project.
- May 2022, to Concrete Technologies Inc., for \$1,482,360 for the 128th Street Pavement Replacement project.
- May 2022, to Caliber Concrete for \$112,276 for the Sharon Heights Trail Repair project.
- June 2022, to Seneca Companies for \$44,810 for the Satellite Fuel Station Repairs.
- September 2022, to Civil Design Advantage for \$210,000 for the design of the Douglas Avenue Urbanization Project between 86th Street to 75th Street.

Cash Management Policies and Practices

Cash temporarily idle for operations for more than thirty days was invested in time certificates of deposit at least at the minimum rate as prescribed monthly by the State Treasurer's office and in financial instruments of the federal government. The City Council's investment policy is to offer these investments to local banks. During FY22, all temporarily idle cash was accepted by local banks. If not accepted by local banks, the investments would have been offered to banks in Des Moines, Iowa. Interest income from investments in FY22, exclusive of the Component Unit, was \$590,659, compared to \$496,865 in FY21.

Risk Management

In 1983, the City converted to a self-funded group health insurance plan. This program was designed to reduce health insurance costs through the assumption of additional risk. During the past thirty years, the City has realized a significant savings from self-funding and has been able to establish an insurance reserve fund. The City has seen an increase in health insurance reinsurance renewal rates in each of the last four years and has had significant claims experience that has drawn down the reserve funds. The City has again increased both City and employee contributions to the fund and will continue to do so until the reserve has been replenished.

The City has participated in the Iowa Communities Assurance Pool since 1989. This program combines traditional insurance coverage with a risk pooling arrangement. The City's comprehensive general liability, automobile, police, property, and public official's liability coverage are provided directly by the pool. The remaining portion of the City's insurance program, workers compensation, was once again placed with the Iowa Municipalities Workers Compensation Association (IMWCA). This program also utilizes a pooling concept to provide cities and counties with workers compensation coverage. Both public sector pools are in sound financial condition and should present the City with long-term premium savings. Starting in FY13, the City opted to self-insure for the public safety uniformed staff's workers compensation coverage but continues to use IMWCA to service and process these claims.

The City's risk management program also involves a loss control and accident review program. Through the property and casualty insurance pools, the City receives loss control services. The pools review City operations on a periodic basis and submit recommendations for safety improvements. All claims submitted against the City are also reviewed to determine if changes are needed in the safety program. The City created a Director of Risk Management position in FY18 to oversee and refine the City's safety program. This includes creating various City-wide committees of management and non-management staff to review all employee near-miss incidents, accidents and to review and establish a consolidated safety policy manual. All these actions should reduce the City's potential for personal injury, property damage and liability claims.

Pension Benefits

The City contributes to the Municipal Fire and Police Retirement System of Iowa for its sworn officers in the Police Department and full-time staff in the Fire Department. The City contributes to the Iowa Public Employees Retirement System for all other employees. Both of these State-wide systems provide retirement, disability and death benefits for its members and beneficiaries, which are established by State statute. The City is required to contribute a percentage of an employee's annual income, as established by the systems. Additional information regarding the two retirement systems is contained in the notes to the financial statements.

AWARDS AND ACKNOWLEDGEMENTS

The Government Finance Officers Association of the United States and Canada awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its Annual Comprehensive Financial Report for FY21. This is the highest form of recognition in the area of governmental financial reporting and is the 39th consecutive year the City has received this prestigious award. The Annual Comprehensive Financial Report for the year ended June 30, 2022, will be submitted to GFOA for review.

The preparation of this report on a timely basis could not be accomplished without the efficient and dedicated services of the staff of the Finance and Records Department. We would like to express our appreciation to all members of the department, as well as staff throughout the City who assisted with the audit process and contributed to the preparation of this report. We also wish to thank the Mayor and members of the City Council for their interest and support of our efforts in conducting the financial operations of the City in a responsible and progressive manner.

Respectfully submitted,



A.J. Johnson
City Manager



Nicole M. Lamb
Finance Director

Financial Section
June 30, 2022

City of Urbandale, Iowa



Independent Auditor's Report

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

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Urbandale, Iowa (City) as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying 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 unit, each major fund, and the aggregate remaining fund information of the City, as of June 30, 2022, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Adoption of New Accounting Standard

As discussed in Notes 1 and 15 to the financial statements, the City has adopted the provisions of Government Accounting Standards Board (GASB) Statement No. 87, *Leases*, for the year ended June 30, 2022. Accordingly, a restatement has been made to the City's net position and fund balance as of July 1, 2021, to restate beginning net position. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the other required supplementary information listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of 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's basic financial statements. The combining nonmajor fund financial statements are presented for purposes of additional analysis and are 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 the 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 combining nonmajor fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 18, 2022 on our consideration of the City'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 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 City's 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 City's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "Eide Bailly LLP". The signature is written in a cursive, flowing style.

Dubuque, Iowa
November 18, 2022

This section of the City of Urbandale's (the City) Annual Comprehensive Financial Report presents management's discussion and analysis of the City's fiscal performance during the fiscal year that ended on June 30, 2022 (FY22). It should be read in conjunction with the transmittal letter at the front of this report and the City's financial statements, which immediately follow this section.

Financial Highlights

- The assets and deferred outflows of resources of the City of Urbandale exceeded its liabilities and deferred inflows of resources at the close of FY22 by \$266,778,155. The total unrestricted net position of the City was \$17,871,363. This was comprised of unrestricted governmental net position of \$12,587,404 and business type activities net position of \$5,283,959.
- The City's total net position increased by \$27,956,549 in FY22. This increase was mostly attributable to increased property tax revenues, local option sales tax revenue, hotel motel tax revenue, donated infrastructure, and federal grant revenue.
- For FY22, the City's governmental funds reported combined ending fund balances of \$74,935,293. The FY22 fund balance represented an increase of \$3,731,619 and was primarily attributed to a \$2.94 million increase in the general fund, a \$2.53 million increase in the tax increment financing fund, and offset by a \$1.95 million decrease in the capital projects fund. At the end of FY22, unassigned fund balance for the general fund was \$18,492,577 or 51.7% of total general fund expenditures.

Overview of the Financial Statements

The basic financial statements consist of four parts:

Management's Discussion and Analysis (this section),
Government Wide Financial Statements,
Fund Financial Statements, and
Notes to the Financial Statements.

This report also contains required supplementary information and other supplementary information in addition to the basic financial statements.

Government-wide financial statements

The government-wide financial statements are designed to provide readers with a broad overview of the City of Urbandale's finances, in a manner similar to a private-sector business.

The Statement of Net Position presents information on all of the City of Urbandale's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference between the four reported as net position. Over time, increases or decreases in net Position may indicate whether the City's financial Position is improving or deteriorating.

The Statement of Activities shows how the City's net position has changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal years.

The government-wide financial statements report on functions of the City of Urbandale that are principally supported by taxes and intergovernmental revenues, known as governmental activities. The governmental activities of the City include Public Safety, Public Works, Culture and Recreation, Community and Economic Development, General Government and interest and fiscal charges.

The government-wide financial statements also report the functions that are intended to recover all or a significant portion of their costs through user fees and charges, known as business-type activities. The City of Urbandale has one business-type activity to report for fiscal year 2022.

The government-wide financial statements include not only the City of Urbandale itself, known as the primary government, but also a legally separate Water Utility for which the City is financially accountable. Financial information for this component unit is reported separately from the financial information presented for the primary government. See footnote 1 of the financial statements for further information.

The government-wide financial statements can be found on pages 16 through 18 of this report.

Fund financial statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City of Urbandale, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds and fiduciary funds.

Governmental funds

Most of the City's basic services are included in governmental funds, which focus on:

1. The inflows and outflows of cash and other financial assets that can be readily converted to cash, and
2. The balances left at year-end that are available for spending.

The governmental funds statements provide a detailed short-term view of the City of Urbandale's finances, indicating whether more or fewer financial resources can be spent in the near future to finance the City's programs. Since this information does not encompass the additional long-term focus of the government-wide statements, additional information is provided in a reconciliation following the governmental funds statements that explains the relationship (or differences) between them.

The City of Urbandale maintains 25 individual governmental funds. Information is presented separately in the Governmental Funds Balance Sheet and in the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances for the general fund, road use fund, tax increment financing fund, debt service fund, and capital projects fund, all of which are considered to be major funds. Data from the other 20 governmental funds are combined into a single aggregate presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report.

The basic governmental fund financial statements can be found on pages 19 through 22 of this report.

Proprietary funds

The City maintains two different types of proprietary funds. An enterprise fund is used to report the same function presented as the business-type activity in the government-wide financial statements. The City uses an enterprise fund to account for its Storm Water Utility. Internal service funds are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City of Urbandale uses internal service funds to account for equipment replacement, technology, building maintenance, fleet management, risk management and the general liability insurance program. Because these services benefit governmental functions, they have been included within governmental activities in the government-wide financial statements.

The City maintains six internal service funds, which are presented individually in the combining proprietary fund statements. The summary proprietary fund financial statements can be found on pages 23 through 25 of this report.

Fiduciary funds

Fiduciary funds are used to account for resources held in custodial capacity for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the City of Urbandale's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

The fiduciary funds financial statements can be found on page 26 and 27 of this report.

Notes to the financial statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 28 through 59 of this report.

Required Supplementary Information

The City of Urbandale presents required supplementary information which 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 for both of the City's pension plans, as well as presenting the Schedule of Changes in the City's Total OPEB Liability and Related Ratios. These items are presented on pages 60 through 67 of this report.

Other information

In addition to the financial statements and the accompanying notes, this report also presents certain other supplementary information. The combining statements referred to earlier in connection with non-major governmental funds are presented immediately following the required supplementary information section. Combining fund statements can be found on pages 69 through 75 of this report. Statistical information related to the City's financial position can be found on pages 77 through 94 of this report.

Government Wide Financial Analysis

The following condensed financial information serves as the key financial data and indicators for management, monitoring, and planning. Financial data for FY22 and FY21 is presented for comparative purposes.

City of Urbandale, Iowa
Management's Discussion and Analysis

	Governmental Activities		Business-type Activities		Total	
	2022	2021 Not Restated	2022	2021 Not Restated	2022	2021 Not Restated
Current and Other Assets	\$ 146,943,501	\$ 134,889,855	\$ 5,534,390	\$ 5,384,041	\$ 152,477,891	\$ 140,273,896
Capital Assets	263,147,169	250,415,420	-	-	263,147,169	250,415,420
Total assets	410,090,670	385,305,275	5,534,390	5,384,041	415,625,060	390,689,316
Deferred Outflows of Resources	5,696,984	8,925,909	46,574	61,590	5,743,558	8,987,499
Long-term Liabilities	71,096,071	98,956,311	63,859	299,905	71,159,930	99,256,216
Other Liabilities	21,379,729	16,970,726	34,572	28,989	21,414,301	16,999,715
Total liabilities	92,475,800	115,927,037	98,431	328,894	92,574,231	116,255,931
Deferred Inflows of Resources	61,817,658	44,583,985	198,574	15,291	62,016,232	44,599,276
Net Position						
Net investment in capital assets	205,368,309	190,603,950	-	-	205,368,309	190,603,950
Restricted	43,538,483	39,874,267	-	-	43,538,483	39,874,267
Unrestricted	12,587,404	3,241,943	5,283,959	5,101,446	17,871,363	8,343,389
Total net position	\$ 261,494,196	\$ 233,720,160	\$ 5,283,959	\$ 5,101,446	\$ 266,778,155	\$ 238,821,606

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City of Urbandale, assets exceeded liabilities by \$266,778,155 and \$238,821,606 at the close of FY22 and FY21, respectively.

The largest portion of the City's net position in FY22 (77.0%) reflects its investment in capital assets (e.g. land, buildings, equipment, and infrastructure); less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to residents; therefore, they are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. The City's investment in capital assets increased by \$14,764,359 from FY21 to FY22.

An additional portion of the City's net position (16.3%) represents resources that are subject to external restrictions on how they may be used. The balance of unrestricted net position is \$17,871,363. While impact continues to lessen each year as debt is retired, the unrestricted balance for governmental activities is impacted by a large portion of the City's FY17 and FY18 bond issuances that were issued to pay for the 100th Street bridge over I-35/I-80 and the related interchange ramps, which will be owned by the State, thus not able to be capitalized as part of net investment in capital assets portion of net position. The business type activity has a positive unrestricted net position. In FY21, restricted assets represented 16.7% of the City's net position and unrestricted net position totaled \$8,343,389.

At the end of the current fiscal year, the City can report positive balances in the net position for the government as a whole, which comprises its governmental activities and business-type activity. The same situation held true for the prior fiscal year.

As noted above, the City's net position, when compared to the FY21 net position balance, increased by \$27,956,549 from FY21 to FY22. This increase can be attributed primarily to the increase in charges for services, non-major governmental fund balance increases related to local option sales tax revenues and the tax increment financing (TIF) fund balance growing due to normal annual tax revenues collected this year. The increases are offset with the fund balance decrease in the capital projects fund due to construction project timing. All these changes are included in the restricted net position total.

Changes in Net Position

The following table depicts that change in net position.

	Governmental Activities		Business-Type Activities		Total	
	2022	2021 Not Restated	2022	2021 Not Restated	2022	2021 Not Restated
Revenues:						
Program revenues:						
Charge for services	\$ 9,235,410	\$ 7,079,856	\$ 2,387,925	\$ 2,366,522	\$ 11,623,335	\$ 9,446,378
Operating grants & contributions	6,489,006	8,126,767	-	-	6,489,006	8,126,767
Capital grants & contributions	6,124,354	7,868,091	-	-	6,124,354	7,868,091
General revenues:						
Taxes	55,479,999	52,638,835	-	-	55,479,999	52,638,835
Other	3,260,284	2,893,217	30,420	33,357	3,290,704	2,926,574
Total revenues	<u>80,589,053</u>	<u>78,606,766</u>	<u>2,418,345</u>	<u>2,399,879</u>	<u>83,007,398</u>	<u>81,006,645</u>
Expenses:						
Public safety	17,966,299	19,762,939	-	-	17,966,299	19,762,939
Public works	18,336,394	18,903,777	685,832	721,699	19,022,226	19,625,476
Health and social services	196,683	171,065	-	-	196,683	171,065
Culture and recreation	8,603,214	7,944,408	-	-	8,603,214	7,944,408
Community & econ development	3,062,407	2,497,644	-	-	3,062,407	2,497,644
General government	4,208,833	4,200,031	-	-	4,208,833	4,200,031
Interest and fiscal charges	1,991,187	2,323,113	-	-	1,991,187	2,323,113
Total expenses	<u>54,365,017</u>	<u>55,802,977</u>	<u>685,832</u>	<u>721,699</u>	<u>55,050,849</u>	<u>56,524,676</u>
Increase in net position before transfers	26,224,036	22,803,789	1,732,513	1,678,180	27,956,549	24,481,969
Transfers	1,550,000	1,325,000	(1,550,000)	(1,325,000)	-	-
Net position – beginning, as restated	233,720,160	209,591,371	5,101,446	4,748,266	238,821,606	214,339,637
Net position – ending	<u>\$ 261,494,196</u>	<u>\$ 233,720,160</u>	<u>\$ 5,283,959</u>	<u>\$ 5,101,446</u>	<u>\$ 266,778,155</u>	<u>\$ 238,821,606</u>

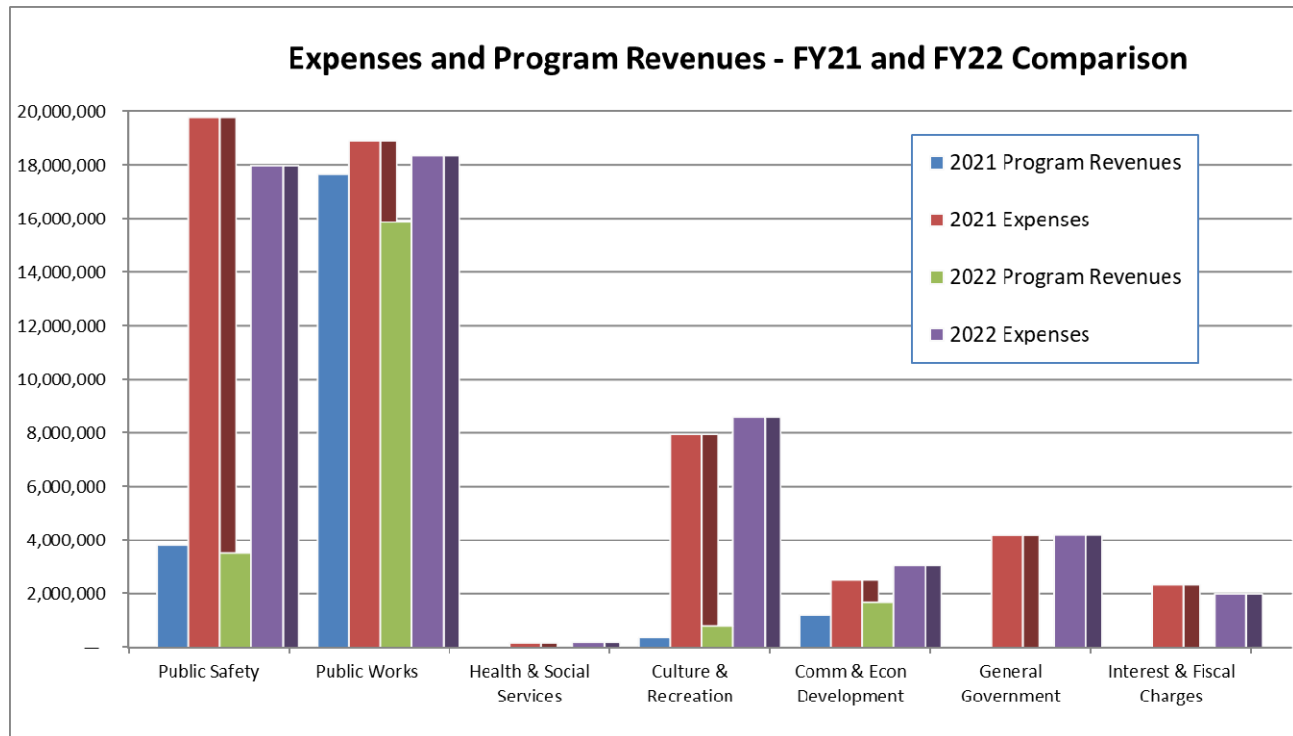
Governmental activities

Governmental activities increased the City's net position by \$27,956,549 for FY22. Key elements of the increase in net position are as follows:

- Total taxes increased by \$2,841,164 (5.4%) during FY22. The receipts for FY22 reflect a 4.61% growth in taxable valuation of property throughout the City, which resulted in an overall property tax increase of \$557,392. The increase was bolstered by additional hotel motel tax revenues collected of \$845,236, as well as higher local option sales and service taxes being collected, totaling \$1,601,754.
- Other revenue increased by \$367,067 (12.7%) in FY22 primarily due to miscellaneous revenues allocated to governmental activities general revenue from the City's Risk Management internal service fund. These revenues stem primarily from medical reinsurance reimbursements.
- Operating grants and contributions decreased by \$1,637,761 (-20.2%) in FY22. This is due to the end of federal SAFER grant reimbursements under multi-year grants during the year and federal COVID relief funds received in FY21. While the City did receive federal ARPA grants, as of June 30, 2022, those funds were not yet spent, thus are reflected as unearned revenue in the financial statements.
- Capital grants and contributions decreased by \$1,743,737 (-22.2%) in FY22 due primarily to fluctuation in infrastructure constructed by private parties (e.g. developers) and donated to the City. The value of items can fluctuate based on the timing and number of projects completed in any given year. The donations have increased net position by \$5,044,141 and \$6,474,363 in FY22 and FY21, respectively.
- Total expenses were lower in FY22 by \$1,437,960 (-2.6%), primarily in the public safety function due to turnover of staff, leaving up to nine positions open during most of the fiscal year.

- FY22 showed a transfer of \$1,550,000 into capital projects fund from the business-type fund, Storm Water Utility. This transfer reflects the movement of funds contributed towards larger storm water projects being built with multiple funding sources. FY21 reflected a transfer of \$1,325,000 for the same reason.

The following charts depict the expenses and program revenues attributed to each budgetary function for fiscal years 2022 and 2021:



Business-type activities

A Storm Water Utility was created in July 2010 as the City's first enterprise fund. This fund encompasses the activities formerly handled by the City's street cleaning and storm sewer departments, as well as storm water run-off inspections. As the fund matures and funding becomes available, more construction projects related to storm water drainage throughout the City are being handled. To fund these activities, a storm water user fee was established for all businesses and residences in Urbandale. The rates since July 1, 2016, are \$6 per ERU/per month for residential properties. Commercial property rates are also \$6 for the first 100 ERUs, then at \$5 per ERU over 100. These user fees are the sole source of funding in the charges for services line, generating \$2,387,925 and \$2,366,522 in revenue for FY22 and FY21, respectively. Business-type activities increased the City's net position by \$182,513 for FY22.

Financial Analysis of the Government's Funds

The City of Urbandale uses fund accounting to ensure and demonstrate compliance with finance related legal requirements.

In FY22 and FY21, the City's governmental funds reported combined fund balances of \$74,935,293 and \$71,203,674, respectively. The fluctuations in fund balance can primarily be attributed to the timing of bond issuances and related capital improvement projects payments from year to year. In addition, the following changes in fund balances should be noted:

- The general fund balance increased by \$2,938,796 (18.9%) in FY22. The City experienced an overall increase in taxable property value of approximately 4.61% for FY22 which resulted in \$812,312 of additional general levy tax revenue for the year. Additionally, building permit activity remained high during the year, which resulted in \$566,044 in additional revenue coupled with ambulance fee collections returning to pre-pandemic levels.
- The road use tax fund balance increased by \$19,879 (0.5%) in FY22. The fund experienced slightly lower road use tax receipts with lower expense levels and slightly higher transfers out to capital projects fund to provide funding for various street improvement projects.
- The fund balance for the tax increment financing (TIF) fund increased \$2,526,656 (20.6%) in FY22. Over the past several years, as TIF supported bonds become callable, TIF funds are being used to call and pay off those bonds instead of refinancing them. This was last done in FY19, and since then have been replenishing the fund balance in preparation for additional bond retirements.
- The fund balance of the debt service fund increased by \$92,810 (39.26%) in FY22. The City lowered the levy by 10 cents to \$1.54 for FY22, which results in slightly lower property tax revenues. Also reflected is the call and pay-off activity for 3 outstanding bonds using local option sales tax.
- For FY22, the \$1,951,665 (-5.72%) decrease in the capital projects fund balance is primarily attributable to timing of project payments associated with construction projects. The City conducts its annual bond offering in the spring, which results in less time to draw down new bond funds. The City's spring 2022 bond offering was \$11.25 million compared to \$9.1 in FY21. Project expenditures remained high at \$19,547,364, down \$99,234 from FY21, reflecting the continued active construction environment.
- The nonmajor governmental funds fund balance increased \$105,143 (2.0%) due to the increased local option sales and service tax (LOSST) revenue but offset by the correlating transfers of those LOSST dollars to other funds for council directed purposes, the largest being retirement of \$7.995 million of outstanding bonds.

Proprietary funds

Unrestricted net position of the proprietary funds was \$18,590,705 and \$16,075,162 in FY22 and FY21, respectively. An additional \$5,991,048 and \$5,470,933 in FY22 and FY21, respectively, of net position was restricted for funds invested in capital assets within the equipment replacement and building maintenance funds. In FY22, the net increase of \$3,035,658 in net position for the proprietary funds resulted primarily from higher equipment replacement asset additions and building maintenance contributions from the operating departments.

Budgetary Highlights (FY22)

Differences between the original budget and the final amended budget amounted to a \$5,044,000 increase in appropriations and can be briefly summarized as follows:

- \$415,000 for public safety related expenditures
- \$50,000 for public works related expenditures
- (\$38,800) in health and social service to reclassify expenditures to transfers
- \$240,000 for culture and recreation related expenditures
- \$50,000 in community and economic development function related expenditures
- \$50,000 in general government function related expenditures

- \$1,845,000 for debt service payments to retire bonds
- \$25,000 for storm water utility enterprise fund expenditures
- \$2,407,800 for transfers to capital projects fund for projects that were delayed and to debt service for bond retirement

The revised expenditures were offset by \$2,245,000 in LOSST tax revenue, \$150,000 in intergovernmental revenue, \$310,000 in charges for services, \$100,000 from permit revenue, \$2,407,800 for offsetting transfers to Capital projects and debt service funds, \$30,000 from miscellaneous revenue and donations, and \$198,800 from available general fund balance. These revenue sources were not anticipated in the adopted fiscal year operating budget.

Including these adjustments, actual disbursements were \$5,755,604 less than final budget amounts. The major factor for this was timing of actual capital project payments. The City did not exceed budgeted expenditures in any of its functions.

On the revenue side, the actual receipts were \$4,243,787 more than budgeted. This was primarily due to building permit revenue, and federal grant revenue in FY22.

Budget to actual schedule for the City is located on page 60 of this report.

Capital Asset and Debt Administration

Capital assets

In FY22 and FY21, the City had invested \$377,426,173 and \$357,823,557, respectively, in a broad range of capital assets, including land, public buildings and improvements, machinery and equipment, artwork, and infrastructure (streets, parks, trails, and traffic safety equipment). This amount represents a net increase, including additions and deletions, of \$19,602,616 and \$24,495,396, respectively. The value of these capital assets, net of depreciation at June 30, 2022 and 2021, is depicted below.

City of Urbandale's Capital Assets (net of depreciation)		
	Governmental Activities 2022	Governmental Activities 2021
Land	\$ 7,914,731	7,869,625
Buildings and Improvements	44,647,685	42,460,049
Machinery and Equipment	18,444,378	18,192,657
Artwork	642,184	576,684
Infrastructure	267,070,178	255,575,007
Share of Undivided Equity Interest Assets	3,966,313	3,949,295
Construction in Progress	34,740,704	29,200,240
Total	377,426,173	357,823,557
Accumulated Depreciation	(114,279,004)	(107,408,137)
	<u>\$ 263,147,169</u>	<u>250,415,420</u>

This year's major capital asset additions included:

- The completion of Waterford Road from 142nd to 156th (\$3,259,000)
- The donation of construction improvements by private parties (\$5,044,000)
- The ongoing construction related to Douglas Avenue Urbanization (\$3,802,000)
- The ongoing construction of a Parks/Public Works satellite facility (\$1,438,000)

- The partial payment of new Fire ladder truck and rescue truck (\$876,000)
- The completion of a satellite fueling station (\$886,000)
- The completion of N.W. 54th Ave. (\$618,000)
- The completion of Barrett Park playground and parking lot (\$587,000)

Additional information on the City's capital assets can be found on pages 38 and 39 (footnote 4) of this report.

Long-term debt

In FY22 and FY21 the City had total long-term debt of \$73,145,464 and \$79,293,153, respectively. Of these amounts, \$69,000,000 and \$75,145,000, represented general obligation bond debt.

	Balance June 30, 2021	Issued	Retired	Balance June 30, 2022
General Obligation Bonds	\$ 75,145,000	\$ 11,250,000	\$ 17,395,000	\$ 69,000,000
Premium on Bonds	4,148,153	467,289	469,978	4,145,464
	<u>\$ 79,293,153</u>	<u>\$ 11,717,289</u>	<u>\$ 17,864,978</u>	<u>\$ 73,145,464</u>

	Balance June 30, 2020	Issued	Retired	Balance June 30, 2021
General Obligation Bonds	\$ 81,715,000	\$ 9,100,000	\$ 15,670,000	\$ 75,145,000
Premium on Bonds	3,630,970	897,418	380,235	4,148,153
	<u>\$ 85,345,970</u>	<u>\$ 9,997,418</u>	<u>\$ 16,050,235</u>	<u>\$ 79,293,153</u>

During FY22, the City's total debt decreased by a net \$6,147,689 including unamortized bond premiums. The key factors in this net decrease were debt service payments of \$17,395,000, which included \$9.27 million to retire three outstanding bonds and offset by the issuance of \$11,250,000 in new general obligation bonds.

In FY22, the projects funded by the Series 2022A bond issue included:

Construction and renovation of:

- Various public art projects throughout the City of Urbandale
- Fire Training Building Upgrade
- Parks/Public Works Facility Solar Array (TIF)
- Looped Fiber Connection
- Coyote Ridge Trail
- Walker Johnson Park Skateboard Park Improvements
- Iowa Water Trails Project
- Walnut Creek Region Park Trail System
- Sidewalk improvements at various locations
- ADA Pedestrian Access Route Transition Plan
- Aurora Avenue/104th St./Sutton Dr./100th St. Widening – NW Urbandale to Plum (TIF)
- Community Entrance Signage (TIF)
- Douglas Avenue Urbanization
- 128th Street Preservation – Douglas Ave. to Aurora Ave.

- 170th Street (Alice's Road) – Meredith Dr. to Waterford Rd.
- Battery Backup Signalization
- Traffic Signal: 170th St. and Meredith Dr.

The City of Urbandale maintains an Aa1 rating from Moody's Investors Service for its general obligation debt. This rating was most recently affirmed on March 28, 2022.

State statutes limit the amount of debt that a governmental entity may issue to 5% of the actual value of property within the corporate limits. The current maximum debt limitation for the City of Urbandale is \$290,663,112 which is more than the City's current outstanding debt. Additional information on the City's long-term debt can be found in note 5 on pages 40 through 42 of this report

Economic Factors and Next Year's Budget and Rates

Urbandale continues to have a significant land supply remaining for residential growth in new neighborhoods west of Interstates 35/80 and intends to annex additional territory over the next year. Most of the growth areas within the current Corporate Limits are already served by City infrastructure. In FY22, a total of 14 final subdivision plats that will add 606 single-family detached homes and 78 single-family attached (townhome) lots were under development, and 8 additional preliminary plats had been approved that would add another 752 single-family detached lots, along with 276 single-family attached (townhome) lots. In FY21, a total of 6 final subdivision plats that will add 126 single-family detached homes and 77 single-family attached (townhome) lots were under development, and 4 additional preliminary plats had been approved that would add another 236 single-family detached lots, along with 207 single-family attached (townhome) lots. In FY20 a total of 4 new subdivisions were approved creating a total of 155 new lots, and 3 new subdivisions were approved in FY19 creating a total of 121 new lots. A total of 5 new subdivisions were approved in FY18 creating 286 new lots.

In FY22, permits had been issued for 274 new single-family detached homes, 116 single-family attached (townhome) units, and 1 senior multi-family development with 80 units. In FY21 a total of 328 new single-family homes, 6 single-family attached (townhome) units and 2 multi-family buildings with a total of 79 units were constructed. In FY20 a total of 156 new single-family homes and 8 single-family attached (townhome) units were constructed. In FY19 a total of 164 new single-family homes and 15 single-family attached (townhome) units were constructed, and in FY18 a total of 159 new single-family homes along with a 48-unit multi-family building were constructed.

Urbandale also has a sufficient land supply to support continued commercial and industrial growth for at least the next 20 to 40 years, depending on the sector and historic trend line considered. An average of 364,356 square feet of commercial, industrial and office space has been constructed annually in Urbandale over the past five years

Construction permitted through FY22 totals 349,187 square feet of new industrial, commercial and office development, bolstered by the construction of a 212,500 square foot industrial warehouse at the Center Pointe development and the 119,000 square foot Valerius Elementary school reconstruction in the Urbandale district. Other projects include a 4,158 square foot Hy-Vee Fast & Fresh located at 156th Street and Meredith Drive, another 6,623 square foot Fast & Fresh located at 128th Street and Meredith Drive, the 3,626 square foot Premier Credit Union, a 2,830 square foot expansion for Graham Collision, and a 450 square foot concession building for the Urbandale Golf & Country Club. However, the City has approved site plans for the 101,294 square foot Waterford Elementary in the Waukee district, the 13,862 square foot New Horizon Academy daycare, the 15,739 square foot office and R&D facility for Premier Tech, and a 1,210 square foot addition for Enterprise Rent-A-Car.

The 100th Street Interchange project on Interstate 35/80, along with the Highway 141 flyover ramp and the half-diamond interchange at Meredith Drive, are open for use and will provide increased access/functionality, and encourage additional construction within Urbandale's economic development corridors.

Local option sales tax in both Polk and Dallas counties are now in effect, with annual estimated revenues of \$9.3 million to be used 50% for property tax relief and 50% for capital projects, which includes debt service. In the short term, Council has elected to use the LOSST funds to call and pay off existing bonds, which serves both voter approved purposes of tax relief and capital projects.

For the FY23 budget, the property tax changes approved by the State legislature in 2014 will continue to affect valuations and resulting property tax revenue the City relies on to fund the majority of its operations. Under the approved State legislature changes, the rollback for Commercial and Industrial properties decreased 5% annually affecting taxes payable in 2015 and 2016 and has stabilized thereafter at 90% of the assessed value. The State promised to backfill this lost valuation revenue to cities at 100% for 2 years, then the backfill was capped at FY16-17 levels. During the 2021 legislative session, action was taken to reduce the commercial property tax backfill standing appropriation over a 4-year period starting in FY23.

Despite the 10% rollback on commercial property, the City still saw overall taxable valuation growth of 4.63% for FY22-23. Other factors impacting the FY22-23 budget include the continued improvement of local economic conditions spurring construction permit growth, the continued financing of infrastructure maintenance and improvement projects, the addition of 12 full-time positions, the introduction of new technologies in several departments, and operating equipment purchases in several departments.

All of these factors were considered in preparing the City of Urbandale's budget for fiscal year 2023. The fiscal year 2023 budget anticipated an increase of \$4,467,135 (7.9%) in operating expenditures over the fiscal year 2022 adopted budget. The adopted expenditures and anticipated revenues for fiscal year 2023 resulted in a \$0.10 decrease for the City's combined tax levy rate resulting in a rate of \$10.01/\$1,000 valuation. The general tax levy rate stayed at \$8.10, the Debt Service Levy lowered from \$1.54 to \$1.44, the Chapter 411 Fire, & Police pension levy stayed at \$0.37, and the Employee Benefits levy stayed at \$0.10.

Contacting the City's Financial Management

This financial report is designed to provide citizens, taxpayers, customers, investors and creditors with a general overview of the City's finances and to demonstrate the City's accountability for the money it receives. If you have questions about this report or need additional financial information, please contact the City Manager's Office, 3600 86th Street, Urbandale, Iowa, 50322.

City of Urbandale, Iowa
Statement of Net Position
June 30, 2022

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	
Assets				
Current assets				
Cash and pooled cash investments	\$ 95,270,440	\$ 5,500,502	\$ 100,770,942	\$ 220,476
Cash equivalents	-	-	-	9,568,230
Restricted cash	-	-	-	184,513
Accounts receivable	1,751,903	-	1,751,903	1,502,222
Taxes receivable				
Current	1,800,057	-	1,800,057	-
Succeeding year	45,727,481	-	45,727,481	-
Special assessments receivable				
Current	1,124,838	-	1,124,838	-
Succeeding year	270,355	-	270,355	-
Accrued interest	12,666	-	12,666	-
Due from other governments	55,557	-	55,557	-
Due from component unit	34,075	33,888	67,963	-
Due from primary government	-	-	-	37,448
Loan receivable	84,000	-	84,000	-
Lease receivable	36,375	-	36,375	82,062
Inventories	320,356	-	320,356	240,348
Restricted assets - due from primary government	-	-	-	1,560
Prepaid expense and other assets	-	-	-	52,878
Total current assets	<u>146,488,103</u>	<u>5,534,390</u>	<u>152,022,493</u>	<u>11,889,737</u>
Noncurrent assets				
Lease receivable	455,398	-	455,398	1,745,986
Capital assets				
Equipment	18,444,378	-	18,444,378	988,622
Buildings	30,233,699	-	30,233,699	1,181,173
Distribution system	-	-	-	41,364,213
Improvements other than building	14,413,986	-	14,413,986	-
Land and right of way	7,914,731	-	7,914,731	2,198,900
Construction in progress	34,740,704	-	34,740,704	732,221
Artwork	642,184	-	642,184	-
Infrastructure	267,070,178	-	267,070,178	-
Share of undivided equity interest assets	3,966,313	-	3,966,313	-
Accumulated depreciation	(114,279,004)	-	(114,279,004)	(16,891,400)
Total capital assets	<u>263,147,169</u>	<u>-</u>	<u>263,147,169</u>	<u>29,573,729</u>
Total assets	<u>410,090,670</u>	<u>5,534,390</u>	<u>415,625,060</u>	<u>43,209,452</u>
Deferred Outflows of Resources				
Pension related deferred outflow	5,428,518	38,917	5,467,435	215,525
OPEB related deferred outflow	268,466	7,657	276,123	55,711
Total deferred outflows of resources	<u>5,696,984</u>	<u>46,574</u>	<u>5,743,558</u>	<u>271,236</u>

City of Urbandale, Iowa
Statement of Net Position
June 30, 2022

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	
Liabilities				
Current liabilities				
Accounts payable	\$ 5,583,682	\$ 7,134	\$ 5,590,816	\$ 59,838
General obligation bonds payable	9,880,000	-	9,880,000	-
Capital loan notes payable	-	-	-	300,000
Interest payable	197,536	-	197,536	1,807
Compensation and payroll taxes	1,309,334	17,471	1,326,805	114,513
Compensated absences - current	1,091,338	9,967	1,101,305	117,763
Unearned revenue	3,317,839	-	3,317,839	-
Due to City of Urbandale	-	-	-	67,964
Due to other governments	-	-	-	1,039,632
Customer deposits payable - restricted	-	-	-	139,560
Total current liabilities	<u>21,379,729</u>	<u>34,572</u>	<u>21,414,301</u>	<u>1,841,077</u>
Noncurrent liabilities				
General obligation bonds payable	63,265,465	-	63,265,465	-
Capital loan notes payable	-	-	-	875,000
Net pension liability	5,361,153	258	5,361,411	24,782
Total OPEB liability	2,097,485	54,492	2,151,977	310,700
Compensated absences	371,968	9,109	381,077	214,497
Total noncurrent liabilities	<u>71,096,071</u>	<u>63,859</u>	<u>71,159,930</u>	<u>1,424,979</u>
Total liabilities	<u>92,475,800</u>	<u>98,431</u>	<u>92,574,231</u>	<u>3,266,056</u>
Deferred Inflows of Resources				
Succeeding year property taxes	45,727,481	-	45,727,481	-
Lease related deferred inflow	491,773	-	491,773	1,828,048
OPEB related deferred inflow	375,470	10,852	386,322	18,961
Pension related deferred inflow	15,222,934	187,722	15,410,656	939,925
Total deferred inflows of resources	<u>61,817,658</u>	<u>198,574</u>	<u>62,016,232</u>	<u>2,786,934</u>
Net Position				
Net investment in capital assets	205,368,309	-	205,368,309	29,106,729
Restricted				
For capital projects	19,690,402	-	19,690,402	-
Purpose restricted by legislation	23,114,076	-	23,114,076	-
Donor restricted purposes	734,005	-	734,005	-
Unrestricted	12,587,404	5,283,959	17,871,363	8,320,969
Total net position	<u>\$ 261,494,196</u>	<u>\$ 5,283,959</u>	<u>\$ 266,778,155</u>	<u>\$ 37,427,698</u>

City of Urbandale, Iowa
Statement of Activities
For the fiscal year ending June 30, 2022

					Net (Expense) Revenue and Changes in Net Position				
					Primary Government			Component Unit	
					Governmental Activities Total	Business-type Activities	Total		
					Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary Government									
Governmental activities									
Public safety	\$	17,966,299	3,164,379	350,255	2,553	(14,449,112)	-	(14,449,112)	-
Public works		18,336,394	3,861,791	5,874,237	6,121,801	(2,478,565)	-	(2,478,565)	-
Health and social services		196,683	-	-	-	(196,683)	-	(196,683)	-
Culture and recreation		8,603,214	523,556	264,514	-	(7,815,144)	-	(7,815,144)	-
Community and economic development		3,062,407	1,685,684	-	-	(1,376,723)	-	(1,376,723)	-
General government		4,208,833	-	-	-	(4,208,833)	-	(4,208,833)	-
Interest and fiscal charges		1,991,187	-	-	-	(1,991,187)	-	(1,991,187)	-
Total governmental activities		54,365,017	9,235,410	6,489,006	6,124,354	(32,516,247)	-	(32,516,247)	-
Business-type activities									
Storm Water Utility		685,832	2,387,925	-	-	-	1,702,093	1,702,093	
Total primary government	\$	55,050,849	11,623,335	6,489,006	6,124,354	(32,516,247)	1,702,093	(30,814,154)	
Component Unit									
Urbandale Water Utility	\$	12,135,638	10,884,011	1,028,820	1,425,418				1,202,611
General Revenues									
Taxes									
Property tax				\$	32,965,092				
Tax increment financing district tax					9,306,220				
Local option sales and service tax					9,419,254				
Hotel Motel tax					2,054,471				
Franchise taxes					241,171				
Utility excise tax					1,493,791				
Total taxes						55,479,999	-	55,479,999	-
State commercial/industrial valuation replacement funds, not restricted to specific program						986,184	-	986,184	-
Interest						560,239	30,420	590,659	59,358
Miscellaneous						1,713,861	-	1,713,861	125,540
Transfers						1,550,000	(1,550,000)	-	-
Total general revenues and transfers						60,290,283	(1,519,580)	58,770,703	184,898
Changes in net position						27,774,036	182,513	27,956,549	1,387,509
Net Position - beginning, as restated						233,720,160	5,101,446	238,821,606	36,040,189
Net Position - ending	\$					261,494,196	5,283,959	266,778,155	37,427,698

See accompanying notes to financial statements.

City of Urbandale, Iowa
Balance Sheet
Governmental Funds
June 30, 2022

	General Fund	Road Use Tax Fund	Tax Increment Financing Fund	Debt Service Fund	Capital Projects Fund	Non-major Governmental Funds	Total Governmental Funds
Assets							
Cash and pooled cash investments	\$ 19,561,370	\$ 3,265,921	\$ 14,828,331	\$ 326,923	\$ 38,723,911	\$ 4,326,096	\$ 81,032,552
Taxes receivable							
Current	24,817	482,312	-	2,244	-	1,290,684	1,800,057
Succeeding year	28,501,170	-	10,031,267	5,541,264	-	1,653,780	45,727,481
Special assessments receivable							
Current	-	-	-	-	1,124,838	-	1,124,838
Succeeding years	-	-	-	-	270,355	-	270,355
Accounts receivable	1,433,405	2,968	-	-	118,599	2,158	1,557,130
Accrued interest	6,017	-	1,837	38	4,774	-	12,666
Due from component unit	32,803	1,272	-	-	-	-	34,075
Due from other governments	47,325	2,707	-	-	5,525	-	55,557
Lease receivable	-	-	-	-	491,773	-	491,773
Loan receivable	-	-	-	-	75,000	9,000	84,000
Inventories	12,400	259,820	-	-	-	-	272,220
Total assets	<u>\$ 49,619,307</u>	<u>\$ 4,015,000</u>	<u>\$ 24,861,435</u>	<u>\$ 5,870,469</u>	<u>\$ 40,814,775</u>	<u>\$ 7,281,718</u>	<u>\$ 132,462,704</u>
Liabilities, Deferred Inflows of Resources and Fund Balances							
Liabilities							
Accounts payable	\$ 1,002,523	\$ 39,696	\$ 49,714	\$ -	\$ 3,372,188	\$ 372,300	\$ 4,836,421
Unearned revenue	-	-	-	-	3,317,839	-	3,317,839
Compensation and payroll taxes	1,013,293	71,475	-	-	-	-	1,084,768
Employee benefits	166,558	6,760	-	-	-	-	173,318
Total liabilities	<u>2,182,374</u>	<u>117,931</u>	<u>49,714</u>	<u>-</u>	<u>6,690,027</u>	<u>372,300</u>	<u>9,412,346</u>
Deferred inflows of resources							
Succeeding year property taxes	28,501,170	-	10,031,267	5,541,264	-	1,653,780	45,727,481
Lease receivable	-	-	-	-	491,773	-	491,773
Unavailable revenue - special assessments	-	-	-	-	1,395,193	-	1,395,193
Unavailable revenue - other	430,786	-	-	-	69,832	-	500,618
Total deferred inflows of resources	<u>28,931,956</u>	<u>-</u>	<u>10,031,267</u>	<u>5,541,264</u>	<u>1,956,798</u>	<u>1,653,780</u>	<u>48,115,065</u>
Fund balances							
Nonspendable	12,400	259,820	-	-	-	-	272,220
Restricted	-	3,637,249	14,780,454	329,205	30,742,006	4,841,353	54,330,267
Committed	-	-	-	-	-	414,285	414,285
Assigned	-	-	-	-	1,425,944	-	1,425,944
Unassigned	18,492,577	-	-	-	-	-	18,492,577
Total fund balances	<u>18,504,977</u>	<u>3,897,069</u>	<u>14,780,454</u>	<u>329,205</u>	<u>32,167,950</u>	<u>5,255,638</u>	<u>74,935,293</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 49,619,307</u>	<u>\$ 4,015,000</u>	<u>\$ 24,861,435</u>	<u>\$ 5,870,469</u>	<u>\$ 40,814,775</u>	<u>\$ 7,281,718</u>	<u>\$ 132,462,704</u>

See accompanying notes to financial statements.

City of Urbandale, Iowa
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position
June 30, 2022

Amounts Reported for Governmental Activities in the Statement of Net Position are Different Because

Total fund balances – governmental funds		\$ 74,935,293
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in Governmental funds:		
Capital assets	\$ 365,734,455	
Less accumulated depreciation	<u>(108,578,334)</u>	257,156,121
Other long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the governmental funds		1,895,810
Debt issuance-related premiums are reported as "other financing sources" in the governmental funds, but as unamortized liabilities in the statement of net position		(4,145,465)
Pension and OPEB related 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:		
Deferred outflows of resources	5,623,218	
Deferred inflows of resources	<u>(15,289,729)</u>	(9,666,511)
Internal service funds are used by management to charge the costs of equipment replacement, technology, building maintenance, general liability insurance, and the risk management program to the individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position.		
Cash	14,237,890	
Accounts receivable	194,773	
Inventory	48,134	
Capital assets, net of accumulated depreciation	5,991,048	
Deferred outflows - pension & OPEB	73,763	
Deferred inflows - pension & OPEB	(308,674)	
Net pension liability	(401)	
Total OPEB liability	(97,463)	
Accounts payable	<u>(841,276)</u>	19,297,794
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the governmental funds.		
General obligation bonds payable	69,000,000	
Accrued interest on the bonds and notes	197,536	
Other postemployment benefits	2,000,023	
Net pension liability	5,360,752	
Compensated absences	<u>1,420,535</u>	(77,978,846)
Net position of governmental activities		<u>\$ 261,494,196</u>

City of Urbandale, Iowa
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the fiscal year ending June 30, 2022

	General Fund	Road Use Tax Fund	Tax Increment Financing Fund	Debt Service Fund	Capital Projects Fund	Non-major Governmental Funds	Total Governmental Funds
Revenues							
Taxes	\$ 27,435,560	\$ -	\$ 9,306,220	\$ 5,639,766	\$ -	\$ 13,051,949	\$ 55,433,495
Special assessments	-	-	-	-	384,577	-	384,577
Licenses and permits	2,074,115	-	-	-	-	-	2,074,115
Use of money and property	306,570	-	93,808	9,156	210,169	47,460	667,163
Intergovernmental	2,626,274	6,040,915	-	150,220	258,389	155,608	9,231,406
Charges for services	5,181,086	-	-	-	-	1,232	5,182,318
Miscellaneous	272,364	-	-	-	476,975	225,422	974,761
Total revenues	<u>37,895,969</u>	<u>6,040,915</u>	<u>9,400,028</u>	<u>5,799,142</u>	<u>1,330,110</u>	<u>13,481,671</u>	<u>73,947,835</u>
Expenditures							
Current operating expenditures							
Public safety	17,401,399	-	-	-	-	1,684,428	19,085,827
Public works	5,467,173	3,715,536	-	-	-	162,831	9,345,540
Health and social services	196,683	-	-	-	-	-	196,683
Culture and recreation	6,646,552	-	-	-	-	1,436,635	8,083,187
Community and economic development	1,988,651	-	1,210,291	-	-	49,466	3,248,408
General government	4,055,107	-	-	-	-	56,976	4,112,083
Capital outlay	-	-	-	-	19,547,364	-	19,547,364
Debt service							
Principal	-	-	-	17,395,000	-	-	17,395,000
Interest	-	-	-	2,469,413	-	-	2,469,413
Total expenditures	<u>35,755,565</u>	<u>3,715,536</u>	<u>1,210,291</u>	<u>19,864,413</u>	<u>19,547,364</u>	<u>3,390,336</u>	<u>83,483,505</u>
Excess (deficiency) of revenues over (under) expenditures	<u>2,140,404</u>	<u>2,325,379</u>	<u>8,189,737</u>	<u>(14,065,271)</u>	<u>(18,217,254)</u>	<u>10,091,335</u>	<u>(9,535,670)</u>
Other financing sources (uses)							
General obligation bond issuance	-	-	-	-	11,250,000	-	11,250,000
Premium on bond issuance	-	-	-	-	467,289	-	467,289
Transfers in	1,037,192	-	-	14,158,081	4,548,300	479,529	20,223,102
Transfers out	(238,800)	(2,305,500)	(5,663,081)	-	-	(10,465,721)	(18,673,102)
Total other financing sources (uses)	<u>798,392</u>	<u>(2,305,500)</u>	<u>(5,663,081)</u>	<u>14,158,081</u>	<u>16,265,589</u>	<u>(9,986,192)</u>	<u>13,267,289</u>
Net changes in fund balances	2,938,796	19,879	2,526,656	92,810	(1,951,665)	105,143	3,731,619
Fund balances at beginning of year, as restated	15,566,181	3,877,190	12,253,798	236,395	34,119,615	5,150,495	71,203,674
Fund balances at end of year	<u>\$ 18,504,977</u>	<u>\$ 3,897,069</u>	<u>\$ 14,780,454</u>	<u>\$ 329,205</u>	<u>\$ 32,167,950</u>	<u>\$ 5,255,638</u>	<u>\$ 74,935,293</u>

See accompanying notes to financial statements.

City of Urbandale, Iowa

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental
Funds to the Statement of Activities
For the fiscal year ending June 30, 2022

Amounts Reported for Governmental Activities in the Statement of Activities are Different Because

Net change in fund balances – governmental funds	\$ 3,731,619
Capital outlays to purchase or build capital assets are reported in governmental funds as expenditures. However, for governmental activities, those costs are shown in the statement of net position and allocated over their estimated useful lives as annual depreciation expenses in the statement of activities.	
Capital outlays	\$ 21,819,162
Depreciation expense	<u>(9,307,300)</u>
	12,511,862
The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, and donations) is to decrease net position.	(300,232)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental funds.	(55,953)
In the statement of activities, certain operating expenses are measured by the amounts earned during the year. In the governmental funds, however, expenditures for these items are measured by the amount of financial resources used (the amount actually paid). The current year differences are	
Compensated absences - Sick leave and vacation	(8,334)
Other postemployment benefits	<u>(90,204)</u>
	(98,538)
The net effect of pension related activity, consisting of employer contributions which are reported as expenditures in the governmental funds, but reported as a deferred outflow of resources in the Statement of Net Position, and the pension expenses reported in the Statement of Activities that do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds.	2,976,196
Repayment of bond principal is an expenditure in the governmental funds, but it reduces long-term liabilities in the statement of net position and does not affect the statement of activities.	17,395,000
Issuance of bond principal is an “other financing source” in the governmental funds, but it increases long-term liabilities in the statement of net position and does not affect the statement of activities.	(11,717,289)
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 funds when it is due, and thus requires the use of current financial resources. In the statement of activities, however interest expense is recognized as the interest accrues, regardless of when it is due.	8,249
Bond issuance-related premiums/discounts are reported as “other financing uses” and expenditures in the governmental funds at the time of issuance in the government-wide financial statements, these costs are amortized over the life of the debt issue.	469,977
An internal service fund is used by the City's management to charge the costs of equipment replacement, technology, general liability insurance, building maintenance and the risk management program to the individual funds. The net loss of the internal service funds is reported with governmental activities.	2,853,145
Change in net position of governmental activities	<u><u>\$ 27,774,036</u></u>

City of Urbandale, Iowa
Statement of Net Position
Proprietary Funds
June 30, 2022

	Business-Type Activities - Non-Major Enterprise Fund Storm Water Utility Fund	Governmental Activities Internal Service Funds
Assets		
Current assets		
Cash and pooled cash investments	\$ 5,500,502	\$ 14,237,889
Accounts receivable	-	194,773
Inventory	-	48,134
Due from component unit	33,888	-
Total current assets	<u>5,534,390</u>	<u>14,480,796</u>
Noncurrent assets		
Capital assets, net	-	5,991,048
Total assets	<u>5,534,390</u>	<u>20,471,844</u>
Deferred Outflows of Resources		
Pension related deferred outflows	38,917	60,302
OPEB related deferred outflows	7,657	13,461
Total deferred outflows of resources	<u>46,574</u>	<u>73,763</u>
Liabilities		
Current liabilities		
Accounts payable	7,134	747,258
Compensation and payroll taxes	15,955	48,226
Compensated absences - current	9,967	28,565
Employee benefits payable	1,516	3,021
Total current liabilities	<u>34,572</u>	<u>827,070</u>
Noncurrent liabilities		
Compensated absences	9,109	14,206
Net pension liability	258	400
Total OPEB liability	54,492	97,463
Total noncurrent liabilities	<u>63,859</u>	<u>112,069</u>
Total liabilities	<u>98,431</u>	<u>939,139</u>
Deferred Inflows of Resources		
Pension related deferred inflows	187,722	290,872
OPEB related deferred inflows	10,852	17,802
Total deferred inflows of resources	<u>198,574</u>	<u>308,674</u>
Net Position		
Net investment in capital assets	-	5,991,048
Unrestricted	5,283,959	13,306,746
Total net position	<u>\$ 5,283,959</u>	<u>\$ 19,297,794</u>

City of Urbandale, Iowa
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Funds
For the fiscal year ending June 30, 2022

	Business-Type Activities - Non-Major Enterprise Fund	Governmental Activities
	Storm Water Utility Fund	Internal Service Funds
Operating Revenues		
Charges for services	\$ 2,387,925	\$ 9,819,797
Other	-	1,555,218
Total operating revenues	<u>2,387,925</u>	<u>11,375,015</u>
Operating Expenses		
Insurance premiums and claims	-	5,943,171
Building maintenance	-	276,926
Data processing	-	42,757
Fleet maintenance	-	401,809
Storm water operations	284,410	-
Administration	401,422	767,197
Depreciation	-	1,130,224
Total operating expenses	<u>685,832</u>	<u>8,562,084</u>
Operating income (loss)	<u>1,702,093</u>	<u>2,812,931</u>
Nonoperating Revenues (Expenses)		
Interest income	30,420	97,808
Gain (loss) on sale of equipment	-	(57,594)
Total nonoperating revenues (expenses)	<u>30,420</u>	<u>40,214</u>
Income (loss) before transfers	1,732,513	2,853,145
Transfers out	<u>(1,550,000)</u>	<u>-</u>
Change in net position	182,513	2,853,145
Net Position at Beginning of Year	<u>5,101,446</u>	<u>16,444,649</u>
Net Position at End of Year	<u>\$ 5,283,959</u>	<u>\$ 19,297,794</u>

City of Urbandale, Iowa
Statement of Cash Flows
Proprietary Funds
For the fiscal year ending June 30, 2022

	Business-Type Activities - Non-Major Enterprise Fund Storm Water Utility Fund	Governmental Activities Internal Service Funds
Cash Flows from Operating Activities		
Receipts from customers and users	\$ 2,389,971	\$ 11,241,248
Payments to employees	(435,260)	(755,609)
Payments to suppliers	(282,736)	(6,523,173)
Net cash provided by operating activities	<u>1,671,975</u>	<u>3,962,466</u>
Cash Flows from Noncapital Financing Activities		
Transfers to other funds	<u>(1,550,000)</u>	<u>-</u>
Cash Flows from Capital and Related Financing Activities		
Purchase of capital assets	-	(1,770,149)
Proceeds from sale of capital assets	-	2,828
Net cash used in capital and related financing activities	<u>-</u>	<u>(1,767,321)</u>
Cash Flows from Investing Activities		
Interest on investments	<u>30,420</u>	<u>97,808</u>
Net increase (decrease) in cash and cash equivalents	<u>152,395</u>	<u>2,292,953</u>
Cash and Cash Equivalents at Beginning of Year	<u>5,348,107</u>	<u>11,944,936</u>
Cash and Cash Equivalents at End of Year	<u>\$ 5,500,502</u>	<u>\$ 14,237,889</u>
Reconciliation of Operating Income (Loss) to Net Cash provided by Operating Activities		
Operating income (loss)	\$ 1,702,093	\$ 2,812,931
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:		
Depreciation	-	1,130,224
Change in inventory	-	(48,134)
Change in deferred inflows related to pension	180,907	280,559
Change in deferred inflows related to OPEB	2,376	4,284
Change in deferred outflows related to pension	19,935	28,775
Change in deferred outflows related to OPEB	(4,919)	(8,867)
Change in due from customers and users	2,046	(133,767)
Change in total OPEB liability	5,326	9,601
Change in net pension liability	(240,901)	(364,613)
Change in compensated absences	1,713	(1,311)
Change in compensation and benefits payable	1,725	16,798
Change in accounts payable	1,674	235,986
Net cash provided by operating activities	<u>\$ 1,671,975</u>	<u>\$ 3,962,466</u>

See accompanying notes to the financial statements.

City of Urbandale, Iowa
Statement of Fiduciary Net Position
Fiduciary Funds
June 30, 2022

Assets	<u>Custodial Fund</u>
Cash and Pooled Cash Investments	\$ <u>1,787,454</u>
Total assets	<u>1,787,454</u>
 Liabilities	
Due to component unit	39,008
Due to other governments	<u>868,606</u>
Total liabilities	<u>907,614</u>
 Net Position	
Restricted for individuals, organizations and other governments	\$ <u><u>879,840</u></u>

City of Urbandale, Iowa
Statement of Changes in Fiduciary Net Position
Fiduciary Funds
For the fiscal year ending June 30, 2022

	<u>Custodial Fund</u>
Additions	
Connection service fees	\$ 2,219,785
Damage deposits/escrows	<u>572,206</u>
Total additions	<u>2,791,991</u>
Deductions	
Due to component unit	491,258
Due to other governments	1,754,915
Deposits and remittances due	<u>214,862</u>
Total deductions	<u>2,461,035</u>
Change in net position	330,956
Net position beginning of year	<u>548,884</u>
Net position end of year	<u><u>\$ 879,840</u></u>

Note 1 - Summary of Significant Accounting Policies

The following is a summary of significant accounting policies employed in the preparation of these financial statements.

Reporting Entity

The City of Urbandale, Iowa, (the City) is located in Polk County and was incorporated in 1917 under the laws of the state of Iowa (the State), later amended in July 1975 under the Home Rule City Act. The City operates by ordinance under the mayor-council-manager form of government and provides such services as are authorized by its charter to advance the welfare, health, comfort, safety, and convenience of the City and its inhabitants.

In accordance with the *Codification of Governmental Accounting and Financial Reporting Standards*, the basic financial statements include all funds, organizations, agencies, boards, commissions, and authorities for which the City is financially accountable. The reporting entity includes those of the City of Urbandale (the Primary Government) and its Component Unit. The City has also considered all other potential 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 that organization to provide specific benefits to or impose specific financial burdens on the City. The Urbandale Water Utility meets each of these financial accountability criteria. Based on these criteria, there are no organizations or agencies other than the Water Utility which should be included in these basic financial statements.

Discretely Presented Component Unit

The Water Utility column in the financial statements presents the financial data of the Urbandale Water Utility (the Water Utility). The Water Utility is governed by a three-member board appointed by the City Council (the Council), and the Water Utility's operating budget is subject to the approval of the Council. Accordingly, financial accountability, as defined in the preceding paragraph, exists and the Water Utility is presented in the reporting entity, although it is legally separate from the City. The Water Utility provides water service exclusively to the citizens of Urbandale on behalf of the City. Complete financial statements of the Water Utility can be obtained directly from its administrative office at the following address:

Urbandale Water Utility
3720 86th Street
Urbandale, Iowa 50322

Measurement Focus, Basis of Accounting and Basis of Presentation:

Under GASB 34, the annual financial report includes two separate sets of statements, the government-wide financial statements and the fund financial statements. The measurement focus, basis of accounting and basis of presentation differ between the government-wide financial statements and the fund financial statements. These differences, along with an explanation of the differing purposes and information provided by these separate financial statements, are described in the sections below.

Government-wide Financial Statements

The government-wide financial statements use the *economic resources measurement focus* and the *accrual basis of accounting*. The economic resources measurement focus results in the reporting of all inflows, outflows, and balances affecting or reflecting the fund net position. Under the accrual basis of accounting, revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. The Statement of Net Position and the Statement of Activities report information on all of the nonfiduciary activities of the primary government and its component unit. For the most part, the effect of interfund activity has been removed from these statements. Any interfund services provided and used are not eliminated in the process of consolidation. Governmental activities, which are supported by property tax and intergovernmental revenues, are reported separately from business type activities, which rely to a significant extent on fees and charges for services. The structure of the government-wide financial statements is described in the following two paragraphs.

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 three 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 imposed by law through constitutional provisions or enabling legislation.

Unrestricted net position consists of net position not meeting the definition of the two preceding categories. Unrestricted net position often has constraints on resources imposed by management which can be removed or modified.

When both restricted and unrestricted resources are available for use, it is the City’s policy to use restricted resources first, then unrestricted resources as they are needed.

The Statement of Activities – demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses are those clearly identifiable with a specific function. Program revenues include 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, contributions and interest restricted to meeting the operational or capital requirements of a particular function. Property tax and other items not properly included among program revenues are reported instead as general revenues.

Fund Financial Statements

The accounts of the City are organized on the basis of funds. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance-related legal and contractual provisions. The minimum number of funds is maintained consistent with legal and managerial requirements. Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements.

Governmental Funds

Governmental Fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. The current financial resources measurement focus results in the reporting of only near-term (current) inflows, outflows, and balances of expendable (spendable) financial resources. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e., when they are “measurable and available”). “Measurable” means the amount of the transaction can be determined and “available” means collectible within the current period or soon enough thereafter to pay liabilities of the current period. The City considers property tax revenues to be available if they are collected within 60 days after year-end. Other revenues are considered to be available if they are expected to be received within 60 days. Expenditures are recorded when the related fund liability is incurred, except for unmatured interest on general long-term debt which is recognized when due.

In applying the susceptible to accrual concept under the modified accrual basis, the following revenue sources are deemed both measurable and available: property taxes, investment earnings, and charges for services. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. Fines, forfeitures, licenses, and permit revenues are recorded when the City receives cash because they are generally not measurable until actually received. Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other grant requirements have been met as long as they have met the available and measurable criteria.

Property tax receivable is recognized in these funds on the levy or lien date, which is March 31 of each year, the date the tax asking is certified by the City to the County Board of Supervisors. Current year property tax receivable represents taxes collected by the County but not remitted to the City at June 30, 2022 and unpaid taxes. The succeeding year property tax receivable represents 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 31 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. Delinquent property taxes are not material and are not recorded as receivables.

Property tax revenues recognized in these funds become due and collectible in September and March of the current fiscal year with a 1½% per month penalty for delinquent payments; is based on January 1, 2020 assessed property valuations; is for the tax accrual period July 1, 2021 through June 30, 2022 and reflects tax asking contained in the budget certified to the County Board of Supervisors in March 2021.

The City reports the following major governmental funds:

General Fund – used to account for the general operations of the City. All general tax revenues and other receipts that are not allocated by law or contractual agreement to some other fund are accounted for in this fund. Many of the more important activities of the City, including operation of the City’s general service departments, street and highway maintenance, public safety, sanitation, parks, library, and recreation programs, are accounted for in this fund.

Road Use Tax Fund – utilized to account for the operations of street maintenance. Financing is provided by the City’s share of state gasoline taxes, which are received on a per capita basis. State law requires these revenues to be received and disbursed in a special revenue fund.

Tax Increment Financing Fund – used to account for revenues from the tax authorized by ordinance in the urban renewal district and used to pay the principal and interest on the general obligation capital loan notes and other indebtedness incurred for urban renewal redevelopment projects.

Debt Service Fund – utilized to account for the funding and payment of interest and principal of general obligation debt of the City.

Capital Projects Fund – used to account for all resources used in the acquisition and construction of capital facilities and other capital assets, with the exception of those that are financed through internal service funds.

Proprietary Funds

The proprietary funds are used to account for a government's ongoing operations and activities which are similar to those often found in the private sector. The proprietary funds use the *economic resources measurement focus* and the *accrual basis of accounting*. The economic resources measurement focus results in the reporting of all inflows, outflows, and balances affecting or reflecting the fund net position. Under the accrual basis of accounting, revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Proprietary funds distinguish operating revenues and expenses from non-operating items.

Operating revenues and expenses generally result from providing services in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the proprietary funds are charges for services. Operating expenses include the cost of services and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses. The following comprises the City's proprietary funds, none of which are designated as major funds:

General Liability Fund – an internal service fund utilized to finance and account for the City's property and casualty and workers compensation insurance transactions.

Risk Management Fund – an internal service fund utilized to finance and account for the transactions related to the City's dental, life, long-term disability and self-insured employee health insurance plans.

Equipment Replacement Fund – an internal service fund utilized to finance and account for the acquisition of capital assets for designated departments within the City.

Building Maintenance Fund – an internal service fund utilized to finance and account for the various non-routine maintenance and large-scale repair activities associated with any City-owned buildings within the City.

Technology Fund – an internal service fund utilized to finance and account for the acquisition of major technology-related capital assets that are not funded through the Capital Projects or Equipment Replacement funds.

Fleet Maintenance Fund – an internal service fund utilized to finance and account for the maintenance of the City's fleet of vehicles and equipment.

Storm Water Utility Fund – an enterprise fund utilized to account for the operations and maintenance of the City's storm water program and improvements to the storm water system that are not funded through the Capital Projects fund.

Fiduciary Funds – Custodial Funds

Fiduciary funds – Custodial Funds are used to account for assets held by the City as an agency for individuals, private organizations, certain jointly governed organizations, and other governmental units and/or funds. The City has the following fiduciary fund:

Collections and Deposits Fund – a custodial fund utilized to finance and account for refundable deposits and other flow-through funds collected by the City to be paid out to another party.

Use of Estimates

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 and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from these estimates.

Encumbrances

The fund balances in the governmental funds are charged for encumbrances when commitments are made. Fund balances are reserved for outstanding encumbrances, because the City intends to honor these purchase commitments. The City does not treat encumbrances as expenditures for GAAP purposes.

Fund Balance

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 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 resolution approved prior to year-end. Those committed amounts cannot be used for any other purpose unless the City Council removes or modify the specified use by approving a new resolution indicating the action intended.

Assigned – Amounts which the City intends to use for a specific purpose, but do not meet the definition of restricted or committed fund balance. These amounts are designated by City Council through informal processes, such as by City policy.

Unassigned – All amounts not included in other spendable classifications.

When expenditures are incurred for purposes for which both restricted and unrestricted fund balance is available, the City considers restricted funds to have been spent first. When expenditures are incurred for which committed, assigned, or unassigned fund balances are available, the City considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless City Council has provided otherwise in its commitment or assignment actions.

Components of Governmental Fund Balance

As of June 30, 2022, fund balances are composed of the following:

	General	Debt Service	Capital Projects	Special Revenues	Total
Nonspendable					
Inventory	\$ 12,400	\$ -	\$ -	\$ 259,820	\$ 272,220
Restricted for					
Debt service	-	329,205	-	14,780,454	15,109,659
Capital projects	-	-	30,742,006	-	30,742,006
Loan receivable	-	-	-	9,000	9,000
Employee benefit payments	-	-	-	25,496	25,496
LOSST - tax relief	-	-	-	768,959	768,959
LOSST - capital projects	-	-	-	2,615,411	2,615,411
Public works	-	-	-	3,637,249	3,637,249
Metro salt storage	-	-	-	119,528	119,528
Public safety retirement	-	-	-	51,865	51,865
Police activities	-	-	-	124,771	124,771
Fire activities	-	-	-	28,565	28,565
Cultural programs	-	-	-	484,083	484,083
Parks activities	-	-	-	24,670	24,670
Library activities	-	-	-	334,861	334,861
Recreational programs	-	-	-	254,144	254,144
Total restricted	-	329,205	30,742,006	23,259,056	54,330,267
Committed for					
Economic development	-	-	-	414,285	414,285
Assigned to					
Capital Projects	-	-	1,425,944	-	1,425,944
Unassigned	18,492,577	-	-	-	18,492,577
Total fund balance	\$ 18,504,977	\$ 329,205	\$ 32,167,950	\$ 23,933,161	\$ 74,935,293

Cash and Pooled Cash Investments

Except for the Water Utility, the City maintains a cash and investment pool that is available for use by all funds. The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with maturities of three months or less from the date of acquisition. These pooled deposits are invested on a short-term basis, and interest income is generally allocated to each participating fund based upon the percentage of its average balance.

For purposes of the statement of cash flows, the proprietary funds consider all investments with a maturity of three months or less when purchased to be cash equivalents.

Cash and pooled cash investments of the City and cash equivalents of the Water Utility include a money market account and an investment in the Iowa Public Agency Investment Trust (IPAIT), which is valued at amortized cost pursuant to Rule 2a-7 under the Investment Company Act of 1940, and is not subject to risk categorization. IPAIT was established under Iowa law to authorize cities, counties, and municipal utilities to jointly invest. IPAIT invests only in permitted investments as specified for public agencies by Iowa law. The board of trustees of IPAIT meets quarterly to monitor investment compliance and performance.

Inventories

Inventories of materials and supplies are valued at average cost. Inventories are recorded as expenditure at the time of consumption.

Unbilled Revenues

Utilizing the first billing subsequent to year-end, the Water Utility accrues unbilled revenues for services rendered subsequent to the last billing date and prior to year-end based upon the number of days unbilled.

Capital Assets

Capital assets, which include real property, equipment and vehicles, artwork, buildings, infrastructure assets (e.g. roads, bridges, curbs, gutters, sidewalks and similar items which are immovable and of value only to the government), and the City's share of assets in an undivided equity interest, are reported in the governmental activities column in the government-wide Statement of Net Position and in the Proprietary Funds Statement of Net Position. Capital assets are recorded at historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value. Acquisition value is the price that would have been paid to acquire a capital asset with equivalent service potential. The costs of normal maintenance and repair not adding to the value of the asset or materially extending asset lives are not capitalized. Reportable capital assets, other than intangible assets, are defined by the City as assets with initial, individual costs in excess of \$5,000 and estimated useful lives in excess of one year. The City defines intangible assets as those items with costs in excess of \$100,000.

Capital assets are depreciated using the straight-line method over their estimated useful lives. Capital assets not being depreciated include land and construction in progress. Depreciation has been provided using the straight-line method over the following estimated useful lives:

	<u>Years</u>
Building	40 - 50
Improvements Other than Buildings	5 - 30
Vehicles and Equipment	3 - 20
Distribution System	50
Artwork	20
Infrastructure	10 - 65
Share of Undivided Equity Interest Assets	5 - 15

Deferred Outflows of Resources

Deferred outflows of resources represent a consumption of net assets that applies to future periods 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 and OPEB expense and contributions from the employer after the measurement date, but before the end of the employer's reporting period.

Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net assets that applies to future periods and will not be recognized as an inflow of resources (revenue) until that time. Although certain revenues are measurable, they are not available. Available means collected within the current period, or expected to be collected soon enough thereafter to be used to pay liabilities of the current period. 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 it is not available. Deferred inflows of resources at the governmental fund level consist of the succeeding year property tax receivable, and other receivables not collected within sixty days after year-end. In addition, deferred inflows related to leases where the City is the lessor is reported in the governmental funds balance sheet and statement of net position. The deferred inflows of resources related to leases are recognized as an inflow of resources (revenue) over the term of the lease.

Deferred inflows of resources in the Statement of Net Position consist of succeeding year property tax receivable that will not be recognized as revenue until the year for which they are levied, the unamortized portion of the net difference between projected and actual earnings on pension plan investments, other unrecognized items not yet charged to pension and OPEB expense, and deferred amounts related to leases.

Long-Term Debt

In the government-wide financial statements, long-term debt obligations are reported as liabilities in the statement of net position. If deemed material, bonds payable are reported net of the applicable bond premium or discount.

Governmental funds recognize bond premiums and discounts, as well as bond issuance costs, in the period issued. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources and discounts on debt issuances are reported as other financing uses. Issuance costs, even if withheld from the actual net proceeds received, are reported as expenditures. Interest is reported as expenditure in the period in which the related payment is made.

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 City's two pension systems, and additions to/deductions from the pensions' fiduciary net position have been determined on the same basis as they are reported by each respective pension system.

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 and deferred inflows of resources related to OPEB and OPEB expense, information has been determined based on the City of Urbandale'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.

Compensated Absences

City employees accumulate vacation and sick leave hours for subsequent use or for payment upon termination, death, or retirement. Accumulated vacation and sick leave is reported as an expense and an accrued liability as the benefits accrue to employees in the government-wide financial statements as well as in the Water Utility. An estimate for the amount due in one year is reported as a current liability and reflects management's best estimate of anticipated use of these types of leave hours in the next year, based on a 3-year trend. A liability for these amounts is reported in the governmental funds only if benefits have matured because of employee resignations and retirements.

Self-insurance

The City is partially self-insuring for employee health insurance through stop-loss insurance, which provides coverage for claims in excess of \$50,000 per employee and \$4,403,567 in the aggregate for June 30, 2022. The operating funds are charged premiums (based upon historical claim experience) by the Risk Management Fund, which is accounted for as an Internal Service Fund. The accrued liability for estimated claims represents an estimate of the eventual loss on claims arising prior to year-end, including claims incurred but not yet reported, and is classified with accounts payable.

The table below presents the changes in claim liabilities for the past two fiscal years for the City's employee health insurance.

	<u>2022</u>	<u>2021</u>
Unpaid Claims and Claim Adjustment Expenses at Beginning of the Fiscal Year	\$ 240,000	\$ 225,000
Incurred Claims and Claim Adjustment Expenses	3,266,282	2,585,892
Payments	<u>(3,056,282)</u>	<u>(2,570,892)</u>
Total unpaid claims and claim adjustment expenses at end of the fiscal year	<u>\$ 450,000</u>	<u>\$ 240,000</u>

Leases

A lessor should recognize a lease receivable and a deferred inflow of resources at the commencement of the lease term, with certain exceptions for leases of assets held as investments, certain regulated leases, short-term leases, and leases that transfer ownership of the underlying asset. A lessor should not derecognize the asset underlying the lease. The lease receivable should be measured at the present value of lease payments expected to be received during the lease term. The deferred inflow of resources should be measured at the value of the lease receivable plus any payments received at or before the commencement of the lease term that relate to future periods.

Implementation of GASB Statement No. 87

As of July 1, 2021, the City adopted GASB Statement No. 87, *Leases*. The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. The impact to the City resulted in the reporting of lease receivable and deferred inflows of resources related to leases. The effect of the implementation of this standard on beginning net position is disclosed in Note 15.

Note 2 - Cash and Pooled Cash Investments and Cash Equivalents

The City's and its Component Unit's deposits at June 30, 2022 were entirely covered by federal depository insurance, collateralized with securities or letters of credit held by the City or the City's agent in the City's name, 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 ensure there will be no loss of public funds.

The investment interest income of the Road Use Tax Fund has been assigned to the City's General Fund.

The City is authorized by state statute to invest public funds in interest bearing savings, money market, or checking accounts at a bank, savings and loan association or credit union in the State of Iowa that is approved by the Council and the Treasurer of the State of Iowa, 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 Council and the Treasurer of the State of Iowa; The Iowa Public Agency Investment Trust (IPAIT), perfected repurchase agreements; and certain registered open-end management investment companies.

Certificates of deposit, money market accounts, and an investment in IPAIT are classified as cash and pooled cash investments in the financial statements. At June 30, 2022, the City's certificates of deposits and money market accounts, along with bank deposits totaled \$93,524,935. IPAIT had a balance of \$9,033,461. The cash and pooled cash investments of the City's non-fiduciary funds at June 30, 2022 are \$100,770,942. The City's fiduciary funds had cash and pooled cash investments of \$1,787,454 at June 30, 2022.

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

At June 30, 2022 cash and cash equivalents balance of the Water Utility include a money market account of \$6,254,675 and an investment in IPAIT of \$3,453,114. Additionally, there is one checking account with \$265,430 as of June 30, 2022.

The City and Water Utility's investment in IPAIT is valued at amortized cost pursuant to Rule 2a-7 under the Investment Company Act of 1940. The IPAIT pool is unrated.

The City and Water Utility had no investments meeting the disclosure requirements of Governmental Accounting Standard 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.

Credit risk. The City's investment policy prohibits investments in commercial paper and other corporate debt. The Water Utility's investment in Iowa Public Agency Investment Trust is unrated. IPAIT was established under Iowa law to authorize cities, counties, and municipal utilities to jointly invest. IPAIT invests only in permitted investments as specified for public agencies by Iowa law. The board of trustees of IPAIT meets quarterly to monitor investment compliance and performance. All other investments held by the City at June 30, 2022 are in certificates of deposit, money market accounts, money market mutual funds, and obligations of the United States government held with depository institutions approved by the Council.

Concentration of credit risk. The City places dollar limits, currently \$45 million, on the amount that may be invested in any one approved depository institution. The City also has a diversification policy to reduce risk of loss resulting from over concentration of assets in a specific maturity, a specific issue, or a specific class of securities.

Custodial credit risk - deposits. This is the risk that in the event of a bank failure, the City's deposits may not be returned to it. The City's deposits and investments held at year end are 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.

Custodial credit risk – investments. For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City held no such investments during the year.

Note 3 - Restricted Assets

Customer deposits, a sinking fund and a reserve fund as defined by the Water Utility's water revenue bond covenants are separately disclosed in the balance sheet of the Water Utility.

Note 4 - Capital Assets

Capital assets activity for the Primary Government for the year ended June 30, 2022 is as follows:

	July 1, 2021 Balance	Increases	Decreases	June 30, 2022 Balance
Capital Assets Not Being Depreciated				
Land	\$ 5,472,904	\$ -	\$ -	\$ 5,472,904
Construction in progress	29,200,240	17,184,997	11,644,533	34,740,704
Right of way	2,396,721	45,106	-	2,441,827
Total Capital Assets Not Being Depreciated	37,069,865	17,230,103	11,644,533	42,655,435
Capital Assets Being Depreciated				
Equipment	18,192,657	1,952,627	1,700,906	18,444,378
Buildings	30,129,362	562,017	457,680	30,233,699
Improvements other than buildings	12,330,687	3,507,630	1,424,331	14,413,986
Artwork	576,684	65,500	-	642,184
Infrastructure	255,575,007	11,726,763	231,592	267,070,178
Share of undivided equity interest assets	3,949,295	17,018	-	3,966,313
Total Capital Assets Being Depreciated	320,753,692	17,831,555	3,814,509	334,770,738
Less Accumulated Depreciation for				
Equipment	10,915,688	1,620,190	1,683,421	10,852,457
Buildings	9,912,627	654,025	434,761	10,131,891
Improvements other than buildings	5,732,027	812,661	1,274,807	5,269,881
Artwork	349,676	17,503	-	367,179
Infrastructure	77,305,187	7,100,361	173,668	84,231,880
Share of undivided equity interest assets	3,192,932	232,784	-	3,425,716
Total Accumulated Depreciation	107,408,137	10,437,524	3,566,657	114,279,004
Total Capital Assets, Net	\$ 250,415,420	\$ 24,624,134	\$ 11,892,385	\$ 263,147,169

Depreciation expense of \$10,437,524 for the year ended June 30, 2022, was charged to the following governmental functions:

	2022
Public Safety	\$ 1,338,064
Public Works	7,696,566
Culture and Recreation	1,136,020
Community and Economic Development	67,015
General Government	199,859
Total depreciation expense	<u>\$ 10,437,524</u>

Capital asset activity for the Water Utility for the years ended June 30, 2022 is as follows:

	June 30, 2021 Balance	Increases	Decreases	June 30, 2022 Balance
Capital Assets Not Being Depreciated				
Land	\$ 2,198,900	\$ -	\$ -	\$ 2,198,900
Construction in progress	1,201,499	732,221	1,201,499	732,221
Total Capital Assets Not Being Depreciated	<u>3,400,399</u>	<u>732,221</u>	<u>1,201,499</u>	<u>2,931,121</u>
Capital Assets Being Depreciated				
Equipment	982,846	5,776	-	988,622
Buildings	1,181,173	-	-	1,181,173
Distribution system	38,270,034	3,112,035	17,856	41,364,213
Total Capital Assets Being Depreciated	<u>40,434,053</u>	<u>3,117,811</u>	<u>17,856</u>	<u>43,534,008</u>
Less Accumulated Depreciation for				
Equipment	744,526	57,852	-	802,378
Buildings	836,362	30,617	-	866,979
Distribution system	14,403,405	836,494	17,856	15,222,043
Total Accumulated Depreciation	<u>15,984,293</u>	<u>924,963</u>	<u>17,856</u>	<u>16,891,400</u>
Total Capital Assets, Net	<u>\$ 27,850,159</u>	<u>\$ 2,925,069</u>	<u>\$ 1,201,499</u>	<u>\$ 29,573,729</u>

Note 5 - Long-Term Obligations

General Obligation Bonds

Details of general obligation bonds payable at June 30, 2022 are as follows:

	Date of Issue	Interest Rates	Final Due Date	Annual Principal Payments	Amount Originally Issued	Amount Outstanding June 30, 2022
Streets/Trail/Parks/Fire/Software	04/11/17	2.00 to 5.00	6/32	200,000 to 400,000	\$ 9,580,000	\$ 3,800,000
Streets/Bridge	04/11/17	2.25 to 5.00	6/27	810,000 to 955,000	7,985,000	4,540,000
Fire/Streets/Bridge/Sidewalks	04/10/18	2.50 to 5.00	6/33	645,000 to 770,000	12,220,000	7,895,000
Streets/Interchange/Pub Works	04/10/18	3.00 to 5.00	6/28	590,000 to 755,000	6,355,000	4,165,000
Streets, parks, fire pumper truck	04/07/19	3.00 to 5.00	6/34	280,000 to 335,000	6,250,000	3,965,000
Street, PW facility	04/07/19	3.00 to 4.00	6/29	1,725,000 to 2,205,000	18,960,000	14,035,000
Streets, Parks Maint facility	04/07/20	2.00 to 3.00	6/30	265,000 to 405,000	4,965,000	3,100,000
Streets, PW facility	04/07/20	2.00 to 5.00	6/30	960,000 to 1,305,000	11,255,000	9,410,000
Streets, fire pumper, trail	04/26/21	1.00 to 5.00	6/31	610,000 to 2,260,000	9,100,000	6,840,000
Streets, Parks, trails, Pub Works	04/28/22	3.00 to 5.00	6/32	700,000 to 2,915,000	11,250,000	11,250,000
					<u>\$ 97,920,000</u>	<u>\$ 69,000,000</u>

The annual principal and interest requirements to maturity for the City's obligations at June 30, 2022 are as follows:

Years Ending June 30,	General Obligation Bonds	
	Principal	Interest
2023	\$ 9,880,000	\$ 2,370,419
2024	8,360,000	1,915,349
2025	8,580,000	1,599,824
2026	8,810,000	1,244,724
2027	8,720,000	920,898
2028-2032	23,270,000	1,656,420
2033-2034	1,380,000	49,800
	<u>\$ 69,000,000</u>	<u>\$ 9,757,434</u>

Water Revenue Refunding Capital Loan Notes

On June 1, 2015, the Water Utility issued \$1,963,000 in Water Revenue Refunding Capital Loan Notes. Interest is payable each December 1 and June 1 at a rate of 1.99%. Principal payments are due each June 1 and range from \$201,000 to \$236,000 with final maturity in 2024. The proceeds were used to refund \$2,275,000 of outstanding 2005 Water Revenue Bonds which had an interest rate of 3.90%. At June 30, 2022 the restricted cash on the balance sheet includes \$21,218 in the Sinking Fund. The debt is owned by Regions Bank and; therefore, constitutes a direct borrowing.

The annual principal and interest requirements to maturity for the Water Utility's water revenue capital loan note at June 30, 2022 are as follows:

Years Ending June 30,	Water Revenue Refunding Capital Loan Note	
	Principal	Interest
2023	\$ 231,000	\$ 9,293
2024	236,000	4,696
	<u>\$ 467,000</u>	<u>\$ 13,989</u>

Drinking Water State Revolving Fund

The Water Utility applied for and received a capital loan note from the Drinking Water State Revolving Fund on February 17, 2010 for \$1,671,000. The funds were used solely for a meter replacement project as defined in the application. Funds were disbursed from the Iowa Finance Authority when invoices were submitted by the Utility and approved for the project. The first \$332,000 disbursed to the Utility represents the forgivable portion of the loan. The remaining \$1,339,000 was disbursed over the next 24 months and will be repaid semi-annually over a twenty-year period. A loan servicing fee is payable each June 1 at a rate of .25% of the principal amount of the loan outstanding. Interest is payable each December 1 and June 1 at a rate of 3.0%. Principal payments are due June 1 of each year, and range from \$65,000 to \$89,000 with final maturity in 2031. Effective June 1, 2020, the interest rate was reduced to 1.75% that will result in an interest savings of \$66,312. At June 30, 2022 the restricted cash on the balance sheet includes \$23,735 in the Sinking Fund. The debt is owned by the Iowa Finance Authority and there, constitutes a direct borrowing.

Principal and interest requirements to maturity for obligations at June 30, 2022 are as follows:

Years Ending June 30,	SRF Capital Loan	
	Principal	Interest
2023	\$ 69,000	\$ 12,390
2024	71,000	11,183
2025	74,000	9,940
2026	76,000	8,645
2027	78,000	7,315
2028-2031	340,000	15,102
	<u>\$ 708,000</u>	<u>\$ 64,575</u>

Changes in long-term obligations for the year ended June 30, 2022 and 2021 are as follows:

	Balance July 1, 2021	Additions	Reductions	Balance June 30, 2022	Due Within 1 Year
Primary Government					
Bonds payable					
General obligation bonds	\$ 75,145,000	\$ 11,250,000	\$ 17,395,000	\$ 69,000,000	\$ 9,880,000
Premium on bonds	4,148,153	467,289	469,978	4,145,464	-
Total bonds payable	79,293,153	11,717,289	17,864,978	73,145,464	9,880,000
Compensated absences	1,466,066	\$ 1,411,532	1,414,292	1,463,306	1,091,338
	<u>\$ 80,759,219</u>	<u>\$ 13,128,821</u>	<u>\$ 19,279,270</u>	<u>\$ 74,608,770</u>	<u>\$ 10,971,338</u>
Business-Type Activities					
Compensated absences	<u>\$ 17,363</u>	<u>\$ 17,073</u>	<u>\$ 15,360</u>	<u>\$ 19,076</u>	<u>\$ 9,967</u>
Component Unit					
Direct borrowings					
Water revenue bonds	\$ 694,000	\$ -	\$ 227,000	\$ 467,000	\$ 231,000
Capital loan note	775,000	-	67,000	708,000	69,000
Compensated absences	347,255	-	14,995	332,260	117,763
	<u>\$ 1,816,255</u>	<u>\$ -</u>	<u>\$ 308,995</u>	<u>\$ 1,507,260</u>	<u>\$ 417,763</u>

Typically, the general fund has been used in prior years to liquidate long-term liabilities other than debt.

2020 Actual Value of Property (Unaudited)	<u>\$ 5,813,262,243</u>
Debt Limit - 5% of Assessed Valuation	\$ 290,663,112
Amount of Debt Applicable to Debt Limit	
General obligation bonds	(69,000,000)
Legal debt margin	<u>\$ 221,663,112</u>

Note 6 - Pension Plan

The primary government participates in two public pension systems, Iowa Public Employees' Retirement System (IPERS) and Municipal Fire and Police Retirement System of Iowa (MFPRSI). The component unit Water Utility participates in IPERS only. The following sections outline the pension related disclosures for each pension of both entities. The aggregate amount of recognized pension expense (income) for the period associated with the net pension liability for all plans is \$87,523 for the primary government and (\$79,968) for the Water Utility. Other aggregate amounts related to pension are separately displayed in the financial statements.

Iowa Public Employees' Retirement System – IPERS

Plan Description – IPERS membership is mandatory for employees of the City and the Water Utility, except for those covered by another retirement system. Throughout this IPERS disclosure, all references to the City will incorporate both the City and the Water Utility, unless otherwise noted.

Employees of the City are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by Iowa Public Employees' Retirement Plan (IPERS). IPERS issues a stand-alone financial report which is available to the public by mail P.O. Box 9117, Des Moines, Iowa 50306-9117 or at www.ipers.org.

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, any time 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, exempt members with service before June 30, 2012 will use the highest three-year average salary as of that date 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.

- 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.

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. State statute limits the amount rates can increase or decrease each year to 1 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 2022, 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%. Protective occupation members contributed 6.21% of covered payroll and the City contributed 9.31% of covered payroll, for a total rate of 15.52%.

The City’s total contributions to IPERS for the year ended June 30, 2022 totaled \$971,101. The Water Utility’s total contributions to IPERS for the year ended June 30, 2022 totaled \$141,963.

There were no non-employer contributing entities to IPERS.

Actuarial Assumptions – The total pension liability in the June 30, 2021 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
Rates 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, 2021 valuation were based on the results of an economic assumption study dated March 24, 2017 and a demographic assumption study dated June 28, 2018.

Mortality rates used in the 2021 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 and 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%	4.43%
International Equity	17.5%	6.01%
Global smart beta equity	6.0%	5.10%
Core plus fixed income	26.0%	0.29%
Public Credit	4.0%	2.08%
Cash	1.0%	-0.25%
Private equity	13.0%	9.51%
Private real assets	7.5%	4.63%
Private credit	3.0%	2.87%
	<u>100%</u>	

Discount Rate – The discount rate used to measure the total pension liability was 7.0%. The projection of cash flows used to determine the discount rate assumed employee contributions will be made at contractually required rates, actuarially determined. Based on those assumptions, the 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.

Pension Plan Fiduciary Net Position – Detailed information about the pension plan’s fiduciary net position is available in the separately issued IPER financial report which is available on IPERS’ website at www.ipers.org.

City Specific IPERS Disclosures

Net Pension Liabilities (Asset), Pension Expense (Income), and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions – At June 30, 2022, the City reported a net pension liability of \$8,813 for its proportionate share of the net pension liability (asset). The new pension liability was measured as of June 30, 2021, 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 (asset) was based on the City’s share of contributions to IPERS relative to the contributions of all IPERS participating employers. At June 30, 2021, the City’s collective proportion was (0.0025540)% which was an decrease of 0.122171% over its proportion measured as of June 30, 2020.

For the year ended June 30, 2022, the City recognized pension expense (income) of (\$531,030). At June 30, 2022, 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 Results	\$ 138,118	\$ 126,664
Changes in Assumptions	109,821	175
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	-	6,134,709
Changes in Proportion and Differences Between City Contributions and Proportionate Share of Contributions	109,210	145,335
City Contributions Subsequent to the Measurement Date	971,101	-
Total	<u>\$ 1,328,250</u>	<u>\$ 6,406,883</u>

The \$971,101 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 ended June 30, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended June 30,	Total
2023	\$ (1,453,797)
2024	(1,497,698)
2025	(1,409,889)
2026	(1,689,976)
2027	1,626
	<u>\$ (6,049,734)</u>

Sensitivity of the City's Proportionate Share of the Net Pension Liability (Asset) to Changes in the Discount Rate - The following presents the City's proportionate share of the net pension liability (asset) calculated using the discount rate of 7.0%, 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 1% lower (6.0%) or 1% higher (8.0%) than the current rate.

	1% Decrease (6.0%)	Discount Rate (7.0%)	1% Increase (8.0%)
City's Proportionate Share of the Net Pension Liability (Asset)	\$ 5,818,752	\$ 8,813	\$ (4,860,120)

Payable to the IPERS – At June 30, 2022 the City reported payables to IPERS of \$0 for legally required City contributions and \$0 for legally required employee contributions withheld from employee wages which had not yet been remitted to IPERS.

Water Utility Specific IPERS Disclosures

Net Pension Liabilities (Asset), Pension Expense (Income), and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions – At June 30, 2022, the Water Utility reported a liability of \$24,782 for its proportionate share of the net pension liability. The new pension liability was measured as of June 30, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Water Utility's proportion of the net pension liability was based on the Water Utility's share of contributions to IPERS relative to the contributions of all IPERS participating employers. At June 30, 2021, the Water Utility's collective proportion was (0.0071785) percent which was a decrease of 0.0243079% from its proportion measured as of June 30, 2020 of .0171294.

For the year ended June 30, 2022, the Water Utility recognized pension expense (income) of (\$79,968). At June 30, 2022, the Water Utility reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflow of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Results	\$ 18,855	\$ 18,933
Changes of Assumptions	16,210	-
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	-	897,908
Changes in Proportion and Differences Between Utility Contributions and Proportionate Share of Contributions	38,497	23,084
Utility Contributions Subsequent to the Measurement Date	141,963	-
Total	<u>\$ 215,525</u>	<u>\$ 939,925</u>

The \$141,963 reported as deferred outflows of resources related to pensions resulting from the Water Utility contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending June 30, 2023.

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 Ended June 30,	Total
2023	\$ (211,559)
2024	(214,906)
2025	(202,116)
2026	(241,324)
2027	3,523
	<u>\$ (866,382)</u>

Sensitivity of the Utility's Proportionate Share of the Net Pension Liability (Asset) to Changes in the Discount Rate - The following presents the Water Utility's proportionate share of the net pension liability (asset) calculated using the discount rate of 7.0%, as well as what the Water Utility's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1% (6.0%) or 1% higher (8.0%) than the current rate.

	1% Decrease (6.0%)	Discount Rate (7.0%)	1% Increase (8.0%)
Utility's Proportionate Share of the Net Pension Liability (Asset):	\$ 877,131	\$ 24,782	\$ (689,540)

Payable to IPERS – At June 30, 2022, the Utility reported payables to IPERS of \$10,598 for legally required employer contributions and \$7,062 for legally required employee contributions which had been withheld from employee wages but not yet remitted to IPERS.

Municipal Fire and Police Retirement System of Iowa – MFPRSI

Plan Description – MFPRSI membership is mandatory for fire fighters and police officers covered by 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, Iowa 50266 or at 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 4 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 4 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 3 years of compensation. The average of these 3 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 8 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 choose 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 3-, 4- or 5-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.

Disability and Death Benefits – Disability benefits 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 5 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 5 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, 2022.

Employer contribution rates are based upon an actuarially determined normal contribution rate and set by state statute. The required actuarially determined contributions are calculated based on 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 26.18% for the year ended June 30, 2022.

The City's contributions to MFPRSI for the year ended June 30, 2022, totaled \$2,187,953.

If approved by the state legislature, state appropriations 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 Governmental Accounting Standards Board Statement No. 67, *Financial Reporting for Pension Plans*.

There were no state appropriations to MFPRSI during the fiscal year ended June 30, 2022.

Net Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions – At June 30, 2022, the City reported a liability of \$5,352,597 for its proportionate share of the net pension liability. The new pension liability was measured as of June 30, 2021, 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. At June 30, 2021, the City's collective proportion was .02383443% which was an increase of .00064236% from its proportion measured as of June 30, 2020.

For the year ended June 30, 2022, the City recognized pension expenses of \$618,553. At June 30, 2022 the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflow of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Results	\$ 620,888	\$ 60,238
Changes of Assumptions	201,591	-
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	-	8,943,535
Changes in Proportion and Differences Between City Contributions and Proportionate Share of Contributions	1,128,754	-
City Contributions Subsequent to the Measurement Date	2,187,953	-
Total	<u>\$ 4,139,186</u>	<u>\$ 9,003,773</u>

The \$2,187,953 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 ended June 30, 2023. 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 Ended June 30,	Total
2023	\$ (1,235,234)
2024	(1,415,638)
2025	(1,816,544)
2026	(2,628,610)
2027	43,488
	<u>\$ (7,052,538)</u>

Actuarial Assumptions - The total pension liability in the June 30, 2021, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Rate of inflation	3.00% per annum
Salary increases	3.75 to 15.11%, including inflation.
Investment rate of return	7.5%, investment expense, including inflation

The actuarial assumptions used in the June 30, 2021 valuation were based on the results of an actuarial experience study for the 10-year period ended June 30, 2020. There were no significant changes of benefit terms.

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:

<u>Asset Class</u>	<u>Long-Term Expected Real Rate of Return</u>
Large Cap	7.4%
Small Cap	8.1
International Large Cap	7.2
Emerging Markets	7.9
Global Infrastructure	7.5
Private Non-Core Real Estate	11.5
Private Credit	6.4
Private Equity	10.8
CorePlus Fixed Income	4.0
Private Core Real Estate	7.2

Discount Rate – The discount rate used to measure the total pension liability was 7.5%. The projection of cash flows used to determine the discount rate assumed contributions will be made at 9.4% of covered payroll and the City’s contributions will be made at rates equal to the difference between actuarially determined rates and the member rate. Based on those assumptions, the 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 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 7.5%, as well as what the City’s proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (6.5%) or 1-percentage-point higher (8.5%) than the current rate.

	1% Decrease (6.5%)	Discount Rate (7.5%)	1% Increase (8.5%)
City's Proportionate Share of the Net Pension Liability (Asset):	\$ 15,839,455	\$ 5,352,597	\$ (3,350,890)

Payables to the Pension Plan – At June 30, 2022, the City reported payables to the defined benefit pension plan of \$0 for legally required employer contributions and \$0 for legally required employee contributions which had been withheld from employee wages but not yet remitted to MFPRSI.

Money Purchase Plan

The Water Utility also offers its employees a money purchase plan created and administered in accordance with Internal Revenue Code Section 401(a). The plan, available to all full-time Water Utility employees, permits them to contribute up to 8% of their salary with the Water Utility matching 60% of the employee’s contribution.

All assets and income of the plan are held in trusts established for the exclusive benefit of eligible participants and their beneficiaries in accordance with Internal Revenue Code Section 401(a). No part of the trusts shall revert to the Water Utility or be used for or diverted to purposes other than the exclusive benefit of participants and their beneficiaries. Third-party administrators who act in a trustee capacity manage the plans. Accordingly, these plan assets are not reported in the Water Utility’s financial statements. The Water Utility made contributions to the plan of \$53,214 the year ended June 30, 2022. The Water Utility’s employees made contributions to the plan of \$88,690 for the year ended June 30, 2022.

Note 7 - Other Postemployment Benefits (OPEB)

Plan Description - The City operates a partially self-insured single-employer benefit plan which provides medical/prescription drug benefits for active employees, qualified retirees, and their spouses/families. Participants must meet IPERS/MFPRS retirement system eligibility requirements, or be age 55 or older at retirement to participate in the retiree benefit plan. Plan benefits are not available for retirees past age 65.

Inactive employees or beneficiaries currently receiving benefit payments	7
Active employees	227
Total	<u>234</u>

OPEB Benefits - The medical/prescription drug coverage is provided through a partially self-insured plan with Wellmark. Retirees under age 65 pay the same premium for the medical/prescription drug benefit as active employees, which results in an implicit subsidy and an OPEB liability.

Total OPEB Liability – The City’s total OPEB liability of \$2,151,977 was measured as of June 30, 2022, and was determined by an actuarial valuation as of July 1, 2021.

Actuarial Assumptions – The total OPEB liability in the July 1, 2021 actuarial valuation was determined using the following actuarial assumptions and the entry age normal actuarial cost method, applied to all periods included in the measurement.

Rate of inflation (effective June 30, 2021)	3.00% per annum
Rates of salary increase (effective June 30, 2021)	0.00% per annum (OPEB is directly determined by service years, not salary)
Discount Rate (effective June 30, 2021)	2.37%, compounded annually, including inflation
Healthcare cost trend rate (effective June 30, 2021)	6.00% per annum

Discount Rate – The discount rate used to measure the total OPEB liability was 2.37% 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 were based on the RP-2014 Mortality Table for Males and Females, as appropriate.

The actuarial assumptions used in the July 1, 2021 valuation were based on the results of an actuarial experience study with dates corresponding to those listed above.

Changes to the Total OPEB Liability

	Total OPEB Liability
Total OPEB liability beginning of year	\$ 1,964,451
Changes for the year:	
Service cost	183,302
Interest	50,112
Differences between expected and actual experiences	51,967
Changes in assumptions	31,333
Benefit payments	(129,187)
Net changes	187,527
Total OPEB liability end of year	\$ 2,151,978

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 1% lower (1.37%) or 1% higher (3.37%) than the current discount rate.

	1% Decrease (1.37%)	Discount Rate (2.37%)	1% Increase (3.37%)
Total OPEB Liability	\$ 2,311,369	\$ 2,151,977	\$ 2,039,523

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 healthcare cost trend rates that are 1% lower (5.00%) or 1% higher (7.00%) than the current healthcare cost trend rates.

	1% Decrease (5.00%)	Trend Rate (6.00%)	1% Increase (7.00%)
Total OPEB Liability	\$ 1,953,359	\$ 2,151,977	\$ 2,424,840

OPEB Expense and Deferred Outflows of Resources Related to OPEB – For the year ended June 30, 2022, the City recognized OPEB expense of \$227,192. At June 30, 2022, the City reported deferred outflows of resources related to OPEB from the following resources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 94,558	\$ 214,109
Changes in assumptions	-	172,213
Change in demographics	181,565	-
Total	<u>\$ 276,123</u>	<u>\$ 386,322</u>

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

Year ending June 30,	Amount
2023	\$ (6,222)
2024	(6,222)
2025	(6,222)
2026	(6,222)
2027	(6,222)
Thereafter	(79,089)
	<u>\$ (110,199)</u>

Note 8 - Deferred Compensation Plan

The City offers its employees two options for deferred compensation plans created and administered in accordance with Internal Revenue Code Section 457. The plans, which are available to all City employees, permit them to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency.

All assets and income of the plans are held in trusts established for the exclusive benefit of eligible participants and their beneficiaries in accordance with Internal Revenue Code Section 457(g). No part of the trusts shall revert to the City or be used for or diverted to purposes other than the exclusive benefit of participants and their beneficiaries. Third-party administrators who act in a trustee capacity manage the plans. Accordingly, these plan assets are not reported in the City's financial statements.

Note 9 - Risk Management

The City is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets, errors and omissions, injuries to employees, and natural disasters. The City maintains a Risk Management Fund (an Internal Service Fund) to account for its uninsured risks of loss. The Risk Management Fund provides employee health and group life insurance coverage for City employees. Workers compensation and general liability and auto liability coverages are provided through the City's participation in self-insurance risk pools as described in the subsequent paragraphs. Commercial insurance is purchased for all other risks of loss. Settlements have not exceeded coverages for each of the past three fiscal years.

Iowa Municipalities Workers' Compensation Association

The City is a member of the Iowa Municipalities Workers' Compensation Association (the Association). The Association is a local government risk-sharing pool whose more than 500 members include various municipal and county governments throughout the State of Iowa. The Association 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. The members participating in the Association to manage and conduct the business and affairs of the Association elect a board of trustees consisting of seven members. 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. The Association uses reinsurance and excess risk-sharing agreements to reduce its exposure to large losses. Claims exceeding \$850,000 are reinsured. The reinsurance does not limit the amount of liability per occurrence. Members may withdraw from the Association at any time provided they provide assets for settlement of all pending claims.

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. The City's annual contributions to the Association for the year ended June 30, 2022 were \$111,997.

Iowa Communities Assurance Pool

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 800 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, cybercrime liability, 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 contributions are those amounts necessary to fund, on a cash basis, the Pool's general and administrative expenses, claims, claims expenses and reinsurance expenses due and payable in the current 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% 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, 2022 were \$392,367. 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 the loss 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, at June 30, 2022, no liability has been recorded in the City's financial statements. As of June 30, 2022, 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.

Note 10 - Commitments

Joint Operation

In August of 2000, the City entered into a joint operation of a centralized emergency dispatch center (Westcom) with two other Des Moines suburbs. As of June 30, 2021 one additional Des Moines suburb obtained an equity interest in Westcom. Westcom was established as an undivided interest ownership arrangement, whereby titles to assets in Westcom are held individually by the equity partners. The City's share of equity interest in the assets, as shown on the financial statements, represents a proportionate share of the assets owned by the Westcom entity, which are comprised of dispatch related equipment, technology, software and the dispatch building. Since inception, the Westcom operations have expanded the service area to provide dispatch to one additional community which is not an equity partner, but subscribes to the services provided. The City showed expenditures of \$1,190,941 and has an undivided interest in assets of the operation, net of depreciation, totaling \$540,597 as of June 30, 2022. Westcom does not issue separate financial statements. Their operations are included in the financial statements of the City of West Des Moines.

Iowa Events Center

In 2006, the City Council committed \$640,000 for the Iowa Events Center project, over a 20-year period. The City's contribution will be utilized for the payment of debt service on the bonds issued by Polk County to finance the construction of the downtown arena. The City made payments totaling \$32,000 for the year ended June 30, 2022.

Loan Guarantees

The City is providing a loan guarantee for the Urbandale Girls Recreation Assoc. which approximated \$13,700 at June 30, 2022.

Development Agreement Commitments

In order to encourage development within designated Urban Renewal Areas, the City Council has approved development rebate agreements related to several different projects. Rebates are to be paid only after certain conditions have been met by each project developer and are to be paid over many years in the form of a rebate of a predetermined percentage of future property taxes generated by the property. It is estimated that outstanding commitments of approximately \$12.76 million exist, of which \$1,278,498 is likely to be eligible to be paid in the next fiscal year. The payments will be expensed in the period in which they are paid. No liability for these obligations is recognized because the agreements are conditional, and the payments are to be funded by future property taxes received on the project.

Construction and Purchase Commitments

At June 30, 2022, the following construction and purchase commitments had been made:

Project	2022	
	Total Contracts	Amount Remaining on Contracts
Capital Projects Fund	\$ 76,397,680	\$ 28,676,396
General Fund	103,962	21,637
Sanitary Sewer	437,866	54,499
Road Use Tax Fund	143,287	3,868
Total	<u>\$ 77,082,795</u>	<u>\$ 28,756,400</u>

Central Iowa Regional Drinking Water Commission

The Water Utility, in conjunction with 23 other governmental entities that provide water services, created a Central Iowa Regional Drinking Water Commission (the Commission). The Commission was created to (1) jointly plan and coordinate implementation for water supply, treatment, distribution, and storage facilities; (2) enable the participants in the Commission to jointly provide services in a cost-effective manner; and (3) enable the participants in the Commission to undertake joint or coordinated procurement of goods and services. The Commission has not set a budget for expenditures. The Water Utility will be responsible for its proportional share of the budgeted expenses, which will be determined on the basis of the ratio of its retail customer accounts to the total retail customers of all participants, using the most recent information available each year.

Des Moines Water Works

The Urbandale Water Utility has entered into agreements with Des Moines Water Works for the construction of Des Moines Water Works-owned booster stations, treatment plant, feeder mains, and a storage tank, which will enhance service to the City. Des Moines Water Works designed, constructed, and financed the booster stations, a treatment plant, feeder mains, and a storage tank through the issuance of revenue bonds. On October 12, 2021 the Urbandale Water Board of Trustees passed a Resolution Authorizing the Redemption of Urbandale Water Utility's Portion of Outstanding Water Revenue Refunding Bonds, Series 2012B, of the Des Moines Water Works, City of Des Moines, State of Iowa, dated October 30, 2012. The redemption for \$3,692,493. consisted of outstanding principal. The final payment distribution November 18, 2021 was made from the General Fund for \$2,592,782 and the Reserve Fund for \$1,099,711 for a total of \$3,692,493. By satisfying this obligation early the Utility saved \$206,263 in interest payments.

Note 11 - Tax Abatements

The City adopted the Governmental Accounting Standards Board Statement No. 77, Tax Abatement Disclosures. The Statement sets forth guidance for the disclosure of information about the nature and magnitude of tax abatements which will make these transactions more transparent to financial statement users. Adoption of the guidance did not have an impact on amounts reported in the financial statements.

The pronouncement defines tax abatements as a reduction in tax revenues that results from an agreement between one or more governments and an individual or entity in which (a) one or more governments promise to forgo tax revenues 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 benefit the governments or the citizens of those governments.

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 a part of these agreements.

For the year ended June 30, 2022, the City abated \$1,210,291 of property tax under the urban renewal and economic development projects. Property tax revenues of the City were reduced by \$0 for the year ended June 30, 2022 under agreements entered into by other entities.

Note 12 - Transfer Reconciliation

The following is a schedule of transfers of the City for the years ended June 30, 2022:

Transfer to General Fund from	
Nonmajor governmental funds	\$ 1,037,192
Total transfers to General Fund	<u>1,037,192</u>
Transfer to Capital Projects Fund from	
General fund	198,800
Road use fund	2,305,500
Storm water utility fund	1,550,000
Nonmajor governmental funds	494,000
Total transfers to Capital Projects Fund	<u>4,548,300</u>
Transfer to Debt Service Fund from	
Nonmajor governmental funds	8,495,000
Tax increment financing fund	5,663,081
Total transfers to Debt Service Fund	<u>14,158,081</u>
Transfer to Nonmajor Governmental Funds from	
Nonmajor government funds	439,529
General fund	40,000
Total transfers to nonmajor funds	<u>479,529</u>
	<u>\$ 20,223,102</u>

Transfers are primarily used to (1) move revenue from the fund that statute or budget requires them to be collected into the fund that statute or budget requires them to be expended from, and (2) move receipts restricted to debt service from the fund collecting the receipts to the debt service fund as debt service payments become due.

Note 13 – Leases

The City leases a portion of its facilities for cellular tower antenna sites. The leases are non-cancelable for initial periods of five years, with five to seven renewal periods for five year terms. The City believes the lessee will exercise the renewal options with reasonable certainty. The agreements allow for increases at annually or at renewals. During the fiscal year, the City recognized \$35,714 in lease revenue related to the agreements. At June 30, 2022, the City recorded \$491,773 in lease receivables and deferred inflows of resources for the arrangement. The City used an interest rate of 2.28%, based on the rates available to finance construction projects over the similar time periods.

Remaining amounts to be received associated with these leases are as follows:

Year Ended June 30,	Lease Revenue
2023	\$ 25,163
2024	27,785
2025	29,804
2026	31,206
2027	32,661
2028-2032	196,074
2033-2037	149,080
	<u>\$ 491,773</u>

Note 14 – Deficit Balance

At June 30, 2022, the fleet management funds had a deficit fund balance of \$88,169. The deficit fund balance is the result of accruals for net pension and OPEB liabilities.

Note 15 – Accounting Change/Restatement

As of July 1, 2021, the City adopted GASB Statement No. 87, *Leases*. This standard establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. The Statement requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract.

	Balance July 1, 2021	Additions	Reductions	Balance June 30, 2022
Lease Receivable	<u>\$ 515,728</u>	<u>\$ -</u>	<u>\$ 23,955</u>	<u>\$ 491,773</u>

Beginning net position was restated to retroactively adopt the provisions of GASB Statement No. 87 as follows:

	Governmental Activities	Capital Projects Fund
Net Position June 30, 2021, as previously reported	\$ 233,720,160	\$ 34,119,615
Add lease receivable under GASB No. 87 at July 1, 2021	515,728	515,728
Less deferred inflows of resources under GASB No. 87 at July 1, 2021	<u>(515,728)</u>	<u>(515,728)</u>
Net Position July 1, 2021, as restated	<u>\$ 233,720,160</u>	<u>\$ 34,119,615</u>

Note 16 – COVID-19

In March 2020, the COVID-19 outbreak was declared a global pandemic. The disruption to businesses across a range of industries in the United States continues to evolve. The full impact to local, regional and national economies, including that of the City of Urbandale, remains uncertain.

To date, the outbreak has not created a material disruption to the operations of the City of Urbandale. However, the extent of the financial impact of COVID-19 will depend on future developments, including the spread of the virus, duration and timing of the economic recovery. Due to these uncertainties, management cannot reasonably estimate the potential impact to the City of Urbandale.



Financial Section
Required Supplementary Financial Schedules
June 30, 2022
City of Urbandale, Iowa

City of Urbandale, Iowa

Budgetary Comparison Schedule of Receipts, Disbursements and Changes in Balances Budget and Actual (Cash Basis) – Governmental and Business-Type Funds
For the fiscal year ending June 30, 2022

	Governmental Funds Actual	Enterprise Fund Actual	Total	Budgeted Amounts		Final to Actual Variance
				Original	Final	
Receipts:						
Property tax	\$ 32,959,361	-	32,959,361	33,009,983	33,009,983	(50,622)
Tax increment financing	9,366,433	-	9,366,433	9,459,331	9,459,331	(92,898)
Other city tax	13,008,062	-	13,008,062	10,822,807	13,067,807	(59,745)
Licenses and permits	2,038,828	-	2,038,828	1,162,000	1,262,000	776,828
Use of money and property	646,924	30,419	677,343	381,000	381,000	296,343
Intergovernmental	12,359,488	-	12,359,488	9,380,000	9,530,000	2,829,488
Charges for services	5,108,474	2,389,971	7,498,445	6,865,473	7,175,473	322,972
Special assessments	619,405	-	619,405	651,000	651,000	(31,595)
Miscellaneous	1,022,416	-	1,022,416	739,400	769,400	253,016
Total receipts	77,129,391	2,420,390	79,549,781	72,470,994	75,305,994	4,243,787
Disbursements:						
Public safety	18,890,203	-	18,890,203	19,275,021	19,690,021	799,818
Public works	9,180,222	-	9,180,222	9,486,379	9,536,379	356,157
Health and Social Services	182,248	-	182,248	315,750	276,950	94,702
Culture and recreation	7,959,360	-	7,959,360	8,603,971	8,843,971	884,611
Community and economic development	3,226,919	-	3,226,919	3,660,931	3,710,931	484,012
General government	4,079,970	-	4,079,970	4,336,676	4,386,676	306,706
Debt Service	19,864,413	-	19,864,413	18,022,356	19,867,356	2,943
Capital projects	19,797,800	-	19,797,800	22,600,000	22,600,000	2,802,200
Total disbursements	83,181,135	-	83,181,135	86,301,084	88,912,284	5,731,149
Business-type activities	-	717,996	717,996	717,451	742,451	24,455
Total all disbursements	83,181,135	717,996	83,899,131	87,018,535	89,654,735	5,755,604
Excess (Deficiency) of Receipts Over (Under) Disbursements	(6,051,744)	1,702,394	(4,349,350)	(14,547,541)	(14,348,741)	(9,999,391)
Other financing sources, net	13,167,083	(1,550,000)	11,617,083	12,528,000	12,528,000	910,917
Excess (deficiency) of receipts and other financing sources over (under) disbursements and other financing uses	7,115,339	152,394	7,267,733	17,816,588	20,224,388	(9,088,474)
Fund Balances at Beginning of Year	73,917,215	5,348,108	79,265,323	64,478,908	64,478,908	14,786,415
Fund Balances at End of Year	\$ 81,032,554	5,500,502	86,533,056	82,295,496	84,703,296	5,697,941
Governmental Funds			Enterprise Fund			
	Cash Basis	Accrual Adjustments	Modified Accrual Basis	Cash Basis	Accrual Adjustments	Full Accrual Basis
Revenues	\$ 77,129,391	(3,181,556)	73,947,835	2,420,390	(2,045)	2,418,345
Expenditures/Expenses	83,181,135	302,370	83,483,505	717,996	(32,164)	685,832
Net	(6,051,744)	(3,483,926)	(9,535,670)	1,702,394	30,119	1,732,513
Other Financing Sources, Net	13,167,083	100,206	13,267,289	(1,550,000)	-	(1,550,000)
Beginning Fund Balances/Net Position	73,917,215	(2,713,541)	71,203,674	5,348,108	(246,662)	5,101,446
Ending Fund Balances/Net Position	\$ 81,032,554	(6,097,261)	74,935,293	5,500,502	(216,543)	5,283,959

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 the Internal Service Funds and Custodial Funds. The annual budget may be amended during the year utilizing similar statutorily prescribed procedures. Encumbrances are not recognized on the cash basis budget and appropriations lapse at year end.

Formal and legal budgetary control is based upon 9 major classes of disbursements known as functions, not by fund or fund type. These 9 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 activities. Function disbursements required to be budgeted include disbursements for the General Fund, Special Revenue Funds, Debt Service Fund, Capital Projects 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. However, emphasis is placed on monitoring budgets by individual funds and by major classifications within functions, such as personnel, operations and maintenance, and capital outlay. Deviations from budgeted amounts by major classifications within programs must be approved by the City Manager. Monthly reports are prepared by Department and program to monitor program expenditures and legally budgeted amounts. All appropriations lapse at the end of the fiscal year.

State law mandates that annual budgets for funds other than Fiduciary and Internal Service for the fiscal year beginning July 1 must be certified to the county auditor no later than March 31, preceding the beginning of the fiscal year. The Council also annually adopts a five-year capital improvement plan. The review and adoption of a budget is handled in accordance with state laws, as there is no City ordinance governing the budget process. Preliminary review of all operating budget requests is conducted by the City manager (the Manager) at a Departmental level. The Manager's budget, considered as a plan of financial operation along with proposed sources of revenues, is presented to the Council at least two months prior to certification. The Council holds hearings with the Manager, department heads, boards, and commissions, as well as a public hearing prior to adopting a budget. By resolution, the Council adopts a budget effective July 1 and certifies it to the county auditor, who, in turn, certifies the City's budget to the State Department of Management. This budget becomes the appropriation and is prepared on a cash basis (budget basis).

Amendments to the budget are considered annually only if revenue sources are available (i.e., unanticipated revenues and budget surpluses). There can be no additional levy of property taxes. The actual amendment process, as prescribed by state law, is identical to the procedures followed for the original budget, including certification. The budget for the fiscal year ending June 30, 2022 was amended once during the year to allow the City to increase disbursements, by a total of \$5,044,000 and increased receipts by \$5,242,800, including transfers. The budget amendments are reflected in the final budgeted amounts.

The actual expenditures of the Water Utility were \$24,182,120 compared to a legal budget of \$26,117,959 for the year ended June 30, 2022.

City of Urbandale, Iowa
Schedule of Changes in the City of Urbandale's Total OPEB Liability and Related Ratios
As of June 30, 2022
Required Supplementary Information

	2022	2021	2020	2019	2018
Service cost	\$ 183,302	\$ 152,349	\$ 156,761	140,125	140,336
Interest cost	50,112	63,802	62,591	73,716	65,090
Differences between expected and actual experiences	51,967	(62,209)	(150,796)	(38,963)	62,354
Changes in assumptions	31,333	-	(24,215)	-	-
Benefit payments	(129,187)	(105,429)	(127,171)	(34,516)	(44,325)
Net change in total OPEB liability	187,527	48,513	(82,830)	140,362	223,455
Total OPEB liability beginning of year	1,964,451	1,915,938	1,998,768	\$ 1,858,406	\$ 1,634,951
Total OPEB liability end of year	2,151,978	1,964,451	1,915,938	1,998,768	1,858,406
Covered-employee payroll	\$ 17,577,300	\$ 16,128,017	\$ 16,315,619	\$ 15,369,269	\$ 14,385,608
Total OPEB liability as a percentage of covered -employee payroll	12.2%	12.2%	11.7%	13.0%	12.9%

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

Asset accumulation:

There are no assets accumulated in a trust that meet the criteria of GASB codification P22.101 or P52.101 to pay related benefits for the OPEB plan.

Changes in benefit terms:

There were no significant changes in benefit terms.

Changes in assumptions:

Changes in assumptions and other inputs reflect the effects of changes in the discount rate each period. The following are the discount rates used in each period.

Year ended June 30, 2022	2.37%
Year ended June 30, 2021	3.15%
Year ended June 30, 2020	3.15%
Year ended June 30, 2019	3.72%
Year ended June 30, 2018	3.72%

Note: GASB Statement No. 75 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the City will present information for those years for which information is available.

City of Urbandale, Iowa
Schedule of the City's Proportionate Share of the Net Pension Liability
Iowa Public Employees' Retirement System – IPERS
As of June 30, 2022
Required Supplementary Information

	2015	2016	2017	2018	2019	2020	2021	2022*
City's Proportion of the Net Pension Liability (Asset)	0.1071528%	0.1077769%	0.1130740%	0.1141771%	0.1193193%	0.1217931%	0.1196170%	-0.0025540%
City's Proportion of the Net Pension Liability (Asset)	\$ 4,249,584	\$ 5,324,699	\$ 7,116,101	\$ 7,605,638	\$ 7,550,817	\$ 7,052,620	\$ 8,402,772	\$ 8,813
City's Covered Payroll	\$ 7,459,941	\$ 7,651,554	\$ 8,312,473	\$ 8,680,732	\$ 9,148,116	\$ 9,379,664	\$ 9,585,528	\$ 9,768,531
City's Proportionate Share of the Net Pension Liability as Percentage of its Covered Payroll	56.97%	69.59%	85.61%	87.62%	82.54%	75.19%	87.66%	0.09%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	84.61%	85.19%	81.82%	82.21%	83.62%	85.45%	82.90%	100.81%

In accordance with GASB Statement no.68, the amounts presented for each fiscal year were determined as of June 30 of the preceding year.

* The Plan has three groups; regular, sheriff and protection. In total the Plan reported a net pension asset at June 30, 2021. However, the City only participates in the regular and protection groups. The City's portions of these groups resulted in a net pension liability at June 20, 2021.

Note: GASB Statement no. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the City will present information for those years for which information is available.

City of Urbandale, Iowa
Schedule of City Contributions
Iowa Public Employees' Retirement System – IPERS
Last Ten Fiscal Years
Required Supplementary Information

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Statutorily Required Contribution	\$ 595,703	\$ 670,248	\$ 686,035	\$ 743,668	\$ 776,981	\$ 818,824	\$ 886,237	\$ 903,989	\$ 922,666	\$ 971,101
Contributions in Relation to the Statutorily Required Contribution	595,703	670,248	686,035	743,668	776,981	818,824	886,237	903,989	922,666	971,101
Contribution Deficiency (Excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City's Covered Payroll	\$ 6,805,250	\$ 7,459,941	\$ 7,651,554	\$ 8,312,473	\$ 8,680,732	\$ 9,148,116	\$ 9,379,664	\$ 9,585,528	\$ 9,768,531	\$ 10,315,954
Contributions as a Percentage of Covered Payroll	8.75%	8.98%	8.97%	8.95%	8.95%	8.95%	9.45%	9.43%	9.45%	9.41%

See accompanying notes to required supplementary information.

Changes of benefit terms

Legislation enacted 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 the 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 a demographic assumption 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 3.5% per year.
- Decreased the discount rate from 7.5% to 7.00%.
- Decreased the wage growth assumption from 4.00% to 3.25%

The 2014 valuation implemented the following retirements 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 account from 4.00% to 3.75% per year.
- Adjusted male mortality rates for retirees in the Regular membership group.
- Reduced retirement rates for sheriffs and deputies between the ages of 55 and 64.
- Moved from an open 30-year amortization period to a closed 30-year amortization period for the 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.

City of Urbandale, Iowa
Schedule of the City's Proportionate Share of the Net Pension Liability
Municipal Fire and Police Retirement System of Iowa – MFPRSI
As of June 30, 2022
Required Supplementary Information

	2015	2016	2017	2018	2019	2020	2021	2022
City's Proportion of the Net Pension Liability (Asset)	1.809265%	1.892653%	1.936615%	2.028049%	2.098126%	2.181612%	2.319207%	2.384430%
City's Proportion of the Net Pension Liability (Asset)	\$ 6,558,490	\$ 8,891,955	\$ 12,108,897	\$ 11,894,002	\$ 12,492,321	\$ 14,309,773	\$ 18,498,002	\$ 5,352,597
City's Covered Payroll	\$ 4,620,089	\$ 4,955,565	\$ 5,240,225	\$ 5,663,067	\$ 5,934,150	\$ 6,604,031	\$ 7,325,841	\$ 7,613,916
City's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll	142.0%	179.4%	231.1%	210.0%	210.5%	216.7%	252.5%	70.3%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability.	86.27%	83.04%	78.20%	80.60%	81.07%	79.94%	76.47%	93.62%

* In accordance with GASB Statement no.68, the amounts presented for each fiscal year were determined as of June 30 of the preceding year.

Note: GASB Statement no. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the City will present information for those years for which information is available.

City of Urbandale, Iowa
Schedule of City Contributions
Municipal Fire and Police Retirement System of Iowa – MFPRSI
Last Ten Fiscal Years
Required Supplementary Information

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Statutorily Required Contribution	1,145,706	1,391,627	1,506,988	1,455,011	1,467,867	1,523,891	1,718,369	1,788,237	1,960,283	2,187,953
Contributions in Relation to the Statutorily Required Contribution	1,145,706	1,391,627	1,506,988	1,455,011	1,467,867	1,523,891	1,718,369	1,788,237	1,960,283	2,187,953
Contribution Deficiency (Excess)	-	-	-	-	-	-	-	-	-	-
City's Covered Payroll	4,386,317	4,620,089	4,955,565	5,240,225	5,663,067	5,934,150	6,604,031	7,325,841	7,613,916	8,297,793
Contributions as a Percentage of Covered Payroll	26.12%	30.12%	30.41%	27.77%	25.92%	25.68%	26.02%	24.41%	25.75%	26.37%

Notes to Required Supplementary Information - Pension Liability:

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 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 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.

Other Supplementary Information
June 30, 2022

City of Urbandale

Nonmajor Governmental Funds - Special Revenue Funds

Hotel/Motel Fund - to account for revenues and expenditures of hotel/motel tax restricted by local ordinance for the promotion of convention and tourism.

Employee Benefits – to account for the revenues generated by the Employee Benefit property tax levy, which can be used to pay employee benefits.

Police and Fire Retirement – to account for the revenues generated by the Police & Fire Retirement property tax levy, which can be used to pay the City's share of MFPRSI pension contributions.

LOSST – Dallas County Tax Relief – to account for 50% of the 1% local option sales tax collected in Dallas County. In compliance with voter approved restrictions, this portion will be used for property tax relief.

LOSST – Dallas County Capital Projects – to account for 50% of the 1% local option sales tax collected in Dallas County. In compliance with voter approved restrictions, this portion will be used for Capital Projects.

LOSST – Polk County Tax Relief – to account for 50% of the 1% local option sales tax collected in Polk County. In compliance with voter approved restrictions, this portion will be used for property tax relief.

LOSST – Polk County Capital Projects – to account for 50% of the 1% local option sales tax collected in Polk County. In compliance with voter approved restrictions, this portion will be used for Capital Projects.

Economic Development Revolving Loan Fund – to account for economic development loans and account for repayments of principal and interest from borrowers.

Metro Salt Storage – to account for funds received for the usage and rental of a jointly owned salt storage facility located in Grimes, Iowa, and related maintenance expenditures that result.

Miracle League Complex Donations – to account for donated monies held for the further development of the Miracle League field and playground area at Northpark.

Library Donations – to account for donated monies held for specific library projects.

Dunlap Arboretum – to account for funds received from Jackaline Baldwin Dunlap Foundation for the ongoing maintenance of the Jackaline Baldwin Dunlap Park and Arboretum.

Fire Donations – to account for donated monies held for specific fire projects or equipment purchases.

Fire Training Tower – to account for funds received for the usage and rental of the Fire Department's jointly owned live-fire training facility at Station #42, and related maintenance expenditures that result.

Evidence and Forfeited Property – to account for forfeited funds and property received by the City from drug enforcement efforts, police action or investigation. The City must use these forfeited funds and property to enhance law enforcement.

Federal Forfeited Property – to account for funds and property received by the City from federal investigations.

Police Donations – to account for money received to be used on specific police projects.

Tobacco Inspection – to account for funds received from the State for tobacco enforcement activities and held for specific tobacco related projects and programs through the police department.

Making a Connection – to account for money received through a local grant and private donations to support a cultural diversity camp operated by the Recreation Department.

Senior Center Activities – to account for monies received from donations and proceeds from special ear-marked activities, intended for the specified projects of the Urbandale Senior Recreation Center.

City of Urbandale, Iowa
Schedule 1 – Combining Balance Sheet Information
Nonmajor Governmental Funds
June 30, 2022

	Hotel Motel	Employee Benefits	Police and Fire Retirement	LOSST-Dallas Co-Tax Relief	LOSST-Dallas Co-Capital Projects	LOSST-Polk Co-Tax Relief	LOSST-Polk Co-Capital Projects	Economic Development Revolving Loan	Metro Salt Storage	Miracle League Complex Donations
Assets										
Cash and pooled cash investments	\$ 218,430	25,191	50,736	414,731	2,276,859	19,532	3,856	414,285	119,528	10,503
Taxes receivable										
Current	619,858	305	1,129	84,047	84,047	250,649	250,649	-	-	-
Succeeding year	-	351,870	1,301,910	-	-	-	-	-	-	-
Loans receivable	-	-	-	-	-	-	-	9,000	-	-
Accounts receivable	-	-	-	-	-	-	-	-	-	-
Total assets	<u>\$ 838,288</u>	<u>377,366</u>	<u>1,353,775</u>	<u>498,778</u>	<u>2,360,906</u>	<u>270,181</u>	<u>254,505</u>	<u>423,285</u>	<u>119,528</u>	<u>10,503</u>
Liabilities, Deferred Inflows of Resources, and Fund Balances										
Liabilities										
Accounts payable	\$ 354,205	-	-	-	-	-	-	-	-	-
Total liabilities	<u>354,205</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Deferred Inflows of Resources										
Unavailable revenue succeeding yr property tax	-	351,870	1,301,910	-	-	-	-	-	-	-
Total deferred inflows of resources	<u>-</u>	<u>351,870</u>	<u>1,301,910</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances										
Restricted	484,083	25,496	51,865	498,778	2,360,906	270,181	254,505	9,000	119,528	10,503
Committed	-	-	-	-	-	-	-	414,285	-	-
Total fund balances	<u>484,083</u>	<u>25,496</u>	<u>51,865</u>	<u>498,778</u>	<u>2,360,906</u>	<u>270,181</u>	<u>254,505</u>	<u>423,285</u>	<u>119,528</u>	<u>10,503</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 838,288</u>	<u>377,366</u>	<u>1,353,775</u>	<u>498,778</u>	<u>2,360,906</u>	<u>270,181</u>	<u>254,505</u>	<u>423,285</u>	<u>119,528</u>	<u>10,503</u>

City of Urbandale, Iowa
Schedule 1 – Combining Balance Sheet Information
Nonmajor Governmental Funds
June 30, 2022

	Library Donations	Dunlap Arboretum	Fire Donation	Fire Training Tower	Evidence and Forfeited Property	Federal Forfeited Property	Police Donations	Tobacco Inspection	Making A Connection - MAC	Senior Center Activites	Total
Assets											
Cash and pooled cash investments	\$ 335,122	14,581	24,180	4,723	30,482	2,524	70,614	21,090	253,823	15,306	4,326,096
Taxes receivable											
Current	-	-	-	-	-	-	-	-	-	-	1,290,684
Succeeding year	-	-	-	-	-	-	-	-	-	-	1,653,780
Loans receivable	-	-	-	-	-	-	-	-	-	-	9,000
Accounts receivable	1,483	-	-	-	-	-	-	675	-	-	2,158
Total assets	<u>\$ 336,605</u>	<u>14,581</u>	<u>24,180</u>	<u>4,723</u>	<u>30,482</u>	<u>2,524</u>	<u>70,614</u>	<u>21,765</u>	<u>253,823</u>	<u>15,306</u>	<u>7,281,718</u>
Liabilities, Deferred Inflows of Resources, and Fund Balances											
Liabilities											
Accounts payable	\$ 1,744	414	-	338	-	-	614	-	14,965	20	372,300
Total liabilities	<u>1,744</u>	<u>414</u>	<u>-</u>	<u>338</u>	<u>-</u>	<u>-</u>	<u>614</u>	<u>-</u>	<u>14,965</u>	<u>20</u>	<u>372,300</u>
Deferred Inflows of Resources											
Unavailable revenue succeeding yr property tax	-	-	-	-	-	-	-	-	-	-	1,653,780
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,653,780</u>
Fund Balances											
Restricted	334,861	14,167	24,180	4,385	30,482	2,524	70,000	21,765	238,858	15,286	4,841,353
Committed	-	-	-	-	-	-	-	-	-	-	414,285
Total fund balances	<u>334,861</u>	<u>14,167</u>	<u>24,180</u>	<u>4,385</u>	<u>30,482</u>	<u>2,524</u>	<u>70,000</u>	<u>21,765</u>	<u>238,858</u>	<u>15,286</u>	<u>5,255,638</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 336,605</u>	<u>14,581</u>	<u>24,180</u>	<u>4,723</u>	<u>30,482</u>	<u>2,524</u>	<u>70,614</u>	<u>21,765</u>	<u>253,823</u>	<u>15,306</u>	<u>7,281,718</u>

See accompanying notes to required supplementary information.

City of Urbandale, Iowa
Schedule 2 – Combining Schedule of Revenues, Expenditures, and Changes in Fund Balances
Nonmajor Governmental Funds
For the fiscal year ending June 30, 2022

	Hotel Motel	Employee Benefits	Police and Fire Retirement	LOSST-Dallas Co-Tax Relief	LOSST-Dallas Co-Capital Proj	LOSST-Polk Co-Tax Relief	LOSST-Polk Co-Capital Project	Economic Development Revolving Loan Fund	Metro Salt Storage Facility	Miracle League Complex Donations
Revenues										
Taxes	\$ 2,054,471	336,296	1,241,928	1,174,533	1,174,533	3,535,094	3,535,094	-	-	-
Use of Money and Property	-	1,430	2,665	3,351	14,898	9,260	8,395	2,419	582	66
Intergovernmental	-	9,755	36,092	-	-	-	-	-	43,980	4,116
Charges for Services	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-	-
Total revenues	<u>2,054,471</u>	<u>347,481</u>	<u>1,280,685</u>	<u>1,177,884</u>	<u>1,189,431</u>	<u>3,544,354</u>	<u>3,543,489</u>	<u>2,419</u>	<u>44,562</u>	<u>4,182</u>
Expenditures										
Current Operating Expenditures										
Public safety	\$ -	383,004	1,265,159	-	-	-	-	-	-	-
Public works	-	158,266	-	-	-	-	-	-	4,565	-
Culture and recreation	1,173,985	145,605	-	-	-	-	-	-	-	5,280
Community and Economic Dev	-	41,149	-	-	-	-	-	8,317	-	-
General Government	-	56,976	-	-	-	-	-	-	-	-
Total expenditures	<u>1,173,985</u>	<u>785,000</u>	<u>1,265,159</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>8,317</u>	<u>4,565</u>	<u>5,280</u>
Excess (Deficiency) of Revenues										
Over (Under) Expenditures	<u>880,486</u>	<u>(437,519)</u>	<u>15,526</u>	<u>1,177,884</u>	<u>1,189,431</u>	<u>3,544,354</u>	<u>3,543,489</u>	<u>(5,898)</u>	<u>39,997</u>	<u>(1,098)</u>
Transfers In	-	439,529	-	-	-	-	-	-	-	-
Transfers Out	<u>(732,192)</u>	<u>-</u>	<u>-</u>	<u>(989,529)</u>	<u>(1,175,000)</u>	<u>(3,750,000)</u>	<u>(3,705,000)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total transfers	<u>(732,192)</u>	<u>439,529</u>	<u>-</u>	<u>(989,529)</u>	<u>(1,175,000)</u>	<u>(3,750,000)</u>	<u>(3,705,000)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Changes in Fund Balances	148,294	2,010	15,526	188,355	14,431	(205,646)	(161,511)	(5,898)	39,997	(1,098)
Fund Balances - Beginning	335,789	23,486	36,339	310,423	2,346,475	475,827	416,016	429,183	79,531	11,601
Fund Balances - Ending	<u>\$ 484,083</u>	<u>25,496</u>	<u>51,865</u>	<u>498,778</u>	<u>2,360,906</u>	<u>270,181</u>	<u>254,505</u>	<u>423,285</u>	<u>119,528</u>	<u>10,503</u>

City of Urbandale, Iowa
Schedule 2 – Combining Schedule of Revenues, Expenditures, and Changes in Fund Balances
Nonmajor Governmental Funds
For the fiscal year ending June 30, 2022

		Library Donations	Dunlap Arboretum	Fire Donation	Fire Training Tower	Evidence & Forfeited Property	Federal Forfeited Property	Police Donations	Tobacco Inspection	Making A Connection - MAC	Senior Center Activities	Total
Revenues												
Taxes	\$	-	-	-	-	-	-	-	-	-	-	13,051,949
Use of Money and Property		1,862	349	138	33	104	8	438	123	1,249	90	47,460
Intergovernmental		59,900	-	-	-	-	1,090	-	675	-	-	155,608
Charges for Services		-	-	-	750	-	-	-	-	-	482	1,232
Miscellaneous		20,031	120,376	5,019	-	9,451	-	20,045	-	50,500	-	225,422
Total revenues		<u>81,793</u>	<u>120,725</u>	<u>5,157</u>	<u>783</u>	<u>9,555</u>	<u>1,098</u>	<u>20,483</u>	<u>798</u>	<u>51,749</u>	<u>572</u>	<u>13,481,671</u>
Expenditures												
Current Operating Expenditures												
Public safety	\$	-	-	2,889	3,303	-	-	29,773	300	-	-	1,684,428
Public works		-	-	-	-	-	-	-	-	-	-	162,831
Culture and recreation		37,928	9,724	-	-	-	-	-	-	63,589	524	1,436,635
Community and Economic Dev		-	-	-	-	-	-	-	-	-	-	49,466
General Government		-	-	-	-	-	-	-	-	-	-	56,976
Total expenditures		<u>37,928</u>	<u>9,724</u>	<u>2,889</u>	<u>3,303</u>	<u>-</u>	<u>-</u>	<u>29,773</u>	<u>300</u>	<u>63,589</u>	<u>524</u>	<u>3,390,336</u>
Excess (Deficiency) of Revenues												
Over (Under) Expenditures		<u>43,865</u>	<u>111,001</u>	<u>2,268</u>	<u>(2,520)</u>	<u>9,555</u>	<u>1,098</u>	<u>(9,290)</u>	<u>498</u>	<u>(11,840)</u>	<u>48</u>	<u>10,091,335</u>
Transfers In		-	-	-	-	-	-	-	-	40,000	-	479,529
Transfers Out		-	(114,000)	-	-	-	-	-	-	-	-	(10,465,721)
Total transfers		<u>-</u>	<u>(114,000)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>40,000</u>	<u>-</u>	<u>(9,986,192)</u>
Net Changes in Fund Balances		<u>43,865</u>	<u>(2,999)</u>	<u>2,268</u>	<u>(2,520)</u>	<u>9,555</u>	<u>1,098</u>	<u>(9,290)</u>	<u>498</u>	<u>28,160</u>	<u>48</u>	<u>105,143</u>
Fund Balances - Beginning		<u>290,996</u>	<u>17,166</u>	<u>21,912</u>	<u>6,905</u>	<u>20,927</u>	<u>1,426</u>	<u>79,290</u>	<u>21,267</u>	<u>210,698</u>	<u>15,238</u>	<u>5,150,495</u>
Fund Balances - Ending	\$	<u><u>334,861</u></u>	<u><u>14,167</u></u>	<u><u>24,180</u></u>	<u><u>4,385</u></u>	<u><u>30,482</u></u>	<u><u>2,524</u></u>	<u><u>70,000</u></u>	<u><u>21,765</u></u>	<u><u>238,858</u></u>	<u><u>15,286</u></u>	<u><u>5,255,638</u></u>

See accompanying notes to required supplementary information.

City of Urbandale, Iowa

Schedule 3 – Combining Statement of Net Position – Proprietary Funds – Internal Service Funds

June 30, 2022

	Risk Management	General Liability	Equipment Replacement	Technology	Building Maintenance	Fleet Management	Total Governmental activities - Internal Service Funds
Assets							
Current Assets							
Cash and pooled cash investments	\$ 6,175,892	853,097	4,808,219	115,232	2,156,626	128,823	14,237,889
Accounts receivable	165,199	25,671	-	2,179	1,331	393	194,773
Inventory	-	-	-	-	-	48,134	48,134
Total current assets	6,341,091	878,768	4,808,219	117,411	2,157,957	177,350	14,480,796
Non-current Assets							
Capital assets, net	-	-	4,410,908	-	1,580,140	-	5,991,048
Total assets	6,341,091	878,768	9,219,127	117,411	3,738,097	177,350	20,471,844
Deferred Outflows of Resources							
Pension related deferred outflows	-	-	-	-	23,244	37,058	60,302
OPEB related deferred outflow	-	-	-	-	5,625	7,836	13,461
Total assets and deferred outflows of resources	6,341,091	878,768	9,219,127	117,411	3,766,966	222,244	20,545,607
Liabilities							
Current Liabilities							
Accounts payable	614,070	19,458	-	-	96,490	17,240	747,258
Compensation and payroll taxes	-	-	-	-	28,274	19,952	48,226
Compensated absences payable - current	-	-	-	-	13,928	14,637	28,565
Employee benefits payable	-	-	-	-	1,356	1,665	3,021
Total current liabilities	614,070	19,458	-	-	140,048	53,494	827,070
Noncurrent Liabilities							
Compensated absences payable	-	-	-	-	6,467	7,739	14,206
Net pension liability	-	-	-	-	154	246	400
Total OPEB liability	-	-	-	-	38,022	59,441	97,463
Total noncurrent liabilities	-	-	-	-	44,643	67,426	112,069
Total liabilities	614,070	19,458	-	-	184,691	120,920	939,139
Deferred Inflows of Resources							
Pension related deferred inflows	-	-	-	-	112,120	178,752	290,872
OPEB related deferred inflows	-	-	-	-	7,061	10,741	17,802
Total deferred inflows of resources	-	-	-	-	119,181	189,493	308,674
Total liabilities and deferred inflows of resources	614,070	19,458	-	-	303,872	310,413	1,247,813
Net Position							
Invested in capital assets	-	-	4,410,908	-	1,580,140	-	5,991,048
Unrestricted	5,727,021	859,310	4,808,219	117,411	1,882,954	(88,169)	13,306,746
Total net position	\$ 5,727,021	859,310	9,219,127	117,411	3,463,094	(88,169)	19,297,794

City of Urbandale, Iowa

Schedule 4 – Combining Statement of Revenues, Expenses, and Changes in Net Position – Proprietary Funds – Internal Service Funds
For the fiscal year ending June 30, 2022

		Risk Management	General Liability	Equipment Replacement	Technology	Building Maintenance	Fleet Management	Total Governmental activities - Internal Service Funds
Operating Revenues								
Charges for services	\$	5,500,000	695,940	1,383,008	-	1,376,049	864,800	9,819,797
Other		<u>1,475,048</u>	<u>50,319</u>	<u>-</u>	<u>29,851</u>	<u>-</u>	<u>-</u>	<u>1,555,218</u>
Total operating revenues		<u>6,975,048</u>	<u>746,259</u>	<u>1,383,008</u>	<u>29,851</u>	<u>1,376,049</u>	<u>864,800</u>	<u>11,375,015</u>
Operating Expenses								
Insurance premiums and claims	\$	5,230,787	712,384	-	-	-	-	5,943,171
Building maintenance		-	-	-	-	276,926	-	276,926
Data processing		-	-	-	42,757	-	-	42,757
Fleet maintenance		-	-	-	-	-	401,809	401,809
Administration		6,912	20,473	18,977	-	325,038	395,797	767,197
Depreciation		<u>-</u>	<u>-</u>	<u>966,349</u>	<u>-</u>	<u>163,875</u>	<u>-</u>	<u>1,130,224</u>
Total operating expenses		<u>5,237,699</u>	<u>732,857</u>	<u>985,326</u>	<u>42,757</u>	<u>765,839</u>	<u>797,606</u>	<u>8,562,084</u>
Operating income (loss)		<u>1,737,349</u>	<u>13,402</u>	<u>397,682</u>	<u>(12,906)</u>	<u>610,210</u>	<u>67,194</u>	<u>2,812,931</u>
Nonoperating Revenues (Expenses)								
Interest income	\$	42,274	5,495	32,290	706	14,166	2,877	97,808
Gain (loss) on disposals of equipment		<u>-</u>	<u>-</u>	<u>1,044</u>	<u>-</u>	<u>(58,638)</u>	<u>-</u>	<u>(57,594)</u>
Total nonoperating revenues (expenses)		<u>42,274</u>	<u>5,495</u>	<u>33,334</u>	<u>706</u>	<u>(44,472)</u>	<u>2,877</u>	<u>40,214</u>
Change in net position		1,779,623	18,897	431,016	(12,200)	565,738	70,071	2,853,145
Net Position at Beginning of Year		<u>3,947,398</u>	<u>840,413</u>	<u>8,788,111</u>	<u>129,611</u>	<u>2,897,356</u>	<u>(158,240)</u>	<u>16,444,649</u>
Net Position at End of Year	\$	<u><u>5,727,021</u></u>	<u><u>859,310</u></u>	<u><u>9,219,127</u></u>	<u><u>117,411</u></u>	<u><u>3,463,094</u></u>	<u><u>(88,169)</u></u>	<u><u>19,297,794</u></u>

See accompanying notes to required supplementary information.

City of Urbandale, Iowa

Schedule 5 – Combining Statement of Cash Flows – Proprietary Funds – Internal Service Funds
For the fiscal year ending June 30, 2022

	Risk Management	General Liability	Equipment Replacement	Technology	Building Maintenance	Fleet Maintenance	Total Governmental activities - Internal Service Funds
Cash Flows from Operating Activities							
Receipts from customers and users	\$ 6,857,284	732,388	1,383,008	29,443	1,374,718	864,407	11,241,248
Payments to employees	-	-	-	-	(329,035)	(426,574)	(755,609)
Payments to suppliers	(5,072,471)	(720,527)	(18,977)	(50,294)	(187,457)	(473,447)	(6,523,173)
Net cash provided by (used in) operating activities	<u>1,784,813</u>	<u>11,861</u>	<u>1,364,031</u>	<u>(20,851)</u>	<u>858,226</u>	<u>(35,614)</u>	<u>3,962,466</u>
Cash Flows from Capital and Related Financing Activities							
Purchase of capital assets	-	-	(1,613,994)	-	(156,155)	-	(1,770,149)
Proceeds from disposal of capital assets	-	-	2,828	-	-	-	2,828
Net cash used in capital and related financing activities	<u>-</u>	<u>-</u>	<u>(1,611,166)</u>	<u>-</u>	<u>(156,155)</u>	<u>-</u>	<u>(1,767,321)</u>
Cash Flows from Investing Activities							
Interest on investments	<u>42,274</u>	<u>5,495</u>	<u>32,290</u>	<u>706</u>	<u>14,166</u>	<u>2,877</u>	<u>97,808</u>
Net increase (decrease) in cash and cash equivalents	1,827,087	17,356	(214,845)	(20,145)	716,237	(32,737)	2,292,953
Cash and Cash Equivalents at Beginning of Year	<u>4,348,805</u>	<u>835,741</u>	<u>5,023,064</u>	<u>135,377</u>	<u>1,440,389</u>	<u>161,560</u>	<u>11,944,936</u>
Cash and Cash Equivalents at End of Year	<u>\$ 6,175,892</u>	<u>853,097</u>	<u>4,808,219</u>	<u>115,232</u>	<u>2,156,626</u>	<u>128,823</u>	<u>14,237,889</u>
Reconciliation of Operating Income (Loss) to Net Cash provided by (used in) Operating Activities							
Operating income (loss)	\$ 1,737,349	13,402	397,682	(12,906)	610,210	67,194	2,812,931
Adjustments to reconcile operating income (loss) to net cash (used in) provided by operating activities							
Depreciation	-	-	966,349	-	163,875	-	1,130,224
Change in inventory	-	-	-	-	-	(48,134)	(48,134)
Change in deferred inflows related to pension	-	-	-	-	108,013	172,546	280,559
Change in deferred inflows related to OPEB	-	-	-	-	1,866	2,418	4,284
Change in deferred outflows related to pension	-	-	-	-	12,231	16,544	28,775
Change in deferred outflows related to OPEB	-	-	-	-	(3,862)	(5,005)	(8,867)
Change in due from customers and users	(117,764)	(13,871)	-	(408)	(1,331)	(393)	(133,767)
Change in OPEB liability	-	-	-	-	4,182	5,419	9,601
Change in net pension liability	-	-	-	-	(145,214)	(219,399)	(364,613)
Change in compensated absences	-	-	-	-	3,531	(4,842)	(1,311)
Change in compensation and benefits payable	-	-	-	-	15,256	1,542	16,798
Change in accounts payable and accrued liabilities	165,228	12,330	-	(7,537)	89,469	(23,504)	235,986
Net cash provided by (used in) operating activities	<u>\$ 1,784,813</u>	<u>11,861</u>	<u>1,364,031</u>	<u>(20,851)</u>	<u>858,226</u>	<u>(35,614)</u>	<u>3,962,466</u>

Statistical Section (Unaudited)
June 30, 2022

City of Urbandale

This part of the City of Urbandale’s annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, noted disclosures, and required supplementary information says about the government’s overall financial health.

Financial Trends

These schedules contain trend information to help the reader understand how the government’s financial performance and well-being have changed over time.

Revenue Capacity

These schedules contain information to help the reader assess the government’s most significant local revenue source, the property tax.

Debt Capacity

These schedules present information to help the reader assess the affordability of the government’s current levels of outstanding debt and the government’s ability to issue additional debt in the future.

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the government’s financial activities take place.

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the government’s financial report relates to the services the government provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.

City of Urbandale, Iowa
Table I – Changes in Net Position
Last Ten Fiscal Years (accrual basis of accounting)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Expenses										
Governmental activities:										
Public Safety	\$ 10,495,044	10,148,920	10,213,439	13,060,310	13,711,161	14,400,945	15,851,573	18,326,328	19,762,939	17,966,299
Public Works	10,748,591	12,927,731	11,959,081	17,141,268	21,572,809	18,559,959	18,467,773	17,483,163	18,903,777	18,336,394
Health and social services	-	-	-	-	-	-	-	-	171,065	196,683
Culture and recreation	6,511,719	7,500,581	7,525,248	8,027,471	8,366,654	8,477,600	8,606,410	8,357,100	7,944,408	8,603,214
Community and economic development	3,050,530	2,741,489	2,829,958	2,223,681	2,227,462	2,432,459	2,443,513	2,348,495	2,497,644	3,062,407
General government	2,755,325	3,035,256	3,878,000	3,759,857	3,749,253	4,091,368	3,591,303	4,052,844	4,200,031	4,208,833
Interest on long-term debt	1,572,214	1,539,732	1,359,609	1,355,431	1,569,295	1,768,098	2,102,834	2,223,631	2,323,113	1,991,187
Total governmental activities expenses	\$ 35,133,423	37,893,709	37,765,335	45,568,018	51,196,634	49,730,429	51,063,406	52,791,561	55,802,977	54,365,017
Business-type activities:										
Storm Water Utility	390,230	312,724	387,436	445,086	436,735	477,178	495,595	524,236	721,699	685,832
Total primary government expenses	\$ 35,523,653	38,206,433	38,152,771	46,013,104	51,633,369	50,207,607	51,559,001	53,315,797	56,524,676	55,050,849
Program Revenues										
Governmental activities:										
Charges for services:										
Public safety	\$ 1,058,641	1,206,724	1,253,859	1,143,001	1,197,530	1,067,671	1,469,151	2,186,093	2,124,600	3,164,379
Public works	2,327,015	2,843,648	2,831,893	3,098,436	3,472,677	3,410,773	3,756,678	3,194,941	3,437,646	3,861,791
Culture and recreation	634,281	624,342	640,601	665,413	769,155	797,805	821,025	563,219	277,809	523,556
Community and economic development	819,023	892,908	967,109	773,572	702,716	949,584	900,170	807,153	1,218,648	1,685,684
General government	-	-	-	-	-	-	-	-	21,153	-
Operating grants and contributions	4,581,952	4,552,475	4,652,132	5,332,419	5,835,645	5,784,009	6,029,810	7,143,479	8,126,767	6,489,006
Capital grants and contributions	5,134,833	4,125,329	6,025,728	6,370,070	13,288,301	4,092,824	6,046,425	4,856,623	7,868,091	6,124,354
Total governmental activities program revenues	14,555,745	14,245,426	16,371,322	17,382,911	25,266,024	16,102,666	19,023,259	18,751,508	23,074,714	21,848,770
Business-type activities:										
Storm Water Utility:										
Charges for services	698,093	707,086	716,496	1,472,836	2,236,760	2,232,502	2,294,039	2,333,542	2,366,522	2,387,925
Total business-type activities revenues	698,093	707,086	716,496	1,472,836	2,236,760	2,232,502	2,294,039	2,333,542	2,366,522	2,387,925
Total primary government revenues	15,253,838	14,952,512	17,087,818	18,855,747	27,502,784	18,335,168	21,317,298	21,085,050	25,441,236	24,236,695
Net primary government (expense)/revenue	\$ (20,269,815)	(23,253,921)	(21,064,953)	(27,157,357)	(24,130,585)	(31,872,439)	(30,241,703)	(32,230,747)	(31,083,440)	(30,814,154)
General Revenues and Other Changes in Net Position										
Taxes:										
Property taxes	\$ 21,621,787	22,263,631	23,005,604	24,308,599	25,952,518	27,301,017	28,921,125	30,875,174	32,407,700	32,965,092
Tax increment financing district tax	7,009,867	6,563,268	6,473,494	6,414,658	7,083,382	7,215,191	8,364,435	9,144,227	9,757,085	9,306,220
Local option sales and service tax	-	-	-	-	-	-	1,238,762	4,488,166	7,817,500	9,419,254
Hotel Motel tax	1,577,149	1,606,923	1,806,508	1,822,440	1,905,262	1,922,107	1,535,431	1,653,572	1,209,235	2,054,471
Franchise fees	299,346	298,039	287,041	282,851	273,809	264,239	265,366	262,266	256,022	241,171
Utility excise tax	599,831	590,809	632,362	627,323	642,269	730,395	863,682	1,155,404	1,191,293	1,493,791
State commercial/industrial valuation replacement funds	-	-	425,787	984,612	976,769	967,568	968,191	1,010,641	994,074	986,184
Investment earnings	113,401	134,473	131,496	142,201	203,241	654,244	1,465,790	1,240,611	496,865	590,659
Miscellaneous	228,567	163,893	111,006	158,875	147,592	128,652	106,892	175,755	1,435,635	1,713,861
Total	\$ 31,449,948	31,621,036	32,873,298	34,741,559	37,184,842	39,183,413	43,729,674	50,005,816	55,565,409	58,770,703
Change in Net Position	\$ 11,180,133	8,367,115	11,808,345	7,584,202	13,054,257	7,310,974	13,487,971	17,775,069	24,481,969	27,956,549

City of Urbandale, Iowa
Table II – Governmental Activities Tax Revenues By Source
Last Ten Fiscal Years
(accrual basis of accounting)

Fiscal Year		Property Tax	TIF Tax	Hotel Motel Tax	Franchise Tax	Utility Excise Tax	Local Option Sales Tax	Total
2013	\$	21,621,787	7,009,867	1,577,149	299,346	599,831	-	31,107,980
2014		22,263,631	6,563,268	1,606,923	298,039	590,809	-	31,322,670
2015		23,005,604	6,473,494	1,806,508	287,041	632,362	-	32,205,009
2016		24,308,599	6,414,658	1,822,440	282,851	627,323	-	33,455,871
2017		25,952,518	7,083,382	1,905,262	273,809	642,269	-	35,857,240
2018		27,301,017	7,215,191	1,922,107	264,239	730,395	-	37,432,949
2019		28,921,125	8,364,435	1,535,431	265,366	863,682	1,238,762	41,188,801
2020		30,875,174	9,144,227	1,653,572	262,266	1,155,404	4,488,166	47,578,809
2021		32,407,700	9,757,085	1,209,235	256,022	1,191,293	7,817,500	52,638,835
2022		32,965,092	9,306,220	2,054,471	241,171	1,493,791	9,419,254	55,479,999

City of Urbandale, Iowa
Table III – Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)

	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u> (as restated)	<u>2017</u> (as restated)	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Governmental activities:										
Net investment in capital assets	\$ 115,175,557	120,983,068	133,910,904	140,066,000	155,160,879	159,170,156	171,826,998	177,846,734	190,603,950	205,368,309
Restricted	15,536,580	18,312,214	17,671,962	29,014,284	30,924,056	34,723,554	24,434,686	33,459,884	39,874,267	43,538,483
Unrestricted	19,696,744	19,459,695	5,719,010	(7,071,446)	(12,352,149)	(14,078,571)	(4,039,783)	(1,715,247)	3,241,943	12,587,404
Total governmental activities net position	<u>\$ 150,408,881</u>	<u>158,754,977</u>	<u>157,301,876</u>	<u>162,008,838</u>	<u>173,732,786</u>	<u>179,815,139</u>	<u>192,221,901</u>	<u>209,591,371</u>	<u>233,720,160</u>	<u>261,494,196</u>
Business-type activities:										
Unrestricted	<u>689,252</u>	<u>710,271</u>	<u>456,238</u>	<u>888,148</u>	<u>2,177,420</u>	<u>3,261,458</u>	<u>4,342,667</u>	<u>4,748,266</u>	<u>5,101,446</u>	<u>5,283,959</u>
Primary government:										
Net investment in capital assets	\$ 115,175,557	120,983,068	133,910,904	140,066,000	155,160,879	159,170,156	171,826,998	177,846,734	190,603,950	205,368,309
Restricted	15,536,580	18,312,214	17,671,962	29,014,284	30,924,056	34,723,554	24,434,686	33,459,884	39,874,267	43,538,483
Unrestricted	<u>20,385,996</u>	<u>20,169,966</u>	<u>6,175,248</u>	<u>(6,183,298)</u>	<u>(10,174,729)</u>	<u>(10,817,113)</u>	<u>302,884</u>	<u>3,033,019</u>	<u>8,343,389</u>	<u>17,871,363</u>
Total governmental activities net position	<u>\$ 151,098,133</u>	<u>159,465,248</u>	<u>157,758,114</u>	<u>162,896,986</u>	<u>175,910,206</u>	<u>183,076,597</u>	<u>196,564,568</u>	<u>214,339,637</u>	<u>238,821,606</u>	<u>266,778,155</u>

City of Urbandale, Iowa
Table IV – Fund Balance of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
General Fund										
Nonspendable	\$ 13,580	\$ 10,773	\$ 15,526	\$ 15,752	\$ 14,050	\$ 12,814	\$ 8,453	\$ 15,027	\$ 12,601	\$ 12,400
Unassigned	<u>9,090,452</u>	<u>9,504,302</u>	<u>9,660,480</u>	<u>10,272,752</u>	<u>10,476,684</u>	<u>10,126,059</u>	<u>10,357,893</u>	<u>12,300,957</u>	<u>15,553,580</u>	<u>18,492,577</u>
Total general fund	<u>\$ 9,104,032</u>	<u>\$ 9,515,075</u>	<u>\$ 9,676,006</u>	<u>\$ 10,288,504</u>	<u>\$ 10,490,734</u>	<u>\$ 10,138,873</u>	<u>\$ 10,366,346</u>	<u>\$ 12,315,984</u>	<u>\$ 15,566,181</u>	<u>\$ 18,504,977</u>
All other governmental funds										
Nonspendable	\$ 192,155	\$ 268,966	\$ 210,648	\$ 223,584	\$ 223,050	\$ 325,077	\$ 269,450	\$ 179,189	\$ 204,179	\$ 259,820
Restricted	15,450,325	18,043,248	17,461,314	28,790,700	35,836,192	46,764,881	52,223,608	53,569,539	53,640,950	54,330,267
Committed	-	-	254,040	409,285	409,924	412,350	419,375	408,494	415,683	414,285
Assigned	<u>1,150,672</u>	<u>664,060</u>	<u>45,014</u>	<u>12,451</u>	<u>8,503</u>	<u>129,375</u>	<u>563,134</u>	<u>1,203,419</u>	<u>1,376,681</u>	<u>1,425,944</u>
Total all other governmental funds	<u>\$ 16,793,152</u>	<u>\$ 18,976,274</u>	<u>\$ 17,971,016</u>	<u>\$ 29,436,020</u>	<u>\$ 36,477,669</u>	<u>\$ 47,631,683</u>	<u>\$ 53,475,567</u>	<u>\$ 55,360,641</u>	<u>\$ 55,637,493</u>	<u>\$ 56,430,316</u>

Note: In 2011, the City implemented new accounting presentations under GASB Statement No. 54, balance.
Fund Balance Reporting and Governmental Fund Type Definitions, which requires new presentation of fund balances.

City of Urbandale, Iowa
Table V – Changes in Fund Balance of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Revenues:										
Taxes	\$ 31,046,110	\$ 31,315,290	\$ 32,569,230	\$ 33,479,126	\$ 35,817,096	\$ 37,433,602	\$ 41,314,958	\$ 47,532,267	\$ 53,120,888	\$ 55,433,495
Special assessments	167,444	264,089	311,596	879,283	508,857	1,960,823	627,167	570,458	772,669	384,577
Licenses and permits	1,039,129	1,081,782	987,725	982,423	905,226	1,260,628	1,161,861	1,038,998	1,508,071	2,074,115
Use of money and property	100,595	102,954	100,091	113,206	173,207	561,365	1,194,349	936,220	483,929	667,163
Intergovernmental	6,418,693	4,992,899	6,061,930	7,829,819	9,415,612	6,934,921	8,336,932	9,440,776	10,597,287	9,231,406
Charges for services	3,629,760	4,077,685	4,071,893	4,235,819	4,892,130	4,403,990	4,742,018	4,814,865	4,196,346	5,182,318
Miscellaneous	1,539,132	1,461,132	1,367,612	1,736,985	2,427,024	873,052	1,799,661	1,276,830	711,414	974,761
Total revenues	43,940,863	43,295,831	45,470,077	49,256,661	54,139,152	53,428,381	59,176,946	65,610,414	71,390,604	73,947,835
Expenditures:										
Public safety	10,570,625	10,037,003	10,713,963	11,009,936	12,361,920	12,982,185	14,256,818	16,432,430	17,825,140	19,085,827
Public works	6,408,925	6,594,104	6,546,508	6,848,767	7,803,301	7,753,279	8,114,703	7,938,848	9,226,611	9,345,540
Health and social services	-	-	-	-	-	-	-	-	171,065	196,683
Culture and recreation	6,195,495	6,566,551	6,775,727	7,137,266	7,681,048	7,884,163	8,070,717	8,434,029	7,752,849	8,083,187
Community and economic development	3,007,417	2,735,148	2,840,531	2,185,244	2,117,875	2,334,931	2,334,342	2,323,294	2,455,774	3,248,408
General government	2,267,059	2,715,863	2,684,144	2,867,948	3,233,944	3,837,163	3,221,711	3,713,025	3,766,698	4,112,083
Capital outlay	11,714,865	11,406,564	17,534,609	23,901,998	18,464,048	13,487,816	20,380,137	27,865,446	19,646,598	19,547,364
Debt service										
Principal	9,605,000	8,775,000	8,355,000	7,765,000	9,440,000	12,570,000	22,035,000	11,110,000	15,670,000	17,395,000
Interest	1,558,511	1,489,504	1,366,428	1,321,243	1,581,680	1,819,906	2,223,421	2,553,671	2,671,238	2,469,413
Total expenditures	51,327,897	50,319,737	56,816,910	63,037,402	62,683,816	62,669,443	80,636,849	80,370,743	79,185,973	83,483,505
Excess of revenues over (under) expenditures	(7,387,034)	(7,023,906)	(11,346,833)	(13,780,741)	(8,544,664)	(9,241,062)	(21,459,903)	(14,760,329)	(7,795,369)	(9,535,670)
Other financing sources (uses):										
General obligation bond and loan proceeds	9,765,000	8,960,000	9,875,000	25,660,000	14,334,408	18,610,342	25,210,000	16,220,000	9,100,000	11,250,000
Refunding bond issuance	-	2,670,000	3,950,000	4,230,000	3,230,592	-	-	-	-	-
Current refunding of general obligation debt	-	(2,670,000)	(4,045,000)	(5,350,000)	(3,275,000)	-	-	-	-	-
Premium/discounts on bonds	247,719	283,071	247,506	720,743	1,023,543	737,873	1,529,660	893,362	897,418	467,289
Transfers in	6,018,702	5,541,657	5,812,715	6,908,448	7,250,954	10,506,543	21,294,201	10,635,821	17,121,215	20,223,102
Transfers out	(6,018,702)	(5,166,657)	(5,337,715)	(6,310,948)	(6,775,954)	(9,811,543)	(20,502,601)	(9,154,022)	(15,796,215)	(18,673,102)
Total other financing sources (uses)	10,012,719	9,618,071	10,502,506	25,858,243	15,788,543	20,043,215	27,531,260	18,595,161	11,322,418	13,267,289
Net change in fund balances	\$ 2,625,685	\$ 2,594,165	\$ (844,327)	\$ 12,077,502	\$ 7,243,879	\$ 10,802,153	\$ 6,071,357	\$ 3,834,832	\$ 3,527,049	\$ 3,731,619
Debt service as a percentage of expenditures, net of capital outlay	28.18%	26.38%	24.75%	23.22%	24.92%	29.26%	38.82%	26.15%	33.40%	32.21%

City of Urbandale, Iowa
Table VI –Governmental Fund Tax Revenue By Source
Last Ten Fiscal Years
(modified basis of accounting)

Fiscal Year		Property Tax	TIF Tax	Hotel Motel Tax	Franchise Tax	Utility Excise Tax	Local Option Sales Tax	Total
2013	\$	21,621,787	7,009,867	1,515,279	299,346	599,831	-	31,046,110
2014		22,263,631	6,563,268	1,599,543	298,039	590,809	-	31,315,290
2015		23,005,604	6,473,494	1,744,940	287,041	632,363	-	32,143,442
2016		24,308,600	6,414,658	1,845,694	282,851	627,323	-	33,479,126
2017		25,952,518	7,083,382	1,865,118	273,809	642,269	-	35,817,096
2018		27,301,017	7,215,191	1,922,761	264,239	730,394	-	37,433,602
2019		28,921,125	8,364,435	1,661,588	265,366	863,682	1,238,762	41,314,958
2020		30,875,174	9,144,227	1,607,029	262,266	1,155,404	4,488,166	47,532,266
2021		32,407,700	9,757,085	1,695,099	252,212	1,191,292	7,817,500	53,120,888
2022		32,922,811	9,306,220	2,054,471	236,948	1,493,791	9,419,254	55,433,495

City of Urbandale, Iowa
Table VII –Assessed Value and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years

Fiscal Year Ended June 30	Real Property				Utility Replacement	Less: Tax Exempt # Real Property	Total Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value ##	Assessed Value as a Percentage of Actual Value
	Residential Property	Commercial Property	Multi-Res. Property	Other Property**						
2013 *	\$ 2,831,336,240	749,332,170	-	255,305,994	93,646,739	3,520,652	3,926,100,491	9.62	2,487,317,599	157.84%
2014 *	2,888,578,496	761,368,774	-	248,207,648	96,637,055	3,452,128	3,991,339,845	9.57	2,584,731,737	154.42%
2015 *	2,947,579,697	763,805,620	-	245,586,861	78,794,633	3,407,680	4,032,359,131	9.72	2,612,571,434	154.34%
2016 *	3,106,862,049	784,070,702	-	235,341,650	96,139,108	3,333,600	4,219,079,909	9.82	2,707,370,693	155.84%
2017 *	3,283,297,060	742,192,808	89,483,404	256,554,934	108,220,162	3,220,885	4,476,527,483	9.92	2,863,043,717	156.36%
2018*	3,405,750,992	751,991,496	83,077,207	259,056,593	129,016,679	3,118,768	4,625,774,199	10.02	2,984,701,061	154.98%
2019*	3,697,771,503	798,143,033	90,294,788	301,228,292	150,144,185	3,005,796	5,034,576,005	10.02	3,198,267,095	157.42%
2020*	3,782,494,279	783,418,809	86,100,417	341,966,179	196,254,900	2,929,864	5,187,304,720	10.52	3,334,490,631	155.57%
2021*	4,099,964,779	855,776,021	111,655,309	350,771,193	227,242,350	2,811,336	5,642,598,316	10.16	3,534,664,135	159.64%
2022*	4,161,550,167	889,154,669	110,169,174	178,066,081	306,360,710	2,702,485	5,813,262,243	10.11	3,677,588,787	158.07%

Source: Polk and Dallas County - Auditor's Office.

Tax rate information can be found in Table XI.

* Total included Polk County and Dallas County.

**Total includes Ag Land & Buildings, Industrial, Utilities, and TIF property valuations

Tax exempt reflects military property

Total taxable value includes all categories of real property, TIF and Utility Replacement value at the applicable roll-back rate set by the State.

City of Urbandale, Iowa
Table VIII – Principal Property Taxpayers
June 30, 2022

Taxpayer	2022			2013		
	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
Mid-American Energy	\$ 145,460,996	1	3.955%	\$ 61,222,812	1	2.461%
Aurora Business Park I LLC	42,459,760	2	1.155%	43,170,100	2	1.736%
Homemakers Plaza Inc	35,147,430	3	0.956%	25,954,720	4	1.043%
Marsh I LLC	26,190,000	4	0.712%	26,760,000	3	1.076%
IRC III Inc	20,702,249	5	0.563%			
Deere & Company	20,179,411	6	0.549%			
Terraza 18 LLC	20,160,000	7	0.548%			
Lithia Real Estate Inc	20,002,680	8	0.544%			
BAP 2018 LLC	19,548,000	9	0.532%			
Berkley Holdings Corp	18,473,400	10	0.502%	17,474,600	9	0.703%
Deerfield Retirement Community				22,143,010	5	0.890%
Park Avenue Partners				18,318,000	6	0.736%
City I LLC				18,100,000	7	0.728%
Nottingham Square Apts				17,579,100	8	0.707%
Ladco Properties				15,720,000	10	0.632%

Source: Bond Official Statements from debt issued in each respective year.
Property valuation data can be found in Table VII.

City of Urbandale, Iowa
Table IX – Property Tax Levies and Collection
Last Ten Fiscal Years

Fiscal Year Ended June 30	Total Tax Levy for Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Fiscal Year for Prior Years **	Total Collections to Date	
		Amount	Percentage of Levy *		Amount	Percentage of Levy *
2013	\$ 22,215,288	22,230,228	100.07%	N/A	22,230,228	100.07%
2014	23,063,528	22,794,449	98.83%	N/A	22,794,449	98.83%
2015	23,710,456	23,729,138	100.08%	N/A	23,729,138	100.08%
2016	24,951,755	24,887,676	99.74%	N/A	24,887,676	99.74%
2017	26,597,054	26,556,460	99.85%	N/A	26,556,460	99.85%
2018	28,049,246	28,087,312	100.14%	N/A	28,087,312	100.14%
2019	29,862,090	29,434,125	98.57%	N/A	29,434,125	98.57%
2020	32,433,323	31,690,103	97.71%	N/A	31,690,103	97.71%
2021	33,189,015	33,710,941	101.57%	N/A	33,710,941	101.57%
2022	34,487,790	34,453,152	99.90%	N/A	34,453,152	99.90%

Notes:

Taxes are due July and are delinquent on October 1 for first half and April 1 for second half.

Penalty for delinquency: 1 percent per month. No discount allowed.

Uncollected taxes are handled as follows: delinquent real estate tax list is published in the newspaper prior to May 16.

Tax sale date is the first Monday in June.

Taxes are collected by Polk County and distributed to the City of Urbandale proportionate to its levy to all levies.

* Collected amount include all cash basis property taxes, including delinquent taxes related to prior years, which may result in over 100% collection of levied tax.

** Collections for delinquencies are not available from the County by the year levied. Delinquencies are recorded in the fiscal year collected.

Source: Tax Certifications, Polk and Dallas County Auditor's offices, and Statistical Section information from each respective year.

City of Urbandale, Iowa

Table X – Ratios of Outstanding Debt by Type and General Bonded Debt
Last Ten Fiscal Years

Fiscal Year	General Obligation Bonds	Premium/Discount on Bonds	GO General Fund Capital Notes	Total Primary Government Outstanding Debt	Total Outstanding Debt Per Capita	Percentage of Total Debt Outstanding to Median Family Income	Less: Amounts Available in Debt Service Fund	Net General Obligation Debt Outstanding	Percentage of Estimated Actual Taxable Value of Property	Net General Bonded Debt Per Capita
2013	\$ 41,415,000	-	2,775,000	44,190,000	1,119.78	0.211%	922,046	43,267,954	1.74%	1,096.42
2014	41,840,000	-	2,535,000	44,375,000	1,124.47	0.210%	713,381	43,661,619	1.69%	1,106.39
2015	44,960,000	-	840,000	45,800,000	1,160.58	0.204%	605,289	45,194,711	1.73%	1,145.24
2016	61,865,000	-	710,000	62,575,000	1,474.12	0.149%	757,548	61,817,452	2.28%	1,456.28
2017	67,425,000	994,625	-	68,419,625	1,611.81	0.136%	353,312	68,066,313	2.38%	1,603.48
2018	73,430,000	1,647,495	-	75,077,495	1,768.65	0.124%	570,697	74,506,798	2.50%	1,755.21
2019	76,605,000	3,028,617	-	79,633,617	1,875.98	0.117%	1,012,842	78,620,775	2.46%	1,852.12
2020	81,715,000	3,630,970	-	85,345,970	2,010.55	0.109%	259,996	85,085,974	2.55%	2,004.43
2021	75,145,000	4,148,153	-	79,293,153	1,739.65	0.118%	236,395	79,056,758	2.24%	1,734.46
2022	69,000,000	4,145,464	-	73,145,464	1,604.77	0.127%	329,205	72,816,259	1.98%	1,597.55

Notes:

Details regarding the City's outstanding debt can be found in the notes to the financial statements.
Population and personal income data can be found in Table XIV.

City of Urbandale, Iowa
Table XI – Property Tax Rates
Direct and Overlapping Governments
Last Ten Fiscal Years

Fiscal Year	City of Urbandale Direct Rates				Overlapping Rates						Total Direct & Overlapping Rates
	Operating Millage	Debt Service Millage	Police & Fire Retirement Millage	Total City Millage	Urbandale School District	Counties and Assessors	Transit	Community College	Urbandale Sanitary Sewer	State of Iowa	
2013	7.170	2.150	0.300	9.620	17.639	10.071	0.452	0.585	0.060	0.003	38.429
2014	7.120	2.150	0.300	9.570	17.675	10.257	0.532	0.691	0.069	0.003	38.797
2015	7.170	2.150	0.400	9.720	17.555	10.605	0.597	0.657	0.057	0.003	39.194
2016	7.170	2.150	0.500	9.820	17.754	10.842	0.662	0.676	0.055	0.003	39.812
2017	7.170	2.180	0.570	9.920	17.747	10.396	0.682	0.723	0.062	0.003	39.533
2018	7.240	2.200	0.580	10.020	17.751	10.395	0.682	0.675	0.069	0.003	39.594
2019	7.240	2.200	0.580	10.020	18.000	10.376	0.682	0.695	0.064	0.003	39.839
2020	8.100	2.000	0.420	10.520	17.984	10.375	0.707	0.652	0.159	0.003	40.401
2021	8.100	1.640	0.420	10.160	17.945	10.266	0.712	0.635	0.167	0.003	39.888
2022	8.100	1.540	0.470	10.110	17.989	9.938	0.682	0.678	0.163	0.003	39.562

Notes:

State law limits maximum tax rate for the General Fund to \$8.10 per thousand dollars of assessed valuation (100% basis) effective July 1, 1976. Limitation does not include debt service and pension requirements.

Sources: Tax Certifications, Polk County Auditor's Office and Official Bond Statements from debt issued in each respective year.

City of Urbandale, Iowa
Table XII – Direct and Overlapping Government Activities Debt
As of June 30, 2022

<u>Governmental Unit</u>	<u>Debt Outstanding</u>	<u>Estimated Percentage Applicable</u>	<u>Estimated Share of Overlapping Debt</u>
Debt repaid with property taxes: Polk	\$830,201,233	21.08%	<u>\$175,022,011</u>
Subtotal, overlapping debt			175,022,011
City of Urbandale direct debt, net of premium/discount			<u>73,145,464</u>
Total direct and overlapping debt			<u><u>\$248,167,475</u></u>

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the city. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of Urbandale. This process recognizes that, when considering the government's ability to issue and repay long-term debt the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt of each overlapping government.

Source: Bond Official Statement April 2022

City of Urbandale, Iowa
Table XIII – Legal Debt Margin Information
Last Ten Fiscal Years

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Debt limit	\$ 196,305,025	\$ 199,566,992	\$ 201,617,957	\$ 210,953,995	\$ 223,826,374	\$ 231,288,710	\$ 251,728,800	\$ 259,365,236	\$ 282,129,916	\$ 290,663,112
Total net debt applicable to limit	44,190,000	44,375,000	45,800,000	62,575,000	67,425,000	73,430,000	76,605,000	81,715,000	75,145,000	69,000,000
Legal debt margin	152,115,025	155,191,992	155,817,957	148,378,995	156,401,374	157,858,710	175,123,800	177,650,236	206,984,916	221,663,112
Total net debt applicable to the limit as a percentage of debt limit	22.51%	22.24%	22.72%	29.66%	30.12%	31.75%	30.43%	31.51%	26.63%	23.74%

Legal Debt Margin Calculation for Fiscal Year 2022

Actual value of property, 2020	\$ 5,813,262,243
Add back: exempt real property	-
Total assessed value	<u>5,813,262,243</u>
Debt limit (5% of total assessed value)	290,663,112
Debt applicable to limit:	
General obligation bonds	<u>(69,000,000)</u>
Total net debt applicable to limit	<u>(69,000,000)</u>
Legal debt margin	<u><u>\$ 221,663,112</u></u>

Source: Notes to the Financial Statements and Bond Official Statements from each respective year.

City of Urbandale, Iowa
Table XIV – Demographic and Economic Statistics
Last Ten Fiscal Years

Calendar Year	Population	Median Family Income	Per Capita Income	Median Age	Unemployment Rate
2013	39,463	93,217	37,362	37.8	4.30%
2014	39,463	93,217	37,362	37.8	3.90%
2015	39,463	93,217	37,362	37.8	3.20%
2016	42,449	93,217	37,362	39.7	3.30%
2017	42,449	93,217	37,362	39.7	3.30%
2018	42,449	93,217	37,362	39.7	2.60%
2019	42,449	93,217	37,362	39.7	2.40%
2020	42,449	93,217	37,362	39.7	2.20%
2021	45,580 **	93,217	37,362	39.7	2.50%
2022	45,580 **	93,217	37,362	39.7	2.30%

** Population based on 2020 US Census Bureau preliminary reports. Other categories are not yet available.

Data Sources:

Population and median age from 2012 to 2020 are from the 2015 special census, the 2010 full census, and the special census in 2005. No data for personal income was reported in either special census.

Information on median family income, per capita income are only gathered during full census counts.

Unemployment rates are based on Des Moines Metro area rates; information obtained from Bond Official Statements from each respective year.

City of Urbandale, Iowa
Table XV – Principal Employers
Current Year and Nine Years Ago

	2022			2013		
	<u>Employees</u>	<u>Rank</u>	<u>Percentage of Total City Employment</u>	<u>Employees</u>	<u>Rank</u>	<u>Percentage of Total City Employment</u>
Employer:						
Marsh & McLennan Companies	1,500	1	5.457%	1,800	1	0.229%
Urbandale CSD	750	2	2.729%	450	6	0.057%
Quality Manufacturing Corp.	685	3	2.492%	400	8	0.051%
MidAmerican Energy	597	4	2.172%	350	10	0.045%
U.S Postal Service	562	5	2.045%	420	7	0.053%
John Deere Intelligent Solutions	550	6	2.001%	550	3	0.070%
Unity Point at Home (formerly Iowa Health Home Care)	502	7	1.826%	400	9	0.051%
Homemakers Furniture	356	8	1.295%			
Rain and Hail	250	9	0.910%			
Berkley Technologies (formerly Continental Western)	247	10	0.899%	470	5	0.060%
CitiGroup				600	2	0.076%
Wells Fargo Financial				530	4	0.067%

Notes:

Current year data source: Bond official statement - April 2022

Current year total City employment source: 2022 Data Axle, Inc - ESRI Business Summary

Table XVI – Full-time Equivalent Employees as of June 30, 2022

FUNCTION	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<u>PUBLIC SAFETY</u>										
Police:										
Officers	49.00	49.00	48.00	49.00	50.00	51.00	50.00	52.00	48.00	52.00
Civilians	5.00	5.00	6.00	7.00	8.00	8.00	9.00	9.00	9.00	9.00
Fire:										
Firefighters & Officers	39.25	39.50	36.75	37.50	38.50	44.75	53.50	55.75	60.50	60.25
Civilians	1.00	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00
Total	<u>94.25</u>	<u>94.50</u>	<u>91.75</u>	<u>94.50</u>	<u>97.50</u>	<u>104.75</u>	<u>113.50</u>	<u>118.75</u>	<u>119.50</u>	<u>123.25</u>
<u>PUBLIC WORKS</u>										
Roadway Maintenance	13.75	14.00	16.00	16.25	17.00	17.00	16.75	18.25	16.25	17.75
Traffic Safety	1.00	1.00	1.25	1.25	1.25	1.25	2.00	2.00	2.00	2.00
Engineering Services	5.25	6.00	6.75	5.50	6.75	7.50	7.50	6.00	8.25	8.50
Solid Waste	8.00	8.00	7.00	8.00	7.00	8.00	8.00	8.00	7.00	7.00
Sanitary Sewer	2.25	2.00	2.00	2.00	2.25	2.25	2.25	2.00	2.25	2.50
Storm Sewer	3.25	3.25	4.00	4.25	4.00	4.25	4.25	4.25	4.25	4.25
Public Works Admin	5.25	4.50	5.00	6.00	6.25	7.00	7.25	6.50	5.00	8.00
Total	<u>38.75</u>	<u>38.75</u>	<u>42.00</u>	<u>43.25</u>	<u>44.50</u>	<u>47.25</u>	<u>48.00</u>	<u>47.00</u>	<u>45.00</u>	<u>50.00</u>
<u>HEALTH & SOCIAL SERVICES</u>										
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<u>CULTURE & RECREATION</u>										
Library	26.00	24.75	25.75	27.00	26.25	27.00	26.25	23.50	24.00	25.00
Parks	16.00	16.00	17.75	17.00	17.25	17.25	17.50	15.25	15.75	15.50
Grounds Maintenance	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Recreation	3.25	3.25	3.50	3.75	4.00	5.00	4.50	4.00	3.75	4.75
Senior Citizens	2.50	2.75	2.75	2.75	2.50	3.00	2.50	2.50	2.00	2.00
Swimming Pool	6.75	8.50	8.75	8.25	9.25	9.75	10.25	7.25	0.00	0.00
Total	<u>55.50</u>	<u>56.25</u>	<u>59.50</u>	<u>59.75</u>	<u>60.25</u>	<u>63.00</u>	<u>62.00</u>	<u>53.50</u>	<u>46.50</u>	<u>48.25</u>
<u>COMMUNITY & ECONOMIC DEVELOPMENT</u>										
Code Enforcement	6.00	6.00	6.00	6.00	7.00	7.00	7.00	7.00	7.00	7.00
Community Development	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
Economic Development	1.00	1.25	2.25	2.25	2.25	3.00	2.00	1.00	1.00	1.00
Total	<u>12.00</u>	<u>12.25</u>	<u>13.25</u>	<u>13.25</u>	<u>14.25</u>	<u>15.00</u>	<u>14.00</u>	<u>13.00</u>	<u>13.00</u>	<u>13.00</u>
<u>GENERAL GOVERNMENT</u>										
City Clerk	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	2.00	2.00
City Manager	3.00	3.00	3.00	3.00	3.00	2.00	2.00	3.00	3.00	3.00
Finance and Records	4.00	4.75	4.75	4.75	5.25	4.00	4.75	4.50	4.75	4.75
Legal/Human Resources	1.50	1.75	1.50	1.75	1.75	1.75	1.50	1.75	2.00	3.00
Technology	2.00	2.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	3.00
General Support	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Marketing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	1.00	1.00
Total	<u>12.50</u>	<u>13.50</u>	<u>15.25</u>	<u>15.50</u>	<u>16.00</u>	<u>14.75</u>	<u>15.25</u>	<u>17.25</u>	<u>17.75</u>	<u>17.75</u>
<u>INTERNAL SERVICE - BUILDING MAINTENANCE</u>										
	<u>0.00</u>	<u>0.00</u>	<u>1.00</u>	<u>2.00</u>	<u>2.00</u>	<u>2.00</u>	<u>2.00</u>	<u>2.00</u>	<u>2.00</u>	<u>3.00</u>
<u>INTERNAL SERVICE - FLEET MANAGEMENT</u>										
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4.00</u>	<u>4.00</u>
Grand total	<u>213.00</u>	<u>215.25</u>	<u>222.75</u>	<u>228.25</u>	<u>234.50</u>	<u>246.75</u>	<u>254.75</u>	<u>251.50</u>	<u>247.75</u>	<u>259.25</u>

Source: City Clerk's office; payroll records for each respective year.

City of Urbandale, Iowa
Table XVII – Operating Indicators by Function
Last Ten Fiscal Years

Function	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<u>Public Safety</u>										
Police										
Total calls for service	14,874	17,047	19,001	19,768	20,051	21,138	17,201	15,267	18,980	17,859
Total arrests	587	821	793	941	876	1,150	1,166	821	724	874
Fire										
Number of calls answered/received	2,676	2,875	2,959	3,212	3,420	4,365	4,537	4,517	4,912	5,536
Inspections	358	347	436	489	408	670	405	424	331	519
EMS										
Number of calls answered	1,995	2,055	2,187	2,346	2,389	2,672	2,762	2,853	3,164	3,531
Animal Control										
Pet Licenses issued	3,615	3,173	3,017	4,266	3,629	3,347	3,288	3,604	2,969	2,536*
<u>Public Works</u>										
Roadway Maintenance										
Total lane miles maintained	443	452	460	480	489	495	505	509	513	525
Asphalt streets repaired (tons)	378	1,529	314	465	124	274	450	758	128	454
Solid Waste Collection										
Number of households	13,434	13,627	13,740	13,903	14,070	14,220	14,435	14,555	14,772	15,048
Tons of refuse collected	10,650	10,943	11,365	11,738	11,880	11,971	12,760	12,441	14,149	13,329
Tons of recycling collected	2,390	2,451	2,505	2,989	2,962	2,620	2,731	2,895	3,069	3,115
Tons of yard waste collected	1,984	2,466	2,580	2,491	2,678	2,416	2,677	2,512	3,062	2,371
Sanitary Sewer and Wastewater										
Linear feet of lines cleaned	244,621	229,591	290,723	257,861	212,835	272,332	273,339	243,008	301,558	282,894
Storm Water Utility										
Average monthly calculated ERUs	30,517	30,732	31,157	31,381	31,790	32,084	32,372	33,142	34,363	34,062
<u>Culture & Recreation</u>										
Library										
Registered borrowers	49,465	55,465	48,125	52,136	49,122	52,145	53,396	54,009	53,980	53,626
Circulation	629,506	670,735	589,591	557,953	588,246	582,882	602,525	450,009	279,147	446,420
Recreation										
Programs offered	461	463	472	469	474	448	483	426	453	541
Senior Center										
Total participants in all programs	29,334	29,944	31,085	34,060	35,937	36,182	41,709	34,833	10,650	26,695
Swimming Pool										
Pool Users	37,840	41,772	56,464	50,764	51,901	57,832	59,734	57,424	**	**
<u>Community and Economic Development</u>										
Code Enforcement										
Inspections	8,556	10,867	9,653	8,499	9,805	10,709	9,680	8,067	10,541	14,662
Community Development										
Building Permits	966	973	886	873	885	936	1,123	1,172	1,454	1,510
<u>General Government</u>										
Finance and Records										
Purchase orders processed	144	201	208	201	247	205	212	215	226	163
Technology										
Intelligent workstations	225	234	260	269	269	278	273	275	263	270
General Support										
Safety incidents	16	28	26	28	24	20	20	12	36	15

Source: Performance measurement sections of adopted budget documents for each respective fiscal year

* Pet licensing was contracted externally in December, 2021. Licenses issued between July and November of 2021 were not counted.

** Pool permanently closed March, 2020

City of Urbandale, Iowa
Table XVIII – Capital Asset Statistics by Function
Last Ten Fiscal Years

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<u>Function</u>										
<u>Public Safety</u>										
Police										
Stations	1	1	1	1	1	1	1	1	1	1
Patrol units/marked & unmarked	30	31	32	32	31	31	32	32	34	35
Fire										
Stations	2	2	2	2	2	2	2	3	3	3
<u>Public Works</u>										
Roadway Maintenance										
Streets (miles)	187	191	194	195	198	201	205	207	209	214
Streetlights	4,710	4,727	4,859	5,099	5,296	5,352	5,451	5,564	5,566	5,566
Traffic signals	49	50	53	53	54	54	56	56	59	59
Solid Waste Collection										
Collection trucks	8	8	8	8	8	8	8	8	8	8
Sanitary Sewer and Wastewater										
Sanitary Sewers (miles)	201	208	208	211	216	217	219	222	226	257
<u>Culture & Recreation</u>										
Libraries	1	1	1	1	1	1	1	1	1	1
Acres of park ground	900	930	930	941	993	993	993	993	1,000	1,000
Parks	48	48	48	49	54	54	54	54	54	57
Playgrounds	**	32	32	32	32	35	36	37	37	37
Off-street bike/walking trails (miles)	39	40	40	44	45	46	50	52	54	54
Swimming Pools	1	1	1	1	1	1	1	1	-	-
Wading Pools	3	2	2	2	2	2	2	2	-	-
Tennis Courts	12	12	12	12	12	12	12	12	12	12
<u>Community and Economic Development</u>										
Code Enforcement										
Vehicles	5	5	6	6	6	6	6	6	6	6

Source: Departmental records, bond official statements, and capital asset detail ledger

** Department did not disclose breakout of playgrounds in these years.



Information to Comply with *Government Auditing Standards*
June 30, 2022

City of Urbandale, Iowa



**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***

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

We have audited, 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, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Urbandale, Iowa, (City) as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated November 18, 2022.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing 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's internal control. Accordingly, we do not express an opinion on the effectiveness of the City'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 that a material misstatement of the City'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 was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from 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 financial statements. 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*.

Comments involving statutory and other legal matters about the City's operations for the year ended June 30, 2022, are based exclusively on knowledge obtained from procedures performed during our audit of the financial statements of the City and are reported in Part III of the accompanying Schedule of Findings and Responses. 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.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control 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 and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in cursive script that reads "Eide Bailly LLP".

Dubuque, Iowa
November 18, 2022

Part I: Financial Statement Findings:

There were no findings to report.

Part II: Federal Award Findings and Questioned Costs:

Single audit did not apply for fiscal year 2022.

Part III: Other Findings Related to Required Statutory Reporting:

- 2022-IA-A Certified Budget** – Disbursements during the year ended June 30, 2022, did not exceed the amount budgeted.
- 2022-IA-B Questionable Expenditures** – We noted no expenditures that we believe may fail to meet the requirements of public purpose as defined in an Attorney General’s opinion dated April 25, 1979.
- 2022-IA-C Travel Expense** – No expenditures of City money for travel expenses of spouses of City officials or employees were noted.
- 2022-IA-D Business Transactions** – No business transactions between the City and City officials or employees were noted.
- 2022-IA-E Restricted Donor Activity** – No transactions were noted between the City, City officials, City employees and restricted donors in compliance with Chapter 68B of the Code of Iowa.
- 2022-IA-F 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 that the coverage is adequate for current operations.
- 2022-IA-G Council Minutes** – No transactions were found that we believe should have been approved in the Council minutes but were not.
- 2022-IA-H Deposits and Investments** – No instances of non-compliance with the deposit and investment provisions of Chapters 12B and 12C of the Code of Iowa and the City’s investment policy were noted.
- 2022-IA-I Revenue Notes** – No instances of non-compliance with the water revenue note provisions were noted.
- 2022-IA-J 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.
- 2022-IA-K Tax Increment Financing** – The Special Revenue Tax Increment Financing Fund properly disbursed payments for TIF loans and rebates. Also, the City properly completed the Tax Increment Debt Certificate forms to request TIF property taxes.

