

FINAL OFFICIAL STATEMENT DATED JUNE 29, 2016

New & Refunding Issues

Moody's "A1"

Assuming compliance by the City with certain covenants, in the opinion of Ahlers & Cooney, P.C., Bond Counsel, under present laws and rulings, interest on the 2016A Notes is excludable from gross income of the owners thereof for federal income tax purposes; and is not an item of tax preference in computing the federal alternative minimum tax for individuals and corporations; however, with respect to corporations, such interest is included in computing an adjustment used in determining the federal alternative minimum tax for certain corporations. The 2016A Notes will be designated "qualified tax exempt obligations" by the City. Interest on the 2016A Notes is not exempt from present Iowa income taxes. In the opinion of Ahlers & Cooney, P.C., Bond Counsel, under present laws and rulings, for certain holders of the 2016B Bonds and subject to applicable limitations, the interest on the 2016B Bonds will be exempt from the State of Iowa income taxes imposed by Division II (Personal Net Income Tax) and Division III (Business Tax on Corporations) of Chapter 422 of the Code of Iowa. The City will NOT designate the 2016B Bonds as "qualified tax exempt obligations." Interest on the 2016B Bonds WILL BE INCLUDIBLE in the gross income of the owners thereof for federal income tax purposes. See "TAX MATTERS" and "STATE TAX EXEMPTION" herein for more information.



CITY OF CRESTON, IOWA

\$830,000 General Obligation Refunding Capital Loan Notes, Series 2016A

\$1,065,000 Taxable General Obligation Urban Renewal Bonds, Series 2016B (State of Iowa Exempt)

Dated: Date of Delivery (August 1, 2016)

Principal Due: June 1

The \$830,000 General Obligation Refunding Capital Loan Notes, Series 2016A (the "2016A Notes") and the \$1,065,000 Taxable General Obligation Urban Renewal Bonds, Series 2016B (the "2016B Bonds"), (2016A Notes and 2016B Bonds collectively, the "Obligations") are being issued pursuant to Division III of Chapter 384 (2016B Bonds and 2016A Notes) and Chapter 403 (2016B Bonds only) of the Code of Iowa, and resolutions to be adopted by the City Council of the City of Creston, Iowa (the "City"). Proceeds of the 2016A Notes will be used to currently refund the City's General Obligation Capital Loan Notes, Series 2010, dated July 22, 2010 on August 1, 2016, an essential corporate purpose, and proceeds of the 2016B Bonds will be used to provide funds to pay the costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of Iowa Code Chapter 403 and the Urban Renewal Plan for the South Cottonwood Residential Urban Renewal Area, including funding a development agreement with Sonntag Development LLC, for essential corporate urban renewal purposes. The Obligations will be general obligations of the City for which the City will pledge its power to levy direct ad valorem taxes to the repayment of the Obligations.

The Obligations will be issued as fully registered bonds or notes without coupons and, when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"). DTC will act as securities depository for the Obligations. Individual purchases may be made in book-entry form only, in the principal amount of \$5,000 and integral multiples thereof. Purchasers will not receive certificates representing their interest in the Obligations purchased. Principal of the 2016A Notes payable annually on each June 1, beginning June 1, 2017, and interest on the 2016A Notes, payable initially on December 1, 2016, as well as principal of the 2016B Bonds payable annually on each June 1, beginning June 1, 2020, and interest on the 2016B Bonds, payable initially on December 1, 2016 and thereafter on each December 1 and June 1, will be paid to DTC by the City's Registrar/Paying Agent, Bankers Trust Company, Des Moines, Iowa (the "Registrar"). DTC will in turn remit such principal and interest to its participants for subsequent disbursements to the beneficial owners of the Obligations as described herein. Interest and principal shall be paid to the registered holder of an Obligation as shown on the records of ownership maintained by the Registrar on the 15th day of the month preceding said interest payment date (the "Record Date").

MATURITIES, INTEREST RATES, AND YIELDS LISTED ON THE INSIDE FRONT COVER

Series 2016A Notes

Series 2016B Bonds

UMB Bank

Bernardi Securities

CITY OF CRESTON, IOWA

\$830,000 General Obligation Refunding Capital Loan Notes, Series 2016A

<u>Year</u> <u>(June 1)</u>	<u>Maturity</u> <u>Amount</u>	<u>Interest</u> <u>Rate</u>	<u>Bond</u> <u>Yield</u>	<u>CUSIP</u> <u>226237</u>	<u>Year</u> <u>(June 1)</u>	<u>Maturity</u> <u>Amount</u>	<u>Interest</u> <u>Rate</u>	<u>Bond</u> <u>Yield</u>	<u>CUSIP</u> <u>226237</u>
2017	\$110,000	1.500%	0.700%	MZ5	2023	\$120,000	2.000%	1.250%	ND3
2018	115,000	1.500%	0.800%	NA9	2024	125,000	2.000%	1.350%	NE1
2019	115,000	1.500%	0.950%	NB7	2025	125,000	2.000%	1.450%	NF8
2020	120,000	2.000%	1.100%	NC5					

\$1,065,000 Taxable General Obligation Urban Renewal Bonds, Series 2016B

Serial Bonds:

<u>Year</u> <u>(June 1)</u>	<u>Maturity</u> <u>Amount</u>	<u>Interest</u> <u>Rate</u>	<u>Bond</u> <u>Yield</u>	<u>CUSIP</u> <u>226237</u>	<u>Year</u> <u>(June 1)</u>	<u>Maturity</u> <u>Amount</u>	<u>Interest</u> <u>Rate</u>	<u>Bond</u> <u>Yield</u> ¹	<u>CUSIP</u> <u>226237</u>
2020	\$65,000	2.000%	1.300%	NG6	2023	\$70,000	2.000%	2.000%	NK7
2021	65,000	2.000%	1.500%	NH4	2024	70,000	2.500%	2.100%	NL5
2022	70,000	2.000%	1.700%	NJ0	2025	75,000	2.500%	2.200%	NM3

Term Bonds:

<u>Year</u> <u>(June 1)</u>	<u>Maturity</u> <u>Amount</u>	<u>Interest</u> <u>Rate</u>	<u>Bond</u> <u>Yield</u>	<u>CUSIP</u> <u>226237</u>
2027	\$150,000	2.500%	2.500%	NP6
2029	160,000	2.750%	2.750%	NR2
2031	165,000	3.000%	3.000%	NT8
2033	175,000	3.200%	3.200%	NV3

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¹ The June 1, 2025 maturity is priced to the June 1, 2024 call date.

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FINAL OFFICIAL STATEMENT

CITY OF CRESTON, IOWA

\$830,000 General Obligation Refunding Capital Loan Notes, Series 2016A \$1,065,000 Taxable General Obligation Urban Renewal Bonds, Series 2016B

INTRODUCTION

This Official Statement contains information relating to the City of Creston, Iowa (the “City”) and its issuance of \$830,000 General Obligation Refunding Capital Loan Notes, Series 2016A, (the “2016A Notes”) and \$1,065,000 Taxable General Obligation Urban Renewal Bonds, Series 2016B (the “2016B Bonds”) (the 2016A Notes and the 2016B Bonds collectively, the “Obligations”). This Official Statement has been executed on behalf of the City and its Administrator and may be distributed in connection with the sale of the Obligations authorized therein. Inquiries may be directed to Independent Public Advisors, LLC, 8805 Chambery Blvd, Suite 300, #114, Johnston, Iowa 50131, or by telephoning (515) 259-8193. Information can also be obtained from Ms. Mandy Parsons, Accounting Manager, City of Creston, 116 West Adams Street, Creston, Iowa 50801, or by telephoning 641-782-2000.

AUTHORITY AND PURPOSE

The Obligations are being issued pursuant to Division III of Chapter 384 (2016A Notes and 2016B Bonds) and Chapter 403 (2016B Bonds only) of the Code of Iowa, and resolutions to be adopted by the City Council of the City. Proceeds of the 2016A Notes will be used to currently refund the City’s General Obligation Capital Loan Notes, Series 2010, dated July 22, 2010 on August 1, 2016, an essential corporate purpose, and proceeds of the 2016B Bonds will be used to provide funds to pay the costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of Iowa Code Chapter 403 and the Urban Renewal Plan for the South Cottonwood Residential Urban Renewal Area, including funding a development agreement with Sonntag Development LLC, for essential corporate urban renewal purposes.

The Purchaser of the Obligations agrees to enter into a Loan Agreement with the City pursuant to authority contained in Sections 384.24A of the Code of Iowa. The Obligations are issued in evidence of the City’s obligations under the Loan Agreement.

The Sources and Uses of the Obligations are as follows:

Sources of Funds	<u>Series 2016A Notes</u>	<u>Series 2016B Bonds</u>
Par Amount	\$830,000.00	\$1,065,000.00
Premium	<u>21,200.20</u>	<u>7,985.05</u>
Total	\$851,200.20	\$1,072,985.05
Uses of Funds		
Bond Redemption	\$815,000.00	\$0.00
Project Fund	0.00	1,000,000.00
Capitalized Interest	0.00	23,104.17
Underwriter’s Discount	3,652.00	10,408.14
Cost of Issuance & Rounding	<u>32,548.20</u>	<u>39,472.74</u>
Total	\$851,200.20	\$1,072,985.05

OPTIONAL REDEMPTION

The 2016A Notes are NOT subject to redemption prior to stated maturity.

The 2016B Bonds due after June 1, 2024 will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the 2016B Bonds to be redeemed at the address shown on the registration books.

MANDATORY PAYMENT AND REDEMPTION OF TERM BONDS

Certain of the Series 2016B Bonds are subject to mandatory redemption prior to maturity at a price equal to 100% of the portion of the principal amount thereof to be redeemed plus accrued interest at the redemption date on June 1st of each of the years in the principal amount set opposite each year in the following schedule:

<u>Year</u> <u>(June 1)</u>	<u>Maturity</u> <u>Amount</u>	<u>Year</u> <u>(June 1)</u>	<u>Maturity</u> <u>Amount</u>
Term Bond 2027:		Term Bond 2031:	
2026	\$75,000	2030	\$80,000
2027*	75,000	2031*	85,000
Term Bond 2029:		Term Bond 2033:	
2028	\$80,000	2032	\$85,000
2029*	80,000	2033*	90,000

*Final Maturity

The principal amount of Term Bonds may be reduced through the earlier optional redemption, with any partial optional redemption of the Term Bonds credited against future mandatory redemption requirements for such Term Bonds in such order as the City shall determine.

INTEREST ON THE OBLIGATIONS

Interest on the Obligations will be payable on December 1, 2016 and semiannually on the 1st day of December and June thereafter. Interest and principal shall be paid to the registered holder of a note or bond as shown on the records of ownership maintained by the Registrar on the 15th day of the month preceding said interest payment date (the “Record Date”). Interest will be computed on the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board.

PAYMENT OF AND SECURITY FOR THE OBLIGATIONS

The Obligations are general obligations of the City and, subject to state law, the unlimited taxing powers of the City are irrevocably pledged for their payment. Upon issuance of the Obligations, the City will levy taxes for the years and in amounts sufficient to provide 100% of annual principal and interest due. The City is required to levy ad valorem taxes upon all taxable property within the corporate limits of the City without limit as to rate or amount sufficient to pay the debt service except to the extent that other monies are deposited in the debt service fund for such purposes.

Nothing in the resolutions authorizing the Obligations prohibits or limits the ability of the City 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 Obligations. If and to the extent such other legally available moneys are used to pay the principal of or interest on the Obligations, the City 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 Obligations.

The resolutions authorizing the Obligations do not restrict the City'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 Obligations. For a further description of the City's outstanding general obligation debt upon issuance of the Obligations and the annual debt service on the Obligations, see DIRECT DEBT under INDEBTEDNESS herein. For a description of certain constitutional and statutory limits on the issuance of general obligation debt, see DEBT LIMIT under INDEBTEDNESS herein.

BOOK-ENTRY-ONLY ISSUANCE

The information contained in the following paragraphs of this subsection "Book-Entry-Only Issuance" has been extracted from a schedule prepared by Depository Trust Company ("DTC") entitled "SAMPLE OFFERING DOCUMENT LANGUAGE DESCRIBING DTC AND BOOK-ENTRY-ONLY ISSUANCE." The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the securities (the "Securities"). The Securities 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 each issue of the Securities, each in the aggregate principal amount of such issue, and will be deposited with DTC. If, however, the aggregate principal amount of any issue exceeds \$500 million, one certificate will be issued with respect to each \$500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such issue.

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 (the "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 (the "Indirect Participants"). DTC has Standard & Poor's highest rating: 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 and www.dtc.org.

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

To facilitate subsequent transfers, all Securities 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 Securities with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC's records reflect only the identity of the Direct Participants to whose accounts such Securities 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 Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the Security documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Securities 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 Securities within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed. Neither DTC nor Cede & Co., nor any other DTC nominee, will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the record date identified in a listing attached to the Omnibus Proxy.

Redemption proceeds, distributions, and dividend payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City 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 the City, 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 the City 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.

A Beneficial Owner shall give notice to elect to have its Securities purchased or tendered, through its Participant, to Tender/Remarketing Agent, and shall effect delivery of such Securities by causing the Direct Participant to transfer the Participant's interest in the Securities, on DTC's records, to Tender/Remarketing Agent. The requirement for physical delivery of Securities in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Securities are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Securities to Tender/Remarketing Agent's DTC account.

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

The City 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 the City believes to be reliable, but Bond Counsel, Disclosure Counsel, the Municipal Advisor and the City take no responsibility for the accuracy thereof.

FUTURE FINANCING

With the exception of a lease-purchase agreement for a dump truck, the City does not anticipate any additional borrowing needs within 90 days of the date of this Official Statement.

LITIGATION

The City is not aware of any threatened or pending litigation affecting the validity of the Obligations or the City's ability to meet its financial obligations.

DEBT PAYMENT HISTORY

The City knows of no instance in which it has defaulted in the payment of principal or interest on its debt.

LEGAL MATTERS

The Obligations are subject to approval as to certain matters by Ahlers & Cooney, P.C. of Des Moines, Iowa as Bond Counsel. Bond Counsel has not participated in the preparation of this Official Statement and will not pass upon its accuracy, completeness or sufficiency. 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 OPINIONS as set out in APPENDIX B and B-1 to this Official Statement, will be delivered at closing.

The legal opinions to be delivered concurrently with the delivery of the Obligations express the professional judgment of the attorneys rendering the opinions as to legal issues expressly addressed therein. By rendering legal opinions, 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 opinions are rendered, or of the future performance of parties to the transaction. Nor does the rendering of opinions 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 resolutions for the Obligations. The owners of the Obligations 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 or interest on the Obligations, there is no provision for acceleration of maturity of the principal of the Obligations. Consequently, the remedies of the owners of the Obligations (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 Obligations) 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 Obligations cannot foreclose on property within the boundaries of the City or sell such property in order to pay the debt service on the Obligations. See LEVIES AND TAX COLLECTIONS herein, for a description of property tax collection and enforcement.

In addition, the enforceability of the rights and remedies of owners of the Obligations may be subject to limitation as set forth in Bond Counsel's opinions. The opinions will state, in part, that the obligations of the City with respect to the Obligations may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted to the extent constitutionally applicable, to the exercise of judicial discretion in appropriate cases and to the exercise by the State and its governmental bodies of the police power inherent in the sovereignty of the State and to the exercise by the United States of America of the powers delegated to it by the Constitution of the United States of America.

TAX MATTERS

Federal Tax Matters (2016A Notes)

Federal tax law contains a number of requirements and restrictions that apply to the 2016A 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 2016A 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 2016A Notes to become includable in gross income for federal income tax purposes retroactively to the date of issuance of the 2016A Notes.

Subject to the Issuer's compliance with the above referenced covenants, under present law, in the opinion of Bond Counsel, interest on the 2016A 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 imposed on individuals and corporations. However, with respect to corporations (as defined for federal income tax purposes), such interest is included in adjusted current earnings for the purpose of determining the federal alternative minimum tax for such corporations. Bond Counsel's form of opinion for the 2016A Notes is attached hereto as Appendix B.

The Issuer intends to designate the 2016A 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"), which affords banks and certain other financial institutions more favorable treatment of their deduction for interest expense than would otherwise be allowed under Section 265(b)(2) of the Code.

Collateral Federal Income Tax consequences

Prospective purchasers of the 2016A Notes should be aware that ownership of the 2016A 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 2016A Notes should consult their tax advisors as to collateral federal income tax consequences.

Tax Accounting Treatment of Discount and Premium on Certain Notes

The initial public offering price of certain 2016A Notes (the "Discount Notes") may be less than the amount payable on such 2016A 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. Owners 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 2016A Notes ("Premium Notes") may be greater than the amount of such 2016A 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.

Related Tax Matters for the 2016A Notes

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 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 2016A Notes. If an audit is commenced, under current procedures the Service may treat the Issuer as a taxpayer and the 2016A noteholders may have no right to participate in such procedure. The commencement of an audit could adversely affect the market value and liquidity of the 2016A Notes until the audit is concluded, regardless of the ultimate outcome.

Payments of interest on, and proceeds of the sale, redemption or maturity of, tax-exempt obligations, including the 2016A Notes, are in certain cases required to be reported to the Service. Additionally, backup withholding may apply to any such payments to any 2016A 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 2016A 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.

Current and future legislative proposals, including some that carry retroactive effective dates, if enacted into law, or clarification of the Code may cause interest on the 2016A Notes to be subject, directly or indirectly, to federal income taxation, or otherwise prevent owners of the 2016A Notes from realizing the full current benefit of the tax status of such interest. For example, Representative David Camp, the former Chair of the House Ways and Means Committee released draft legislation that would subject interest on the 2016A Notes to a federal income tax at an effective rate of 10% or more for certain individuals, trusts and estates, and the Obama Administration has proposed legislation that would limit the exclusion from gross income of interest on obligations like the 2016A Notes to some extent for taxpayers whose income is subject to higher marginal income tax rates. Other 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 2016A 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 2016A Notes. Prospective purchasers of the 2016A 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 2016A 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.

State Tax Matters (2016A Notes)

Interest on the 2016A Notes is NOT exempt from present Iowa income taxes.

Ownership of the Notes may also 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.

Federal Tax Matters (2016B Bonds)

Interest on the 2016B Bonds will be includable in gross income for federal income tax purposes under the Internal Revenue Code of 1986. Bond Counsel’s form of opinion for the 2016B Bonds is attached hereto as Appendix B-1.

Accordingly, the Issuer will NOT designate the 2016B Bonds 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”).

State Tax Matters (2016B Bonds)

Interest on the 2016B Bonds is exempt from the taxes imposed by Division II (Personal Net Income Tax) and Division III (Business Tax on Corporations) of Chapter 422 of the Code of Iowa, as amended (the "Iowa Code"); it should be noted, however, that interest on the 2016B Bonds is required to be included in adjusted current earnings to be used in computing the "state alternative minimum taxable income" of corporations and financial institutions for purposes of Sections 422.33 and 422.60 of the Iowa Code. Interest on the 2016B Bonds is subject to the taxes imposed by Division V (Taxation of Financial Institutions) of Chapter 422 of the Iowa Code. We express no opinion regarding other State tax consequences arising with respect to the 2016B Bonds. Prospective purchasers of the 2016B Bonds should consult their tax advisors regarding the applicability of such state and local taxes.

Ownership of the 2016B Bonds may also 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 2016B Bonds. Prospective purchasers of the 2016B Bonds should consult their tax advisors regarding the applicability of any such state and local taxes.

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

CHANGES IN FEDERAL AND STATE TAX LAW

From time to time, there are Presidential proposals, proposals of various federal committees, and legislative proposals are pending in Congress and the Iowa General Assembly 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 Obligations or otherwise prevent holders of the Obligations from realizing the full benefit of the tax exemption of interest on the Obligations. Further such proposals may impact the marketability or market value of the Obligations 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 Obligations. 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 Obligations. 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 Obligations would be impacted thereby.

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 Obligations, 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.

During the 2013 legislative session, the Iowa General Assembly enacted Senate File 295 (the "Act"), which the Governor signed into law on June 12, 2013. Among other things, the Act (i) reduces the maximum annual taxable value growth percent, due to revaluation of existing residential and agricultural property, from the current 4% to 3%, (ii) assigns a "rollback" (the percentage of a property's value that is subject to tax) to commercial, industrial and railroad property of 95% for the 2013 assessment year and 90% for the 2014 assessment year and all years thereafter, (iii) creates a

new property tax classification for multi-residential properties (apartments, nursing homes, assisted living facilities and certain other rental property) that begins in the 2015 assessment year, and assigns a declining rollback percentage to such properties for each subsequent year until the residential rollback percentage is reached in the 2022 assessment year, after which the rollback percentage for such properties will be equal to the residential rollback percentage each assessment year, and (iv) exempts a specified portion of the assessed value of telecommunication properties.

The Act includes a standing appropriation to replace some of the tax revenues lost by local governments, including tax increment districts, resulting from the new rollback for commercial and industrial property. Prior to fiscal year 2018, the appropriation is a standing unlimited appropriation, but beginning in fiscal year 2018 the standing appropriation cannot exceed the actual 2017 appropriation amount. The appropriation does not replace losses to local governments resulting from the Act's provisions that reduce the annual revaluation growth limit for residential and agricultural properties to 3% from 4%, the gradual transition for multi-residential properties from the commercial rollback percentage (100% of market value) to the residential rollback percentage (currently 53% of market value), or the reduction in the percentage of telecommunications property that is subject to taxation.

Given the wide scope of the statutory changes, and the State's discretion in establishing the annual replacement amount that is appropriated each year commencing in fiscal 2018, the impact of the Act on the City's future property tax collections is uncertain and the City has not attempted to quantify the financial impact of the Act's provisions on the City's future operations. It has been projected by Moody's Investor Service that local governments in Iowa are likely to experience modest reductions in property tax revenues starting in fiscal 2015 as a result of the Act, with sizeable reductions possible starting in fiscal 2018¹. According to Moody's, local governments that may experience disproportionately higher revenue losses include regions that have a substantial commercial base, a large share of multi-residential developments (such as college towns), or significant amounts of telecommunications property.

Notwithstanding any decrease in property tax revenues that may result from the Act, Iowa Code section 76.2 provides that when an Iowa political subdivision issues bonds, "[t]he 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 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 bonds in full."

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 City.

RATING

The 2016A Notes have an uninsured rating of 'A1' by Moody's. The 2016B Bonds have an uninsured rating of 'A1' by Moody's. Such ratings reflect only the view of the rating agency and any explanation of the significance of such rating may only be obtained from the respective rating agency. There is no assurance that such ratings will continue for any period of time or that they will not be revised or withdrawn.

Additional regulation of rating agencies could materially alter the methodology, rating levels, and types of ratings available, for example, and these changes, if ever, could materially affect the market value of the Obligations.

INVESTMENT CONSIDERATIONS

A PROSPECTIVE PURCHASER OF THE OBLIGATIONS SHOULD BE AWARE THAT THERE ARE CERTAIN INVESTMENT CONSIDERATIONS ASSOCIATED WITH THE OBLIGATIONS. EACH PROSPECTIVE PURCHASER OF THE OBLIGATIONS IS ENCOURAGED TO READ THIS FINAL OFFICIAL STATEMENT IN ITS ENTIRETY, AND TO GIVE PARTICULAR ATTENTION TO THE CONSIDERATIONS DESCRIBED BELOW WHICH, AMONG OTHERS, COULD AFFECT THE PAYMENT OF DEBT SERVICE AND THE MARKET PRICE OF THE OBLIGATIONS. THE FOLLOWING STATEMENTS REGARDING CERTAIN INVESTMENT CONSIDERATIONS SHOULD NOT BE CONSIDERED A COMPLETE DESCRIPTION OF ALL CONSIDERATIONS IN THE DECISION TO PURCHASE THE OBLIGATIONS.

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 Obligations.

Tax Matters, Bank Qualification and Loss of Tax Exemption: As discussed under the heading “*TAX MATTERS*” herein, the interest on the 2016A Notes could become includable in gross income for purposes of federal income taxation retroactive to the date of delivery of the 2016A Notes, as a result of acts or omissions of the Issuer in violation of its covenants in the Resolution. Should such an event of taxability occur, the 2016A 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 2016A Notes, and there is no provision for an adjustment of the interest rate on the 2016A Notes.

The 2016A Notes currently refund notes previously designated as “qualified tax-exempt notes” under the exception provided in Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the “Code”), and the Issuer has further covenanted to comply with certain other requirements, which affords banks and certain other financial institutions more favorable treatment of their deduction for interest expense than would otherwise be allowed under Section 265(b)(2) of the Code. Under the provisions of Section 265(b)(3)(D) of the Code, the 2016A Notes retain the prior designation of the Refunded Notes.

It is possible that further 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 the Jobs Act, the Reduction Act and any other pending or proposed federal income tax legislation. The likelihood of the Jobs Act or the Reduction Act being enacted or whether the currently proposed terms of the Jobs Act or the Reduction Act will be altered or removed during the legislative process cannot be reliably predicted.

It is also possible that actions of the Issuer after the closing of the 2016A Notes will alter the tax status of the 2016A Notes, and, in the extreme, remove the tax exempt status from the 2016A Notes. In that instance, the 2016A Notes are not subject to mandatory prepayment, and the interest rate on the 2016A Notes does not increase or otherwise reset. A determination of taxability on the 2016A Notes, after closing of the 2016A Notes, could materially adversely affect the value and marketability of the 2016A Notes.

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

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

Tax Levy Procedures: The Obligations are general obligations of the Issuer, payable from and secured by a continuing ad valorem tax levied against all of the property valuation within the Issuer. As part of the budgetary process each fiscal year, the Issuer will have an obligation to request a debt service levy to be applied against all of the taxable property within the 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 Obligations for a particular fiscal year may cause Bondholders to experience delay in the receipt of distributions of principal of and/or interest on the Obligations. In the event of a default in the payment of principal of or interest on the Obligations, there is no provision for acceleration of maturity of the principal of the Obligations. Consequently, the remedies of the owners of the Obligations (consisting primarily of an action in the nature of mandamus requiring the Issuer and certain other public officials to perform the terms of the resolution for the Obligations) may have to be enforced from year to year.

Additional Indebtedness: The City reserves the right to issue additional bonds payable from the same sources and ranking on a parity with each series of the Obligations.

Investment Rating: The rating assigned to the Obligations by Moody’s (the “Rating Agency”) reflects only the Rating Agency’s view of the likelihood the noteholders will receive payments of interest when due and principal on the Obligations on their respective maturity dates. There is no assurance that the rating will remain for any given period of time or that the rating will not be lowered, suspended or withdrawn by the Rating Agency if, in the Rating Agency’s judgment, circumstances so warrant based upon factors prevailing at the time. The lowering, suspension or withdrawal of the investment rating initially assigned to the Obligations could adversely affect the market price and the market for the Obligations.

Secondary Market: There can be no guarantee that there will be a secondary market for the Obligations or, if a secondary market exists, that such Obligations 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, and secondary marketing practices in connection with a particular bond or note issue are suspended or terminated. Additionally, prices of bond or note issues for which a market is being made will depend upon then prevailing circumstances. Such prices could be substantially different from the original purchase price of the Obligations.

Redemption of 2016B Bonds: The 2016B Bonds due after June 1, 2024 will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. The redemption of the 2016B Bonds prior to their stated maturity may subject noteholders to the risk of reinvestment at a time when comparable returns are not available. The 2016A Notes are NOT subject to redemption prior to stated maturity.

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

MUNICIPAL ADVISOR

The City has retained Independent Public Advisors, LLC, Johnston, Iowa as municipal advisor (the “Municipal Advisor”) in connection with the preparation of the issuance of the Obligations. In preparing the Official Statement, the Municipal Advisor has relied on government officials, and other sources to provide accurate information for disclosure purposes. The Municipal Advisor is not obligated to undertake, and has not undertaken, an independent verification of the accuracy, completeness, or fairness of the information contained in the Official Statement. Independent Public Advisors, LLC is an independent advisory firm and is not engaged in the business of underwriting, trading or distributing municipal securities or other public securities.

CONTINUING DISCLOSURE

In order to permit bidders for the Obligations and other Participating Underwriters in the primary offering of the Obligations 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 City will covenant and agree, for the benefit of the registered holders or beneficial owners from time to time of the outstanding Obligations, in the resolutions authorizing the issuance of the Obligations and the Continuing Disclosure Certificate, to provide annual reports of specified information and notice of the occurrence of certain material events as hereinafter described (the “Disclosure Covenants”). The information to be provided on an annual basis, the events as to which notice is to be given, and a summary of other provisions of the Disclosure Covenants, including termination, amendment and remedies, are set forth as APPENDIX D to this Official Statement.

Within the past five years, the City failed to timely file annual financial information for the fiscal year ending June 30, 2012; upon discovery, such filings were posted to the MSRB’s Electronic Municipal Market Access (“EMMA”) site. The City’s Series 2010, 2012A and 2012B Continuing Disclosure Certificates required disclosure by filing of the City’s annual audit within two hundred ten (210) days past fiscal year end (January 26th). The City’s dissemination agent attempted to upload the City’s 2012 annual audit by making a filing approximately 129 days after this deadline on June 4, 2013. However, it was later learned that the wrong audit had been uploaded. Upon discovery, the filing was corrected and replaced with the correct audit on June 17, 2016. The City’s Series 2012A and 2012B Continuing Disclosure Certificates also required disclosure by filing of the City’s annual operating data within two hundred ten (210) days past fiscal year end (January 26th), and the City filed such data approximately 145 days after this deadline on June 20, 2013.

The City failed to file a material event notice for Standard & Poor’s Ratings Services’ June 10, 2014 rating downgrade of the City’s general obligation debt within 10 days of the event, but filed a material event notice on July 23, 2014.

The foregoing description of instances of noncompliance by the City with respect to its continuing disclosure undertakings should not be construed as an acknowledgment that any such instance was material.

A failure by the City to comply with continuing disclosure undertakings will not constitute a default under the Resolution and beneficial owners of the Bonds are limited to the remedies described in the undertakings. A failure by the City to comply with continuing disclosure undertakings must be reported in accordance with the Rule and must be considered by any broker, dealer or municipal securities dealer before recommending the purchase or sale of the Obligations in the secondary market. Consequently, such a failure may adversely affect the transferability and liquidity of the Obligations and their market price.

Bond Counsel expresses no opinion as to whether the continuing disclosure undertakings entered into by the City comply with the requirements of Section (b)(5) of the Rule.

SALE AT COMPETITIVE BIDDING

After competitive bids were received on June 21, 2016, the 2016A Notes were awarded to UMB Bank, NA for an aggregate price of \$847,548.20 plus accrued interest from the dated date to the date of delivery. The Series 2016B Bonds were awarded to Bernardi Securities, Inc. for an aggregate price of \$1,062,576.91 plus accrued interest from the dated date to the date of delivery.

CERTIFICATION

The City has authorized the distribution of this Final Official Statement for use in connection with the initial sale of the Obligations. I have reviewed the information contained within the Final Official Statement prepared on behalf of the City of Creston, Iowa, by Ahlers & Cooney, P.C., Disclosure Counsel, and Independent Public Advisors, LLC., Johnston, Iowa, and said Final Official Statement does not contain any material misstatements of fact nor omission of any material fact regarding the issuance of \$830,000 General Obligation Refunding Capital Loan Notes, Series 2016A, and \$1,065,000 Taxable General Obligation Urban Renewal Bonds, Series 2016B.

CITY OF CRESTON, IOWA

/s/ Mike Taylor, City Administrator

APPENDIX A – INFORMATION ABOUT THE ISSUER

**APPENDIX A - INFORMATION ABOUT THE ISSUER
CITY OF CRESTON, IOWA**

CRESTON, IA
CITY HALL
116 W. Adams Street
Creston, IA 50801
Telephone 641-782-2000

Mayor and City Council

<u>Member</u>	<u>Position</u>	<u>Term Expiration</u>
Gary Lybarger	Mayor	2019
Randy White	Mayor Pro Tem Ward 1	2017
Rich Madison	Council Member Ward 2	2019
Dr. Gabe Carroll	Council Member Ward 3	2017
Marsha Wilson	Council Member Ward 4	2019
Dave Koets	Council Member Ward 5	2017
Christy Nielsen	Council Member At Large	2017
Steve Wintermute	Council Member At Large	2019

Administration

Michael Taylor	City Administrator
Lisa Williamson	City Clerk
Mandy Parsons	Accounting Manager

Co-City Attorneys

Marion James
Todd Nielson
Creston, Iowa

Bond Counsel

Ahlers & Cooney, P.C.
Des Moines, Iowa

Disclosure Counsel

Ahlers & Cooney, P.C.
Des Moines, Iowa

Municipal Advisor

Independent Public Advisors, LLC
Johnston, Iowa

PROPERTY VALUES

IOWA PROPERTY VALUATIONS

In compliance with Section 441.21 of the Code of Iowa, the State Director of Revenue annually directs all County Auditors to apply prescribed statutory percentages to the assessments of certain categories of real property. The assessments finalized as of January 1 of each year are applied to the following fiscal year. The 2015 final Actual Values were adjusted by the Union County Auditor. The reduced values, determined after the application of rollback percentages, are the Taxable Values subject to tax levy. For assessment year 2014, the Taxable Value rollback rate was 55.6259% of Actual Value for residential property; 86.2500% of Actual Value for multiresidential property; 46.1068% of Actual Value for agricultural property; 90% of Actual Value for commercial, industrial, and railroad property, and 100% of Actual Value for utility property.

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

1/1/2015 VALUATIONS (Taxes payable July 1, 2016 through June 30, 2017)

	100% <u>Actual Value</u>	Taxable Value <u>(With Rollback)</u>
Residential	\$235,974,860	\$130,275,837
Multiresidential	9,082,365	7,810,264
Commercial	53,502,561	47,369,290
Industrial	15,104,851	13,179,432
Railroad	2,623,942	2,361,548
Utilities w/o Gas & Electric	<u>500,117</u>	<u>500,117</u>
Gross valuation	\$316,788,696	\$201,496,488
Less military exemption	<u>(759,320)</u>	<u>(759,320)</u>
Net valuation	\$316,029,376	\$200,737,168
TIF increment (used to compute debt service levies and constitutional debt limit)	\$14,374,116	\$14,374,116
Taxed separately		
Ag. Land & Buildings	\$710,580	\$327,627
Utilities – Gas & Electric	\$21,417,438	\$5,754,136

2015 GROSS TAXABLE VALUATION BY CLASS OF PROPERTY²

	<u>Taxable Valuation</u>	<u>Percent Total</u>
Residential	\$130,275,837	65.321%
Multiresidential	7,810,264	3.916%
Commercial, Industrial, Railroad & Utility	55,600,123	27.878%
Utilities – Gas & Electric	<u>5,754,136</u>	<u>2.885%</u>
Total Gross Taxable Valuation	\$199,440,360	100.00%

TREND OF VALUATIONS

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

<u>Assessment Year</u>	<u>Payable Fiscal Year</u>	<u>100% Actual Valuation</u>	<u>Net Taxable Valuation (With Rollback)</u>	<u>Taxable TIF Increment</u>
2011	2012-13	\$314,278,424	\$174,272,309	\$25,160,612
2012	2013-14	313,857,443	175,943,913	27,221,052
2013	2014-15	315,464,973	177,029,816	25,824,701
2014	2015-16	318,746,250	176,913,411	25,551,317
2015	2016-17	352,531,510	206,491,304	14,374,116

² Before military exemption. Excludes Ag. Land, Ag. Buildings and taxable TIF increment.

INDEBTEDNESS

DEBT LIMIT

Article XI, Section 3 of the State of Iowa Constitution limits the amount of debt outstanding at any time of any county, municipality or other political subdivision to no more than 5% of the actual value of all taxable property within the corporate limits, as taken from the last state and county tax list. The debt limit for the City, based on its 2015 Actual Valuations applicable to fiscal year 2016-17 is as follows:

	1/1/2015 <u>(Fiscal Year 2016-17)</u>
Actual Valuation of Property	\$353,290,830
Less Military Exemption	<u>(759,320)</u>
Net Valuation	\$352,531,510
Constitutional Debt Percentage	5.00%
Constitutional Debt Limit	\$17,626,576
Less: Applicable General Obligation Debt	<u>(3,645,000)</u>
Constitutional Debt Margin	\$13,981,576

DIRECT DEBT

General Obligation Debt (Includes the Series 2016A Bonds and the Series 2016B Notes)

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 08/01/16</u>
06/10	\$1,280,000	Street Improvements	06/16 ³	\$0
04/12A	1,720,000	Current Refunding, Fire Truck	06/22	965,000
04/12B	1,815,000	Advance Refunding	06/19	785,000
08/16A	830,000	Current Refunding	06/23	830,000
08/16B	1,065,000	Urban Renewal	06/33	<u>1,065,000</u>
Total				\$3,645,000

³ The 2017-2023 maturities are being refunded by the Series 2016A Bonds.

ANNUAL FISCAL YEAR ESTIMATED DEBT SERVICE PAYMENTS

General Obligation Debt (Excludes the Refunded Bonds, Includes the Series 2016A Bonds, Includes the Series 2016B Notes)

Fiscal Year	Current Outstanding General Obligation Debt		The Series 2016A Bonds		The Series 2016B Bonds		Total General Obligation Debt ⁴	
	Principal	Principal and Interest	Principal	Principal and Interest	Principal	Principal and Interest	Principal	Principal and Interest
2016-17 ⁵	\$455,000	\$486,500	\$110,000	\$122,417		\$23,104	\$565,000	\$632,021
2017-18	455,000	476,180	115,000	128,250		27,725	570,000	632,155
2018-19	460,000	475,038	115,000	126,525		27,725	575,000	629,288
2019-20	125,000	132,678	120,000	129,800	\$65,000	92,725	310,000	355,203
2020-21	125,000	130,490	120,000	127,400	65,000	91,425	310,000	349,315
2021-22	<u>130,000</u>	132,990	125,000	130,000	70,000	95,125	325,000	358,115
2022-23			<u>125,000</u>	127,500	70,000	93,725	195,000	221,225
2023-24					70,000	92,325	70,000	92,325
2024-25					75,000	95,575	75,000	95,575
2025-26					75,000	93,700	75,000	93,700
2026-27					75,000	91,825	75,000	91,825
2027-28					80,000	94,950	80,000	94,950
2028-29					80,000	92,750	80,000	92,750
2029-30					80,000	90,550	80,000	90,550
2030-31					85,000	93,150	85,000	93,150
2031-32					85,000	90,600	85,000	90,600
2032-33					<u>90,000</u>	92,880	<u>90,000</u>	92,880
Total	\$1,750,000		\$830,000		\$1,065,000		\$3,645,000	

OTHER DEBT

The City has debt payable solely from the net revenues of the City's sanitary sewer system as follows:

Sewer Revenue Debt

Date of Issue	Original Amount	Purpose	Final Maturity	Principal Outstanding As of 08/01/16
06/97	\$2,383,000	Sanitary Sewer Improvements	06/17	\$176,000
03/98	829,000	Sanitary Sewer Improvements	06/18	117,000
09/09	945,000	Sanitary Sewer Improvements	06/29	<u>675,000</u>
Total				\$968,000

⁴ Debt service is paid by local option sales tax and tax increment.

⁵ The FY 2016-17 interest payment for the Series 2016B Notes is capitalized.

INDIRECT DEBT

<u>Taxing District</u>	<u>1/1/2015 Taxable Valuation</u>	<u>Portion of Taxable Value In the City</u>	<u>Percent Applicable</u>	<u>GO Debt⁶</u>	<u>City's Indirect Portion</u>
Creston Schools	\$383,002,513	\$221,193,047	57.75%	\$5,885,000	\$3,398,727
Union County	505,324,666	221,193,047	43.77%	6,829,169	2,989,295
Southwestern Iowa Comm College	3,126,918,869	221,193,047	7.07%	2,805,000	<u>198,421</u>
TOTAL					\$6,586,443

DEBT RATIOS

	<u>G.O. Debt</u>	<u>Debt/2015 Actual Market Value \$352,531,510</u>	<u>Debt/7,834 Population</u>
Direct General Obligation Debt	\$3,645,000	1.03%	\$465.28
Indirect General Obligation Debt	<u>6,585,444</u>	<u>1.87%</u>	<u>840.75</u>
Combined Debt	\$10,231,444	2.90%	\$1,306.03

LEVIES AND TAX COLLECTIONS

<u>Year</u>	<u>Taxes Levied</u>	<u>Current Collections</u>	<u>% of Taxes Levied</u>
2011-12	\$2,275,251	\$2,357,629	103.62%
2012-13	2,357,558	2,444,298	103.68%
2013-14	2,280,278	2,369,974	103.93%
2014-15	2,469,925	2,588,294	104.79%
2015-16	2,468,282	In process of collection	

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

⁶ School district figures exclude Sale and Service Tax Revenue Bonds. Debt as of June 14, 2016 based on publically available documentation.

TAX RATES

Taxing District	FY 2011/12 \$/\$1,000	FY 2012/13 \$/\$1,000	FY 2013/14 \$/\$1,000	FY 2014/15 \$/\$1,000	FY 2015/16 \$/\$1,000
City Levies:					
General	\$8.10000	\$8.10000	\$8.10000	\$8.10000	\$8.10000
Outside \$8.10000	1.64454	1.54356	1.52890	1.67452	1.85967
Emergency	0.26999	0.27000	0.27000	0.27000	0.27000
Debt Service	0.00000	0.00000	0.00000	0.00000	0.00000
Employee Benefit	<u>3.83802</u>	<u>3.60853</u>	<u>3.05545</u>	<u>3.90187</u>	<u>3.71645</u>
Total City	\$13.85255	\$13.52209	\$12.95435	\$13.94639	\$13.94612
City Ag Land	\$3.00375	\$3.00375	\$3.00375	\$3.00375	\$3.00375
All Jurisdictional Levies:					
City of Creston	\$13.85255	\$13.52209	\$12.95435	\$13.94639	\$13.94612
Union County	11.44254	10.82120	10.10774	9.96302	9.60832
Creston Community School District	15.96018	15.49934	15.05393	15.18238	16.42889
County Hospital	2.80970	2.61729	2.54011	2.55430	2.50809
County Assessor	0.52569	0.62665	0.58074	0.67000	0.67500
County Ag Extension	0.30000	0.30000	0.30000	0.30000	0.30000
Southwest Community College	0.79481	0.79424	0.79675	0.79617	0.79896
State of Iowa	<u>0.00320</u>	<u>0.00330</u>	<u>0.00330</u>	<u>0.00330</u>	<u>0.00330</u>
Consolidated Rate:					
City Resident	\$45.68867	\$44.18411	\$42.33692	\$43.41556	\$44.26868

LEVY LIMITS

A city's general fund tax levy is limited to \$8.10 per \$1,000 of taxable value, with provision for an additional \$0.27 per \$1,000 levy for an emergency fund which can be used for general fund purposes (Code of Iowa, Chapter 384, Division I). Cities may exceed the \$8.10 limitation upon authorization by a special levy election. Further, there are limited special purpose levies, which may be certified outside of the above-described levy limits (Code of Iowa, Section 384.12). The amount of the City's general fund levy subject to the \$8.10 limitation is \$8.10 for FY 2015-16, and the City is using the emergency levy. The City also levies for employee benefits. Debt service levies are not limited.

FUNDS ON HAND (Cash and Investments as of April 30, 2016)

<u>Fund</u>	<u>Balance</u>
General Fund	\$1,265,011
Debt Service Fund	37,403
Special Revenue Funds	7,170,475
Proprietary Funds	2,099,722
Fiducial (Trust & Agency) Fund	<u>40,575</u>
Total	\$10,613,186

THE CITY

CITY GOVERNMENT

The City was incorporated in 1871, and operates under the Mayor-Council form of government with seven council members. Policy is established by a Mayor and seven council members, the mayor and two of the council members being elected at large and five members elected from wards. City Council members hold four year staggered terms. The City Administrator, City Attorneys, and City Clerk are appointed by the City Council.

The Municipal Waterworks is managed and controlled by a Board of Trustees, appointed by the Mayor and approved by the City Council. The City has a well trained and equipped police department with eleven full time police officers. The police department is housed in a modern facility constructed jointly by the City and Union County to house the Union County Sheriff's staff and the Creston Police. The City has a full-time fire department with a staff of five augmented by a part-time staff of seven fire fighters and twelve excellently trained volunteer fire fighters.

EMPLOYEES, PENSIONS AND OPEB

The City has 40 full-time and 28 part-time employees (including seasonal employees), of which 24 full-time employees are enrolled in the Iowa Public Employees Retirement System (the "IPERS") pension plan administered by the State of Iowa. IPERS members are required to contribute 5.95% of their annual salary and the City is required to contribute 8.93% of covered salary. Certain employees in special risk occupations and the City contribute an actuarially determined contribution rate. Contribution requirements are established by State statute. The City's contribution to IPERS for the year ended June 30, 2015, 2014, and 2013 was \$109,141, \$108,252, and \$99,021 respectively, equal to the required contribution for each year.

Iowa Public Employees Retirement System The City contributes to the Iowa Public Employees' Retirement System ("IPERS"), which is a state-wide multiple-employer cost-sharing defined benefit pension plan administered by the State of Iowa. IPERS provides retirement and death benefits which are established by State statute to plan members and beneficiaries. All full-time employees of the Issuer are required to participate in IPERS. IPERS plan members are required to contribute a percentage of their annual salary, in addition to the Issuer being required to make annual contributions to IPERS. Contribution amounts are set by State statute. The IPERS Comprehensive Annual Financial Report for its fiscal year ended June 30, 2015 (the "IPERS CAFR") indicates that as of June 30, 2014, the date of the most recent actuarial valuation for IPERS, the funded ratio of IPERS was 83.7%, and the unfunded actuarial liability was \$5.455 billion. The IPERS CAFR is available on the IPERS website, or by contacting IPERS at 7401 Register Drive, Des Moines, IA 50321. See "APPENDIX C — INDEPENDENT AUDITOR'S STATEMENTS, NOTE 4" for additional information on IPERS.

The following table sets forth certain information about the funding status of IPERS that has been extracted from the IPERS CAFR. According to IPERS, as of the end of fiscal year 2015, there were approximately 346,109 total members participating in IPERS, including Issuer employees.

Fiscal Year Ended June 30	Actuarial Value of Assets [a]	Actuarial Accrued Liability [b]	Unfunded Actuarial Accrued Liability (UAAL) [b] – [a]	Funded Ratio [a] / [b]	Covered Payroll [c]	UAAL as a % of Covered Payroll ([b]-[a]) /[c]
2012	\$23,530,094,461	\$29,446,197,486	\$5,916,103,025	79.91%	\$6,786,158,720	87.18%
2013	24,711,096,187	30,498,342,320	5,787,246,133	81.02%	6,880,131,134	84.12%
2014	26,460,428,085	32,004,456,088	5,544,028,003	82.68%	7,099,277,280	78.09%
2015	27,915,379,103	33,370,318,731	5,454,939,628	83.65%	7,326,348,141	74.46%

Source: IPERS Comprehensive Annual Financial Report (Fiscal Year 2015)

When calculating the funding status of IPERS for fiscal year 2015, the following assumptions were used: (1) the amortization period for the total unfunded actuarial liability is 30 years (which is consistent with the maximum acceptable amortization period set forth by the Governmental Accounting Standards Board (“GASB”) in GASB Statement No. 25); (2) the rate of return on investments is assumed to be 7.5%; (3) salaries are projected to increase 4.0-17% for IPERS, depending on years of service; and (4) the rate of inflation is assumed to be 3.0% for prices and 4.0% for wages. Detailed information regarding the assumptions used to determine the funding status can be found in the IPERS CAFR.

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

OPEB: Consistent with Iowa Code section 509A.13, the Issuer offers post-retirement health and dental benefits (“OPEB”) to all full-time employees of the Issuer who retire before attaining age 65 and wish to remain on the City employee health insurance plan. The City will make available health insurance coverage for the retiree until he/she reaches the age eligible to receive Medicare or other Government insurance coverage.

The contribution requirements of plan members are established and may be amended by the City. The City pays 90% of the premium for active employees while the employee is responsible for 10%. A retiree’s contribution is determined on a case-by-case basis. An actuarial report has been completed which lists the unfunded actuarial liability as of July 1, 2015 of \$151,890. See “APPENDIX C — INDEPENDENT AUDITOR’S STATEMENTS, NOTE 7” for additional information on OPEB.

Municipal Fire and Police Retirement System of Iowa: The City has 16 full-time employees enrolled in the Municipal Fire and Police Retirement System of Iowa (“MFPRS”) which is a cost-sharing, multiple employer defined benefit pension plan administered by a Board of Trustees.

The plan provides retirement, disability, and death benefits which are established by State statute to plan members and beneficiaries. The plan issues a publicly available financial report that includes financial statements and required supplementary information. The report may be obtained by writing to Municipal Fire and Police Retirement System of Iowa, 7155 Lake Drive, Suite 201, West Des Moines, IA 50266.

Plan members are required to contribute 9.4% of earnable compensation and the City's contribution rate, based upon an actuarially determined normal contribution rate, cannot be less than 27.77% of earnable compensation. Contribution requirements are established by State statute. The City's contribution to the Plan for the years ended June 30, 2015, 2014, and 2013 was \$232,665, \$221,705, and \$193,542 respectively, which met the required minimum contribution for each year. See “APPENDIX C — INDEPENDENT AUDITOR’S STATEMENTS, NOTE 4” for additional information on MFPRS.

UNION CONTRACTS

City employees are represented by the following bargaining units:

<u>Bargaining Unit</u>	<u>Contract Expiration Date</u>
Teamsters Local #238 Police	June 30, 2018
Teamsters Local #238 Fire	June 30, 2018
Operating Engineers Local #234 Blue Collar	June 30, 2018

GENERAL INFORMATION

LOCATION AND TRANSPORTATION

The City of Creston, the county seat and principal city of Union County is located in the southwestern part of the State of Iowa approximately 75 miles southwest of Des Moines. Creston was initially founded by a B & M Railroad surveying crew (now known as Burlington Northern Santa Fe Railroad) in 1868. The City was selected as a major division point in the line from Chicago to Denver. For many years after this, the City derived its economic base from the railroad and the many commercial and business activities generated by the railroad. The community has since developed into a multifaceted municipality with commercial and industrial activity, including support of agricultural production providing the majority of the economic input into the community. Creston has long been the trading center for a large portion of southwestern Iowa. The City is situated approximately 30 miles west of Interstate 35, and is accessible by US Highway 34.

LARGER EMPLOYERS

A representative list of larger employers and employees in the City is as follows:

<u>Employer⁷</u>	<u>Type of Business</u>	<u>Approximate # of Employees</u>
Greater Regional Medical Center	Medical Services	381
Fansteel/Wellman Dynamics	Castings Manufacturing	356
Farrara Candy Company	Manufacturing/Packaging	350
Creston Community School District	Education	250
Southwestern Community College	Education	160
Precision Optical Group	Optical Product Manufacturing	85
BNSF Railway ⁸	Rail Transportation	80
Innovative Industries ⁷	Products & Service Organization	60
Gavilon Grain ⁷	Feed & Grain Operation	50
CHS Oilseed Processing ⁷	Food Processing	45
Green Valley Chemical Co.	Dry Ice Manufacturing	35
Farmers Cooperative	Agriculture	30
Vanmark Equipment	Food Equipment Manufacturer	26
Southwest Distributing Company	Wholesale Distribution	19

Sources: Telephone survey conducted June 2016 unless otherwise noted.

⁷ Excludes Bunn Corporation, beverage equipment manufacture, who declines to comment. Last known count was 600 from April 2014, reported by Iowa Economic Development Authority as indicated on the Location One Website accessed March 2015. No current figure is reported on the Location One Website.

⁸ Could not be reached for update; figure as reported Iowa Economic Development Authority (April 2014) as indicated on the Location One Website accessed June 2016.

BUILDING PERMITS

City officials report the following construction activity as of April 30, 2016. Permits for the City are reported on a calendar basis. The figures below include both new construction and remodeling.

Calendar Year	Residential Construction		Commercial Construction		Other Construction	
	Number	Permit Value	Number	Permit Value	Number	Permit Value
2012	10	\$2,426,545	4	\$904,765	73	\$2,760,805
2013	4	556,715	4	847,000	70	12,974,515
2014	8	976,581	3	1,331,840	49	9,553,698
2015	9	1,578,276	3	1,770,000	48	4,512,896
2016	1	215,794	2	418,000	29	587,346

US CENSUS DATA

1990 US Census	7,911
2000 US Census	7,597
2010 US Census	7,834

Source: U.S. Census Bureau website.

UNEMPLOYMENT RATES

Calendar Year <u>Average</u>	Union County ⁹ <u>County</u>	State of Iowa ¹⁰ <u>of Iowa</u>
2012	5.1%	5.1%
2013	4.9%	4.7%
2014	4.7%	4.2%
2015	4.1%	3.7%
2016 ¹¹	4.6%	3.7%

Source: Iowa Workforce Development Center Website; accessed May 30, 2016.

⁹ Not seasonally adjusted.

¹⁰ Seasonally adjusted.

¹¹ Average January through April.

EDUCATION

Public education to the City is provided by the Creston Community School District, with certified enrollment for the 2015-2016 school year of 1,390. On April 7, 2015 voters approved the consolidation of the Prescott Community School District and the Creston Community School District. As of July 1, 2016, the school boards will combine and operate as one. Former Prescott students will officially become students of the Creston Community School District during 2017-2018 school year. The Creston Community School District comprises a high school, a middle school and an elementary school. The community has an alternative high school and two private schools that serve PreK-8th grade students. Southwestern Community College provides higher education opportunities and career-related programs.

FINANCIAL STATEMENTS

The City's INDEPENDENT AUDITOR'S REPORTS for the fiscal year ended June 30, 2015 is reproduced in APPENDIX C. The City's certified public accountant has not consented to distribution of the audited financial statements and has not undertaken added review of their presentation. Further information regarding financial performance and copies of the City's prior Independent Auditor's Reports may be obtained from the City's Municipal Advisor, Independent Public Advisors, LLC

APPENDIX B-B1: FORM OF LEGAL OPINIONS

APPENDIX B-B1: FORM OF LEGAL OPINIONS

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 Creston, State of Iowa (the "Issuer"), relating to the issuance of General Obligation Refunding Capital Loan Notes, Series 2016A, by said City, dated August 1, 2016, 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:

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.

The Loan Agreement and Notes are valid and binding general obligations of the Issuer.

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.

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 and corporations; however, such interest is taken into account in determining adjusted current earnings for the purpose of computing the alternative minimum tax imposed on certain corporations. 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 B-1

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 Creston, State of Iowa (the "Issuer"), relating to the issuance of Taxable General Obligation Urban Renewal Bonds, Series 2016B, by said City, dated the date of delivery, in the denomination of \$5,000 or multiples thereof, in the aggregate amount of \$_____ (the "Bonds").

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 issuance of the Bonds (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:

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 issue the Bonds.

The Bonds are valid and binding general obligations of the Issuer.

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 Bonds. Taxes have been levied by the Resolution for the payment of the Bonds and the Issuer is required by law to include in its annual tax levy the principal and interest coming due on the Bonds to the extent the necessary funds are not provided from other sources.

The interest on the Bonds is not excluded from gross income for federal income tax purposes under Section 103(a) of the Internal Revenue Code of 1986, as amended. THE HOLDERS OF THE BONDS SHOULD TREAT THE INTEREST THEREON AS SUBJECT TO FEDERAL INCOME TAXATION. We express no other opinion regarding any other federal or state income tax consequences caused by the receipt or accrual of interest on the Bonds.

Interest on the Bonds is exempt from the taxes imposed by Division II (Personal Net Income Tax) and Division III (Business Tax on Corporations) of Chapter 422 of the Code of Iowa, as amended (the "Iowa Code"); it should be noted, however, that interest on the Bonds is required to be included in adjusted current earnings to be used in computing the "state alternative minimum taxable income" of corporations and financial institutions for purposes of Sections 422.33 and 422.60 of the Iowa Code. Interest on the Bonds is subject to the taxes imposed by Division V (Taxation of Financial Institutions) of Chapter 422 of the Iowa Code. We express no opinion regarding other State tax consequences arising with respect to the Bonds.

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

The rights of the owners of the Bonds and the enforceability of the Bonds 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: JUNE 30, 2015 INDEPENDENT AUDITOR'S REPORTS

CITY OF CRESTON
INDEPENDENT AUDITOR'S REPORTS
BASIC FINANCIAL STATEMENTS
SUPPLEMENTARY AND OTHER INFORMATION
SCHEDULE OF FINDINGS

June 30, 2015

CITY OF CRESTON

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**CITY OF CRESTON
OFFICIALS
June 30, 2015**

<u>Name</u>	<u>Title</u>	<u>Term Expires</u>
Warren Woods.....	Mayor.	Jan 2016
Nancy Loudon.	Council Member.	Jan 2016
Randy White.	Council Member.	Jan 2018
Loyal Winborn.....	Council Member. (Resigned 7-15-14)	Jan 2016
Ann Levine.....	Council Member. (Resigned 5-15-15)	Jan 2018
Marsha Wilson.....	Council Member.	Jan 2016
Dave Koets.....	Council Member.	Jan 2018
Gary Lybarger.	Council Member.	Jan 2018
Rich Madison.....	Council Member. (Started 8-8-14)	Jan 2016
Gabe Carroll.....	Council Member. (Started 5-19-15)	Jan 2016
Michael Taylor.....	City Administrator.	Indefinite
Lisa Williamson.....	City Clerk.	Jan 2016
Arnold O. Kenyon, III.	Co-City Attorney.....	Jan 2016
Marion James.....	Co-City Attorney.....	Jan 2016

City of Creston



MARTENS & COMPANY, CPA, LLP

CERTIFIED PUBLIC ACCOUNTANTS

4949 Pleasant Street, Suite 104

West Des Moines, Iowa 50266

(515)-223-4841

FAX: (515)-223-0851

Independent Auditor's Report

To the Honorable Mayor and
Members of the City Council:

Report on the Financial Statements

We have audited the accompanying 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 Creston, Iowa, as of and for the year ended June 30, 2015, and the related notes to the financial statements, which collectively comprise the City's basic financial statements listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the cash basis of accounting described in Note 1. This includes determining the cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. This includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

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

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

We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective cash basis financial position of the governmental activities, the business type activities, the aggregate discretely presented component unit, each major fund and the aggregate remaining fund information of the City of Creston, Iowa as of June 30, 2015, and the respective changes in its cash basis financial position for the year then ended in accordance with the basis of accounting described in Note 1.

Basis of Accounting

As described in Note 1, these financial statements were prepared on the basis of cash receipts and disbursements, which is a basis of accounting other than U.S. generally accepted accounting principles. Our opinion is not modified with respect to this matter.

Emphasis of a Matter

As disclosed in Note 4 to the financial statements, the City of Creston adopted new accounting guidance related to Governmental Accounting Standards Board (GASB) Statement No. 68, Accounting and Financial Reporting for Pensions. Our opinions are not modified with respect to this matter.

Other Matters

Supplementary and Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Creston's basic financial statements. We previously audited, in accordance with the standards referred to in the third paragraph of this report, the financial statements for the year ended June 30, 2014 (which is not presented herein) and expressed unmodified opinions on those financial statements which were prepared on the basis of cash receipts and disbursements. The financial statements for the eight years ended June 30, 2013 (which are not presented herein) were audited by other auditors who expressed unmodified opinions on those financial statements which were prepared on the basis of cash receipts and disbursements. The supplementary information included in Schedules 1 through 4, is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The supplementary information is the responsibility of management and was derived from and related directly to the underlying accounting and other records used to prepare the basic financial statements. Such 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 U.S. generally accepted auditing standards. In our opinion, the supplementary information is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

The other information, Management's Discussion and Analysis, the budgetary comparison information, the schedule of the City's proportionate share of the net pension liability and the schedule of City contributions on pages 7 through 12 and 38 through 43 has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated August 24, 2015 on our consideration of the City of Creston's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the 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 of Creston's internal control over financial reporting and compliance.

Martens & Company CPA, LLP
West Des Moines, Iowa
August 24, 2015

MANAGEMENT'S DISCUSSION AND ANALYSIS

The City of Creston provides this Management's Discussion and Analysis of its financial statements. This narrative overview and analysis of the financial activities is for the fiscal year ended June 30, 2015. We encourage readers to consider this information in conjunction with the City's financial statements, which follow.

2015 FINANCIAL HIGHLIGHTS

- Government Activities total receipts increased by approximately \$437,000 from the previous fiscal year. Charges for services other city tax and property tax increased from the previous fiscal year. Intergovernmental and tax increment financing decreased when compared to fiscal year 2014.
- Government Activities total expenditures increased by approximately \$363,000. Culture and Recreation and General Government expenditures increased compared to fiscal year 2014. Public Works and Public Safety expenditures decreased from the previous fiscal year. Public Safety expenditures decreased by approximately \$37,000, Public Works decreased by approximately \$159,000, Culture and Recreation increased by approximately \$34,000, and General Government increased by approximately \$525,000 compared to fiscal year 2014.
- During fiscal year 2015, the City's total cash basis net position increased by 2.7% or approximately \$226,000. Of this amount, the cash basis net position of the Governmental Activities increased approximately \$273,000 and the cash basis net position of the business type activities decreased approximately \$47,000.

USING THIS ANNUAL REPORT

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

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

The Government-wide Financial Statements consist of a cash basis Statement of Activities and Net Position. This statement provides information about the activities of the City as a whole and presents an overall view of the City's finances.

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

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

Other Information further explains and supports the financial statements with a comparison of the City's budget for the year and the City's proportionate share of the net pension liability and related contributions.

Supplementary Information provides detailed information about the nonmajor governmental funds and the City's indebtedness.

BASIS OF ACCOUNTING

The City maintains its financial records on the basis of cash receipts and disbursements and the financial statements of the City are prepared on that basis. The cash basis of accounting does not give effect to accounts receivable, accounts payable and accrued items. Accordingly, the financial statements do not present financial position and results of operations of the funds in accordance with U.S. generally accepted accounting principles. Therefore, when reviewing the financial information and discussion within this annual report, readers should keep in mind the limitations resulting from the use of the cash basis of accounting.

REPORTING THE CITY'S FINANCIAL ACTIVITIES

Government-wide Financial Statement

One of the most important questions asked about the City's finances is, "Is the City as a whole better off or worse off as a result of the year's activities?" The Cash Basis Statement of Activities and Net Position reports information which helps answer this question.

The Cash Basis Statement of Activities and Net Position presents the City's net position. Over time, increases or decreases in the City's net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The Cash Basis Statement of Activities and Net Position is divided into two kinds of activities:

- Governmental Activities include public safety, public works, health and social services, culture and recreation, community and economic development, general government, debt service and capital projects. Property tax and state and federal grants finance most of these activities.
- Business Type Activities include the sanitary sewer system. These activities are financed primarily by user charges.
- The Component Unit includes the Creston City Water Works, which accounts for the activities of the Water Works.

Fund Financial Statements

The City has three kinds of funds:

1) Governmental funds account for most of the City's basic services. These focus on how money flows into and out of those funds and the balances at year-end that are available for spending. The governmental funds include: 1) the General Fund, 2) the Special Revenue Funds, such as Road Use Tax and Urban Renewal Tax Increment, 3) the Debt Service Fund, 4) the Capital Projects Fund, and 5) the Permanent Fund. The governmental fund financial statements provide a detailed, short-term view of the City's general government operations and the basic services it provides. Governmental fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs.

The required financial statement for governmental funds is a Statement of Cash Receipts, Disbursements and Changes in Cash Balances.

2) Proprietary funds account for the City's Enterprise Funds. Enterprise Funds are used to report business type activities. The City maintains one Enterprise Fund to provide separate information for the Sewer Fund, considered to be a major fund of the City.

The required financial statement for proprietary funds is a Statement of Cash Receipts, Disbursements and Changes in Cash Balances.

3) Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statement because the resources are not available to support the City's own programs. The Fiduciary Fund consists of the Agency, Animal Shelter Fund.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as a useful indicator of financial position. The City's cash balance for governmental activities increased from a year ago, by approximately \$273,000. The analysis that follows focuses on the changes in cash basis net position of governmental activities.

Changes in Cash Basis Net Position of Governmental Activities (Expressed in Thousands)		
	Year ended June 30,	
	2015	2014
Receipts:		
Program receipts:		
Charges for services and sales	\$ 1,044	\$ 1,028
Operating grants contributions and restricted interest	1,395	1,250
Capital grants contributions and restricted interest	35	172
General receipts:		
Property tax	2,625	2,370
Tax incremental financing collections	685	725
Other city tax	1,179	1,010
Use of money and property	50	46
Special assessments	6	6
Other general receipts	568	543
Total receipts	<u>7,587</u>	<u>7,150</u>
Disbursements:		
Public safety	1,589	1,626
Public works	1,834	1,993
Culture and recreation	802	768
Community and economic development	40	40
General government	2,517	1,992
Debt service	1,059	1,059
Capital projects	19	19
Total disbursements	<u>7,860</u>	<u>7,497</u>
Change in cash basis net position before transfers	(273)	(347)
Transfers, net	<u>546</u>	<u>582</u>
Change in cash basis net position	273	235
Cash basis net position beginning of year	<u>6,731</u>	<u>6,496</u>
Cash basis net position end of year	<u><u>\$ 7,004</u></u>	<u><u>\$ 6,731</u></u>

The City's total receipts for governmental activities increased by six percent (6%) or approximately \$437,000 from fiscal year 2014. Disbursements for fiscal year 2015 increased by five percent (5%) or \$363,000 over fiscal year 2014. Starting fiscal year 2016, the City is in a better position than when it started fiscal year 2015 with a beginning cash balance of approximately \$7,004,000 vs. \$6,731,000.

Property tax receipts increased for fiscal 2015, by eleven percent (11%) or approximately \$255,000 due to increased assessed valuations. The property tax levy rate for fiscal year 2015 was increased by \$0.99204 per thousand or 7.7%.

Based on increases in the total assessed valuation, property tax receipts are budgeted to increase by approximately an additional \$2,800 next year or 0.12%.

The cost of all governmental activities this year was approximately \$7.860 million compared to \$7.497 million last year. However, as shown in the Statement of Activities and Net Position on pages 14-15, the amount taxpayers ultimately financed for these activities was approximately \$5.385 million because some of the cost was paid by those directly benefitted from the programs (approximately \$1.044 million) or by other governments and organizations which subsidized certain programs with grants, contributions and restricted interest (approximately \$1.430 million). The City paid for the remaining "public benefit" portion of governmental activities with property tax (some of which could only be used for certain programs) and with other receipts, such as interest, local option sales tax and miscellaneous receipts. Overall, the City's governmental activities program receipts, including intergovernmental aid and fees for service, increased in fiscal year 2015 from approximately \$2.449 million to approximately \$2.474 million, principally due to increased operating grants and contributions.

Changes in Cash Basis Net Position of Business Type Activities (Expressed in Thousands)		
	Year ended June 30,	
	2015	2014
Receipts:		
Program receipts:		
Charges for services and sales	\$ 1,345	\$ 1,367
Miscellaneous receipts	52	1
Total receipts	<u>1,397</u>	<u>1,368</u>
Disbursements:		
Personal services	345	328
Services and commodities	310	270
Capital outlay	<u>243</u>	<u>87</u>
Total disbursements	<u>898</u>	<u>685</u>
Change in cash basis net position before transfers	499	683
Transfers, net	<u>(546)</u>	<u>(582)</u>
Change in cash basis net position	(47)	101
Cash basis net position beginning of year	<u>1,702</u>	<u>1,601</u>
Cash basis net position end of year	<u>\$ 1,655</u>	<u>\$ 1,702</u>

Total business type activity receipts increased approximately two percent (2%) or approximately \$29,000. Business type activity disbursements increased approximately thirty one percent (31%) or approximately \$213,000. The increase in receipts was primarily due to a federal grant receipts of approximately \$23,000. The increase in disbursements was primarily due to increased capital outlay for equipment.

INDIVIDUAL MAJOR GOVERNMENTAL FUND ANALYSIS

As the City of Creston completed the year, its governmental funds reported a combined fund balance of approximately \$7,004,000, an increase of approximately \$273,000 above last year's total of approximately \$6,731,000. The following are the major reasons for the changes in cash balances from the prior year for the City's major funds.

- The General Fund is the chief operating fund of the City. At the end of the current fiscal year, the cash balance in the General Fund was approximately \$1,145,000, a decrease of approximately \$94,000. The City continues to maintain a very strong General Fund balance, which is approximately 32% of General Fund receipts. The Fund decreased partially due to reduced grant receipts.
- The Special Revenue, Road Use Tax Fund ending cash balance was approximately \$354,000, an increase of approximately \$157,000. The City continues to invest all of the Road Use Tax received throughout the year in maintaining and improving the streets. The Fund increased partially due to increased transfers from other funds.
- The Special Revenue, Employee Benefits Fund is a Special Revenue Fund that accounts for revenues received and expenditures paid in support of employee benefits. The types of revenues received are property taxes assessed for the employer contributions for health insurance, FICA, IPERS, and unemployment benefits, in addition to any third party health insurance reimbursement received for major medical claims exceeding the stop loss level established with a third party administrator. Expenditures from the fund include premiums and medical claims paid on behalf of covered employees and the employer contributions for FICA, IPERS, and unemployment benefits. The fund showed a net decrease of approximately \$379,000 with an ending cash balance of approximately \$334,000.
- The Special Revenue, Urban Renewal Tax Increment Fund was established to account for major urban renewal projects within the City. At the end of the fiscal year, the cash balance was approximately \$878,000, a decrease of approximately \$73,000 from the previous year. The decrease was the result of increased transfers out of urban renewal tax increment financing for the Lincoln School Housing Trust. These proceeds are generally used to redeem bonds and interest on existing outstanding bonds.
- The Special Revenue, Local Option Sales Tax Fund increased approximately \$619,000 to approximately \$3,384,000. This increase was primarily attributable to the increase in local option sales tax receipts.
- The Debt Service Fund is utilized to account for the payment of interest and principal on the City's general obligation and long-term debt. The City transferred approximately \$1,059,000 from other funds to make payments for these obligations. The fund did not reflect a change in the ending cash balance of approximately \$37,000.

INDIVIDUAL MAJOR BUSINESS TYPE FUND ANALYSIS

- The Enterprise, Sewer Fund cash balance decreased by approximately \$47,000 during the fiscal year. The Fund decreased due to increased disbursements for capital outlays.

BUDGETARY HIGHLIGHTS

In accordance with the Code of Iowa, the City Council annually adopts a budget following the required public notice and hearings for all funds. Although the budget document presents functional disbursements by fund, the legal level of control is at the aggregated function level, not at the fund or fund type level. The budget may be amended during the year utilizing similar statutorily prescribed procedures, ie; a required public notice followed by a public hearing. Over the course of the year, the City amended its operating budget once. The amendment was approved on May 7, 2015 to provide for additional disbursements in certain city departments of approximately \$1,091,000. The majority of the increase in disbursements was due to increased General Government disbursements of \$460,500. The amendment also included a projected increase in revenues of \$779,000. The key items increasing budgeted revenues were: intergovernmental, miscellaneous fees, and Water Works receipts.

DEBT ADMINISTRATION

At year-end, the City had \$4,347,000 in bonds and other long-term debt compared to \$5,294,189 in fiscal year 2014. See below for a side by side comparison of the outstanding debt obligations for fiscal years 2015 and 2014.

	Outstanding Debt at Year-End	
	2015	June 30 2014
General Obligation Capital Loan Note, Series 2010	\$ 915,000	\$1,010,000
General Obligation Capital Loan Note, Series 2012A	1,160,000	1,350,000
General Obligation Refunding Capital Loan Notes, Series 2012B	1,040,000	1,295,000
State Revolving Funds Loans	1,232,000	1,546,000
Sewer Truck Note	-	47,071
Street Department Trucks, Capital Lease	-	46,118
Total	<u>\$4,347,000</u>	<u>\$5,294,189</u>

The City's general obligation bond rating continues to be strong. Standard & Poor's Rating Services assigned its "A" rating to the Series 2012A General Obligation Capital Loan Note and Series 2012B General Obligation Refunding Capital Loan Note. The outlook is stable. The Constitution of the State of Iowa limits the amount of general obligation debt that cities can issue to five percent (5%) of the assessed value of all taxable property within the City's corporate limits. The City's outstanding general obligation of \$3,115,000 is well below the City's legal debt limit of \$15,735,037.

More detailed information about the City's long-term liabilities is presented in Note 3 to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The City's elected and appointed officials and citizens considered many factors when setting the 2016 fiscal year budget, tax rates, and fees that will be charged for various City activities. In addition, capital equipment needs, fuel costs, and the costs of employee benefits are primary concerns in setting a budget.

These factors all contributed when adopting the fiscal year 2016 budget. The total budgeted revenue for fiscal year 2016 is \$11,629,164. This revenue includes Governmental Activities and Business Type Activities, which includes the Sewer and City Water Works departments. Budgeted expenditures for fiscal year 2016 is \$11,680,864. \$7,636,931 is budgeted for Governmental activity expenditures and \$4,043,933 is for Business Type expenditures. Steps implemented by the City, including the careful utilization of Local Option Sales Tax receipts, increasing certain fees, transferring costs across funds, and reducing the costs of the delivery of services allowed the City to maintain positive fund balances for the fiscal year 2016 budget. The property tax rate of \$13.94612 for the fiscal year ending June 30, 2016, is a slight decrease of the fiscal year 2015 rate.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional financial information, contact Michael A. Taylor, Creston City Administrator, 116 West Adams Street, P.O. Box 449, Creston, Iowa 50801.

Basic Financial Statements

CITY OF CRESTON

Cash Basis Statement of Activities and Net Position

As of and for the year ended June 30, 2015

	Disbursements	Program Receipts		
		Charges for Service	Operating Grants, Contributions and Restricted Interest	Capital Grants, Contributions and Restricted Interest
Functions/Programs:				
Governmental activities:				
Public safety	\$ 1,588,711	\$ 133,352	\$ 47,394	\$ -
Public works	1,833,649	776,656	864,137	6,440
Culture and recreation	802,234	83,272	269,335	-
Community and economic development	40,517	37,108	-	-
General government	2,516,571	13,645	214,566	-
Debt service	1,058,825	-	-	-
Capital projects	19,034	-	-	28,330
Total governmental activities	<u>7,859,541</u>	<u>1,044,033</u>	<u>1,395,432</u>	<u>34,770</u>
Business type activities:				
Sewer	898,023	1,344,520	-	22,863
Total business type activities	<u>898,023</u>	<u>1,344,520</u>	<u>-</u>	<u>22,863</u>
Total Primary Government	<u>\$ 8,757,564</u>	<u>\$ 2,388,553</u>	<u>\$ 1,395,432</u>	<u>\$ 57,633</u>
Component Unit:				
Water Works	<u>\$ 3,043,915</u>	<u>\$ 2,527,427</u>	<u>\$ -</u>	<u>\$ 136,911</u>
General Receipts and Transfers:				
Property and other city tax levied for:				
General purposes				
Tax increment financing				
Local option sales tax				
Hotel/motel tax				
Unrestricted investment earnings				
Miscellaneous				
Sale of capital assets				
Transfers				
Total general receipts and transfers				
Change in cash basis net position				
Cash basis net position beginning of year				
Cash basis net position end of year				
Cash Basis Net Position				
Restricted:				
Nonexpendable:				
Cemetery perpetual care				
Expendable:				
Streets				
Urban renewal purposes				
Debt service				
Other purposes				
Unrestricted				
Total cash basis net position				

See notes to financial statements.

Net (Disbursements) Receipts and Changes in Cash Basis Net Position			Component Unit
Governmental Activities	Business Type Activities	Total	Water Works
\$ (1,407,965)	\$ -	\$ (1,407,965)	\$ -
(186,416)	-	(186,416)	-
(449,627)	-	(449,627)	-
(3,409)	-	(3,409)	-
(2,288,360)	-	(2,288,360)	-
(1,058,825)	-	(1,058,825)	-
9,296	-	9,296	-
(5,385,306)	-	(5,385,306)	-
-	469,360	469,360	-
-	469,360	469,360	-
(5,385,306)	469,360	(4,915,946)	-
			\$ (379,577)
2,631,239	-	2,631,239	-
684,931	-	684,931	-
1,034,713	-	1,034,713	-
144,408	-	144,408	-
50,019	-	50,019	12,986
564,426	29,363	593,789	29,100
3,151	-	3,151	-
545,611	(545,611)	-	-
5,658,498	(516,248)	5,142,250	42,086
273,192	(46,888)	226,304	(337,491)
6,730,894	1,702,481	8,433,375	1,904,658
\$ 7,004,086	\$ 1,655,593	\$ 8,659,679	\$ 1,567,167
\$ 262,571	\$ -	\$ 262,571	\$ -
353,587	-	353,587	-
878,023	-	878,023	-
37,403	111,786	149,189	-
4,327,147	1,249,888	5,577,035	-
1,145,355	293,919	1,439,274	-
\$ 7,004,086	\$ 1,655,593	\$ 8,659,679	\$ -

CITY OF CRESTON

Statement of Cash Receipts, Disbursements and Changes in Cash Balances Governmental Funds

As of and for the year ended June 30, 2015

		Special Revenue		
	General	Road Use Tax	Employee Benefit Tax	Urban Renewal Tax Increment
Receipts:				
Property tax	\$1,916,791	\$ -	\$ 486,953	\$ -
Tax increment financing	-	-	-	684,931
Other city tax	144,408	-	-	-
Licenses and permits	50,753	-	-	-
Uses of money and property	97,869	-	-	-
Intergovernmental	355,425	814,599	284,243	-
Charges for service	861,519	22,937	-	-
Special assessments	5,844	-	-	-
Miscellaneous	165,156	3,466	156,293	-
Total receipts	<u>3,597,765</u>	<u>841,002</u>	<u>927,489</u>	<u>684,931</u>
Disbursements:				
Operating:				
Public safety	1,350,660	-	-	-
Public works	942,504	891,145	-	-
Culture and recreation	597,872	-	-	-
Community and economic development	40,517	-	-	-
General government	1,261,590	-	1,254,981	-
Debt service	-	-	-	-
Capital projects	-	-	-	-
Total disbursements	<u>4,193,143</u>	<u>891,145</u>	<u>1,254,981</u>	<u>-</u>
Excess (deficiency) of receipts over (under) disbursements	<u>(595,378)</u>	<u>(50,143)</u>	<u>(327,492)</u>	<u>684,931</u>
Other financing sources (uses):				
Sale of capital assets	3,151	-	-	-
Operating transfers in	503,306	206,988	-	101,000
Operating transfers out	(5,500)	-	(51,988)	(859,248)
Total other financing sources (uses)	<u>500,957</u>	<u>206,988</u>	<u>(51,988)</u>	<u>(758,248)</u>
Change in cash balances	(94,421)	156,845	(379,480)	(73,317)
Cash balances beginning of year	<u>1,239,776</u>	<u>196,742</u>	<u>713,261</u>	<u>951,340</u>
Cash balances end of year	<u>\$1,145,355</u>	<u>\$ 353,587</u>	<u>\$ 333,781</u>	<u>\$ 878,023</u>
Cash Basis Fund Balances				
Nonspendable:				
Cemetery perpetual care	\$ -	\$ -	\$ -	\$ -
Cemetery perpetual decoration	-	-	-	-
Restricted for:				
Urban renewal purposes	-	-	-	878,023
Debt service	-	-	-	-
Streets	-	353,587	-	-
Other purposes	-	-	333,781	-
Committed				
Community Center	18,123	-	-	-
Unassigned	<u>1,127,232</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total cash basis fund balances	<u>\$1,145,355</u>	<u>\$353,587</u>	<u>\$ 333,781</u>	<u>\$878,023</u>

See notes to financial statements.

Local Option Sales Tax	Debt Service	Other Nonmajor Governmental Funds	Total
\$ -	\$ -	\$ 221,651	\$ 2,625,395
-	-	-	684,931
1,034,713	-	-	1,179,121
-	-	-	50,753
-	-	5,014	102,883
-	-	37,592	1,491,859
-	-	-	884,456
-	-	-	5,844
-	-	233,815	558,730
1,034,713	-	498,072	7,583,972
-	-	238,051	1,588,711
-	-	-	1,833,649
-	-	204,362	802,234
-	-	-	40,517
-	-	-	2,516,571
-	1,058,825	-	1,058,825
-	-	19,034	19,034
-	1,058,825	461,447	7,859,541
1,034,713	(1,058,825)	36,625	(275,569)
-	-	-	3,151
-	1,058,825	8,231	1,878,350
(416,004)	-	-	(1,332,740)
(416,004)	1,058,825	8,231	548,761
618,709	-	44,856	273,192
2,765,082	37,403	827,290	6,730,894
\$ 3,383,791	\$ 37,403	\$ 872,146	\$ 7,004,086
\$ -	\$ -	\$ 238,958	\$ 238,958
-	-	23,613	23,613
-	-	-	878,023
-	37,403	-	37,403
-	-	-	353,587
3,383,791	-	609,575	4,327,147
-	-	-	18,123
-	-	-	1,127,232
\$ 3,383,791	\$ 37,403	\$ 872,146	\$ 7,004,086

CITY OF CRESTON

Statement of Cash Receipts, Disbursements and
Changes in Cash Balances
Proprietary Fund

As of and for the year ended June 30, 2015

	Enterprise Fund Sewer
Operating receipts:	
Charges for service	\$ 1,344,520
Total operating receipts	<u>1,344,520</u>
Operating disbursements:	
Business type activities:	<u>898,023</u>
Total operating disbursements	<u>898,023</u>
Excess of operating receipts over operating disbursements	<u>446,497</u>
Non-operating receipts (disbursements):	
Intergovernmental	22,863
Miscellaneous	<u>29,363</u>
Net non-operating receipts (disbursements)	<u>52,226</u>
Excess of receipts over disbursements	<u>498,723</u>
Other financing sources (uses):	
Operating transfers in	48,637
Operating transfers (out)	<u>(594,248)</u>
Total other financing (uses)	<u>(545,611)</u>
Change in cash balances	(46,888)
Cash balances beginning of year	<u>1,702,481</u>
Cash balances end of year	<u><u>\$ 1,655,593</u></u>
Cash Basis Fund Balances	
Restricted for debt service	\$ 111,786
Restricted for capital replacement	958,315
Restricted for storm water	291,573
Unrestricted	<u>293,919</u>
Total cash basis fund balances	<u><u>\$ 1,655,593</u></u>

See notes to financial statements.

CITY OF CRESTONStatement of Cash Receipts, Disbursements and Changes in Cash Balances
Fiduciary Fund

Year ended June 30, 2015

	<u>Creston Animal Rescue Effort</u>
Additions:	\$ 26,384
Deductions:	<u>15,312</u>
Net change in cash balance	11,072
Cash balance beginning of year	<u>36,666</u>
Cash balance end of year	<u><u>\$ 47,738</u></u>

See notes to financial statements.

CITY OF CRESTON

Notes to Financial Statements

June 30, 2015

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

The City of Creston, Iowa is a political subdivision of the State of Iowa located in Union County. It was first incorporated in 1871 and operates under the Home Rule provisions of the Constitution of Iowa. The City operates under the Mayor-Council form of government with the Mayor and Council Members elected on a non-partisan basis. The City provides numerous services to citizens including public safety, public works, culture and recreation, public improvements and general administrative services. The City also provides sewer utilities for its citizens.

A. Reporting Entity

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

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

Jointly Governed Organizations

The City also participates in several jointly governed organizations that provide goods or services to the citizens of the City but do not meet the criteria of a joint venture since there is no ongoing financial interest or responsibility by the participating governments. City officials are members of the following boards and commissions:

Union County Assessors Conference Board, Union County Emergency Management Commission, Union County Solid Waste Management Commission, Union County Development Association Public Funding Council, and ATURA (Adams, Taylor, Union, Ringgold, Adair).

Discretely Presented Component Unit

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

CITY OF CRESTON

Notes to Financial Statements - Continued

June 30, 2015

(1) Summary of Significant Accounting Policies - Continued

B. Basis of Presentation

Government-wide Financial Statements - The Cash Basis Statement of Activities and Net Position reports information on all of the nonfiduciary activities of the City. For the most part, the effect of interfund activity has been removed from this statement. Governmental activities, which are supported by tax and intergovernmental revenues, are reported separately from business type activities, which rely to a significant extent on fees and charges for services.

The Cash Basis Statement of Activities and Net Position presents the City's nonfiduciary net position. Net position is reported in the following categories/components:

Nonexpendable restricted net assets are subject to externally imposed stipulations which require them to be maintained permanently by the City, including the City's Permanent Fund.

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

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

The Cash Basis Statement of Activities and Net Position demonstrates the degree to which the direct disbursements of a given function are offset by program receipts. Direct disbursements are those clearly identifiable with a specific function. Program receipts 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 on investments restricted to meeting the operational or capital requirements of a particular function. Property tax and other items not properly included among program receipts are reported instead as general receipts.

Fund Financial Statements - Separate financial statements are provided for governmental funds, proprietary funds and fiduciary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. All remaining governmental funds are aggregated and reported as nonmajor governmental funds.

The City reports the following major governmental funds:

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

CITY OF CRESTON

Notes to Financial Statements - Continued

June 30, 2015

(1) Summary of Significant Accounting Policies - Continued

B. Basis of Presentation - Continued

Special Revenue:

The Road Use Tax Fund is used to account for the road use tax allocation from the State of Iowa to be used for road construction and maintenance.

The Employee Benefit Fund is used to account for tax revenue for the use of payments for employee benefits.

The Urban Renewal Tax Increment Fund is used to account for tax increment financing collections and the repayment of tax increment financing indebtedness.

The Local Option Sales Tax Fund is used to account for the revenues from the state and local option sales tax and expenditure of those funds for the specific purpose as set forth in the referendum.

The Debt Service Fund is utilized to account for the payment of interest and principal on the City's general long-term debt.

The City reports the following major proprietary fund:

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

The City also reports the following additional fund:

Fiduciary funds account for assets held by the City in a trustee capacity or as an agent on behalf of others. The City's fiduciary funds consist of:

Creston Animal Rescue Effort - An agency fund utilized to account for the funds of the animal shelter, a separate not for profit entity.

C. Measurement Focus and Basis of Accounting

The City maintains its financial records on the basis of cash receipts and disbursements and the financial statements of the City are prepared on that basis. The cash basis of accounting does not give effect to accounts receivable, accounts payable and accrued items. Accordingly, the financial statements do not present financial position and results of operations of the funds in accordance with U.S. generally accepted accounting principles.

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

CITY OF CRESTON

Notes to Financial Statements - Continued

June 30, 2015

(1) Summary of Significant Accounting Policies - Continued

C. Measurement Focus and Basis of Accounting - Continued

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

Proprietary funds distinguish operating receipts and disbursements from non-operating items. Operating receipts and disbursements generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. All receipts and disbursements not meeting this definition are reported as non-operating receipts and disbursements.

D. Governmental Cash Basis Fund Balances

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

Nonspendable - Amounts which cannot be spent because they are legally or contractually required to be maintained intact.

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

Committed - Amounts the Council has legally limited for specific purposes.

Unassigned - All amounts not included in other spendable classifications.

E. Budgets and Budgetary Accounting

The budgetary comparison and related disclosures are reported as Other Information.

(2) Cash and Investments

The City's deposits at June 30, 2015, were entirely covered by Federal depository insurance or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa. This chapter provides for additional assessments against the depositories to insure there will be no loss of public funds.

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

CITY OF CRESTON

Notes to Financial Statements - Continued

June 30, 2015

(2) Cash and Investments - Continued

The City's investments are normally categorized to give an indication of the level of risk assumed by the City at year end. However, at June 30, 2015, the City had no investments subject to risk categorization.

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) to 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.

(3) Long Term Debt

Annual debt service requirements to maturity for general obligation bonds and notes and other debts are as follows:

Year Ending June 30,	General Obligation Capital Loan Notes	Other Debt	Total
2016	\$ 550,000	\$ 264,000	\$ 814,000
2017	560,000	276,000	836,000
2018	565,000	104,000	669,000
2019	570,000	45,000	615,000
2020	240,000	47,000	287,000
2021-2025	630,000	258,000	888,000
2026-2030	-	238,000	238,000
	<u>\$ 3,115,000</u>	<u>\$ 1,232,000</u>	<u>\$ 4,347,000</u>

Interest			
Year Ending June 30,	General Obligation Capital Loan Notes	Other Debt	Total
2016	\$ 63,853	\$ 30,510	\$ 94,363
2017	55,803	25,377	81,180
2018	46,563	20,010	66,573
2019	36,460	17,640	54,100
2020	25,470	16,290	41,760
2021-2025	36,810	59,430	96,240
2026-2030	-	18,090	18,090
	<u>\$ 264,959</u>	<u>\$ 187,347</u>	<u>\$ 452,306</u>

The Code of Iowa requires that principal and interest on general obligation debt be paid from the Debt Service Fund.

The resolutions providing for the issuance of the general obligation capital loan notes and other notes include the following provisions:

CITY OF CRESTON

Notes to Financial Statements - Continued

June 30, 2015

(3) Bonds Payable and Other Debt - Continued

- (a) All taxes collected under levy shall be converted into a special fund in the Debt Service Fund.
- (b) Fund monies are to be used for payment of principal and interest of the capital loan notes only.
- (c) All proceeds are to be invested in either direct obligations of the U.S. Government or deposited in banks which are members of the FDIC in FDIC insured accounts.
- (d) No use of capital loan note proceeds is allowed which will cause them to be classified as arbitrage bonds or notes.
- (e) Project has not been and is not expected to be sold or disposed of prior to capital loan note maturity.
- (f) Tax levies of adequate amount are ordered for capital loan note repayments.

Other Debt

On June 10, 1997, the City entered into a note agreement with a financial institution for a State Revolving Corporate Purpose Loan for additional financing of construction of the sludge lagoon and wastewater treatment plant improvements. The total loan award was for \$2,383,000. The balance at June 30, 2015 is \$344,000. The loan bears interest at 1.75% and interest payments are due June 1 and December 1. Principal payments are due June 1.

On March 20, 1998, the City entered into a note agreement with a financial institution for a State Revolving Funds Loan for additional financing of construction of wastewater treatment plant improvements. The total loan award was for \$827,000. The balance at June 30, 2015 is \$172,000. The loan bears interest at 1.75% and interest payments are due June 1 and December 1. Principal payments are due June 1.

On September 30, 2009, the City entered into a note agreement with a financial institution for a State Revolving Funds Loan for additional financing of construction of sanitary sewer line improvements. The total loan award was for \$945,000. The balance at June 30, 2015 is \$716,000. The loan bears interest at 3% and interest payments are due June 1 and December 1. Principal payments are due June 1.

(4) Pension and Retirement Benefits

Iowa Public Employees Retirement System

Plan Description - IPERS membership is mandatory for employees of the City, except for those covered by another retirement system. Employees of the City are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by Iowa Public Employees' Retirement System (IPERS). IPERS issues a stand-alone financial report which is available to the public by mail at 7401 Register Drive 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.

CITY OF CRESTON

Notes to Financial Statements - Continued

June 30, 2015

(4) Pension and Retirement Benefits - Continued

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

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

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 percent 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 percent 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 - Effective July 1, 2012, as a result of a 2010 law change, the contribution rates are established by IPERS following the annual actuarial valuation, which applies IPERS' Contribution Rate Funding Policy and Actuarial Amortization Method. Statute limits the amount rates can increase or decrease each year to 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.

CITY OF CRESTON

Notes to Financial Statements - Continued

June 30, 2015

(4) Pension and Retirement Benefits - Continued

In fiscal year 2015, pursuant to the required rate, Regular members contributed 5.95 percent of pay and the City contributed 8.93 percent for a total rate of 14.88 percent.

The City's contributions to IPERS for the year ended June 30, 2015 were \$109,141.

Collective Net Pension Liabilities, Collective Pension Expense and Collective Deferred Outflows of Resources and Collective Deferred Inflows of Resources Related to Pensions - At June 30, 2015, the City's liability for its proportionate share of the collective net pension liability totaled \$700,285. The collective net pension liability was measured as of June 30, 2014, and the total pension liability used to calculate the collective net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the collective 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, 2014, the City's proportion was .0176576 percent, which was an increase of 0.000008 from its proportion measured as of June 30, 2013.

For the year ended June 30, 2015 the City collective pension expense, collective deferred outflows and collective deferred inflows totaled \$53,914, \$39,012 and \$280,197 respectively.

Actuarial Assumptions - The total pension liability in the June 30, 2014 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Rate of inflation (effective June 30, 2014)	3.00 percent per annum
Salary increases (effective June 30, 2010)	4.00 percent, average, including inflation, rates vary by membership group
Investment rate of return (effective June 30, 1996)	7.50 percent per annum, compounded annually, net of investment expense, including inflation

The actuarial assumptions used in the June 30, 2014 valuation were based on the results of actuarial experience studies with dates corresponding to those listed above.

Mortality rates were based on the RP-2000 Mortality Table for Males or Females, as appropriate, with adjustments for mortality improvements based on Scale AA.

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

CITY OF CRESTON

Notes to Financial Statements - Continued

June 30, 2015

(4) Pension and Retirement Benefits - Continued

<u>Asset Class</u>	<u>Asset Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
US Equity	23%	6.31%
Non US Equity	15	6.76
Private Equity	13	11.34
Real Estate	8	3.52
Core Plus Fixed Income	28	2.06
Credit Opportunities	5	3.67
TIPS	5	1.92
Other Real Assets	2	6.27
Cash	1	(0.69)
Total	<u>100%</u>	

Discount Rate - The discount rate used to measure the total pension liability was 7.5 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the contractually required rate and that contributions from the City will be made at contractually required rates, actuarially determined. Based on those assumptions, the pension plan's 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 pension plan 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 percent, 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-percentage-point lower (6.5 percent) or 1-percentage-point higher (8.5 percent) than the current rate.

	<u>1% Decrease (6.5%)</u>	<u>Discount Rate (7.5%)</u>	<u>1% Increase (8.5%)</u>
City's proportionate share of the net pension liability	\$1,349,703	\$700,285	\$152,135

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

Municipal Fire and Police Retirement System of Iowa (MFPRSI)

Plan Description - MFPRSI membership is mandatory for fire fighters and police officers covered by the provisions of Chapter 411 of the Code of Iowa. Employees of the City of Creston are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by MFPRSI. MFPRSI issued 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.

CITY OF CRESTON

Notes to Financial Statements - Continued

June 30, 2015

(4) Pension and Retirement Benefits - Continued

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 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 information 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 percent of the member's average final compensation. Additional benefits are available to members who perform more than 22 years of service (2 percent 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 chose the basic benefit with a 50 percent 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. By electing to participate in DROP the member is signing a contract indicating 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 coverage is broken down into two types, accidental and ordinary. Accidental disability is defined as permanent disability incurred in the line of duty, with benefits equivalent to the greater of 60 percent 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 percent 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 percent 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 percent of the average final compensation for 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 percent 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 percent of the previous year's earnable compensation of the member or equal to the amount of the member's total contributions plus interest.

CITY OF CRESTON

Notes to Financial Statements - Continued

June 30, 2015

(4) Pension and Retirement Benefits - Continued

Benefits are increased (escalated) annually in accordance with Chapter 411.6 of the Code of Iowa which states 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 as modified by act of the 1994 General Assembly, to establish compliance with the Federal Older Workers Benefit Protections Act, the contribution rate was 9.40% of earnable compensation for the year ended June 30, 2015.

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. The contribution rate was 30.41% for the year ended June 30, 2015.

The City's contributions to MFPRSI for the year ended June 30, 2015 was \$232,665.

If approved by the state legislature, state appropriation 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, (GASB 67).

There were no state appropriations to MFPRSI during the fiscal year ended June 30, 2014.

Collective Net Pension Liabilities, Collective Pension Expense and Collective Deferred Outflows of Resources and Collective Deferred Inflows of Resources Related to Pensions - At June 30, 2015, the City's liability for its proportionate share of the collective net pension liability totaled \$1,044,861. The net collective pension liability was measured as of June 30, 2014, 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 collective net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all MFRPSI participating employers. At June 30, 2014, the City's proportion was .288239% which was a decrease of .008024% from its proportions measured as of June 30, 2013.

For the year ended June 30, 2015, the City collective pension expense, collective deferred outflows of resources and collective deferred inflows totaled \$86,725, \$77,226 and \$2,957 respectively.

CITY OF CRESTON

Notes to Financial Statements - Continued

June 30, 2015

(4) Pension and Retirement Benefits - Continued

Actuarial Assumptions - The total pension liability in the June 30, 2014, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Rate of Inflation	3.00 percent per annum
Salary increase	4.50 to 15.11 percent, including inflation
Investment rate of return	7.50 percent, net of pension plan investment expense, including inflation

The actuarial assumptions used in the June 30, 2014 valuation were based on the results of an actuarial experience study for the period from July 1, 2002 to June 30, 2012.

Mortality rates were based weighting equal to 2/12 of the 1971 GAM table and 10/12 of the 1994 GAM table with no projection of future mortality improvement.

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

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Core Plus Fixed Income	7.0%	3.8%
Emerging Markets Debt	3.0	6.5
Domestic Equities	12.5	6.0
Master Limited Partnerships (MLP)	5.0	8.5
International Equities	<u>12.5</u>	7.0
Core Investments	40.0%	
Tactical Asset Allocation	35.0	6.0
Private Equity	15.0	9.8
Private Non-Core Real Estate	5.0	9.3
Private Core Real Estate	<u>5.0</u>	6.8
Real Estate	10.0	
Total	<u><u>100%</u></u>	

Discount Rate - The discount rate used to measure the total pension liability was 7.5 percent. The projection of cash flow used to determine the discount rate assumed that contributions will be made at 9.40% of covered payroll and the City contributions will be made at rates equal to the difference between actuarially determined rates and the member rate. Based on those assumptions, the pension plan's fiduciary

CITY OF CRESTON

Notes to Financial Statements - Continued

June 30, 2015

(4) Pension and Retirement Benefits - Continued

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 pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate - The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.50 percent, 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-percent lower (6.50 percent) or 1-percent Higher (8.5 percent) than the current rate.

	1% Decrease <u>(6.5%)</u>	Discount Rate <u>(7.5%)</u>	1% Increase <u>(8.5%)</u>
City's proportionate share of the net pension liability	\$2,003,437	\$1,044,861	\$248,370

Pension Plan Fiduciary Net Position - Detailed information about the pension plan's fiduciary net position is available in the separately issued MFPRSI financial report which is available on MFPRSI's website at www.mfprsi.org.

(5) Compensated Absences

City employees accumulate a limited amount of earned but unused vacation hours for subsequent use or for payment upon termination, retirement or death. They also accumulate a limited amount of sick leave hours which are available for subsequent use only. These accumulations are not recognized as disbursements by the City until used or paid. The City's approximate liability for earned compensated absences payable to employees at June 30, 2015, primarily relating to the General Fund, is as follows:

<u>Type of Benefit</u>	<u>Amount</u>
Vacation	\$195,247
Sick leave	<u>591,918</u>
Total	<u>\$787,165</u>

This liability has been computed based on rates of pay as of June 30, 2015.

(6) Deferred Compensation Plan

The City offers certain employees a deferred compensation plan created in accordance with the provisions of Internal Revenue Code Section 457. The plan, available to the City Manager, allows those employees to defer a portion of their current salary until future years. The employee becomes eligible to withdraw funds upon termination, retirement, death or unforeseeable emergency. The City provides neither administrative service to the plan nor investment advice for the plan.

Plan contributions for the year by the City ended June 30, 2015 were \$8,944, and for the year ended June 30, 2014 were \$8,530.

CITY OF CRESTON

Notes to Financial Statements - Continued

June 30, 2015

(7) Other Post-Employment Benefits (OPEB)

The City of Creston offers health insurance coverage to full time employees wishing to voluntarily retire prior to the age of 65 and wish to remain on the City employee health insurance plan. Retirees are able to purchase insurance through the City's plan until Medicare eligibility.

There are 38 active employees for the City, 12 active employees for Waterworks and 2 retired employees.

Funding Policy - The contribution requirements of plan members are established and may be amended by the City. The City pays 90% of the premium for active employees while the employee is responsible for 10%. Retirees pay their own premiums.

	Plus Plan	Basic Plan	Value Plan
Deductible	\$600	\$1,200	\$2,000
Single Coverage	\$746	\$694	\$630
Family Coverage	\$1,859	\$1,728	\$1,706

For the year ended June 30, 2015 the City contributed \$1,129,832 to the plan.

(8) Related Party Transactions

The City has title to all the land and buildings used by the Creston City Water Works. The Mayor appoints and the City Council confirms the appointments to the Water Works Board of Trustees.

The Water Works determines fees charged to users and also charges the City for usage. The Water Works collects sewage and garbage fees for the City of Creston. Funds collected are remitted to the City monthly. The City received \$1,296,595 for sewer rental, \$608,105 for garbage collections, \$9,903 for sewer connection charges and \$314 for testing fees from the Water Works for the year ended June 30, 2015. The City paid the Water Works \$8,336 for utilities and \$3,451 for other costs and reimbursements.

The City of Creston and the Creston City Water Works are covered under the same insurance policies. Each year the City pays the total policy premium and the Water Works reimburses the City for its share of the cost. During the year ended June 30, 2015, the Water Works reimbursed the City \$85,877.

Also of June 30, 2015, the Water Works owes the following to the City of Creston:

Sewer rental	\$ 97,238
Garbage collections	46,543
	<u>\$ 143,781</u>

CITY OF CRESTON

Notes to Financial Statements - Continued

June 30, 2015

(8) **Related Party Transactions - Continued**

The City provides health insurance for employees of both the City and the Water Works under its self-funded health insurance plan. For the year ended June 30, 2015, the City was reimbursed \$265,094 from the Water Works for claims and premiums paid on behalf of the Water Works employees.

(9) **Risk Management**

The City of Creston is exposed to various risks of loss related to torts; theft, damage to and destruction of assets, errors and omissions; injuries to employees and natural disasters. These risks are covered by the purchase of commercial insurance. Settled claims from these risks did not exceed commercial insurance coverage during the year ended June 30, 2015.

(10) **Commitments**

Garbage Collection

The City of Creston has renewed its contract for garbage collection for the fiscal year ending June 30, 2010, and the contract is for a period of seven years.

Airport Operations

The City has entered into an agreement with a contractor to operate and maintain the Creston Municipal Airport for the fiscal year ending June 30, 2015, for \$32,500. The contractor is responsible for all maintenance, upkeep and repairs of the airport and has the option of operating as a fixed based operator. The City is responsible for providing for utilities for the runway lighting, taxiing, lighted windsock, rotating light beacon, and radio homing beacon and for all parts and repairs necessary for these items. The agreement is an annual agreement and has been renewed until June 30, 2016.

Self-Funded Health Insurance

The City of Creston, Iowa has a self-insured Health Care Plan for City employees accounted for in the employee benefit fund. A fixed monthly fee per participating employee is paid to an insurance administrative company to administer the Plan and evaluate claims. The funds of the City are charged a premium based on a range of rates recommended by the third party administrator.

The maximum exposure to the City for claims incurred is limited by the "Stop-loss" feature of the Plan. The maximum exposure for one individual, excluding listed exceptions, in a twelve-month period is \$30,000. The maximum aggregate excess risk insurance is \$1,000,000 per policy period and the maximum specific excess risk insurance per covered person is \$1,970,000 per lifetime.

As of June 30, 2015 the Plan held \$333,781 in cash and investments. The estimate of the claims liability was \$151,890 for June 30, 2015 and \$133,775 for June 30, 2014, and includes claims reported but not settled and those incurred but not reported. Claim payments, net of Stop-loss reimbursements as of June 30, 2015 and 2014 were \$856,305 and \$792,911, respectively. The City records the cost of these claims when paid; therefore, the cost of claims incurred but unpaid have not been recorded in the financial statements.

CITY OF CRESTON

Notes to Financial Statements - Continued

June 30, 2015

(11) Interfund Transfers

The detail of interfund transfers for the year ended June 30, 2015 is as follows:

Transfer to	Transfer from	Amount
General	Special revenue:	
	Urban Renewal Tax Increment	\$ 223,961
	Local Option Sales Tax	84,797
	Enterprise:	
	Sewer	194,548
		<u>503,306</u>
Debt Service	Special Revenue:	
	Urban Renewal Tax Increment	586,650
	Local Option Sales Tax	72,475
	Enterprise:	
	Sewer	399,700
		<u>1,058,825</u>
Special Revenue:		
McKinley Park	General	<u>5,500</u>
Road Use Tax	Special Revenue:	
	Local Option Sales Tax	155,000
	Employee Benefits	51,988
		<u>206,988</u>
Urban Renewal Tax Increment	Special Revenue:	
	Local Option Sales Tax	<u>101,000</u>
Capital Projects	Special Revenue:	
	Local Option Sales Tax	<u>2,731</u>
Enterprise Sanitary Sewer	Special Revenue:	
	Urban Renewal Tax Increment	48,637
Total		<u>\$ 1,926,987</u>

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

(12) Operating Lease

The City has entered into operating leases for a copier and postage meter. The leases are for 60 months, respectively, beginning on September 6, 2011 and August 7, 2013, respectively. Minimum future lease payments are as follows:

CITY OF CRESTON

Notes to Financial Statements - Continued

June 30, 2015

(12) Operating Lease - Continued

Year ending June 30,	
2016	\$ 3,295
2017	1,480
2018	828
2019	414

(13) Development Agreements

The City entered into a development agreement for urban renewal projects. This agreement calls for the City to make economic development tax rebate payments each year out of incremental taxes received by the City. Payments totaling \$11,829 were made during the year ended June 30, 2015 under this agreement. No additional amounts are due on future years on development agreements.

(14) Construction Contracts

The City has entered into various construction contracts totaling approximately \$559,800. The unpaid contract balances as of June 30, 2015 totaled approximately \$342,900 which will be paid as work on the projects progresses.

(15) Subsequent Events

Management has evaluated subsequent events through August 24, 2015, the date on which the financial statements were available to be issued.

Effective July 1, 2015, the City along with 4 other governmental entities formed the Iowa Community Trust Governmental Health and Related Benefits Program. The Trust was formed under Chapter 28E of the Code of Iowa to provide for the establishment, continued planning, support and operation of a fully insured health and welfare and related benefits program to provide benefits for the eligible and participating employees of the participatory agencies of the agreement.

Other Information

CITY OF CRESTON

Budgetary Comparison Schedule of Receipts, Disbursements, and Changes in Balances - Budget and Actual (Cash Basis) - All Governmental Funds, Proprietary Fund and Component Unit Other Information Year ended June 30, 2015

	Governmental Funds Actual	Proprietary Fund Actual	Component Unit Actual	Less Funds not Required to Be Budgeted
Receipts:				
Property tax	\$ 3,310,326	\$ -	\$ -	\$ -
Other city tax	1,179,121	-	-	-
Licenses and permits	50,753	-	-	-
Uses of money and property	102,883	-	12,986	-
Intergovernmental	1,491,859	22,863	136,911	-
Charges for service	884,456	1,344,520	4,301,578	1,907,342
Special assessments	5,844	-	-	-
Miscellaneous	558,730	29,363	159,649	-
Total receipts	7,583,972	1,396,746	4,611,124	1,907,342
Disbursements:				
Public safety	1,588,711	-	-	-
Public works	1,833,649	-	-	-
Culture and recreation	802,234	-	-	-
Community and economic development	40,517	-	-	-
General government	2,516,571	-	-	-
Debt service	1,058,825	-	-	-
Capital projects	19,034	-	-	-
Business type activities	-	898,023	4,948,615	1,904,700
Total disbursements	7,859,541	898,023	4,948,615	1,904,700
Excess (deficiency) of receipts over (under) disbursements	(275,569)	498,723	(337,491)	2,642
Other financing sources (uses), net	548,761	(545,611)	-	-
Excess (deficiency) of receipts and other financing sources over (under) disbursements and other financing uses	273,192	(46,888)	(337,491)	2,642
Balances beginning of year	6,730,894	1,702,481	1,904,658	-
Balances end of year	<u>\$ 7,004,086</u>	<u>\$ 1,655,593</u>	<u>\$ 1,567,167</u>	<u>\$ 2,642</u>

See accompanying independent auditor's report.

Total	Budgeted Amounts		Final to Actual Variance- Positive (Negative)
	Original	Final	
\$ 3,310,326	\$ 3,056,087	\$ 3,056,087	\$ 254,239
1,179,121	1,024,798	1,124,798	54,323
50,753	36,900	44,900	5,853
115,869	72,100	72,100	43,769
1,651,633	1,613,649	1,846,649	(195,016)
4,623,212	5,641,375	5,791,375	(1,168,163)
5,844	-	-	5,844
747,742	222,200	510,500	237,242
11,684,500	11,667,109	12,446,409	(761,909)
1,588,711	1,638,497	1,674,497	85,786
1,833,649	2,149,978	2,180,642	346,993
802,234	834,852	1,001,852	199,618
40,517	41,300	41,300	783
2,516,571	2,148,575	2,609,075	92,504
1,058,825	1,058,826	1,058,826	1
19,034	298,170	298,170	279,136
3,941,938	4,494,657	4,891,157	949,219
11,801,479	12,664,855	13,755,519	1,954,040
(116,979)	(997,746)	(1,309,110)	1,192,131
3,150	-	3,100	50
(113,829)	(997,746)	(1,306,010)	1,192,181
10,338,033	8,787,572	8,787,572	1,550,461
<u>\$10,224,204</u>	<u>\$ 7,789,826</u>	<u>\$ 7,481,562</u>	<u>\$ 2,742,642</u>

CITY OF CRESTON

Notes To Other Information - Budgetary Reporting

June 30, 2015

The budgetary comparison is presented in accordance with Governmental 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 including the discretely presented component unit and excluding the Fiduciary Fund. However, the sewer fees collected by the Creston City Water Works and remitted to the City of Creston have been deducted in the column "Less Funds not Required to be Budgeted" since these are intra agency transactions not required to be budgeted. The annual budget may be amended during the year utilizing similar statutorily prescribed procedures.

Formal and legal budgetary control is based upon nine major classes of disbursements known as functions, not by fund. These nine functions are: public safety, public works, health and social services, culture and recreation, community and economic development, general government, debt service, capital projects and business type activities. Function disbursements required to be budgeted include disbursements for the General Fund, Special Revenue Funds, Debt Service Fund, Capital Projects Funds, the Permanent Funds and the Enterprise Fund. Although the budget document presents function disbursements by fund, the legal level of control is at the aggregated function level, not by fund. During the year, one budget amendment increased budgeted disbursements by \$1,090,634. The budget amendment is reflected in the final budgeted amounts.

CITY OF CRESTON

Schedule of the City's Proportionate Share of the Net Pension Liability Last Fiscal Year (In Thousands)

Other Information

Iowa Public Employees' Retirement System

	<u>2015</u>
City of Creston's proportion of the net pension liability	.0176576%
City of Creston's proportionate share of the net pension liability	\$ 700
City of Creston's covered-employee payroll	\$ 1,209
City of Creston's proportionate share of the net pension liability as a percentage of its covered-employee payroll	57.90%
Plan fiduciary net position as a percentage of the total pension liability	87.61%

Municipal Fire and Police Retirement System of Iowa

	<u>2015</u>
City of Creston's proportion of the net pension liability	.0288239%
City of Creston's proportionate share of the net pension liability	\$ 1,045
City of Creston's covered-employee payroll	\$ 736
City of Creston's proportionate share of the net pension liability as a percentage of its covered-employee payroll	141.95%
Plan fiduciary net position as a percentage of the total pension liability	86.27%

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

See accompanying independent auditor's report.

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 of Creston will present information for those years for which information is available.

CITY OF CRESTON

Schedule of City Contributions

Last 10 Fiscal Years
(In Thousands)

Other Information

Iowa Public Employees' Retirement System

	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>
Statutorily required contribution	\$ 109	\$ 108	\$ 99	\$ 91
Contributions in relation to the statutorily required contribution	<u>(109)</u>	<u>(108)</u>	<u>(99)</u>	<u>(91)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>-</u>	<u>-</u>	<u>-</u>
City of Creston's covered-employee payroll	\$ 1,222	1,209	1,142	1,128
Contributions as a percentage of covered-employee payroll	8.93%	8.93%	8.67%	8.07%

Municipal Fired and Police Retirement System of Iowa

	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>
Statutorily required contribution	\$ 233	\$ 222	\$ 194	\$ 182
Contributions in relation to the statutorily required contribution	<u>(233)</u>	<u>(222)</u>	<u>(194)</u>	<u>(182)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>-</u>	<u>-</u>	<u>-</u>
City of Creston's covered-employee payroll	\$ 765	736	741	733
Contributions as a percentage of covered-employee payroll	30.41%	30.12%	26.12%	24.76%

See accompanying independent auditor's report.

<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>
78	72	67	59	55	56
<u>(78)</u>	<u>(72)</u>	<u>(67)</u>	<u>(59)</u>	<u>(55)</u>	<u>(56)</u>
<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>
1,122	1,083	1,055	975	957	974
6.95%	6.65%	6.35%	6.05%	5.75%	5.75%

<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>
129	107	115	152	160	158
<u>(129)</u>	<u>(107)</u>	<u>(115)</u>	<u>(152)</u>	<u>(160)</u>	<u>(158)</u>
<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>
650	631	613	595	578	561
19.90%	17.00%	18.75%	25.48%	27.75%	28.21%

CITY OF CRESTON

Notes to Other Information - Pension Liability

Year ended June 30, 2015

Iowa Public Employee's Retirement System

Changes of benefit terms:

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

In 2008, legislative action transferred four groups - emergency medical service providers, county jailers, county attorney investigators, and National Guard installation security officers - from Regular membership to the protection occupation group for future service only.

Benefit provisions for sheriffs and deputies were changed in the 2004 legislative session. The eligibility for unreduced retirement benefits was lowered from age 55 by one year each July 1 (beginning in 2004) until it reached age 50 on July 1, 2008. The years of service requirement remained at 22 or more. Their contribution rates were also changed to be shared 50-50 by the employee and employer, instead of the previous 40-60 split.

Changes of assumptions:

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

- Decreased the inflation assumption from 3.25 percent to 3.00 percent.
- Decreased the assumed rate of interest on member accounts from 4.00 percent to 3.75 percent 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.

The 2007 valuation adjusted the application of the entry age normal cost method to better match projected contributions to the projected salary stream in the future years. It also included in the calculation of the UAL amortization payments the one-year lag between the valuation date and the effective date of the annual contribution rate.

CITY OF CRESTON

Notes to Other Information - Pension Liability - Continued

Year ended June 30, 2015

The 2006 valuation implemented the following refinements as a result of a quadrennial experience study:

- Adjusted salary increase assumptions to service based assumptions.
- Decreased the assumed interest rate credited on employee contributions from 4.25 percent to 4.00 percent.
- Lowered the inflation assumption from 3.50 percent to 3.25 percent.
- Lowered disability rates for sheriffs and deputies and protection occupation members.

Municipal Fire and Police Retirement System of Iowa

Changes of benefit terms:

There are no significant changes of benefit terms.

Changes of assumptions:

Effective July 1, 2014, two additional steps were taken to phase in the 1994 Group Annuity Mortality Table for post-retirement mortality. The two additional steps result in a weighting of 2/12 of 1971 Group Annuity Mortality Table and 10/12 of the 1994 Group Annuity Mortality Table.

City of Creston

Supplementary Information

CITY OF CRESTON

Statement of Cash Receipts, Disbursements
and Changes in Cash Balances
Nonmajor Governmental Funds

As of and for the year ended June 30, 2015

	Special Revenue			
	Police Forfeiture	Police and Fire Retirement	Library	McKinley Park
Receipts:				
Property tax	\$ -	\$ 221,651	\$ -	\$ -
Use of money and property	-	-	4,456	558
Intergovernmental	-	-	-	9,262
Miscellaneous	5,435	-	125,438	99,198
Total receipts	5,435	221,651	129,894	109,018
Disbursements:				
Operating:				
Public safety	5,387	232,664	-	-
Culture and recreation	-	-	92,062	112,300
Capital projects	-	-	-	-
Total disbursements	5,387	232,664	92,062	112,300
Excess (deficiency) of receipts over (under) disbursements	48	(11,013)	37,832	(3,282)
Other financing sources:				
Operating transfers in	-	-	-	5,500
Total other financing sources	-	-	-	5,500
Change in cash balances	48	(11,013)	37,832	2,218
Cash balances beginning of year	5,808	42,234	302,620	217,801
Cash balances end of year	\$ 5,856	\$ 31,221	\$ 340,452	\$ 220,019
Cash Basis Fund Balances				
Nonspendable:				
Cemetery perpetual care	-	-	-	-
Cemetery perpetual decoration	-	-	-	-
Restricted for:				
Other purposes	\$ 5,856	\$ 31,221	\$ 340,452	\$ 220,019
Total cash basis fund balances	\$ 5,856	\$ 31,221	\$ 340,452	\$ 220,019

See accompanying independent auditor's reports.

Capital Projects	Permanent		Total
	Cemetery Perpetual Care	Cemetery Perpetual Decoration	
\$ -	\$ -	\$ -	\$ 221,651
-	-	-	5,014
28,330	-	-	37,592
-	3,744	-	233,815
28,330	3,744	-	498,072
-	-	-	238,051
-	-	-	204,362
19,034	-	-	19,034
19,034	-	-	461,447
9,296	3,744	-	36,625
2,731	-	-	8,231
2,731	-	-	8,231
12,027	3,744	-	44,856
-	235,214	23,613	827,290
<u>\$ 12,027</u>	<u>\$ 238,958</u>	<u>\$ 23,613</u>	<u>\$ 872,146</u>
\$ -	\$ 238,958	\$ -	\$ 238,958
-	-	23,613	23,613
12,027	-	-	609,575
<u>\$ 12,027</u>	<u>\$ 238,958</u>	<u>\$ 23,613</u>	<u>\$ 872,146</u>

CITY OF CRESTON

Schedule of Indebtedness

Year ended June 30, 2015

Obligation	Date of Issue	Interest Rates	Amount Originally Issued
General obligation capital loan notes:			
General corporate purpose - Series 2010	Jul 22, 2010	3.55-3.80%	\$ 1,280,000
General corporate purpose - Series 2012A	Apr 24, 2012	1.0-2.30	1,720,000
General corporate purpose - Series 2012B	Apr 24, 2012	1.0-1.60	1,815,000
Total			
Other debt:			
State Revolving Funds Loan	Nov 7, 1995	1.75%	\$ 810,000
State Revolving Funds Loan	Jun 10, 1997	1.75	2,383,000
State Revolving Funds Loan	Mar 20, 1998	1.75	827,000
State Revolving Funds Loan	Sep 30, 2009	3.00	945,000
Sewer truck note	Nov 4, 2008	4.45	329,500
Street trucks, capital lease	Apr 27, 2010	4.80	210,342
Total			

See accompanying independent auditor's report.

Balance Beginning of Year	Issued During Year	Redeemed During Year	Balance End of Year	Interest Paid	Interest Due and Unpaid
\$ 1,010,000	\$ -	\$ 95,000	\$ 915,000	\$ 36,085	\$ -
1,350,000	-	190,000	1,160,000	19,240	-
1,295,000	-	255,000	1,040,000	15,460	-
<u>\$ 3,655,000</u>	<u>\$ -</u>	<u>\$ 540,000</u>	<u>\$3,115,000</u>	<u>\$ 70,785</u>	<u>\$ -</u>
\$ 60,000	\$ -	\$ 60,000	\$ -	\$ 1,050	\$ -
505,000	-	161,000	344,000	8,838	-
225,000	-	53,000	172,000	3,937	-
756,000	-	40,000	716,000	22,680	-
47,071	-	47,071	-	2,124	-
46,118	-	46,118	-	2,222	-
<u>\$ 1,639,189</u>	<u>\$ -</u>	<u>\$ 407,189</u>	<u>\$ 1,232,000</u>	<u>\$ 40,851</u>	<u>\$ -</u>

CITY OF CRESTON

Long Term Debt Maturities

June 30, 2015

Year Ending June 30,	General Obligation Capital Loan Notes					
	General Purpose Series 2010		General Purpose Series 2012A		General Purpose Series 2012B	
	Issued July 22, 2010		Issued April 24, 2012		Issued April 24, 2012	
	Interest		Interest		Interest	
	Rates	Amount	Rates	Amount	Rates	Amount
2016	3.55%	\$ 100,000	1.00%	\$ 195,000	1.00%	\$ 255,000
2017	3.60	105,000	1.20	195,000	1.20	260,000
2018	3.60	110,000	1.35	195,000	1.35	260,000
2019	3.30	110,000	1.60	195,000	1.60	265,000
2020	3.45	115,000	1.75	125,000	-	-
2021	3.55	120,000	2.00	125,000	-	-
2022	3.70	125,000	2.30	130,000	-	-
2023	3.80	<u>130,000</u>	-	<u>-</u>	-	<u>-</u>
Total		<u>\$ 915,000</u>		<u>\$ 1,160,000</u>		<u>\$ 1,040,000</u>

See accompanying independent auditor's report.

Total General Obligation Notes	Other Debt	
	State Revolving Funds Loan Dated March 20, 1998	
	Interest Rates	Amount
\$ 550,000	1.75%	\$ 55,000
560,000	1.75	57,000
565,000	1.75	60,000
570,000	-	-
240,000	-	-
245,000	-	-
255,000	-	-
130,000	-	-
<u>\$ 3,115,000</u>		<u>\$ 172,000</u>

CITY OF CRESTON

Long Term Debt Maturities - Continued

June 30, 2015

Year Ending June 30,	Other Debt				Total Other Debt
	State Revolving Corporate Purpose Loan		State Revolving Funds Loan		
	Dated June 10, 1997		Dated September 30, 2009		
	Interest Rates	Amount	Interest Rates	Amount	
2016	1.75%	\$ 161,000	3.00%	\$ 41,000	\$ 264,000
2017	1.75	176,000	3.00	43,000	276,000
2018	-	-	3.00	44,000	104,000
2019	-	-	3.00	45,000	45,000
2020	-	-	3.00	47,000	47,000
2021	-	-	3.00	48,000	48,000
2022	-	-	3.00	50,000	50,000
2023	-	-	3.00	52,000	52,000
2024	-	-	3.00	53,000	53,000
2025	-	-	3.00	55,000	55,000
2026	-	-	3.00	57,000	57,000
2027	-	-	3.00	59,000	59,000
2028	-	-	3.00	60,000	60,000
2029	-	-	3.00	62,000	62,000
Total		\$ 344,000		\$ 716,000	\$1,232,000

See accompanying independent auditor's report.

City of Creston

CITY OF CRESTON

Schedule of Receipts by Source and Disbursements by Function - All Governmental Funds

For the Last Ten Years

	Years ended June 30,				
	2015	2014	2013	2012	2011
Receipts:					
Property tax	\$ 2,625,395	\$ 2,369,974	\$ 2,444,298	\$ 2,357,629	\$ 2,237,733
Tax increment financing	684,931	725,435	662,093	845,542	982,107
Other city tax	1,179,121	1,009,722	1,023,738	1,054,234	967,832
Licenses and permits	50,753	48,767	82,412	33,316	85,868
Use of money and property	102,883	89,929	151,238	159,502	137,851
Intergovernmental	1,491,859	1,591,093	2,659,081	2,985,951	1,823,211
Charges for service	884,456	853,882	820,397	860,138	784,966
Special assessments	5,844	5,680	6,833	6,560	4,673
Miscellaneous	558,730	455,242	745,651	1,298,090	869,589
Total	<u>\$ 7,583,972</u>	<u>\$ 7,149,724</u>	<u>\$ 8,595,741</u>	<u>\$ 9,600,962</u>	<u>\$ 7,893,830</u>
Disbursements:					
Operating:					
Public safety	\$ 1,588,711	\$ 1,626,443	\$ 1,511,893	\$ 1,450,238	\$ 1,414,502
Public works	1,833,649	1,992,752	2,468,297	2,251,390	2,995,965
Culture and recreation	802,234	768,301	1,380,459	1,029,200	697,349
Community and economic development	40,517	40,563	39,860	37,103	34,537
General government	2,516,571	1,991,061	2,673,211	3,603,438	1,906,869
Debt service	1,058,825	1,058,729	2,849,030	2,257,597	1,070,878
Capital projects	19,034	19,191	508,819	-	406,828
Total	<u>\$ 7,859,541</u>	<u>\$ 7,497,040</u>	<u>\$11,431,569</u>	<u>\$10,628,966</u>	<u>\$ 8,526,928</u>

See accompanying independent auditor's report.

2010	2009	2008	2007	2006
\$ 2,206,761	\$ 1,834,171	\$ 1,610,447	\$ 1,751,774	\$ 2,347,714
830,465	570,169	377,466	257,088	123,798
995,380	938,578	930,308	958,901	642,641
45,691	53,262	35,096	84,004	83,496
138,544	220,911	309,648	272,066	178,858
1,964,979	1,877,398	1,604,264	1,443,949	1,714,568
731,480	754,752	728,682	636,366	631,690
6,564	3,202	1,120	1,123	770
402,807	574,130	405,027	529,052	273,672
<u>\$ 7,322,671</u>	<u>\$ 6,826,573</u>	<u>\$ 6,002,058</u>	<u>\$ 5,934,323</u>	<u>\$ 5,997,207</u>
\$ 1,291,228	\$ 1,935,678	\$ 1,369,057	\$ 1,329,216	\$ 1,382,540
1,606,899	1,710,960	1,550,531	1,424,508	1,242,654
579,237	709,738	1,055,408	574,424	475,808
34,522	45,807	29,577	22,051	36,840
2,288,799	1,609,437	1,818,139	1,525,619	1,859,588
1,088,399	1,060,991	1,137,048	748,852	987,032
118,361	12,676	39,328	7,016	94,540
<u>\$ 7,007,445</u>	<u>\$ 7,085,287</u>	<u>\$ 6,999,088</u>	<u>\$ 5,631,686</u>	<u>\$ 6,079,002</u>

City of Creston



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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:

We have audited in accordance with U.S. generally accepted auditing standards 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 aggregate discretely presented component unit, each major fund and the aggregate remaining fund information of the City of Creston, Iowa as of and for the year ended June 30, 2015, and the related Notes to the Financial Statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated August 24, 2015. Our report expressed unmodified opinions on the financial statements which were prepared on the basis of cash receipts and disbursements, a basis of accounting other than U.S. generally accepted accounting principles.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered City of Creston's internal control over financial reporting to determine the audit procedures 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 City of Creston's internal control. Accordingly, we do not express an opinion on the effectiveness of City of Creston's internal control.

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 and, therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, as described in the accompanying Schedule of Findings, we identified a deficiency in internal control we consider to be a material weakness.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility a material misstatement of the city's financial statements will not be prevented or detected and corrected on a timely basis. We consider the deficiency in internal control described in Part II of the accompanying Schedule of Findings as item II-A-15 to be a material weakness.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether City of Creston's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, non-compliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of non-compliance or other matters that are required to be reported under Government Auditing Standards and which are described in the accompanying Schedule of Findings.

Comments involving statutory and other legal matters about the City's operations for the year ended June 30, 2015 are based exclusively on knowledge obtained from procedures performed during our audit of the

financial statements of the City. Since our audit was based on tests and samples, not all transactions that might have had an impact on the comments were necessarily audited. The comments involving statutory and other legal matters are not intended to constitute legal interpretations of those statutes.

City of Creston's Responses to the Findings

City of Creston's response to findings identified in our audit is described in the accompanying Schedule of Findings. City of Creston's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

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 entity'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.

We would like to acknowledge the many courtesies and assistance extended to us by personnel of City of Creston during the course of our audit. Should you have any questions concerning any of the above matters, we shall be pleased to discuss them with you at your convenience.

Martens & Company, CPA, LLP

West Des Moines, Iowa
August 24, 2015

CITY OF CRESTON

Schedule of Findings

Year ended June 30, 2015

Part I: Summary of the Independent Auditor's Results:

- (a) Unmodified opinions were issued on the financial statements which were prepared on the basis of cash receipts and disbursements, which is a comprehensive basis of accounting other than U.S. generally accepted accounting principles.
- (b) A material weakness in internal control over financial reporting was disclosed by the audit of the financial statements.
- (c) The audit did not disclose any non-compliance which is material to the financial statements.

Part II: Findings Related to the Financial Statements:

INTERNAL CONTROL DEFICIENCIES:

- II-A-15 Segregation of Duties - A limited number of people have the primary responsibility for most of the accounting and financial duties. As a result, some of the aspects of accounting internal controls which rely on adequate segregation of duties, for all reasonable purposes, are missing in the City.

Recommendation - We realize that it may not be economically feasible for the City of Creston to employ additional personnel for the sole purpose of segregating duties, however, we feel it is our professional responsibility to bring the control deficiency to your attention. We would recommend that the Council be aware of the lack of segregation of duties and that they act as an oversight group to the City finance office.

Response and Corrective Action Planned - The City of Creston Finance Office will segregate duties to the extent possible with the current number of employees. Additional review of the financial information will be performed by the City Council to ensure transactions and duties are being performed in accordance with the procedures established by the City Council.

Conclusion - Response accepted.

INSTANCES OF NON-COMPLIANCE:

No matters were noted.

CITY OF CRESTON

Schedule of Findings - Continued

Year ended June 30, 2015

Part III: Other Findings Related to Required Statutory Reporting:

- III-A-15 Certified Budget - Disbursements during the year ended June 30, 2015 did not exceed amounts budgeted.
- III-B-15 Questionable Disbursements - During the audit, we noted no disbursements for parties, banquets or other entertainment for employees or Council members that we believe may constitute an unlawful expenditure of public funds as defined in an Attorney General's opinion dated April 25, 1979.
- III-C-15 Travel Expense - No disbursements of City money for travel expenses of spouses of City officials and/or employees were noted.
- III-D-15 Business Transactions - No business transactions between the City and City officials or employees were noted.
- III-E-15 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 insure that the coverage is adequate for current operations.
- III-F-15 Council Minutes - No transactions were found that we believe should have been approved in the Council minutes but were not.
- III-G-15 Revenue Bonds and Notes - The City does not have revenue bonds, only general obligation loan notes. No instances of non-compliance with the notes were noted.
- III-H-15 Deposits and Investments - We noted no instances of noncompliance with the deposit and investment provisions of Chapter 12B and 12C of the Code of Iowa and the City's investment policy.
- III-I-15 Urban Renewal Annual Report - The urban renewal annual report was properly approved and certified to the Iowa Department of Management on or before December 1 and no exceptions were noted.

APPENDIX D: FORM OF CONTINUING DISCLOSURE CERTIFICATE

APPENDIX D: FORM OF CONTINUING DISCLOSURE CERTIFICATE

CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the "Disclosure Certificate") is executed and delivered by the City of Creston, State of Iowa (the "Issuer"), in connection with the issuance of \$_____ General Obligation Refunding Capital Loan Notes, Series 2016A and \$_____ Taxable General Obligation Urban Renewal Bonds, Series 2016B (the "Bonds") dated the date of delivery. The Bonds are being issued pursuant to a Resolution of the Issuer approved on July 5, 2016 (the "Resolution"). The Issuer covenants and agrees as follows:

SECTION 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the Issuer for the benefit of the Holders and Beneficial Owners of the Bonds and in order to assist the Participating Underwriters in complying with S.E.C. Rule 15c2-12(b)(5).

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 Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

"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.

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

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

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

"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 _____, 2016. "Participating Underwriter" shall mean any of the original underwriters of the Bonds required to comply with the Rule in connection with offering of the Bonds.

"Rule" shall mean Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

"State" shall mean the State of Iowa.

SECTION 3. Provision of Annual Financial Information.

(a) The Issuer shall, or shall cause the Dissemination Agent to, not later than Three Hundred Sixty-Five (365) days after the end of the Issuer's fiscal year (presently June 30th), commencing with information for the 2015/2016 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 Exhibits A and B.

(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 captions "1/1/2014 Valuations", "2014 Gross Taxable Valuation Class of Property", "Trend of Valuations", "Debt Limit", "Direct Debt", "Other Debt", "Annual Fiscal Year Debt Service Payments", "Levies and Tax Collections" and "Tax Rates".

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.

(a) 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 Bonds in a timely manner not later than 10 Business Days after the day of the occurrence of the event:

- (1) Principal and interest payment delinquencies;
- (2) Non-payment related defaults, if material;
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (4) Unscheduled draws on credit enhancements relating to the Bonds reflecting financial difficulties;
- (5) Substitution of credit or liquidity providers, or their failure to perform;
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax-exempt status of the Series Bonds, or material events affecting the tax-exempt status of the Bonds;
- (7) Modifications to rights of Holders of the Bonds, if material;
- (8) Bond calls (excluding sinking fund mandatory redemptions), if material, and tender offers;
- (9) Defeasances of the Bonds;
- (10) Release, substitution, or sale of property securing repayment of the Bonds, if material;

- (11) Rating changes on the Bonds;
- (12) Bankruptcy, insolvency, receivership or similar event of the Issuer;
- (13) 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; and
- (14) Appointment of a successor or additional trustee or the change of name of a trustee, if material.

(b) 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.

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

SECTION 7. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent shall not be responsible in any manner for the content of any notice or 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 Bonds, 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 Bonds, 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 Bonds 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 Bonds.

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 Bonds 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 Bonds.

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

Date: _____ day of _____, 2016.

CITY OF CRESTON, 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 Creston, Iowa.

Name of Bond Issue: \$_____ General Obligation Refunding Capital Loan Notes, Series 2016A

Dated Date of Issue: date of delivery

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

Dated: _____ day of _____, _____.

CITY OF CRESTON, STATE OF IOWA

By: _____
Its: _____

EXHIBIT B

NOTICE TO NATIONAL REPOSITORY OF FAILURE TO FILE ANNUAL FINANCIAL
INFORMATION

Name of Issuer: City of Creston, Iowa.

Name of Bond Issue: \$_____ Taxable General Obligation Urban Renewal Bonds, Series 2016B

Dated Date of Issue: date of delivery

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

Dated: _____ day of _____, _____.

CITY OF CRESTON, STATE OF IOWA

By: _____
Its: _____