

City of Monticello, Iowa

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Posted on May 03, 2019 at 5:30 p.m.

Monticello City Council Regular Meeting May 06, 2019 @ 6:00 p.m.

Monticello Renaissance Center, 220 E. 1st Street, Monticello, Iowa

Mayor: Brian Wolken

City Council:

At Large: Dave Goedken

At Large: Brenda Hanken

Ward #1: Rob Paulson

Ward #2: Candy Langerman

Ward #3: Chris Lux

Ward #4: Tom Yeoman

City Administrator: Doug Herman

Staff:

City Clerk/Treas.: Sally Hinrichsen

Public Works Dir.: Nick Kahler

City Engineer: Patrick Schwickerath

Police Chief: Britt Smith

Ambulance Dir.: Dawn Brus

- **Call to Order – 6:00 P.M.**

- Pledge of Allegiance

- Roll Call

- Agenda Addition/Agenda Approval

Mayoral Proclamation: National Small Business Week Proclamation

Open Forum: If you wish to address the City Council on subjects pertaining to today's meeting agenda please wait until that item on the agenda is reached. If you wish to address the City Council on an item not on the agenda, please approach the lectern and give your name and address for the public record before discussing your item. Individuals are normally limited to speaking for no more than three (3) minutes on a topic and the Open Forum is by rule limited to a total of twenty (20) minutes.

Consent Agenda (These are routine items and will be enacted by one motion without separate discussion unless someone requests an item removed to be considered separately.)

Approval of Council Mtg. Minutes

April 15, 2019

Approval of Payroll

April 25, 2019

Approval of Bill List

Approval of Chamber of Commerce Liq. License and site transfers for Chamber events.

Approval of Fareway liquor license

Motions:

1. **Motion** to approve final FY '19 General Fund appropriation to the Library in the amount of \$2,500.

Public Hearings and Associated Resolutions:

2. **Public Hearing** on FY '19 Budget Amendments.
3. **Resolution** approving FY '19 Budget Amendments.

Resolutions:

4. **Resolution** approving Conditional Rezoning Agreement related to proposed Yard Waste / Compost site.
5. **Resolution** to approve Property Tax Exemption request received from Bob Shimanek.
6. **Resolution** to approve standard tax abatement on Residential Improvements constructed at 960 Valley Drive, Monticello, Iowa.
7. **Resolution** to Schedule Public Hearing on Re-Zoning of property located on Meade Farm Lane, known as Parcel 0227426003, from R-1 Single Family Residential to R-3 Condominium Development for June 3, 2019 at 6:00 p.m.
8. **Resolution** to approve Plat of Survey to Parcels 2019-32 and 2019-33, both located within the two-mile jurisdiction of the City of Monticello.
9. **Resolution** to preliminarily approve Development Agreement, as Amended, between the City of Monticello and the Mike Beck, and scheduling a Public Hearing on the proposed agreement.
10. **Resolution** to schedule Public Hearing on proposed amendments to Monticello Urban Renewal Plan. (Truck Wash project)
11. **Resolution** to approve Pay Request #2 received from Eastern Iowa Excavating and Concrete LLC related to Willow Park Trail project.
12. **Resolution** approving Pay Request #1 from Horsfield Construction related to North Sycamore Street Reconstruction Project
13. **Resolution** to approve Change Order #1 related to North Sycamore Street Reconstruction Project.
14. **Resolution** to approve lighting modification to N. Sycamore Street Project plans
15. **Resolution** authorizing and approving a certain Loan Agreement, providing for the issuance of \$2,500,000 General Obligation Corporate Purpose Bonds, Series 2019, and providing for the levy of taxes to pay the same.
16. **Resolution** consenting to assignment of Trustee Agent Agreements; Escrow Agent Agreements; and/or Paying and Registrar Agent Agreements
17. **Resolution** authorizing participation in the Main Street Iowa program, acknowledging City understanding that it will be expected to participate in the development of the program and to financially support the program, and that a City official will be appointed to represent the City on the local Main Street governing board of directors.
18. **Resolution** to consider approval of Seal Coating bids associated with Diamond Drive and the Schoon Addition.

19. **Resolution** to approve final payment to Anderson Ladd, Inc. related to the Berndes Center Floor replacement project.
20. **Resolution** to approve transfer or rights under Development Agreement to new property owner. (Althoff – John McDonald Building)
21. **Resolution** to approve purchase of Mower for use by Park and Recreation, Cemetery, and Public Works Department.

Ordinances: None

Reports / Potential Action:

- Engineer Report
- Economic Development Director Report
- Administrator Report
 - Additional 7th Street Reconstruction Work
 - Theisens Signage (ROW or not in ROW)
 - Orbis (Pay one payment or multiple.)
 - Compadres Building Structural Analysis
 - 6th Street Ditch Work Session
 - Ordinance Review Update
 - Garbage Truck Sale Discussion
 - City Fountain
 - Hometown Pride
 - Monti in Motion
 - City Land (Use or Sale)

Adjournment: Pursuant to §21.4(2) of the Code of Iowa, the City has the right to amend this agenda up until 24 hours before the posted meeting time.

Monticello
Area Chamber of Commerce, Inc.



204 East First Street
Monticello, IA 52310
www.macc-ia.us
Ph: 319 465-5626
Email: chamber@macc-ia.us

National Small Business Week Proclamation

WHEREAS, America's progress has been driven by pioneers who think big, take risks and work hard; and

WHEREAS, from the storefront shops that anchor Main Street to the high-tech startups that keep America on the cutting edge, small businesses are the backbone of our economy and the cornerstones of our nation's promise; and

WHEREAS, small business owners and Main Street businesses have energy and a passion for what they do; and

WHEREAS, when we support small business, jobs are created and our local community preserves our unique culture; and

WHEREAS, because this country's 30 million small businesses create nearly two out of three new jobs in our economy, we cannot resolve ourselves to create jobs and spur economic growth in America without discussing ways to support our entrepreneurs; and

WHEREAS, the President of the United States has proclaimed National Small Business Week every year since 1963; and

WHEREAS, the Monticello Area Chamber of Commerce, Inc. supports and joins in this national effort to help America's small businesses do what they do best — grow their business, create jobs, and ensure that our communities remain as vibrant tomorrow as they are today.

NOW, THEREFORE, I, Brian Wolken, Mayor of Monticello, do hereby proclaim May 5 through May 11, 2019 as

NATIONAL SMALL BUSINESS WEEK

Dated _____ of _____, 2019

(Mayor's Signature)

Regular Council Meeting – Official
April 15, 2019 – 6:00 P.M.
Community Media Center

Council Member Dave Goedken called the meeting to order. Council present: Dave Goedken, Brenda Hanken, Rob Paulson and Chris Lux. Also present were City Clerk Sally Hinrichsen, Public Works Director Nick Kahler, Police Chief Britt Smith and City Engineer A. J. Barry. Council Member Tom Yeoman was absent.

Lux moved to approve the agenda, Paulson seconded, roll call unanimous.

During Open Forum, Denise Miossi, Shine on Gifts and Nancy Stumma, Back Home Chiropractic discussed their plans for Hometown Days. They talked to Police Chief Smith and Fire Chief Don McCarthy and both are onboard with the plans. They also talked to Jan Hoag, Monticello Chamber of Commerce and City Administrator Doug Herman to go over the plans and were looking for Council approval. This will be on the next agenda for discussion.

Lux moved to approve the consent agenda, Paulson seconded, roll call unanimous.

Theisen's has requested permission to put up temporary "now open" signs in ROW areas near the Garden Center. Hanken made the motion to approve temporary sign installation by Monticello Theisen's Garden Center, Lux seconded. Mayor Wolken arrived and presided over the remainder of the meeting. After further discussion regarding limiting the number of signs, location and length signs can be posted, Hanken amended her motion to approve temporary sign installation by Monticello Theisen's Garden Center, with the following stipulations, signs allowed for 30 days, limited to 50 signs and not allowed in the Right-of-Way, Lux seconded, roll call unanimous.

Council previously approved the fiscal year 2019 budget, with the requirement that further Council approval was required before the additional appropriation of \$2500 to the Library can be made, but let it in the budget. Council questioned the need and what the \$2500 would be used for. Kim Brooks, Library President stated the Library provides great services to the community including computers and WIFI, especially used by students after school. Library has cut staff to 3 full time and 1 part time. Goedken moved to table action on the appropriation of \$2500 to the Library until the May 6th meeting and to request Library Director to attend to explain the need, Lux seconded, roll call unanimous.

Wolken stated City received two requests for consideration to be appointed to Council Ward 2 position. Candy Langerman and Wayne Peach both show an interest and would be great candidates and both stated they would not require a special election if not selected. Goedken stated for gender equality, he moved to appoint Candy Langerman to fill the vacant Ward 2 Council seat until the next election in November 2019, Lux seconded, roll call unanimous. Hinrichsen administered the Oath of Office to Candy Langerman and she assumed the Ward 2 Council seat.

Mayor Wolken opened the public hearing on proposed amendments to the Monticello Urban Renewal Area and Plan to include additional incentives to Menasha Corporation a/k/a Orbis Mfg., for water main improvements, including materials, but not the land purchase. In return,

Orbis will dedicate the main to the City and will grant easements to City to access both the water and sewer mains for maintenance, repair and replacement. No public comments were received, and Hinrichsen reported no oral or written comments were received. Mayor Wolken closed the public hearing. Goedken moved to approve Resolution #19-53 Approving 2019 Amendment Number 2 to the City of Monticello Urban Renewal Area and Urban Renewal Plan, Langerman seconded, roll call unanimous.

Wolken reported last year the City handled registrations and MYBSA was responsible for the overall management of the Rec games and scheduling. City agreed to pay 45% of registration fees collected, which was \$4,171.50 last year. The MYBSA has decided to not participate in the oversight of the recreation leagues and wants City to take it back over, however, MYBSA wants a fee from the City in the amount of \$5,000 to offset their field maintenance costs and use of MYBSA equipment, which was purchased by donations to the MYBSA and concession stand profits. MYBSA funds are set aside for capital purchases and projects. MYBSA is also looking for someone to take over the concession stand operation and school booster club is looking into it. Goedken moved to approve Resolution #19-54 Approving Amendment to Agreement between the City of Monticello and the Monticello Youth Baseball Softball Association (MYBSA), Paulson seconded, roll call unanimous.

Lux moved to approve Resolution #19-55 Scheduling Public Hearing on City of Monticello 2018/2019 Fiscal Year budget amendments for May 6, 2019 at 6:00 p.m., Goedken seconded, roll call unanimous.

Susanne Gerlach, from PFM announced the City received four bids on the \$2.5 M General Obligation Corporate Purpose Bonds. The low bidder was Bankers Bank, from Madison Wisconsin, along with Citizens State Bank in Monticello, with a true interest rate of 2.4110%, which is one half of a percentage over an AAA Bond rate and a purchase price of \$2,577,900.55. PFM recommends the City award the \$2.5 M General Obligation Corporate Purpose Bonds to Bankers Bank, from Madison Wisconsin, along with Citizens State Bank in Monticello, with a true interest rate of 2.4110% and a purchase price of \$2,577,900.55. Goedken moved Resolution #19-56 Awarding General Obligation Corporate Purpose Bonds, Series 2019, Lux seconded, roll call unanimous.

Barry reported the contractor started working on Sycamore Street and is currently installing the water main on the west side of the street. They will have pay request #1 and change order #1 which will include the changes to the bid regarding the light fixtures for next meeting. Barry also reported finding a stairwell that was an entrance to a hair salon in the basement of the Strittmatter building, was under the sidewalk and the costs related to this will also be included in change order #1. When questioned, Barry stated Horsfield planned to remove the tree stumps as they go on the project. Barry reported that Black Hills is installing a new gas main from 4th to 7th Street on the east side of the street.

Smith reviewed how the police department has received funding for traffic enforcement equipment through the Specialized Traffic Enforcement Project (STEP) program. This program requires the department to participate in a multijurisdictional enforcement event, where the department joins forces with other agencies, such as sheriff office, other police departments and Highway Patrol. This project can be completed in two primary ways; a saturation patrol where an increased number of officers conduct traffic stops from visually spotting violations or

the utilization of a checkpoint where a specific location is identified and a predetermined number of vehicles are stopped while officers conduct a brief vehicle inspection, verifying license status, vehicle registration and insurance requirements and basic vehicle lighting and equipment requirements. Jones County Safe and Healthy Youth Coalition has requested the City consider implementing and conducting a checkpoint. The department would provide advance notice with signage, an alternate route and social media of the event. Smith is tentatively looking at doing the checkpoint sometime in August along Highway 38 but no date has been set. Council had no issues with the department doing the checkpoint.

Wolken reported Compadres structural inspection has been completed and waiting for the written report.

Kahler reported the leaks in the Council Chambers have been repaired.

Council discussed the option of adding the balance of 7th Street between N Cedar and N Maple Streets to the N Sycamore Street project. Council agreed that if added they would need to assess the property owners, as they are for rest of the project. Wolken estimated 7 to 9 homes would be affected and paving would be approximately 600 feet. Council directed to have City Administrator reach out the property owners on 7th Street to do voluntary assessments.

Derek Lumsden, Jones County Economic Development reported attending the Rural Economic Development Summit in Grinnell with Mayor Wolken and City Administrator Herman. At the Summit they discussed several funding grants and opportunities available to Cities. The CDBG program has housing grants for Low to Moderate Income homes and various other projects. The Community Catalyst grants supports the redevelopment, rehabilitation or deconstruction of buildings to stimulate economic growth or reinvestment. The Main Street Program is specifically designed for downtown areas and would require a Board of Directors and an Executive Director, which would be a paid staff member. Monticello is currently a "HomeTown" town which will be expiring. The Main Street Grant would provide \$75,000 with matching funds and provide philosophical and financial support of the City, with items such as design approach, economic vitality, marketing the downtown and volunteer standpoint. Council requested the Main Street Grant be on the next agenda to authorize proceeding with the grant application. Council member Hanken left the meeting.

Wolken reported at the Rural Economic Development Summit in Grinnell, he visited with a new business that offered algae treatment option, which may extend the life of the treatment plant or assist with treatment of the Truck Wash sewage. They also discussed the option of solar panels on city buildings and properties.

Wolken stated Herman emailed notes from the 6th Street Ditch Committee, which included Yeoman, Goedken, Lux, Herman and Wolken, to the Council regarding the status of the 6th Street ditch.

Lux moved to adjourn at 7:20 P.M.

Brian Wolken, Mayor

Sally Hinrichsen, City Clerk

PAYROLL - APRIL 25, 2019

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
AMBULANCE	Apr. 8 - 21, 2019				
Evan Barry	\$ 229.80	\$ -	0.00	0.00	\$ 194.57
Jeremy Bell	488.33	-	0.00	0.00	377.82
Carter Bronemann	327.83	-	0.00	0.00	241.49
Dawn Brus	1,245.00	-	0.00	0.00	907.75
Mary Intlekofer	1,860.60	-	0.00	25.13	1,252.75
Brandon Kent	1,860.60	-	0.00	0.00	1,214.62
Jim Luensman	664.50	-	0.00	0.00	503.10
Lori Lynch	1,910.44	49.84	0.00	0.00	1,272.11
Shelly Searles	1,860.60	-	0.00	0.00	1,292.27
Brenda Surom	553.75	-	0.00	0.00	416.53
Chris Szymanowski	1,776.60	-	0.00	0.00	1,147.03
TOTAL AMBULANCE	\$ 12,778.05	\$ 49.84	0.00	25.13	\$ 8,820.04
CEMETERY	Apr. 6 - 19, 2019				
Dan McDonald	\$ 1,668.31	\$ 60.30	0.00	0.00	\$ 1,188.05
TOTAL CEMETERY	\$ 1,668.31	\$ 60.30	0.00	0.00	\$ 1,188.05
CITY HALL	Apr. 7 - 20, 2019				
Cheryl Clark	\$ 1,636.00	\$ -	0.38	2.88	\$ 1,085.97
Doug Herman	3,970.71	-	0.00	0.00	2,867.70
Sally Hinrichsen	2,427.38	-	0.00	0.00	1,624.60
Nanci Tuel	1,396.00	-	0.00	0.00	921.57
TOTAL CITY HALL	\$ 9,430.09	\$ -	0.38	2.88	\$ 6,499.84
COUNCIL / MAYOR					
Dave Goedken	\$ 100.00	\$ -	0.00	0.00	\$ 92.26
Brenda Hanken	100.00	-	0.00	0.00	92.26
Candy Langerman	53.33	-	0.00	0.00	49.25
Chris Lux	100.00	-	0.00	0.00	92.26
Rob Paulson	100.00	-	0.00	0.00	92.35
Brian Wolken	300.00	-	0.00	0.00	273.78
Tom Yeoman	100.00	-	0.00	0.00	92.35
TOTAL COUNCIL / MAYOR	\$ 853.33	\$ -	0.00	0.00	\$ 784.51
LIBRARY	Apr. 8 - 21, 2019				
Molli Hunter	\$ 287.63	\$ -	0.00	0.00	\$ 244.54
Penny Schmit	1,000.01	-	0.00	0.00	734.69
Madonna Thoma-Kremer	924.32	4.31	0.00	0.00	573.33
Michelle Turnis	1,538.46	-	0.00	0.00	977.47
TOTAL LIBRARY	\$ 3,750.42	\$ 4.31	0.00	0.00	\$ 2,530.03
MBG	Apr. 8 - 21, 2019				
Jacob Oswald	\$ 1,846.15	\$ -	0.00	0.00	\$ 1,390.97
Shannon Poe	1,538.46	-	0.00	0.00	1,049.52
TOTAL MBG	\$ 3,384.61	\$ -	0.00	0.00	\$ 2,440.49
POLICE	Apr. 8 - 21, 2019				
Peter Fleming	\$ 1,805.16	\$ -	0.00	17.00	\$ 1,295.49
Dawn Graver	2,017.55	-	0.00	0.00	1,445.27

PAYROLL - APRIL 25, 2019

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
POLICE (cont.)					
Erik Honda	1,940.94	-	6.00	6.00	1,450.00
Jordan Koos	2,151.24	-	0.00	24.00	1,566.65
Britt Smith	2,504.65	-	0.00	0.00	1,834.15
Madonna Staner	1,450.40	-	0.00	0.00	1,097.50
Brian Tate	2,109.24	-	0.00	0.00	1,446.24
Robert Urbain	2,033.80	-	0.00	0.00	1,465.72
TOTAL POLICE	\$ 16,012.98	\$ -	6.00	47.00	\$ 11,601.02
ROAD USE	Apr. 6 - 19, 2019				
Zeb Bowser	\$ 1,788.90	\$ 180.90	0.00	0.00	\$ 1,307.21
TOTAL ROAD USE	\$ 1,788.90	\$ 180.90	0.00	0.00	\$ 1,307.21
SANITATION	Apr. 6 - 19, 2019				
Michael Boyson	\$ 1,584.00	\$ -	0.00	0.00	\$ 1,093.28
Nick Kahler	1,688.00	-	0.00	0.00	1,138.46
TOTAL SANITATION	\$ 3,272.00	\$ -	0.00	0.00	\$ 2,231.74
SEWER	Apr. 6 - 19, 2019				
Tim Schultz	\$ 1,668.00	\$ -	0.00	26.25	\$ 1,151.65
Jim Tjaden	1,936.00	-	0.00	0.00	1,393.40
TOTAL SEWER	\$ 3,604.00	\$ -	0.00	26.25	\$ 2,545.05
WATER	Apr. 6 - 19, 2019				
Daniel Pike	\$ 1,568.00	\$ -	0.00	13.50	\$ 1,138.09
TOTAL WATER	\$ 1,568.00	\$ -	0.00	13.50	\$ 1,138.09
TOTAL - ALL DEPTS.	\$ 58,110.69	\$ 295.35	6.38	114.76	\$ 41,086.07

ACCOUNTS PAYABLE ACTIVITY

CLAIMS REPORT

VENDOR NAME	REFERENCE	VENDOR TOTAL	CHECK#	CHECK DATE
ACCOUNTS PAYABLE CLAIMS				
	GENERAL			
	POLICE DEPARTMENT			
ALTORFER INC.	PD BLDG REPAIR/MAINT	580.44		
BAKER PAPER CO INC	PD BUILDING SUPPLIES	20.78		
BOSS OFFICE SUPPLIES & SYS INC	PD OFFICE SUPPLIES	37.49		
MONTICELLO COMM SCHOOL DISTRICT	PD OFFICE SUPPLIES	26.00		
	POLICE DEPARTMENT	664.71		
	ANIMAL CONTROL			
ANIMAL WELFARE FRIENDS	ANIMAL CONTROL	330.00		
	ANIMAL CONTROL	330.00		
	STREET LIGHTS			
THEODORE KRAUS	WELTER DRIVE STREETLIGHTS	9,115.00		
	STREET LIGHTS	9,115.00		
	AQUATIC CENTER			
CARRICO AQUATIC RESOURCES INC	POOL GROUNDS SUPPLIES	147.51		
JOHN DEERE FINANCIAL	POOL EQUIP REPAIR/MAINT	5.99		
	AQUATIC CENTER	153.50		
	CEMETERY			
ACCENT CONSTRUCTION	CEMETERY GROUNDS SUPPLIES	160.00		
JOHN DEERE FINANCIAL	CEMETERY EQUIP REPAIR/MAINT	63.56		
M TOWN TIRE & AUTO	CEMETERY EQUIP REPAIR/MAINT	18.00		
	CEMETERY	241.56		
	SOLDIER'S MEMORIAL BOARD			
NEXT GENERATION PLBG & HTG LLC	SLDR MEM BLDG REPAIR/MAINT	204.15		
O'KEEFE ELEVATOR COMPANY INC	ELEVATOR MAINTENANCE	39.78		
	SOLDIER'S MEMORIAL BOARD	243.93		
	MAYOR AND CITY COUNCIL			
CHRISTINA LUX	COUNCIL MILEAGE	13.92		

ACCOUNTS PAYABLE ACTIVITY **CLAIMS REPORT**

VENDOR NAME	REFERENCE	VENDOR TOTAL	CHECK#	CHECK DATE
		=====		
	MAYOR AND CITY COUNCIL	13.92		
	CLERK/CITY ADMIN			
JOHN MONK	JANITORIAL SERVICES	481.25		
		=====		
	CLERK/CITY ADMIN	481.25		
	CITY HALL/GENERAL BLDGS			
BAKER PAPER CO INC	CH BUILDING SUPPLIES	55.75		
BOSS OFFICE SUPPLIES & SYS INC	CH OFFICE SUPPLIES	24.00		
FAREWAY STORES #840-1	CH BUILDING SUPPLIES	22.98		
DOUG HERMAN	CH TRAVEL - MAIN ST IOWA MTG	160.88		
HOLIDAY INN AIRPORT	CH TRAVEL - HINRICHSEN	302.40		
LASLEY ELECTRIC LLC	CH BLDG REPAIR/MAINT	121.61		
MED PLAST	CH FRANCHISE FEE REFUND	1,389.72		
MONTICELLO COMM SCHOOL DISTRCT	CH OFFICE SUPPLIES	156.00		
NE IOWA REGIONAL LEAGUE	CH DUES	20.00		
NEXT GENERATION PLBG & HTG LLC	CH BLDG REPAIR/MAINT	1,153.32		
O'KEEFE ELEVATOR COMPANY INC	ELEVATOR MAINTENANCE	79.56		
ORBIS MENASHA CORP	CH FRANCHISE FEE REFUND	6,828.73		
WYATT KEEHNER	CH WINDOW CLEANING	65.00		
		=====		
	CITY HALL/GENERAL BLDGS	10,379.95		
		=====		
	GENERAL	21,623.82		
	MONTICELLO BERNDES CENTER			
	PARKS			
BOSS OFFICE SUPPLIES & SYS INC	MBC OFFICE SUPPLIES	69.28		
HEJAR BROTHERS FENCING, INC.	MBC FENCE REPAIR	500.00		
LARRY MARTINSEN	MBC DAMAGE DEPOSIT REFUND	200.00		
JOHN MONK	JANITORIAL SERVICES	162.50		
MONTICELLO COMM SCHOOL DISTRCT	MBC OFFICE SUPPLIES	26.00		
DEANNA RODMAN	MBC DAMAGE DEPOSIT REFUND	200.00		
		=====		
	PARKS	1,157.78		
		=====		
	MONTICELLO BERNDES CENTER	1,157.78		
	FIRE			
	FIRE			
CEDAR VALLEY PATHOLOGISTS PC	FIRE PHYSICAL - GOETZ	10.00		
JOHN DEERE FINANCIAL	FIRE VEHICLE OPERATING	5.49		
UNITY POINT CLINIC	FIRE PHYSICALS	1,297.00		

ACCOUNTS PAYABLE ACTIVITY **CLAIMS REPORT**

VENDOR NAME	REFERENCE	VENDOR TOTAL	CHECK#	CHECK DATE
	FIRE	1,312.49		
	FIRE	1,312.49		
	AMBULANCE			
	AMBULANCE			
ALTORFER INC.	AMB BLDG REPAIR/MAINT	580.45		
BAKER PAPER CO INC	AMB LAUNDRY SUPPLIES	20.78		
BOUND TREE MEDICAL, LLC	AMB MEDICAL SUPPLIES	247.99		
PHYSICIAN'S CLAIM COMPANY	AMB BILLING FEES	1,481.36		
STERICYCLE, INC.	AMB PHARMACEUTICAL DISPOSAL	79.35		
	AMBULANCE	2,409.93		
	AMBULANCE	2,409.93		
	LIBRARY IMPROVEMENT			
	LIBRARY			
ANIMAL WELFARE FRIENDS	LIB IMP PROGRAMS/PROMOTIONS	232.50		
FAREWAY STORES #840-1	LIB IMP PROGRAMS/PROMOTIONS	24.86		
	LIBRARY	257.36		
	LIBRARY IMPROVEMENT	257.36		
	LIBRARY			
	LIBRARY			
ADVANTAGE ARCHIVES LLC	LIB PROCESSING	400.00		
BAKER & TAYLOR BOOKS	LIB BOOKS	742.77		
DUBUQUE AREA LIBRARY	LIB CONFERENCE - SCHMIT	75.00		
INFRASTRUCTURE TECHNOLOGY	LIB DATA PROCESSING	650.00		
LASLEY ELECTRIC LLC	LIB BLDG REPAIR/MAINT	121.61		
MICRO MARKETING LLC	LIB AUDIO RECORDINGS	150.44		
JOHN MONK	JANITORIAL SERVICES	362.50		
MONTICELLO COMM SCHOOL DISTRICT	LIB OFFICE SUPPLIES	52.00		
NEXT GENERATION PLBG & HTG LLC	LIB BLDG REPAIR/MAINT	321.00		
O'KEEFE ELEVATOR COMPANY INC	ELEVATOR MAINTENANCE	39.78		
WYATT KEEHNER	LIB WINDOW CLEANING	110.00		
PENNY SCHMIT	LIB TRAVEL- LINC UP CONFERENCE	42.57		
MICHELLE TURNIS	LIB ADVERTISING	70.10		
	LIBRARY	3,137.77		

ACCOUNTS PAYABLE ACTIVITY

CLAIMS REPORT

VENDOR NAME	REFERENCE	VENDOR TOTAL	CHECK#	CHECK DATE
	LIBRARY	3,137.77		
	AIRPORT			
	AIRPORT			
GARY NAGEL	AIRPORT MOWING/SNOW REMOVAL	1,520.00		
	AIRPORT	1,520.00		
	AIRPORT	1,520.00		
	ROAD USE			
	STREETS			
ALL SEASONS AUTO BODY INC	RU EQUIP REPAIR/MAINT	4,440.22		
BEHREND'S CRUSHED STONE	RU STREET MAINTENANCE SUPPLIES	341.53		
BOSS OFFICE SUPPLIES & SYS INC	RU SUPPLIES	13.99		
CENTRAL IOWA DISTRIBUTING INC	RU STREET MAINTENANCE SUPPLIES	345.00		
INFRASTRUCTURE TECHNOLOGY	RU EMAIL ACCTS	50.00		
JOHN DEERE FINANCIAL	RU OSHA SUPPLIES	52.97		
KROMMINGA MOTORS INC	RU EQUIP REPAIR/MAINT	671.29		
LASLEY ELECTRIC LLC	RU STOP LIGHT REPAIRS	455.00		
SCOT MCELMEEL	RU STREET MAINTENANCE CONTRACT	1,823.00		
NAYLOR SEED COMPANY	RU STREET MAINTENANCE SUPPLIES	190.00		
WELTER STORAGE EQUIP CO., INC.	RU MINOR EQUIPMENT	134.50		
	STREETS	8,517.50		
	SNOW REMOVAL			
KROMMINGA MOTORS INC	RU SNOW REMOVAL	2,262.40		
	SNOW REMOVAL	2,262.40		
	ROAD USE	10,779.90		
	TRUST/SLAVKA GEHRET FUND			
	LIBRARY			
CENTER POINT PUBLISHING	LIB GEHRET BOOKS	219.34		
EMERY-PRATT	LIB GEHRET BOOKS	41.17		
FRIENDS OF THE GRIMES	LIB GEHRET PROGRAMMING	225.00		
	LIBRARY	485.51		

ACCOUNTS PAYABLE ACTIVITY **CLAIMS REPORT**

VENDOR NAME	REFERENCE	VENDOR TOTAL	CHECK#	CHECK DATE
	TRUST/SLAVKA GEHRET FUND	485.51		
	PARK IMPROVEMENT			
	CAPITAL PROJECTS			
BEHREND'S CRUSHED STONE	WILLOW PARK TRAIL	1,562.39		
KROMMINGA MOTORS INC	WILLOW PARK TRAIL	333.50		
	CAPITAL PROJECTS	1,895.89		
	PARK IMPROVEMENT	1,895.89		
	CAPITAL IMPROVEMENT			
	AIRPORT			
HDR ENGINEERING INC	CAP IMP - AIRPORT MASTER PLAN	8,283.00		
	AIRPORT	8,283.00		
	CAPITAL IMPROVEMENT	8,283.00		
	WATER			
	WATER			
AFFINITY PROPERTY MGMT	OVERPAYMENT REFUND - A TAYLOR	82.44		
ROBERT & DIANE CERNY	OVERPAYMENT REFUND - B CERNY	112.59		
SHIRLEY GUTZEIT	OVERPAYMENT REFUND - O'BRIEN	94.79		
HAWKINS WATER TREATMENT	WATER SUPPLIES	854.50		
INVESTMENT OPPORTUNITIES	OVERPAYMENT REFUND - C ARNOLD	177.94		
IOWA ONE CALL	WATER SYSTEM	11.25		
MARK DAVIS	OVERPAYMENT REFUND - METTLER	123.10		
MIKE SIMMONS	OVERPAYMENT REFUND - THURSTON	64.45		
	WATER	1,521.06		
	WATER	1,521.06		
	CUSTOMER DEPOSITS			
	WATER			
CITY OF MONTICELLO	WATER DEPOSIT REFUND- SHEPHERD	100.00		
BOB FAUST CONSTRUCTION INC	WATER DEPOSIT REFUND	50.00		
	WATER	150.00		

ACCOUNTS PAYABLE ACTIVITY

CLAIMS REPORT

VENDOR NAME	REFERENCE	VENDOR TOTAL	CHECK#	CHECK DATE
	CUSTOMER DEPOSITS	150.00		
	SEWER			
	SEWER			
ALTORFER INC.	SEWER EQUIP REPAIR/MAINT	1,381.00		
AMERICAN BANKERS INSURANCE CO	SEWER FLOOD INSURANCE	4,023.00		
TRACY L CHAPPELL	SEWER BLDG REPAIR/MAINT	400.00		
CUSTOM HOSE & SUPPLIES INC	SEWER EQUIP REPAIR/MAINT	169.10		
HACH COMPANY	SEWER EQUIP REPAIR/MAINT	548.55		
IOWA ONE CALL	SEWER SYSTEM	11.25		
JOHN DEERE FINANCIAL	SEWER EQUIP REPAIR/MAINT	30.26		
LASLEY ELECTRIC LLC	SEWER BLDG REPAIR/MAINT	1,150.00		
USA BLUE BOOK	SEWER LAB SUPPLIES	92.36		
	SEWER	7,805.52		
	SEWER	7,805.52		
	SANITATION			
	SANITATION			
REPUBLIC SERVICES	RESIDENTIAL RECYCLING	21,045.00		
	SANITATION	21,045.00		
	SANITATION	21,045.00		
**** SCHED TOTAL ****		83,385.03		
***** REPORT TOTAL *****		83,385.03		

**ACCOUNTS PAYABLE ACTIVITY
CLAIMS FUND SUMMARY**

FUND	FUND NAME	TOTAL	CHECK#	DATE
001	GENERAL	21,623.82		
005	MONTICELLO BERNDES CENTER	1,157.78		
015	FIRE	1,312.49		
016	AMBULANCE	2,409.93		
030	LIBRARY IMPROVEMENT	257.36		
041	LIBRARY	3,137.77		
046	AIRPORT	1,520.00		
110	ROAD USE	10,779.90		
178	TRUST/SLAVKA GEHRET FUND	485.51		
313	PARK IMPROVEMENT	1,895.89		
332	CAPITAL IMPROVEMENT	8,283.00		
600	WATER	1,521.06		
602	CUSTOMER DEPOSITS	150.00		
610	SEWER	7,805.52		
670	SANITATION	21,045.00		

City Council Meeting
Prep. Date: 05/03/19
Preparer: Doug Herman



Agenda Item: # /
Agenda Date: 05/06/19

Communication Page

Agenda Items Description: Motion to authorize transfer of remaining budgeted appropriate of \$2,500 to Monticello Public Library for FY '19.

Type of Action Requested: Motion; Resolution; Ordinance; Report; Public Hearing; Closed Session

Attachments & Enclosures:

Resolution

Information from Michelle Turnis

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

G.Fund

\$2,500 +/-

Synopsis: FY '19 budget included appropriation of \$122,500 with understanding that \$120,000 would be transferred automatically with the balance, \$2,500, to be subject to later approval.

Background Information: As we are nearing the end of the fiscal year the Library has requested that the Council approve the remaining budgeted sum of \$2,500 to their operating budget. As I recall the Council withheld a decision on the transfer of the remaining sum when approving the budget to take a look at the library operations for a period of time, their use of volunteers, staffing hours, etc.

Recommendation: I recommend that the Council consider the Library request to transfer the remaining portion of the library appropriation and take appropriate action.



FY2019 appropriation

Proposed Expenses: \$153,785.00

Proposed Revenue: \$147,925.00

(including \$2,500)

This is a \$5,860 shortfall

Current Expenses(4/30/2019):

\$125,983.23

Current Revenue: \$127,509.79

Budget lines currently over

041-410-6170 workers comp	\$116.56 (+72 to come)
041-410-6315 major bldg repairs	\$981.30
041-410-6408 general insurance	\$504.30
041-410-5606 office supplies	\$415.79
041-410-6310 bldg repair - will be over by	\$244.32 as we were just presented with a 50/50 split for the water issue in the Council Chambers
041-410-6421 Data Processing (tech serv)	\$562.21
041-410-6220 Magazine/Newspaper	\$155.86
319-410-6310 Cap. Imp. Major Bldg	\$3,500.00

The library switched over to LED lighting, repaired computer front desk and repaired desk counter

TOTAL = \$6,552.34

BUDGET LINES WITH ANTICIPATED SURPLUS

041-410-6012 - part time help	\$3,000
041-410-6241 travel/conference	\$400.00
041-410-6373 telephone	\$300.00
041-410-6425 processing(databases)	\$1,000
TOTAL	\$4,700.00

Other spending

030-410-xxxx (donation fund)

6420 - programs amending to	\$7,000
6502 - DVDs	\$1,000
6506 - Summer Reading	\$1,500
6513 - Books	\$4,000
6725 - Computers	\$3,400
6727 - Capital Equipment	\$2,500
OTAL	\$19,400

Slavka Gehret Fund 178-410-xxx

6420 - programs	\$2,000.00
6513 - books	\$2,000.00
TOTAL	\$4,000.00

Capital Improvements 316-410-XXX

6310 - Repair.Maint Bldg. \$7,100.00

Mary Maxine Redmond 339-410-xxx

6420 - Programming \$1,000.00

Bidwell Library Books 502-410-xxx

6513 - Books \$3,000.00

Ioma Mary Baker 503-410-xxx

6420 - Tech support \$500.00

6513 - Books \$1,000.00

Total \$1,500.00

Friends of the Library have provided \$4,723.39 to date with another \$300 pending upcoming FY19 events

Total of \$41,000 of other funds spent in FY19

There are attached photos of an ongoing water damage issue. We spent \$350 to have the ceiling repaired and painted last year and within 6 months it had leaked through again. We thought the leak was caused by an issue with the roof vents. Those were replaced before we had the repairs done. Apparently that was not the source of the leak.

May 1, 2018 library hours were reduced by 6 hours/week(from 59 to 53) and staff hours were reduced by an average of 10 hours/week.

**May 2017 – April 2018
annual hours – 3,009
staff hours – 7,140**

**May 2018 – April 2019
annual hours – 2,703
staff hours – 6,885**

Programs Hosted - 262
Program attendance - 4,982
Library user - 24,916
Outreach users - 1,586
Total users - 26,502
Items checked out - 42,811

Programs Hosted - 262
Program attendance - 5,387
Library user - 23,080
Outreach users - 1,973
Total users - 25,053
Items checked out - 45,371

Overall, library hours have been reduced by 306 hours annually and staff hours were reduced by 255.

We offered the same number of programs and increased attendance by 405.

People visiting the library was down by 1,000 but material use increased by 2,500.

City Council Meeting
Prep. Date: 5/03/19
Preparer: Doug Herman



Agenda Item: **Z+3**
Agenda Date: 05/06/2019

Communication Page

Agenda Items Description: Public Hearing on Budget Amendments and Resolution to approve.

Type of Action Requested: Motion; **Resolution**; Ordinance; Report; Public Hearing; Closed Session

Attachments & Enclosures:

Proposed Resolution
Proposed Amendments

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Synopsis: Public Hearing required to amend budget.

Background Information: The Council typically considers annual budget amendments once per year. Amendments come about for various reasons, including but not limited to the following:

1. Council decides to move forward on projects not contemplated when budget prepared.
2. Projects carry over beyond end of one FY into next FY when plan was for project to be done prior to new FY.
3. Revenues or Expenses otherwise come in over or under budget.
4. A grant or donation for a specific purpose comes in unexpectedly. (Bud Johnson ball diamond and tree donations for example.)

Here is a summary of the “notable” current budget amendments up for consideration:

Revenues:

1. Increases to the following:
 - a. Road Use Interest \$6,800
 - b. STEP Grant \$5,785
 - c. IAMU Dividend \$31,019
 - d. School Resource Officer \$25,577 (Paid by School District)
 - e. Willow Ridge \$19,958 (Reimbursement by Faust for work performed to wrap up Willow Ridge improvements.)
 - f. Library Grants \$5,600
 - g. Fountain Park Donations \$83,477 (Not all yet received, but budgeted.)
 - h. Willow Park Trail / Donations \$24,642
 - i. GF Transfer to Park Improvement \$68,358 (Trail Expenses)

- j. FACC transfer to Park Imp. \$12,500 (Aquatic Center Fundraising to be used for Fountain)
- k. TIF Bond Proceeds \$1,500,000 (Partial TIF Syc. Street)
- l. AIP Grant \$125,086 (Update of Airport Master Plan)
- m. IDOT 1st St. Bridge \$87,638 (Increased Cost Share related to final bridge improvements)
- n. Bond Proceeds \$800,000 (N. Syc. Street Cap. Imp. Budget)
- o. Water Operating \$106,000 (Transfer in from General to cover increased costs associated with Well Repair and Maintenance)
- p. Sanitation Revenues: \$87,000 Estimated revenues expected to be higher.
- q. Storm Water: \$35,000 transfer from general fund to meet expenses.

2. Decreases to the following:

- a. Trees Forever \$10,000 (There Cash on hand is adequate at this time.)
- b. Ambulance Revenue \$40,000 (Revenues not meeting expectations)
- c. AIP Grant Transfer \$22,025 (Less Transfer required in FY '19)
- d. Hail Damage Proceeds \$52,327 (Money to come in in FY '20 related to Clock Tower)
- e. Baty Disc Golf Course \$10,000 (Money not needed for any purpose at this time.)
- f. Water Operating Sales Tax \$29,000 (Change in law related to sales tax.)
- g. Garbage Bag Fees \$46,848 (Change in Garbage Collection – no bags)
- h. Storm Water \$300,000 (6th Street Ditch, moved to FY '20)

Expenses

1. Increases to the following:

- a. Gen. Fund Streets \$30,000 for additional street repair work
- b. Streetlights \$30,000 for N. Syc. Street Light purchases
- c. Aq. Center \$10,000 related to pool painting project
- d. Transfer to Park Imp. \$68,358 (Trail Expense)
- e. Transfer to Water \$106,000 (Internal Loan to cover Well Repair & Maint.)
- f. Transfer to Storm Water \$35,000 (Internal Loan)
- g. Berndes \$125,000 Facilities (Basically moved budget of \$125,000 from Other Capital Equipment to Facilities. Will be a wash, just a re-designation of the line item.)
- h. Ambulance Personnel \$15,000 (Increased wage expense)
- i. Ambulance Overtime \$8,000
- j. Ambul. Equip. Repair \$7,000
- k. Police Improvement \$12,500 (Increased approved expenses – Car related)
- l. Library Improv. \$6,100 (Additional Programming)
- m. Library Repairs \$4,500 (LED/Chairs/Etc.)
- n. Equip. Set Aside \$15,000 (Transfer to Police Improvement- Car)
- o. Revolving Loan \$10,000 (Basically a re-designation, will be an offsetting deduction)
- p. Road Use
 - i. Street Maint. Contracts \$35,000
 - ii. Tree Removal \$25,000 (Covered Sycamore Tree removal)
 - iii. N. Syc. Street Engineering \$25,000 (Additional expenses)
 - iv. Heavy Motorized Equip \$51,500 (Backhoe Purchase)
 - v. Snow Removal \$20,000 (Winter.....)
- q. Fountain Park \$95,000 (Potential expenses, dependent upon fundraising)
- r. Willow Trail \$92,676 (Expenses, covered by grants and City appropriation)
- s. N. Syc. TIF Project \$1,050,000 (Decision to make part of Syc. Project a TIF project)
- t. TIF Pro Fees. \$28,800 (Estimated Snyder Fees on N. Syc. That will come from TIF)

- u. Cem. Improv \$28,500 (New Concrete Road)(An offsetting reduction was made in Grounds Oper. And Maintenance.)
- v. Fam. Aquat. Ctr. Transfer \$12,500 to Fountain Park Project
- w. Capital Projects
 - i. N. Syc. \$700,000 (Estimated to be spent by 6/30)
- x. Low Income Housing Assist. \$14,700 (May be time to set up a grant program)
- y. Water Operating \$90,000 (West Well Work)
- z. Water Cap. Improv. \$9,000 (West Well repairs)
- aa. Sewer Operating \$33,000 (Increased Utility Costs)
- bb. Sewer Facility Eval. \$59,825 (Planning Fees – Snyder & Assoc.)
- cc. Yard Waste Site \$30,000 (Tied to planned purchase and set up of Compost Site)

2. Decreases to the Following

- a. Police Officer Salary \$14,000 (Offset by \$14,000 increase to pay for PT work to cover for injured FT officer)
- b. Trees Forever \$10,000
- c. Baty Golf \$10,000
- d. Berndes \$125,000 (Moved from Other Cap. Equip. line to Facilities line)
- e. Airport grant transfer \$21,200 (Less transfer needed in relation to grants.)
- f. Revolving Loan \$10,000 (Offset by increase to other line item)
- g. Chestnut Street project \$51,000 (Planning moved to FY '20)
- h. Boulders TIF Agrmt. \$24,138 (Less to pay than estimated)
- i. Cemetery Grounds Operation \$29,500 (Offset by increase to Street Maintenance in amount of \$28,500)
- j. Airport Hangar Grant \$84,146 (Reduced cost and receipts from AIP Grant)
- k. Airport Master Plan \$11,349 (Some costs moved to FY '20)
- l. 6th Street Ditch \$100,000 (Moved project to FY '20)
- m. MDC Development Project \$15,000 (No project planned in FY '20)
- n. Sanitation: Many deductions, all tied to the changes in the collection process
- o. Storm Water: \$240,000 (6th Street related, moved project to next year.)

Overall Revenue Increases totaled: \$2,611,092

Overall Expense Increases totaled: \$2,336,476

Staff Recommendation: I recommend that the Mayor open the Public Hearing and that, thereafter, the Council make a Motion and Second to approve the FY 2019 Budget Amendments.

CITY BUDGET AMENDMENT AND CERTIFICATION RESOLUTION - FY 2019 - AMENDMENT #2

To the Auditor of JONES County, Iowa:

The City Council of Monticello in said County/Counties met on 5/6/2019, at the place and hour set in the notice, a copy of which accompanies this certificate and is certified as to publication. Upon taking up the proposed amendment, it was considered and taxpayers were heard for and against the amendment.

The Council, after hearing all taxpayers wishing to be heard and considering the statements made by them, gave final consideration to the proposed amendment(s) to the budget and modifications proposed at the hearing, if any. thereupon, the following resolution was introduced.

RESOLUTION No. _____

A RESOLUTION AMENDING THE CURRENT BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2019

(AS AMENDED LAST ON 9/17/2018.)

Be it Resolved by the Council of the City of Monticello

Section 1. Following notice published 4/24/2019

and the public hearing held, 5/6/2019 the current budget (as previously amended) is amended as set out herein and in the detail by fund type and activity that supports this resolution which was considered at that hearing:

		Total Budget as certified or last amended	Current Amendment	Total Budget after Current Amendment
Revenues & Other Financing Sources				
Taxes Levied on Property	1	1,714,091	0	1,714,091
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	1,714,091	0	1,714,091
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	730,000	0	730,000
Other City Taxes	6	393,105	0	393,105
Licenses & Permits	7	236,325	1,960	238,285
Use of Money and Property	8	213,293	16,276	229,569
Intergovernmental	9	1,007,153	275,292	1,282,445
Charges for Services	10	1,990,950	-2,316	1,988,634
Special Assessments	11	13,725	0	13,725
Miscellaneous	12	188,800	129,462	318,262
Other Financing Sources	13	515,000	2,000,000	2,515,000
Transfers In	14	1,789,361	190,418	1,979,779
Total Revenues and Other Sources	15	8,791,803	2,611,092	11,402,895
Expenditures & Other Financing Uses				
Public Safety	16	1,391,908	64,466	1,456,374
Public Works	17	975,495	195,699	1,171,194
Health and Social Services	18	0	0	0
Culture and Recreation	19	869,069	32,178	901,247
Community and Economic Development	20	185,366	-27,906	157,460
General Government	21	468,997	10,389	479,386
Debt Service	22	1,155,593	300	1,155,893
Capital Projects	23	666,905	1,746,715	2,413,620
Total Government Activities Expenditures	24	5,713,333	2,021,841	7,735,174
Business Type / Enterprises	25	1,528,760	124,217	1,652,977
Total Gov Activities & Business Expenditures	26	7,242,093	2,146,058	9,388,151
Transfers Out	27	1,789,361	190,418	1,979,779
Total Expenditures/Transfers Out	28	9,031,454	2,336,476	11,367,930
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out Fiscal Year	29	-239,651	274,616	34,965
Beginning Fund Balance July 1	30	3,638,504	0	3,638,504
Ending Fund Balance June 30	31	3,398,853	274,616	3,673,469

Passed this 6th day of May 2019
(Day) (Month/Year)

Signature
City Clerk/Finance Officer

Signature
Mayor

NOTICE OF PUBLIC HEARING **AMENDMENT OF FY2018-2019 CITY BUDGET**

The City Council of Monticello in JONES County, Iowa
 will meet at 220 E First Street, Monticello
 at 6:00 PM on 5/6/2019
(hour) (Date)

,for the purpose of amending the current budget of the city for the fiscal year ending June 30, 2019
(year)
 by changing estimates of revenue and expenditure appropriations in the following functions for the reasons given.
 Additional detail is available at the city clerk's office showing revenues and expenditures by fund type and by activity.

		Total Budget as certified or last amended	Current Amendment	Total Budget after Current Amendment
Revenues & Other Financing Sources				
Taxes Levied on Property	1	1,714,091		1,714,091
Less: Uncollected Property Taxes-Levy Year	2	0		0
Net Current Property Taxes	3	1,714,091	0	1,714,091
Delinquent Property Taxes	4	0		0
TIF Revenues	5	730,000		730,000
Other City Taxes	6	393,105		393,105
Licenses & Permits	7	236,325	1,960	238,285
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Total Revenues and Other Sources	15	8,791,803	2,611,092	11,402,895
Expenditures & Other Financing Uses				
Public Safety	16	1,391,908	64,466	1,456,374
Public Works	17	975,495	195,699	1,171,194
Health and Social Services	18	0		0
Culture and Recreation	19	869,069	32,178	901,247
Community and Economic Development	20	185,366	-27,906	157,460
General Government	21	468,997	10,389	479,386
Debt Service	22	1,155,593	300	1,155,893
Capital Projects	23	666,905	1,746,715	2,413,620
Total Government Activities Expenditures	24	5,713,333	2,021,841	7,735,174
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Total Expenditures/Transfers Out	28	9,031,454	2,336,476	11,367,930
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out Fiscal Year	29	-239,651	274,616	34,965
Beginning Fund Balance July 1	30	3,638,504		3,638,504
Ending Fund Balance June 30	31	3,398,853	274,616	3,673,469

Explanation of increases or decreases in revenue estimates, appropriations, or available cash:

Revenue increases include: insurance dividends, AIP Grant pymts for Airport Hangar & Airport Plan Update, IDOT Federal Bridge funds, sale of 224 N Chestnut, bond proceeds and School Resource Officer pay. Expense increases include: Cemetery roadway and Hail damage repair projects that were scheduled to be completed last year, Welter Dr light fixtures, Berndes Center flooring, West well repairs, School Resource Officer, N Sycamore Reconstruction project, pool painting, Fountain Park fountain, Willow Park trail expenses.

There will be no increase in tax levies to be paid in the current fiscal year named above related to the proposed budget amendment. Any increase in expenditures set out above will be met from the increased non-property tax revenues and cash balances not budgeted or considered in this current budget.

Sally Hinrichsen, City Clerk/Treasurer
 City Clerk/ Finance Officer Name

Fiscal Year 2018-2019 Budget 2nd Amendments - Revenues dated March 28, 2019

Budget Line Item	Current Budget	Proposed Budget	Increase/ Decrease	For
General				
Transfer In Equipment Setaside	45350	40110	-\$5,240	squad car
Golf Cart Permits	800	1060	\$260	
Peddler Permit	300	2000	\$1,700	fireworks permits
Interest	8500	12500	\$4,000	
Road Use Interest	3200	10000	\$6,800	
Cemetery Land Rent	0	500	\$500	
City Hall Deposit	500	1000	\$500	
STEP Grant	2500	8285	\$5,785	
DNR Brownfield Grant	0	1080	\$1,080	
Swim Team fees	0	691	\$691	
Refunds/Reimbursements	1500	32519	\$31,019	IAMU 2018 dividend
School Resource Officer	0	25577	\$25,577	
Road Use Miscellaneous	2000	21958	\$19,958	Bob Faust-Willow Ridge
Miscellaneous Income	6000	7900	\$1,900	reimbur for light pole
Court Fines	4500	6000	\$1,500	
Parking Fines	200	2045	\$1,845	
Berndes Center				
Room Deposits	0	400	\$400	
MBC Leagues & Classes Reg	15000	18500	\$3,500	
Trees Forever				
Transfer In	10000	0	-\$10,000	
Fire				
Interest	900	1950	\$1,050	
Fire Donations	0	1300	\$1,300	
Ambulance				
Ambulance Revenue	320000	280000	-\$40,000	
Amb Delinquent Collections	1000	5000	\$4,000	
Amb Miscellaneous	1500	3300	\$1,800	
Street Bonds				
St Bond Deposit	5000	5500	\$500	
Police Improvement				
Transfer In Equip SetaSide	0	15000	\$15,000	
Library Improvement				
Federal Grants	0	1500	\$1,500	Pushing to Limits Grant
Enrich IA Fund/Direct State Aid	1850	2076	\$226	State Enrich funds
Deposits & Donations	3000	8600	\$5,600	Grants
Library				
Donations & Deposits	2000	4000	\$2,000	Jones Co Cap Imp Fund
Equipment Setaside				
Interest	300	1626	\$1,326	
Ambulance Rev	0	1850	\$1,850	
Airport				
Airport Farm Lease	62000	63700	\$1,700	
Revolving Loan Fund				
Zimmerman 224 N Chestnut	0	10000	\$10,000	

Park Improvement				
Fountain Park Donations/grants	\$0	\$83,477	\$83,477	
Willow Park Trail Donation/grant	\$0	\$24,642	\$24,642	
Transfer in General Fund	\$0	\$68,358	\$68,358	
Transfer in FACC	\$0	\$12,500	\$12,500	Fountain Park
Library Capital Improvement				
Donations/Contributions	\$0	\$2,600	\$2,600	Jones Co Cap Imp Fund
TIF Project				
Bond Proceeds	\$0	\$1,500,000	\$1,500,000	2019 bond
Capital Imp				
Trans In A/port IDOT Grant	\$0	\$825	\$825	
Trans In A/port AIP Grant	\$116,200	\$94,175	-\$22,025	10-T-hangar & Plan
AIP Grant - A/port Plan	\$0	\$125,086	\$125,086	
AIP Grant-Ten-T-Hangar	\$107,000	\$109,937	\$2,937	
IDOT 1st St Bridge	\$125,000	\$212,638	\$87,638	
Main St - State Share	\$0	\$25,463	\$25,463	
Hail Damage Insurance	\$60,000	\$7,673	-\$52,327	
Bond Proceeds	\$200,000	\$1,000,000	\$800,000	2019 Bond
MDC Fund				
Zimmerman 224N Chestnut	\$15,000	\$5,000	-\$10,000	paid back to revolving loan
Baty Disc Golf				
Transfer in General Fund	10000	0	-\$10,000	
Pocket Park				
Refunds & Reimbursements	0	3648	\$3,648	
Water Operating				
Sales Tax Collection	\$30,000	\$1,000	-\$29,000	
Water Excise Tax	\$0	\$25,000	\$25,000	
Transfer in General	\$0	\$106,000	\$106,000	
Sanitation				
Sanitation Charges	\$380,000	\$467,000	\$87,000	
Garbage Bag Fees	\$47,000	\$152	-\$46,848	
Sanitation Cap Imp				
Equipment SetaSide	9900	1391	-\$8,509	
Storm Water				
Loan/Bond Proceeds	300000	0	-\$300,000	doing next year
Transfer in General	0	35000	\$35,000	
TOTAL			\$2,611,092	

Fiscal Year 2018-2019 Proposed Budget 2nd Amendments - Expenditures dated April 18, 2019

Budget Line Item	Current Budget	Proposed Budget	Increase/ Decrease	For
Police Operating				
Police Officers	280281	266281	-\$14,000	
Parttime Salary	4000	18000	\$14,000	filling in for injured officer
Deferred Comp	14000	12874	-\$1,126	
Unemployment Compensation	972	1121	\$149	
Chief Training	1000	4135	\$3,135	Britt training
Rep/Maint on Bldg	2000	3800	\$1,800	
Bldg/Grnds Oper/Maint Sup	0	500	\$500	
General Insurance	10000	11103	\$1,103	
Office Supplies	0	1000	\$1,000	
Weapons/Ammunition	0	500	\$500	
Other Capital Equipment	45350	40110	-\$5,240	
Street- General fund				
Roadway/Street Construction	150000	180000	\$30,000	
Streetlights				
Light Structures	12000	42000	\$30,000	N Sycamore St/Welter Dr lights
Aquatic Center				
Bldg/Grnds Oper/Maint	750	1500	\$750	
Rep & Maint on Equip	15000	25000	\$10,000	pool painting 19500
General Insurance	4200	4572	\$372	
Taxes	2500	3000	\$500	
Swim Team	0	1875	\$1,875	
Minor Equip	800	1100	\$300	
Other Capital Equip	2000	3000	\$1,000	
Cemetery				
Clothing Allowances	200	300	\$100	
General Insurance	900	1051	\$151	
Tractor Oper Sup	3000	4000	\$1,000	
Soldiers Memorial-Gen Fund				
Sldr Mem General Insurance	1500	2037	\$537	
Attorney				
Other Attorney Fees	3000	6000	\$3,000	
Administration				
Bldg & Grnd Oper/Maint	4000	5500	\$1,500	
Ads & Legal Publications	4100	5000	\$900	
County Contributions/donations	9800	12239	\$2,439	
Computer Hardware/Software	3000	3500	\$500	
Transfer In General Fund				
Transfer to Trees Forever	10000	0	-\$10,000	
Transfer to Park Imp	0	68358	\$68,358	Willow Park Trail
Transfer to Baty Disc Golf	10000	0	-\$10,000	
Transfer to water	0	106000	\$106,000	max internal loan/Res18-120
Transfer to Storm Water	0	35000	\$35,000	internal loan per POS
Berndes Center				
Salaries-MBC Staff	45000	40000	-\$5,000	
City Self Insurance	2000	0	-\$2,000	Paid from Insurance Fund
General Insurance	3750	5998	\$2,248	
League Exp/Sponsors	8000	11000	\$3,000	
Refunds	0	3000	\$3,000	Rental deposit refunds
Office Supplies	500	1500	\$1,000	

Other Capital Equipment	145000	20000	-\$125,000	
Facilities	0	125000	\$125,000	
Insurance Fund				
Ambulance Self Insurance	4000	5500	\$1,500	
Library Self Insurance	1500	2800	\$1,300	
Fire				
IPERS	200	500	\$300	
Workers Compensation	6000	6608	\$608	
General Insurance	8500	11447	\$2,947	
Ambulance				
Ambulance Personnel	300000	315000	\$15,000	
Overtime	14000	22000	\$8,000	
Bldg/Grnds Oper/Maint Sup	350	600	\$250	
Rep/Maint of Vehicle/equip	12000	19000	\$7,000	
Data Processing/Software	3500	4200	\$700	
Postage	0	20	\$20	
Hotel/Motel Tax				
Park/Tourism/Economic	10000	12050	\$2,050	
Police Improvement				
Other Capital Improvements	1000	13500	\$12,500	
Library Improvement				
Programs/Library Promotions	1000	7100	\$6,100	add programs
Computer hardware/Software	2500	3500	\$1,000	
Library				
Lib Maj Bldg Repairs	0	4500	\$4,500	ceiling/wall rep, LED lighting, chairs
Equipment Set-A-Side				
Transfer to General Fund	45350	40110	-\$5,240	
Transfer to Police Improvement	0	15000	\$15,000	
Airport				
Rep/Maint of Equip	3500	4500	\$1,000	
General Insurance	6000	6274	\$274	
Other Capital Equipment	2000	8200	\$6,200	
Facilities	13500	11600	-\$1,900	FBO Bldg payment
Transfer for grant match	116200	95000	-\$21,200	10-T-hangar & master plan
Revolving Loan Fund				
Revolving Loan	15000	5000	-\$10,000	
Locust Court Development	0	10000	\$10,000	
Road Use				
City Self Funded	3000	0	-\$3,000	Paid from Insurance Fund
Clothing Allowance	1000	2000	\$1,000	
OSHA	300	325	\$25	
General Insurance	7200	8000	\$800	
Heavy Equipment Lease	0	5000	\$5,000	
Street Maint Contracts	40000	75000	\$35,000	
Tree Removal & Planting	15000	40000	\$25,000	Sycamore Street plus 6 extra trees
N Sycamore Street Project	229000	260000	\$31,000	
Chestnut Street	51500	0	-\$51,500	
Heavy Motorized Equipment	0	59000	\$59,000	
Snow Removal	25000	45000	\$20,000	
Debt Service				
2019 Bond fees	0	300	\$300	setup bonds fee

Employee Benefits				
Police City share SS & medica	28470	31770	\$3,300	
Police Ipers	37855	42250	\$4,395	
Police Group Insurance	52685	54975	\$2,290	
Police Family Medical	0	840	\$840	
Ambulance IPERS	39005	42000	\$2,995	
Road Use Workers Comp	8000	15800	\$7,800	
Aquatic Center Work Comp	2000	2435	\$435	
Super Mac Work Comp	50	60	\$10	
TIF Tax Collections				
Kardes Rebate Agreement	55176	53768	-\$1,408	
IAS Rebate Agreement	3816	3666	-\$150	
Althoff Develop Agreement	5164	4894	-\$270	
Bud Johnson Develop Agreeemt	2090	2020	-\$70	
MC Industries Dev Agreeemt	7478	7180	-\$298	
Yogi's Development Agreeemt	21352	20584	-\$768	
Bagge Welter Dr Dev Agremt	21152	20348	-\$804	
Boulders Agreement	69138	45000	-\$24,138	
Park Improvement				
Fountain Park	0	95000	\$95,000	
Willow Park Trail	0	92676	\$92,676	
Library Capital Improvements				
Rep.Maint on Bldg	0	6400	\$6,400	
TIF Project				
N Sycamore St Project	0	1050000	\$1,050,000	
Pro Fees	0	28800	\$28,800	
Cemetery Improvement				
Grnd Oper/Maint	33280	4000	-\$29,280	
Street Maintenance	0	28500	\$28,500	
Cremantion Wall/Garden	0	2000	\$2,000	
Family Aquatic Center				
Transfer to Park Imp	0	12500	\$12,500	Fountain Park Imp
Capital Projects				
N Sycamore Street Project	0	700000	\$700,000	
East First Street Bridge	125000	130000	\$5,000	
Airport Hangar -AIP Grant	145000	60854	-\$84,146	
AIP - A/port Plan Update	150000	138651	-\$11,349	
Hail Damage Expenses	60000	64574	\$4,574	Clock tower
Pro Fees	0	19200	\$19,200	
Street Light Controls	0	-60360	-\$60,360	
Sixth Street Ditch	100000	0	-\$100,000	
MYBSA				
Capital Improvements	0	8119	\$8,119	
Johnson Fidelity Acct	20000	11881	-\$8,119	
Low Income Housing				
Grant/Assistance	0	14700	\$14,700	housing rep grants/Donna Ehltz
MDC Fund				
Development Project	15000	0	-\$15,000	
Water Operating				
General Insurance	5750	9327	\$3,577	
Utility Systems & Structures	75000	165000	\$90,000	West well

Water Deposits				
Refunds	7500	10000	\$2,500	
Water Cap Improvements				
West Well Repairs	0	9000	\$9,000	West well
Sewer Operating				
Utility Services	32000	65000	\$33,000	
General Insurance	13500	18365	\$4,865	
Sewer Capital Improvement				
Sewer Facility Evaluation	0	59825	\$59,825	Sewer Master Plan
Sanitation				
Salaries	135000	130000	-\$5,000	
Summer Help	10000	3600	-\$6,400	
Overtime/Comp Pay	2000	7500	\$5,500	
Rep/Maint on Bldg	1500	650	-\$850	
Bldg Oper Sup/Towel Service	200	0	-\$200	
Vehicle Oper Sup	10000	2000	-\$8,000	
Rep /Maint on Equip	6000	2000	-\$4,000	
Ads & Legal Publications	1500	500	-\$1,000	
Recycling	68000	0	-\$68,000	Republic doing
Pro Fee- Republic	98500	370000	\$271,500	new service
Refunds	100	2000	\$1,900	bag refunds
Minor Equipment/Dumpsters	1000	500	-\$500	
Load Tickets	45000	7000	-\$38,000	
Sanitation Bags	17500	0	-\$17,500	No longer need bags
Yard Waste Site	0	30000	\$30,000	purchase /setup Yard Waste Site
Storm Water				
Pro Fees	0	2000	\$2,000	
Sixth Street Ditch Project	250000	10000	-\$240,000	project moved to next year
Total			\$2,336,476	

City Council Meeting
Prep. Date: 05/03/19
Preparer: Doug Herman



Agenda Item: 4
Agenda Date: 05/06/2019

Communication Page

Agenda Items Description: Resolution approving Conditional Rezoning Agreement related to proposed Yard Waste / Compost Site.

Type of Action Requested: Motion; Resolution; Ordinance; Report; Public Hearing; Closed Session

Attachments & Enclosures:

Proposed Resolution
Conditional Rezoning Agreement
Aerial
DNR Authorization / Other Misc.

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Synopsis: The Resolution approves an agreement drafted at the direction of Jones County P & Z related to the use of property located in the County as a City Yard Waste / Composting site.

Background Information: The City's intended purchase of the Rauen property located just north of Monticello for use as a yard waste / compost site is subject to the rezoning of the property from Resid. to Public Use. The first step was with the County P & Z Board. After a public hearing the P & Z recommended to the Board of Supervisors that the parcel be re-zoned to Public Use subject to conditions to be set out in a conditional rezoning agreement. The Board of Supervisors will now hold a Public Hearing, that Public Hearing being scheduled for May 14th at 9:15 a.m.

The action to be considered tonight is whether or not the City Council is comfortable with the requirements of the Conditional Rezoning Agreement. The conditions are, in my opinion, consistent with the intentions of the City with regard to the operation of the yard waste / compost site and do not unduly burden the City.

Attached to this Communication page is the most up do date site plan as well as the DNR's acknowledgement of our plan and their authorization to proceed consistent with that plan.

I recommend that you, Mayor and Council, and residents, reach out to the Board of Supervisors to share with them the need for this site, the community support for this site, and the intention of the City to professionally oversee and manage this site. All Monticello taxpayers are County taxpayers. The City, by State Code, must either collect and dispose of yard waste for residents or provide them with a place to take their yard waste.

Staff Recommendation: I recommend that the Council approve the Conditional Rezoning Agreement.

The City of Monticello, Iowa

IN THE NAME AND BY THE AUTHORITY OF THE CITY OF MONTICELLO, IOWA

RESOLUTION #19-____

Resolution Approving Conditional Rezoning Agreement related to proposed Yard Waste / Compost site.

WHEREAS, The City Council previously approved the purchase of property from Jason and Kelly Rauhen just north of Monticello to utilize said site as a yard waste / composting site, and

WHEREAS, The property is located outside the City limits and is currently zoned residential according to the County Zoning Map, and

WHEREAS, The City, in concert with the property owner, requested that the property be re-zoned from Residential to Public and after a public hearing the County Planning and Zoning Board recommended that the lot be re-zoned to public with certain conditions, those conditions being set forth in a Conditional Rezoning Agreement, and

WHEREAS, The City Council has reviewed the proposed Conditional Rezoning Agreement and finds that it meets with their approval and intentions with regard to the operation of a yard waste / compost site on said property and finds that said agreement should be approved.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve the proposed Conditional Rezoning Agreement and authorizes the Mayor to execute same on behalf of the City Council.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal of the City of Monticello, Iowa to be affixed hereto. Done this 6th day of May, 2019.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

CONDITIONAL REZONING AGREEMENT

OWNER: JASON AND KELLY RAUEN

APPLICANT: CITY OF MONTICELLO

DATE APPROVED BY PLANNING & ZONING COMMISSION: APRIL 15, 2019

DATE APPROVED BY BOARD OF SUPERVISORS: _____

ACRES: 5.58 ACRES

REZONED FROM: R-RESIDENTIAL TO P-PUBLIC

CONDITIONS

We hereby accept and agree to the following conditions placed on the property described as Parcel 2009-98 in the NW ¼ SE ¼ Section 14 of Lovell Township (tax parcel 02-14-400-031).

- All debris not considered yard waste will be removed by the City of Monticello on a weekly basis.
 - The City shall provide visual screening on the north, east and west property lines in the area of the composting operation.
 - Compost piles are not to exceed a height of twelve (12) feet.
 - City shall manage fugitive dust and odor control.
 - There shall be no sanitary or wastewater mixed into the compost operation.
 - The City must adhere to Article XV Lighting Requirements of the Jones County Zoning Ordinance.
-

The owner and County acknowledge that in the event the subject property is transferred, sold, redeveloped, or subdivided, all redevelopment will conform with the terms of this Conditional Rezoning Agreement.

Page 1: Initials: _____ (property owner)
Initials: _____ (property owner)

_____ (Land Use Administrator)
_____ (City of Monticello)

Date: _____

Jason Rauen

Date: _____

Kelly Rauen

Date: _____

Brian Wolken, Mayor, City of Monticello

Date: _____

Michele Lubben, Land Use Administrator

State of Iowa)
) ss.
County of Jones)

On this ____ day of _____, A.D. 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____, to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

Notary Public in and for State of Iowa

State of Iowa)
) ss.
County of Jones)

On this ____ day of _____, A.D. 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____, to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

Notary Public in and for State of Iowa

State of Iowa)
) ss.
County of Jones)

On this ____ day of _____, A.D. 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____, to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

Notary Public in and for State of Iowa

State of Iowa)
) ss.
County of Jones)

On this ____ day of _____, A.D. 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____, to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

Notary Public in and for State of Iowa



May 3, 2019

DOUGLAS HERMAN
MONTICELLO CITY ADMINISTRATOR
200 E. 1ST STREET
MONTICELLO, IA 52310

Re: Yard waste notification

Dear Mr. Herman:

The Iowa Department of Natural Resources received notification in accordance to IAC 567 chapter 105 (455B, 455D), detailing plans for a City of Monticello yard waste composting facility. The notification states that the annual capacity of the facility is not to exceed 2,000 tons annually and windrow composting methodology will be used. The property will be fenced on the west and north sides with camera systems to discourage illegal dumping. The notification further states that T & W Grinding will professionally manage the composting process.

The city of Monticello notification meets the yard waste composting requirements. As soon as the property purchase is complete, the city may start the composting facility. Please be mindful of the gravel drive shared with the Animal Welfare Friends which may create increased dust and traffic.

An annual report will be due by July 31 reporting for the previous fiscal year beginning July 1 and ending June 30.

If you have questions or need additional information, please contact me at (515) 725-8317 or Susan.Johnson@dnr.iowa.gov

Sincerely,

Susan Johnson, CHMM
Environmental Specialist Sr.
Land Quality Bureau

cc: IDNR Field Office # 1, Manchester, IA

City Council Meeting
Prep. Date: 5/03/19
Preparer: Doug Herman



Agenda Item: 5
Agenda Date: 05/06/2019

Communication Page

Agenda Items Description: Resolution to consider Property Tax Exemption request from Bob Shimanek.

Type of Action Requested: Motion; Resolution; Ordinance; Report; Public Hearing; Closed Session

Attachments & Enclosures:

Proposed Resolution

Letter from Lynch Dallas Law Firm (Coming Under)

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

Synopsis: Bob and Alice Shimanek request an exemption of City property taxes on home and adjacent property suggesting no City benefits.

Background Information: Bob's letter was forwarded to all of you some time ago and I have not had any feedback. Bob specifically requested to be on tonight's agenda to request a waiver of City taxes as noted in his letter.

I am not aware of any legal basis or authority to "waive" City taxes on property located within our City limits. The only way for the Shimaneks to avoid City tax would be for their property to be severed from the City limits. With that said, I do not think severance of their property is appropriate for various reasons. Because of Bob's legal background, as well as mine, I thought it appropriate in this circumstance to get an outside legal opinion on this request and you will find attached hereto the legal opinion of Lynch Dallas, a firm the City has used from time to time.

Key facts to keep in mind:

1. Sewer, Water, and garbage service are all readily available to Shimanek's home if they chose to utilize them. (These services are paid for by fees, not by City property taxes in any event.)
2. When Shimaneks leave their driveway they are on a City Street. They cannot leave their property to go anywhere without traversing City streets that are cleaned and maintained by the City.
3. Monticello Police and Ambulance serve this property and would almost certainly be the first on scene in the event of need.
4. Even if a waiver were legal, would you want to open that Pandora's box? If you did, you would need to treat all others making a similar request equally.

5. If the City does not voluntarily agree to severance it is highly unlikely that a severance challenge would be successful if pursued by the Shimaneks. (NOTE: A request to sever has not been made by Shimaneks)
6. If Shimaneks should be exempt from City tax why would they not also request exemption from some or all of their County taxes? (They don't receive water, sewer, or sanitation services from the County and they don't need a County road to get in and out of their property?)

Staff Recommendation: I recommend that the Council consider the request and take appropriate action.

The City of Monticello, Iowa

IN THE NAME AND BY THE AUTHORITY OF THE CITY OF MONTICELLO, IOWA

RESOLUTION #19-__

Approving Bob Shimanek request for waiver of Property Taxes on City owned property

WHEREAS, Bob Shimanek resides in a home located off a long private drive that is accessed by Valley Drive, his home and adjacent property, totaling approximately 18.3 acres, being located within the City limits, and

WHEREAS, Shimanek has requested that the City exempt them from paying City property taxes for various reasons set out in a letter from Shimanek, a copy being attached hereto, and

WHEREAS, the Council finds that _____

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby _____.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal of the City of Monticello, Iowa to be affixed hereto. Done this 6th day of May, 2019.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

April 11, 2019

City of Monticello
Mayor & Council
200 E. First Street
Monticello, IA 52310

Dear Mayor Wolken and City Council Members:

We are writing to you regarding the assessment of property taxes on our property at 22010 Meade Farm Lane, that are taxed by the City of Monticello.

A portion of the property we own is located within the city limits. This amounts to 18.3 acres. This does include our residence and out buildings.

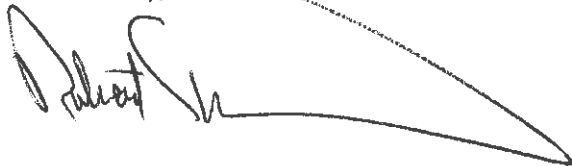
Our property is used for agricultural purposes and always has been. It has come to our attention that we are paying \$1,111.62 in taxes to the City of Monticello. We assume this is to pay for services provided by the city. We do not receive any services from the city.

We have our own well and septic system. Therefore, we do not receive sewer, water, gas or cable. We hire a contractor to clear our lane of snow and do not get it plowed by the city. We make any repairs to our lane at our expense. We also take care of our own garbage and do not receive any garbage pickup from the city.

That being the case, we are requesting that the city exempt us from paying that portion of our property taxes, which apply to the City of Monticello.

We appreciate your consideration and would gladly discuss this with you.

Yours truly,

A handwritten signature in black ink, appearing to be "Robert S.", followed by a long horizontal line extending to the right.

house & 16x3

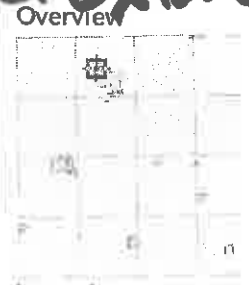
-

1.9

-

Parcel	Taxable Value	Current Tax	Tax If Out of City Limits	Difference
0221101002	135770	\$4,338.00	\$3,295.90	\$1,042.10
0221101015	1001	\$34.00	\$24.30	\$9.70
0221126024	723	\$24.00	\$17.55	\$6.45
0221101013	2781	\$94.00	\$67.51	\$26.49
0221101011	3588	\$122.00	\$87.10	\$34.90
0221101001	1731	\$36.00	\$42.02	-\$6.02
Totals		\$4,648.00	\$3,534.38	\$1,113.62

Potential Future
Street Extension



Legend

- Parcels
- Cartography
- Major Roads

Shimane
Driveway

Parcel ID	0221101002	Alternate ID	000800	Owner Address	SHIMANEK, ROBERT F & ALICE M
Sec/Twp/Rng	n/a	Class	AD		PO BOX 351
Property Address		Acreage	16.36		MONTICELLO IA 52310
District	MONCO				
Brief Tax Description	21 86 3 W 594' S 1200' NW NW (Note: Not to be used on legal documents)				

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY JONES COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS, AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR LOCAL GOVERNMENT PURPOSES. SEE THE RECORDED DOCUMENTS FOR MORE DETAILED LEGAL INFORMATION.

Date created: 4/15/2019
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Developed by  **Schneider**
GEOSPATIAL

City Council Meeting
Prep. Date: 05/03/19
Preparer: Doug Herman



Agenda Item: **6**
Agenda Date: 05/06/2019

Communication Page

Agenda Items Description: Resolution to approve standard Residential Tax Abatement related to property located at 960 Valley Drive.

Type of Action Requested: Motion; **Resolution;** Ordinance; Report; Public Hearing; Closed Session

Attachments & Enclosures:

Proposed Resolution
Application

Fiscal Impact:

Budget Line Item:	n/a
Budget Summary:	n/a
Expenditure:	n/a
Revenue:	n/a

Synopsis: Abatement Application filed by Jayme and Tyler Freye, owner of home located at 960 Valley Drive.

Background Information: This Resolution provides the tax abatement as set out in the Code for Residential properties. The new value added by the improvement, up to \$75,000, is exempt from taxation for five years.

Staff Recommendation: I recommend that the Council approve the proposed Resolution providing for the Standard Tax Abatement as set out above.

The City of Monticello, Iowa

IN THE NAME AND BY THE AUTHORITY OF THE CITY OF MONTICELLO,
IOWA

RESOLUTION

**Approving Tyler and Jayme Freye Tax Abatement Application related to
Residential Improvements constructed at 960 Valley Drive, Monticello, Iowa.**

WHEREAS, Monticello has enacted an Urban Revitalization Tax Abatement program and codified same at Chapter 10 of the Monticello Code of Ordinances, and

WHEREAS, Tyler Freye has completed and filed an Application for Tax Abatement related to a home recently constructed at this location, a Residentially zoned property, located at 960 Valley Drive, Monticello, Iowa, and

WHEREAS, The City Council has reviewed said Application, and finds that the information submitted therein is consistent with that required by the Monticello Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve the Application for Tax Abatement filed by Tyler Freye as set forth above, consistent with Chapter 10 of the Monticello Code of Ordinances, said Application bearing the date of May 2, 2019 and being signed Tyler Freye and further directs the Monticello City Clerk to file same with the Jones County Assessor as prescribed by law.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal of the City of Monticello, Iowa to be affixed hereto. Done this 20th day of May, 2019.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

APPLICATION FOR TAX ABATEMENT UNDER THE
URBAN REVITALIZATION PLAN FOR

MONTICELLO, IOWA

Date 5/2/2019

Prior Approval for
Intended Improvements

Approval of Improvements
Completed

Address of Property: 960 Valley Drive, Monticello, IA 52310

Legal Description: Northridge Estates 2nd Add Lot 16

Title Holder or Contract Buyer Jayne & Tyler Freye

Address of Owner (if different than above): -

Phone Number (to be reached during the day): 608-445-7273

Existing Property Use: ☐ Residential ☐ Commercial ☐ Industrial ☒ Vacant

Proposed Property Use: ☒ Residential ☐ Commercial ☐ Industrial

Nature of Improvements: ☒ New Construction ☐ Addition ☐ General Improvements

Specify Construction of new residence on vacant lot

Estimated or Actual Date of Completion: 11/1/2018

Estimated or Actual Cost of Improvements: \$320,000

Tax Exemption Schedule is attached.

Signed: Elyse

City Council Meeting
Prep. Date: 05/03/19
Preparer: Doug Herman



Agenda Item: # 7
Agenda Date: 05/06/2019

Communication Page

Agenda Items Description: Resolution to schedule Public Hearing on proposed rezoning of property located on Meade Farm Lane, known as Parcel 0227426003, from R-1 Single Family Residential to R-3 Condominium Development for June 3, 2019 at 6:00 p.m.

Type of Action Requested: Motion; Resolution; Ordinance; Report; Public Hearing; Closed Session

Attachments & Enclosures:

Resolution

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

Synopsis: Mitch Monk requests the re-zoning of a lot on Meade Farm Lane from R-1 to R-3 to allow for the construction of a two unit Condominium.

Background Information: Mitch and Kendi live at 5 Spring Farm Lane. They own a lot located generally to the west of their home, between their home and Spring Farm Lane. It is on this lot that they would like to build a two unit condominium similar to the floor plan and pictorial representation attached. This area is a bit unique as Spring Farm Lane, which generally runs north/south, was extended in an easterly direction some years ago to provide separate street frontage for 9 and 11 Spring Farm Lane when CJ Matthiessen wanted to build a house on Jack Fraser property which would have otherwise not had frontage. So, even though the structure proposed by the Monk's would basically be in their front yard, their existing house has frontage on the Easterly section of Spring Farm Lane.

This Resolution will do no more than schedule a Public Hearing on the zoning. If the zoning is eventually changed the Monks would still need to submit a building permit application showing that the project can meet all setbacks and other requirements of the various Zoning Ordinances.

The P & Z has reviewed the request and recommends that the property be re-zoned to R-3 for the specific purpose of building a two unit Condominium unit.

Recommendation: I recommend that the Council schedule a public hearing on this request for June 3, 2019 at 6:00 p.m.

The City of Monticello, Iowa

IN THE NAME AND BY THE AUTHORITY OF THE CITY OF MONTICELLO, IOWA

RESOLUTION #19-__

Scheduling Public Hearing on the proposed Re-Zoning of property located on Meade Farm Lane, known as Parcel 0227426003, from R-1 Single Family Residential to R-3 Condominium Development for June 3, 2019 at 6:00 p.m.

WHEREAS, A request to re-zone a parcel of ground from R-1 to R-3 Condo Development has been received by the City, and

WHEREAS, The Planning and Zoning Board has recommended that the City Council agree to the proposed change, and

WHEREAS, Before the Council can agree to the proposed change a Public Hearing must be scheduled and held, and

WHEREAS, The Council finds that a public hearing on the requested re-zoning shall be scheduled for the 3rd day of June, 2019 at 6:00 p.m. with appropriate publication and mailing of notice.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby schedule a Public Hearing on the proposed Re-Zoning of property located on Meade Farm Lane, known as Parcel 0227426003, from R-1 Single Family Residential to R-3 Condominium Development for June 3, 2019 at 6:00 p.m., same to be held in the City Council Chambers at the Mary Lovell LeVan Renaissance Center in Monticello, Iowa.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal of the City of Monticello, Iowa to be affixed hereto. Done this 6th day of May, 2019.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, City Clerk

4

Doug Herman

From: Mitch Monk <easterniowastripe@hotmail.com>
Sent: Friday, March 01, 2019 12:59 PM
To: Doug Herman
Subject: Rezoning of parcel 0227426003

To whom it may concern

We would like to request the rezoning of parcel 0227426003 from R1 to R3. We would like to build a two unit, 1400 sqft per unit, condominium on this parcel. I have attached drawing of the approximate size and layout of the unit. We will plan on centering the condominium on the lot. If you had any other questions or concerns you can reach me at 3194806252.

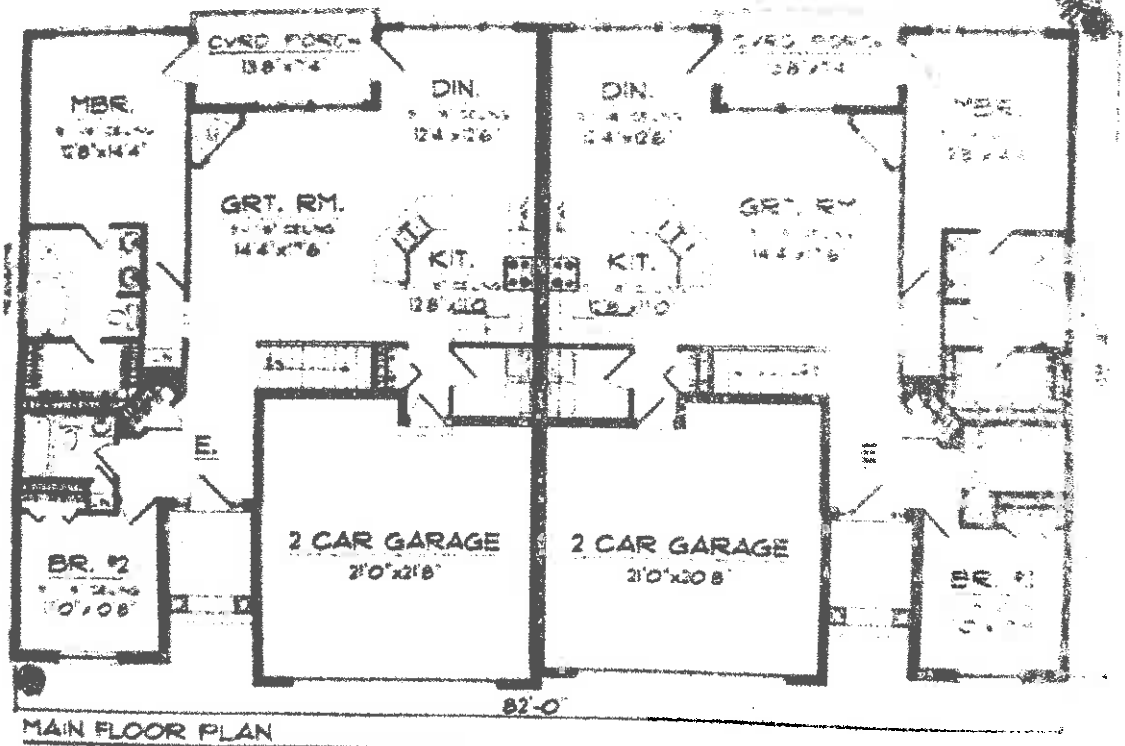
Thanks

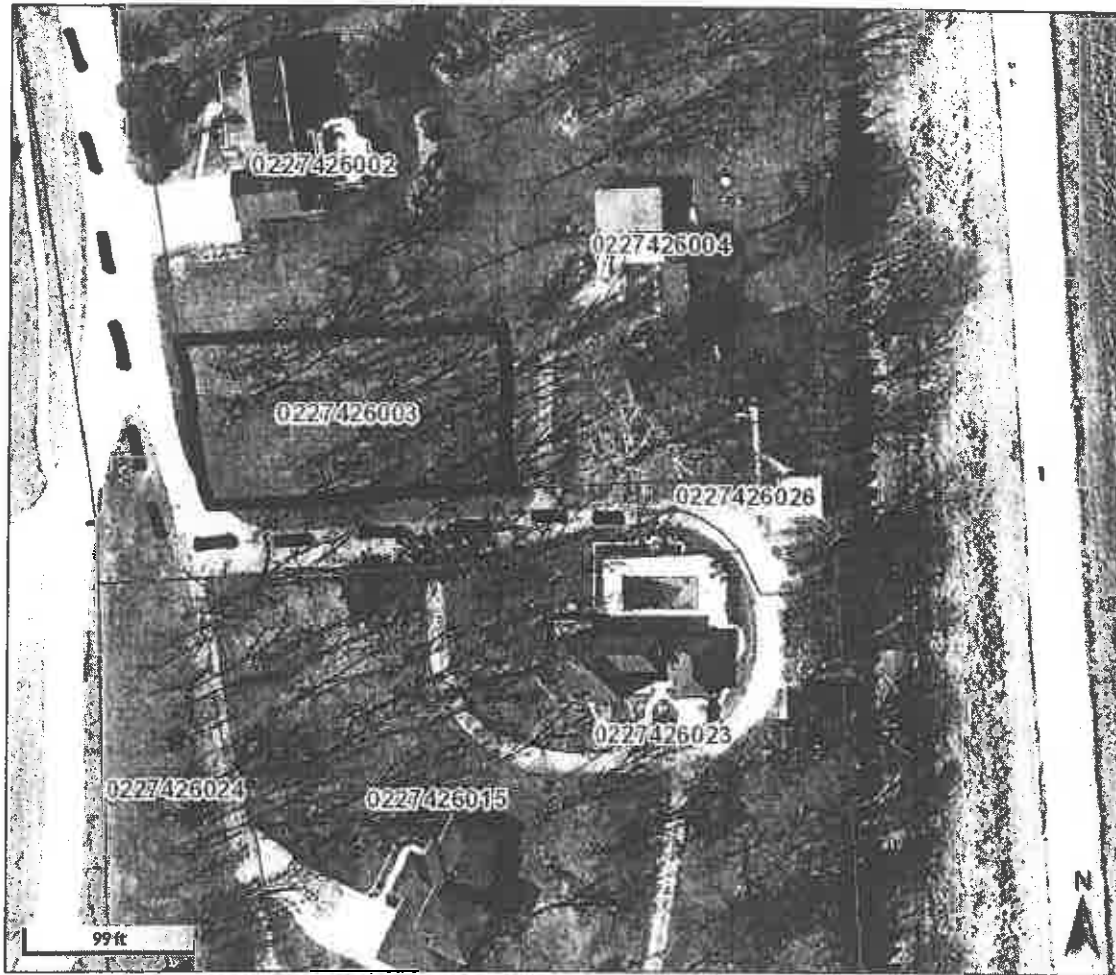
Mitch and Kendi Monk

4th Tues of April
23rd 5:15



Plan Number 73452 | Order Code 00WEB | Front Elevation
FamilyHomePlans.com
U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526
[Click Here to Mir or Reverse](#)





Overview



Legend

- Parcels
- Cartography
- Major Roads

Parcel ID	0227426003	Alternate ID	162100	Owner Address	NAGEL, KENDI L
Sec/Twp/Rng	n/a	Class	R		5 SPRING FARM LN
Property Address		Acreage	0.343		MONTICELLO IA 52310
District	MONCO				
Brief Tax Description	27 86 3 COM SE COR LOT FRASER PLACE TH W 180' TO BEG TH N 90' TH W TO W LN LOT 1 TH SLY TO (Note: Not to be used on legal documents)				

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY JONES COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS, AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR LOCAL GOVERNMENT PURPOSES. SEE THE RECORDED DOCUMENTS FOR MORE DETAILED LEGAL INFORMATION.

Date created: 3/27/2019

Last Data Uploaded: 3/26/2019 5:34:53 PM

Developed by Schneider
GEOSPATIAL

----- = City Street R.O.W.

City Council Meeting
Prep. Date: 03/29/19
Preparer: Doug Herman



Agenda Item: 8
Agenda Date: 04/01/2019

Communication Page

Agenda Items Description: Resolution to approve Plat of Survey to Parcel 2019-32 and 2019-33.

Type of Action Requested: Motion; **Resolution;** Ordinance; Report; Public Hearing; Closed Session

Attachments & Enclosures:

Proposed Resolution
Plat of Survey
Aerial

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Synopsis: The Proposed Plat of Survey has created two parcels, both being located within the two mile jurisdiction of Monticello.

Background Information: This Resolution would approve the Plat of Survey to Parcel 2019-32 and 2019-33. These parcels are both owned by John and Cheryl McElmeel and are located within the two mile jurisdiction. The smaller parcel, 2 acres, is the parcel on which their home sits and the larger parcel, 15 acres +/- is the balance of the property.

The P & Z has reviewed the Plat of Survey and recommends the approval of both parcels. (Member Gerald Muller voted against the recommendation believing that the parcels may create a future problem for the Airport. This concern is without merit. I have reviewed the concern with Paul Elmegreen as well.)

Staff Recommendation: I recommend that the Council approve the proposed Plat of Survey to Parcels 2019-32 and 2019-33.

The City of Monticello, Iowa

IN THE NAME AND BY THE AUTHORITY OF THE CITY OF MONTICELLO, IOWA

RESOLUTION #19-__

Resolution Approving Plats of Survey to Parcels 2019-32 and 2019-33

WHEREAS, Two Plats of Survey have been presented, one to Parcel 2019-32 and the other to Parcel 2019-33, both being located within the two-mile jurisdiction of the City of Monticello, and

WHEREAS, The City Planning and Zoning Board has reviewed the Plats of Survey to said Parcels and recommends that both be approved, and

WHEREAS, The City Council has reviewed the Plats of Survey, finds that said area is not likely to be annexed to the City of Monticello at any time in the foreseeable future, that if said property were to be annexed the proposed parcels would not stand in the way of said annexation, and therefore, that same should be approved.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve the Plats of Survey to parcels 2019-32 and 2019-33.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal of the City of Monticello, Iowa to be affixed hereto. Done this 6th day of May, 2019.

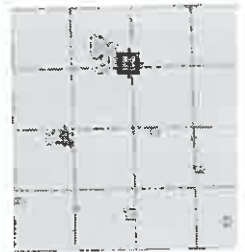
Dena Himes, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk



Overview



Legend

- Corporate Limits
- Political Township
- Parcels
- Cartography
- Major Roads
- Road Centerline

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY JONES COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS, AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR LOCAL GOVERNMENT PURPOSES. SEE THE RECORDED DOCUMENTS FOR MORE DETAILED LEGAL INFORMATION.

Date created: 4/18/2019

Last Data Uploaded: 4/17/2019 5:34:59 PM

Developed by **Schneider**
GEOSPATIAL

INDEX LEGEND

LOCATION: NW1/4 SE1/4 OF SECTION 31, T86N, R2W
PROPRIETORS: JOHN O. MCMEEL & SHERRY L. MCMEEL
REQUESTOR: JOHN MCMEEL
SURVEYOR: BILL BURGER
SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR
BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 (563) 855-2028
RETURN TO: (563) 855-2028

PREPARED BY BILL BURGER

510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

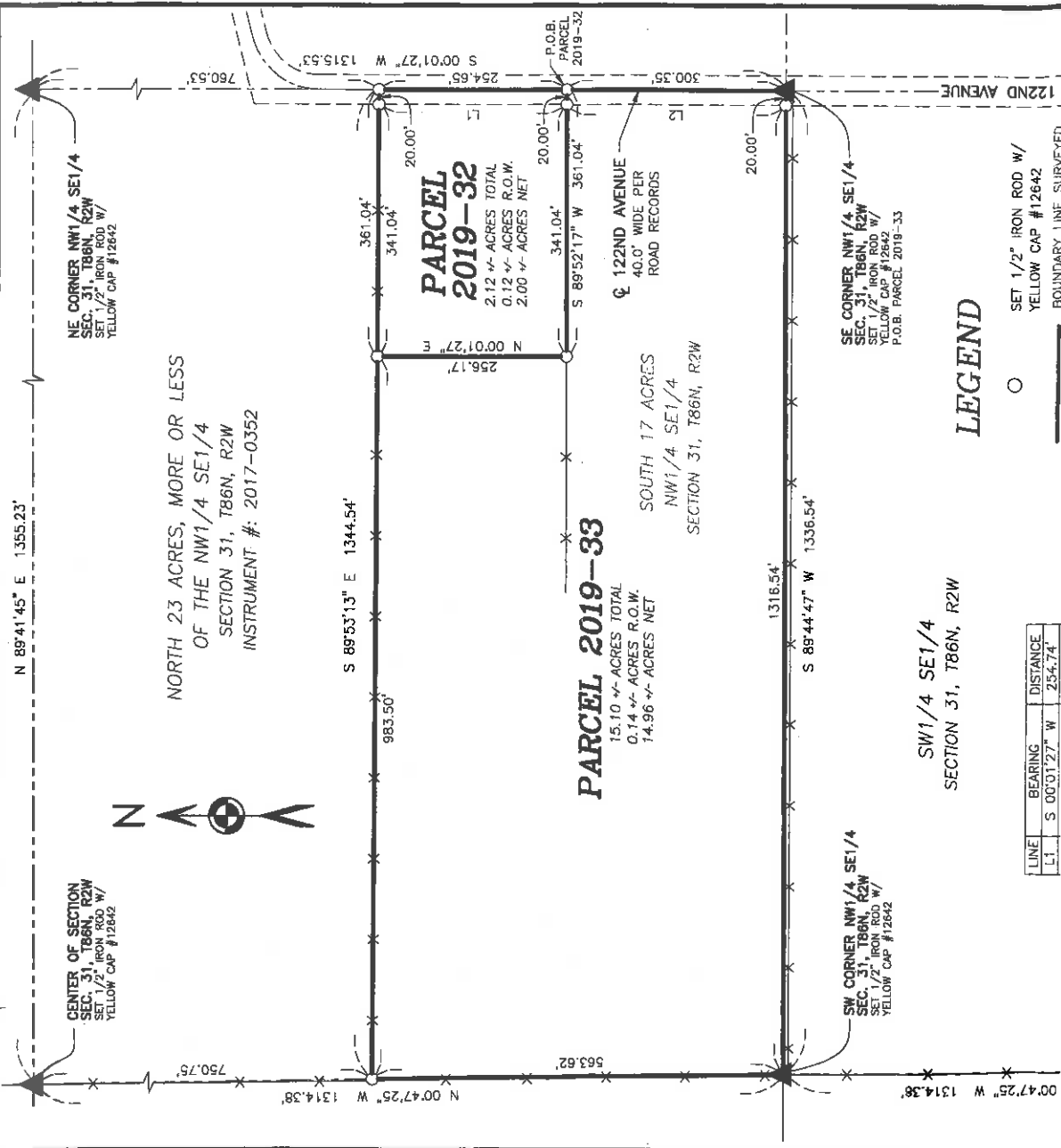
PLAT OF SURVEY

PARCEL 2019-32

THIRTY-ONE (31), TOWNSHIP EIGHTY-SIX NORTH (T86N), RANGE TWO WEST (R2W) OF THE FIFTH PRINCIPAL MERIDIAN, JONES COUNTY, IOWA

PARCEL 2019-33

THIRTY-ONE (31), TOWNSHIP EIGHTY-SIX NORTH (T86N), RANGE TWO WEST (R2W) OF THE FIFTH PRINCIPAL MERIDIAN, JONES COUNTY, IOWA



City Council Meeting
Prep. Date: 05/03/19
Preparer: Doug Herman



Agenda Item: 9
Agenda Date: 05/06/2019

Agenda Items Description: Resolution to preliminarily approve Development Agreement, as Amended, between the City of Monticello and the Mike Beck, and scheduling a Public Hearing on the proposed agreement.

Type of Action Requested: Motion; Resolution; Ordinance; Report; Public Hearing; Closed Session

Attachments & Enclosures:

Proposed Resolution (to be prepared)

Proposed Agreement

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

Synopsis: The Proposed Agreement provides additional incentives for Mike Beck and partners related to the Truck Wash project. Most notable, and different than the past, is a discount for significant water usage.

Background Information: Mike Beck has a development agreement with the City that went into place when he bought property at time Kardes was moving forward. He was guaranteed benefits if and when he moved forward within certain timelines. He is moving forward, however, due to changes in the law, and a desire for additional terms in the agreement, we need to amend the Agreement and hold a public hearing on the agreement and amendment to the urban renewal plan so that this specific project is set forth within the Plan.

The only unusual elements of this agreement pertain to a discount on large quantities of water/sewer usage and terms that somewhat lock in potential rate increases over the next ten (10) years. The agreement also provides that the City will provide a grant to cover a sewage testing device that is required due to our Plant's inability to accept all of the waste they may produce until such time as our plant is updated.

Staff Recommendation: I recommend that the Council preliminarily approve the proposed Development Agreement and set the final approval for consideration after a Public Hearing on June 3, 2019 at 6:00 p.m.

DEVELOPMENT AGREEMENT
Supplemental to Development Agreement dated March 17, 2014

This Agreement is entered into between the City of Monticello, Iowa (the "City") and _____ (the "Developers") as of the ____ day of _____, 2019.

WHEREAS, the City has previously established the Monticello Urban Renewal Area (the "Urban Renewal Area"), and has adopted a tax increment ordinance for the Urban Renewal Area; and

WHEREAS, the Developers acquired an interest in certain real property which is situated within the Urban Renewal Area and more specifically described on Exhibit A hereto (the "Property"). The Developers, along with others, entered into a development agreement with the City on or about March 17, 2014 that was approved by Resolution No. 14-____. Said development agreement provided a set of benefits or incentives to be provided to the Developers subject to certain conditions. Developer Karde's Inc. immediately took steps to construct a gas station/convenience store/truck stop on six acres of the above-referenced property making them eligible for the agreed upon benefits and incentives. The other Developers, Beck and McDermott, did not take immediate steps to develop their parcel and are now prepared to move forward with the construction of a Livestock Truck Wash on said parcels, and

WHEREAS, the original Development Agreement provided that the Developers would retain eligibility for the rebate payments set forth in said agreement so long as they had finished an eligible project and received an occupancy permit from the City by January 1, 2020.

WHEREAS, the Developers have been working with the City to move forward with the requested project and the City is supportive of the project, and

WHEREAS, the project timeline has been complicated or delayed while the City and the Developer have been discussing and creating a sanitary sewage pre-treatment agreement to place limits on what may or may not be sent by the facility through the City Sanitary Sewer to the City Wastewater Treatment Facility, and

WHEREAS, the parties have agreed to the terms of a "draft" pre-treatment agreement that is going through some final changes before being presented to the Iowa DNR for review and approval, and

WHEREAS, with the identification of a project for this site (Livestock Trailer/Truck Wash) the Developer and City have negotiated additional incentives and terms that necessitate the entry into a Supplemental Development Agreement, and

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons;

NOW THEREFORE, the parties hereto agree as follows:

A. Developer's Covenants

1. The Developers agree to construct a Livestock Trailer/Truck wash facility on the property substantially consistent with the site plan approved by the City, said construction to include grading and storm water management improvements that are subject to review by the City Engineer and approval by the City.
2. The Developers acknowledge that they must follow the dictates of the C-3 Highway Commercial Zoning District, signage requirements, and related design standards when constructing the improvement.
3. The Developers agree to make timely payment of all property taxes as they come due throughout the term of this Agreement with respect to the Property and to submit a receipt or cancelled check in evidence of each such payment to the City.

B. City's Covenants

1. **Rebate Payments.** In recognition of the Developers obligations set out above, the City agrees to make 20 semi-annual economic development tax increment payments (the "Rebate Payments") to the Developer, pursuant to Chapters 15A and 403 of the Code of Iowa and as described below.

With regard to the project this Agreement assumes that the project will be considered at or near 100% complete for tax purposes on January 1, 2020, with the first tax payment, reflecting said taxation, to be made on or about September, 2021. The semi-annual Rebate Payments set out above will be made on December 1 and June 1 of each fiscal year, beginning on December 1, 2021 and continuing thereafter consistent with the schedule set out below. In the event that the project is not considered at or near 100% complete as of January 1, 2020 the schedule of the incentives set forth herein may be delayed if agreed to in writing by both the City and the Developer.

Each Rebate Payment shall be in an amount which represents a percentage (the "Annual Percentage") of the Incremental Property Tax Revenues available to the City with respect to the Property during the 6 months immediately preceding each Payment date reduced by the Repayment Deduction (as hereinafter set forth). Incremental Property Tax Revenues are produced by multiplying the consolidated property tax levy (city, county, school, etc.) times the incremental valuation of the Property, then subtracting debt service levies of all taxing jurisdictions, subtracting the school district physical plant and equipment levy and subtracting any other levies which may be exempted from such calculation by action of the Iowa General Assembly. The Annual Percentages shall be as follows:

FY 2020-2021: 100% (Taxes Paid on or about 9/21 and 3/22)
FY 2022-2023: 90% (Taxes Paid on or about 9/22 and 3/23)
FY 2023-2024: 85% (Taxes Paid on or about 9/23 and 3/24)
FY 2024-2025: 80% (Taxes Paid on or about 9/24 and 3/25)
FY 2025-2026: 75% (Taxes Paid on or about 9/25 and 3/26)
FY 2026-2027: 70% (Taxes Paid on or about 9/26 and 3/27)
FY 2027-2028: 65% (Taxes Paid on or about 9/27 and 3/28)

FY 2028-2029: 60% (Taxes Paid on or about 9/28 and 3/29)
FY 2029-2030: 60% (Taxes Paid on or about 9/29 and 3/30)
FY 2030-2031: 60% (Taxes Paid on or about 9/30 and 3/31)

2. Land Purchase Grant Payments. The City further agrees to make a series of economic development grants (the “Grant Payments”) (the Grant Payments and the Rebate Payments are collectively referred to as the Total Payments.) to each Developer subject to the following timing and performance requirements:

- a). Upon completion of construction on an improvement, with an assessed valuation of at least \$100,000 per acre on which the improvement is located, and the receipt of an occupancy permit from the City with respect to said completed Project – a Grant Payment in the amount of \$20,000. (For example, the McDermott parcel is 2 acres. To be eligible for the Grant Payment any improvement built on the McDermott property must have an assessed valuation of at least \$200,000.
- b). At the one year anniversary of the issuance of the occupancy permit, and at one year intervals thereafter, with respect to the completed Project and so long as the Project is still in service for the Developer’s business operations – a Grant Payment in the amount of \$20,000, until such time as the City has paid total Grant Payments equaling \$20,000 per acre of property purchased and utilized for business purposes by the Developer.
- c). The project will utilize 7 acres, encompassing the parcels owned by Beck and McDermott, therefore, being eligible for TIF Grants totaling \$140,000 over the life of this agreement if all other terms of the agreement are met so as to retain eligibility. (Overall valuation must meet or exceed \$700,000 for full eligibility.)
- d). Grant Payments will cease immediately in the event that any qualifying completed project does not remain open for business.

3. Sanitary Sewer Composite Sampler Grant Payment. As a result of the potential impacts to the City Wastewater Treatment Plant, and the aforementioned pretreatment agreement, a composite sampler must be installed as part of this project, the purpose being to monitor the make-up of the waste being sent to the Wastewater Treatment Plant to ensure compliance with the pretreatment agreement. Due to the fact that this sampler is being required by the City and necessary due to the type of wastewater facility the City has in place (trickling filter system) the City agrees to a grant to the Developer in an amount equal to the cost of the Composite Sampler plus 10% to cover miscellaneous costs related to the installation and maintenance of said system. This payment shall be made within thirty days of the issuance of an occupancy permit by the City. Once installed it shall be the sole obligation of the Developer to maintain, repair and replace if necessary the composite sampler.

4. Sanitary Sewer Installation. The City of Monticello previously paid for the installation of a sewer main that terminated on the Beck parcel which will be the point at which the project sanitary sewer service will be connected to the City system. (The service line connection will be completed consistent with City rules and regulations.) The Developers will be responsible for all

costs related to the connection of their project/facilities to said sewer main and will pay applicable sewer fees to the City once connected.

5. Water Service Line Installation. The City of Monticello previously paid for the installation of a water main on the north side of 190th Street. Developer shall be solely responsible for the costs of connecting to said main. Connection to the main will be made by boring under 190th Street and once installed under 190th Street there shall be an appropriate shut off valve installed on the project property. The installation of the service line from the main to the shut off shall be overseen and approved by the City.

6. Security and Debt Certification. The Payments shall not constitute general obligations of the City, but shall be made solely and only from Incremental Property Tax Revenues received by the City from the Jones County Treasurer which are attributable to the Property.

Each Payment shall be subject to annual appropriation by the City Council. Prior to December 1 of each year during the term of this Agreement, the City Council of the City shall consider the question of obligating for appropriation to the funding of the Payments due in the following fiscal year, an amount of tax increment revenues to be collected in the following fiscal year equal to or less than the most recent Developer's Estimate factored by the Annual Percentage to be in effect in the next succeeding fiscal year (the "Appropriated Amount").

In any given fiscal year, if the City Council determines to not obligate the then-considered Appropriated Amount, then the City will be under no obligation to fund the Payments scheduled to become due in the following fiscal year, and the Developer will have no rights whatsoever to compel the City to make such Payments or to seek damages relative thereto. A determination by the City Council to not obligate funds for any particular fiscal year's Payments shall not render this Agreement null and void, and the Developer shall make the next succeeding submission of the Developer's Estimate as called for in Section A.4 above.

In any given fiscal year, if the City Council determines to obligate the then-considered Appropriated Amount, then the City Clerk will certify by December 1 of each such year to the Jones County Auditor an amount equal to the most recently obligated Appropriated Amount.

It is the intention and desire of the City Council, at the passage of this Developer's Agreement, that funds will be annually appropriated as contemplated herein absent a finding by the City Council of severe hardship to the City.

C. Water and Sewer Rates

1. Due to the significant water usage anticipated at this site the City agrees to calculate rates consistent with the following terms and provisions:
 - a. First 1,000 gallons through 100,000 gallons: \$3.88 per 1,000 gallons
 - b. 100,000 gallons through 500,000 gallons: \$3.69 per 1,000 gallons
 - c. 500,000 gallons through infinity: \$3.51 per 1,000 gallons

The above rates are subject to increase by the City at the same rate of increase, if any, applied to other water users in the City of Monticello, not to exceed 3% per year.

2. As sewer rates are tied to water rates, currently being calculated by multiplying the applicable water rate times 150%, and the project will create a significant contribution to the sanitary sewer system, the City agrees to calculate rates consistent with the following terms and provisions:
 - a. First 1,000 gallons through 100,000 gallons shall be calculated at 150% of the water rate.
 - b. 100,000 gallons through 500,000 gallons shall be calculated at 140% of the water rate.
 - c. 500,000 gallons through infinity shall be calculated at 130% of the water rate.

The above rates are subject to increase by the City at the same rate of increase, if any, applied to other sewer users in the City of Monticello, not to exceed 3% per year.

It is anticipated that some water used at the facility will be diverted from the City Sewer System to a tanker to be hauled off site. The Developer and City will agree to a means of calculating the amount of sewage, in gallons, hauled off site and the Developer will not be assessed sewage fees for said sewage. The sewage hauled off site shall not be included in the calculation of the usage to determine the appropriate rate shown above. (For example, the Developer uses 900,000 gallons of water in one month and hauls away 300,000 gallons of waste. The Developer would be invoiced for 900,000 gallons of water (100,000 gallons at \$3.88 per gallon, 400,000 gallons at \$3.69 per gallon, and 500,000 gallons at \$3.51 per gallon) and 600,000 gallons of wastewater/sewage (100,000 gallons at \$4.46 per gallon; 400,000 gallons at \$4.21 per gallon, and 100,000 gallons at \$3.97 per gallon.)

D. Administrative Provisions

1. This Agreement may not be amended or assigned by either party without the written consent of the other party. However, the City hereby gives its permission that the Developer's rights to receive the economic development tax increment payments hereunder may be assigned by the Developer to a private lender, as security on a financing transaction related to the completion of the Project, without further action on the part of the City.
2. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.
3. This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with laws of the State of Iowa.
4. The City and the Developer have caused this Agreement to be signed, and the City's seal to be affixed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

CITY OF MONTICELLO, IOWA

By _____
Brian Wolken, Mayor

Attest:

Sally Hinrichsen, City Clerk

Beck Construction, Inc.

By: _____

By: _____

McDermott Limited Partnership LLP

By: _____

By: _____

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

Certain real property in the City of Monticello, County of Jones, State of Iowa more particularly described as follows:

City Council Meeting
Prep. Date: 05/03/19
Preparer: Doug Herman



Agenda Item: 10
Agenda Date: 05/06/2019

Agenda Items Description: Resolution to schedule Public Hearing on proposed amendments to Monticello Urban Renewal Plan. (Truck Wash project)

Type of Action Requested: Motion; Resolution; Ordinance; Report; Public Hearing; Closed Session

Attachments & Enclosures:

Proposed Resolution (to be prepared)
Urban Renewal Plan amendment

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Synopsis: The Urban Renewal Plan must be amended to show that the incentives being offered to Mike Beck and partners is associated with a Truck Wash project.

Background Information: To amend the Urban Renewal Plan I will need to review the amendment with the Planning and Zoning Board, send letters to County and School and publish notice in the Express. That will all be done prior to the June 3rd Council meeting.

All that needs to happen tonight is the scheduling of a Public Hearing on the proposed amendment to the Urban Renewal Plan for June 3, 2019 at 6:00 p.m.

Staff Recommendation: I recommend that the Council schedule Public Hearing for June 3, 2019 at 6:00 p.m. on proposed amendment to Urban Renewal Plan to include the "Truck Wash" project as an eligible project for tax incentives.

City Council Meeting
Prep. Date: 05/03/19
Preparer: Doug Herman



Agenda Item: II
Agenda Date: 05/06/2019

Communication Page

Agenda Items Description: Resolution to approve Pay Request #2 received from Eastern Iowa Excavating & Concrete related to Willow Park Trail Project in the amount of \$9,094.50

Type of Action Requested: Motion; Resolutions; Ordinance; Report; Public Hearing; Closed Session

Attachments & Enclosures:

Proposed Resolution

Eastern Iowa Invoice

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

Park Improvement

\$9,094.50

Synopsis: Eastern Iowa invoice related to trail installation per bid process.

Background Information: Eastern Iowa has completed the Willow Trail installation. The balance due for this 2nd pay request is \$9,094.50.

Staff Recommendation: I recommend that the Council approve payment of the invoice as presented.

The City of Monticello, Iowa

IN THE NAME AND BY THE AUTHORITY OF THE CITY OF MONTICELLO, IOWA

RESOLUTION #19-____

Resolution to Approve Pay Request #2 received from Eastern Iowa Excavating & Concrete related to Willow Park Trail Project

WHEREAS, The City of Monticello hired Eastern Iowa Excavating & Concrete to final grade, form, and pave the Willow Park trail, and

WHEREAS, Eastern Iowa has now completed the project and submitted their final invoice in the amount of \$9,094.50, and

WHEREAS, The Public Works Director and the City Administrator are satisfied with the work as performed and recommends that the Council approve payment of the invoice as presented in the amount of \$9,094.50.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve payment to Eastern Iowa Excavating & Concrete LLC in the amount of \$9,094.50, the final balance due in relation to the Willow Park Trail project.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal of the City of Monticello, Iowa to be affixed hereto.
Done this 6th Day of May, 2019.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

CONTRACTOR
OWNER:
PROJECT:
JOB #

EASTERN IOWA EXCAVATING AND CONCRETE, LLC
City of Monticello
Willow Park Trail
18-707

CONTRACT PAYMENT NO.

PAYMENT #2
4/19/2019

ITEM NO.	CONTRACT ITEM DESCRIPTION	CONTRACT ITEM			TOTAL COST
		QUANTITY	UNIT	UNIT COST	
1	Mobilization / Concrete Pump	1	LS	\$5,000.00	\$5,000.00
2	Compaction Testing	1	LS	\$1,450.00	\$1,450.00
3	Final Grading	1	LS	\$3,350.00	\$3,350.00
5	6" PCC Trail Alternate for 10' Wide (Pour Only)	20250	SF	\$1.45	\$29,362.50

PREVIOUS TOTAL	
QUANTITY	AMOUNT
0.75	\$3,750.00
	\$0.00
1	\$3,350.00
14840	\$21,518.00

THIS PERIOD	
QUANTITY	AMOUNT
0.25	\$1,250.00
	\$0.00
	\$0.00
5410.00	\$7,844.50

TOTAL TO DATE	
QUANTITY	AMOUNT
1.00	\$5,000.00
0.00	\$0.00
1.00	\$3,350.00
20250.00	\$29,362.50
	100%
	0%
	100%
	100%

TOTAL WORK COMPLETED \$39,162.50

TOTAL WORK COMPLETED \$9,094.50 \$37,712.50

CH. ORD. NO.	CHANGE ORDER ITEM DESCRIPTION	CHANGE ORDER ITEM			TOTAL TO DATE
		QUANTITY	UNIT	UNIT COST	

PREVIOUS TOTAL	
QUANTITY	AMOUNT
	\$0.00

THIS PERIOD	
QUANTITY	AMOUNT
	\$0.00

TOTAL TO DATE	
QUANTITY	AMOUNT
0	\$0.00
	#DIV/0!

TOTAL CHANGE ORDER WORK \$0.00

TOTAL CHANGE ORDER WORK \$0.00

TOTAL CONTRACT AND CHANGE ORDER WORK PERFORMED TO DATE

Less: Amount Retained Per Contract 5%
Value of Stored Materials (See Attached List)
Less: Stored Materials Amount Retained Per Contract 5%
Net Amount Earned to Date
Less: Previous Amount Earned
BALANCE DUE THIS PAYMENT

\$37,712.50
\$0.00
\$0.00
\$0.00
\$37,712.50
\$28,618.00
\$9,094.50

City Council Meeting
Prep. Date: 05/03/19
Preparer: Doug Herman



Agenda Item: # ~~12~~13
Agenda Date: 05/06/19

Communication Page

Agenda Items Description: Resolution approving Pay Request #1 from Horsfield Construction related to North Sycamore Street Reconstruction Project in the amount of \$171,546.91; and Resolution to approve Change Order #1 related to North Sycamore Street Reconstruction Project.

Type of Action Requested: Motion; Resolutions; Ordinance; Report; Public Hearing; Closed Session

Attachments & Enclosures:

Resolutions

Engineer Recommendation with Pay Request

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

N. Syc. Street

\$171,546.91

Synopsis: Approval of Horsfield Construction, Inc. Pay Request #1 related to N. Sycamore Street Reconstruction Project.

Background Information: Horsfield Construction submits its' 1st pay request in the amount of \$171,546.91 The Pay Request has been reviewed and recommended for approval by the City Engineer.

The City Engineer also recommends that the Council approve Change Order #1 in the amount of \$47,530.

After approval of this payment the City will be maintaining a retainer totaling \$9,028.79, 5% of the earned amount.

The Change Order is tied to the Period Lighting agreed to by the City Council, 6 lights instead of 7 lights. (Down from the original number of 14 lights.)

Recommendation: I recommend that the Council approve the proposed Resolution approving the 1st pay request in the amount of \$171,546.91 and separately approve Change Order #1 in the amount of \$47,530.



May 01, 2018

Mr. Doug Herman, City Administrator
City of Monticello, Iowa
200 East 1st Street
Monticello, IA 52310

RE: Pay Request #1 and Change Order #1
2019 NORTH SYCAMORE STREET RECONSTRUCTION
S & A Project # - 118.0554.08
Contractor: Horsfield Construction, Inc.

Dear Council:

Enclosed for your review and approval is Pay Request #1 from Horsfield Construction, Inc., and Change Order #1 for the project referenced above. We have reviewed the pay request and find it in agreement with the work completed to date. Change Order #1 includes the most recent street lighting updates made by the City for incorporation back into the project. We, therefore, recommend approval of Pay Request #1 for this project in the amount of **\$171,546.91** to Horsfield Construction, Inc. Additionally, we recommend approval of Change Order #1 with a **\$47,530.00** increase to the overall project cost. The total project cost would be increased from \$1,951,187.70 to \$1,998,717.70.

If you have any questions or comments regarding this project, please feel free to contact me at 319-362-9394.

Sincerely,

SNYDER & ASSOCIATES, INC.

A.J. Barry, E.I.
Civil Engineer

Enclosure: Pay Request #1, Change Order #1

cc: Cody Lawler, Horsfield Construction, Inc.

APPLICATION FOR PARTIAL PAYMENT NO. 1

PROJECT: 2019 North Sycamore Street Reconstruction

S&A PROJECT NO.: 118.0554.08

OWNER: City of Monticello
CONTRACTOR: Horsfield Construction, Inc.
ADDRESS: 505 E Main Street
Epworth, IA 52045
DATE: 4/26/2019

PAYMENT PERIOD: 4/8/2019
to 4/26/2019

1. CONTRACT SUMMARY:

Original Contract Amount: \$ 1,951,187.70
Net Change by Change Order: \$ -
Contract Amount to Date: \$ 1,951,187.70

CONTRACT PERIOD: TOTAL WORKING DAYS

Original Contract Date:

Original Contract Time:

2. WORK SUMMARY:

Total Work Performed to Date: \$ 180,575.70
Retainage: 5% \$9,028.79
Total Earned Less Retainage: \$171,546.91
Less Previous Applications for Payment: \$ -
AMOUNT DUE THIS APPLICATION: \$171,546.91

Added by Change Order: 0

Contract Time to Date: 0

Time Used to Date:

Contract Time Remaining: 0

3. CONTRACTOR'S CERTIFICATION:

The undersigned CONTRACTOR certifies that:

- (1) all previous progress payments received from OWNER on account of Work done under the contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with the Work covered by prior Applications for Payment; and
(2) title to all materials and equipment incorporated in said Work or otherwise listed in or covered by the Application for Payment are free and clear of all liens, claims, security interests, and encumbrances

Horsfield Construction, Inc.

CONTRACTOR

By

DATE: 4/29/19

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

Snyder & Associates, Inc.

ENGINEER

By

DATE: 05/01/2019

A.J. Barry, E.I.

5. OWNER'S APPROVAL

OWNER

By

DATE:

6. DETAILED ESTIMATE OF WORK COMPLETED:

ITEM NO.	ITEM CODE	DESCRIPTION	CONTRACT ITEMS				COMPLETED WORK		
			PLAN QTY.	UNIT	UNIT COST	COST TOTAL	QTY. TO DATE	CO #	COST TOTAL
1.	2010-108-C-0	GRUBBING	1	LS	\$ 15,000.00	\$ 15,000.00	0.50		\$ 7,500.00
2.	2010-108-D-3	TOPSOIL, OFF-SITE	936	CY	\$ 28.00	26,208.00			-
3.	2010-108-E-0	EXCAVATION, CLASS 10	5,282	CY	\$ 8.60	45,425.20			-
4.	2010-108-G-0	SUBGRADE PREPARATION	15,073	SY	\$ 1.00	15,073.00			-
5.	2010-108-H-0	SUBGRADE TREATMENT, GEOGRID	15,073	SY	\$ 4.75	71,596.75			-
6.	2010-108-I-0	SUBBASE, 12" MODIFIED	15,073	SY	\$ 8.10	122,091.30			-
7.	2010-108-I-0	SUBBASE, 4" MODIFIED	1,596	SY	\$ 3.25	5,187.00			-
8.	2010-108-L-0	COMPACTION TESTING	1	LS	\$ 3,500.00	3,500.00			-
9.	2010-108-M-0	SAMPLING AND TESTING FOR PETROLEUM CONTAMINATION (REMEDIATION)	10	EA	\$ 485.00	4,850.00			-
10.	2010-108-N-0	EXCAVATION AND DISPOSAL OF CONTAMINATED SOIL	100	CY	\$ 77.50	7,750.00			-
11.	3010-108-C-0	TRENCH FOUNDATION	310	TON	\$ 20.50	6,355.00			-
12.	3010-108-D-0	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	1,256	CY	\$ 35.25	44,274.00			-
13.	3010-108-F-0	TRENCH COMPACTION TESTING	1	LF	\$ 3,500.00	3,500.00			-
14.	4010-108-A-1	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC SDR 26, 8"	1,550	LF	\$ 38.00	58,900.00			-
15.	4010-108-A-1	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC C909, 12"	20	LF	\$ 99.00	1,980.00			-
16.	4010-108-A-1	SANITARY SEWER GRAVITY MAIN, TRENCHED, DIP, 12"	20	LF	\$ 150.00	3,000.00			-
17.	4010-108-A-1	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC SDR 26, 12"	1,137	LF	\$ 50.00	56,850.00			-
18.	4010-108-E-0	SANITARY SEWER SERVICE STUB, PVC SDR 23.5, 4"	1,881	LF	\$ 45.25	85,115.25			-
19.	4010-108-H-0	REMOVAL OF SANITARY SEWER, ALL TYPES AND SIZES	2,439	LF	\$ 1.00	2,439.00			-
20.	4010-108-K-2	SANITARY SEWER ABANDONMENT, FILL AND PLUG	242	LF	\$ 12.00	2,904.00			-
21.	4020-108-A-1	STORM SEWER, TRENCHED, PVC OR HDPE, 12"	60	LF	\$ 85.00	5,100.00			-
22.	4020-108-A-1	STORM SEWER, TRENCHED, RCP, 15"	104	LF	\$ 60.00	6,240.00			-
23.	4020-108-A-1	STORM SEWER, TRENCHED, RCP, 18"	550	LF	\$ 50.50	27,775.00			-
24.	4020-108-A-1	STORM SEWER, TRENCHED, RCP, 24"	98	LF	\$ 73.00	7,154.00			-
25.	4020-108-C-0	REMOVAL OF STORM SEWER, ALL TYPES AND SIZES	57	LF	\$ 10.00	570.00			-
26.	4040-108-A-0	SUBDRAIN, TYPE 1, (SMOOTH INTERIOR), 6"	5,783	LF	\$ 9.00	52,047.00			-
27.	4040-108-A-0	SUBDRAIN, TYPE 1, (SMOOTH INTERIOR), 8" UNSLOTTED	488	LF	\$ 13.50	6,588.00			-
28.	4040-108-C-0	SUBDRAIN CLEANOUT, TYPE A-1, 6"	5	EA	\$ 600.00	3,000.00			-
29.	4040-108-C-0	SUBDRAIN CLEANOUT, TYPE A-2, 6"	25	EA	\$ 500.00	12,500.00			-
30.	4040-108-C-0	SUBDRAIN CLEANOUT, TYPE A-2, 8"	3	EA	\$ 650.00	1,950.00			-
31.	4040-108-C-0	SUBDRAIN CLEANOUT, TYPE B, 24"	1	EA	\$ 1,375.00	1,375.00			-
32.	4040-108-D-0	SUBDRAIN OUTLETS AND CONNECTIONS, 6"	13	EA	\$ 367.00	4,771.00			-
33.	4040-108-D-0	SUBDRAIN OUTLETS AND CONNECTIONS, 8"	1	EA	\$ 600.00	600.00			-
34.	4040-108-E-0	STORM SEWER SERVICE STUB, PVC, 2"	68	LF	\$ 37.00	2,516.00			-
35.	4040-108-E-0	STORM SEWER SERVICE STUB, PVC, 4"	42	LF	\$ 27.00	1,134.00			-
36.	5010-108-A-1	WATER MAIN, TRENCHED, PVC AWWA C900, 8"	1,988	LF	\$ 35.00	69,580.00	1,080.00		37,800.00
37.	5010-108-A-1	WATER MAIN, TRENCHED, DIP, 8" (w/ NITRILE GASKETS)	1,086	LF	\$ 56.00	60,816.00	1,086.00		60,816.00
38.	5010-108-C-2	FITTING, ALL FITTINGS, WATER MAIN	1,076	LB	\$ 11.80	12,696.80	414.00		4,885.20
39.	5010-108-D-0	WATER SERVICE STUB, TYPE K COPPER, 1", SHORT SIDE (approx. 7ft)	34	EA	\$ 1,000.00	34,000.00			-
40.	5010-108-D-0	WATER SERVICE STUB, TYPE K COPPER, 1", LONG SIDE (approx. 59ft)	34	EA	\$ 1,800.00	61,200.00			-
41.	5010-108-F-1	WATER MAIN ABANDONMENT	3,099	LF	\$ 8.00	24,792.00			-
42.	5020-108-A-0	VALVE, GATE VALVE, 8"	11	EA	\$ 1,360.00	14,960.00	5.00		6,800.00
43.	5020-108-B-0	TAPPING VALVE ASSEMBLY, 8"	1	EA	\$ 2,900.00	2,900.00	1.00		2,900.00
44.	5020-108-C-0	FIRE HYDRANT ASSEMBLY	6	EA	\$ 4,900.00	29,400.00	4.00		19,600.00
45.	5020-108-D-0	FLUSHING DEVICE (BLOWOFF), 2"	4	EA	\$ 800.00	3,200.00	1.00		800.00
46.	5020-108-I-0	FIRE HYDRANT ASSEMBLY REMOVAL	3	EA	\$ 500.00	1,500.00			-
47.	6010-108-A-0	MANHOLE, SW-301, 48"	11	EA	\$ 4,750.00	52,250.00			-
48.	6010-108-B-0	INTAKE, SW-505	6	EA	\$ 3,100.00	18,600.00			-
49.	6010-108-B-0	INTAKE, SW-506	2	EA	\$ 4,800.00	9,600.00			-
50.	6010-108-C-0	DROP CONNECTION, SW-307	2	EA	\$ 2,425.00	4,850.00			-
51.	6010-108-H-0	REMOVE MANHOLE	9	EA	\$ 500.00	4,500.00			-
52.	6010-108-H-0	REMOVE INTAKE	2	EA	\$ 500.00	1,000.00			-
53.	7010-108-A-0	PAVEMENT, PCC, 7"	13,489	SY	\$ 30.00	404,970.00			-
54.	7010-108-A-0	PAVEMENT, PCC, 10"	64	SY	\$ 60.00	3,840.00			-
55.	7010-108-E-0	CURB AND GUTTER, 2.5', 7"	285	LF	\$ 25.00	7,125.00			-
56.	7010-108-E-0	CURB AND GUTTER, 11.5', 7"	70	LF	\$ 67.00	4,690.00			-

57.	7010-108-E-0	CURB AND GUTTER, 12.0', 7"	17	LF	\$	90.00	1,530.00				-
58.	7030-108-A-0	REMOVAL OF SIDEWALK	2,954	SY	\$	6.50	19,201.00	845.00			5,492.50
59.	7030-108-A-0	REMOVAL OF DRIVEWAY	1,371	SY	\$	9.00	12,339.00	379.00			3,411.00
60.	7030-108-E-0	SIDEWALK, PCC, 4"	2,688	SY	\$	32.00	86,016.00				-
61.	7030-108-E-0	SIDEWALK, PCC, 6"	333	SY	\$	43.00	14,319.00				-
62.	7030-108-G-0	DETECTABLE WARNING, CAST IRON	405	SF	\$	39.00	15,795.00				-
63.	7030-108-H-1	DRIVEWAY, PAVED, PCC, 5'	1,619	SY	\$	37.00	59,903.00				-
64.	7030-108-H-2	DRIVEWAY, GRANULAR	720	SY	\$	7.00	5,040.00				-
65.	7040-108-H-0	PAVEMENT REMOVAL	14,233	SY	\$	2.80	39,852.40				-
66.	7060-108-A-0	BITUMINOUS SEAL COAT	560	SY	\$	26.00	14,560.00				-
67.	8020-108-B-0	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	8	STA	\$	125.50	1,004.00				-
68.	8030-108-A-0	TEMPORARY TRAFFIC CONTROL	1	LS	\$	7,000.00	7,000.00	0.25			1,750.00
69.	8940-108-A-0	SIGN PANELS	82	SF	\$	28.00	2,296.00				-
70.	8940-108-B-0	SIGN POSTS	250	LF	\$	18.00	4,500.00				-
71.	9010-108-B-0	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING (TYPE 4)	2	AC	\$	3,750.00	7,500.00				-
72.	9040-108-A-2	SWPPP MANAGEMENT	1	LS	\$	2,000.00	2,000.00				-
73.	9040-108-D-1	FILTER SOCK, 8"	100	LF	\$	10.00	1,000.00				-
74.	9040-108-D-2	FILTER SOCK, REMOVAL	100	LF	\$	2.50	250.00				-
75.	9040-108-T-1	INLET PROTECTION DEVICE	13	EA	\$	195.00	2,535.00				-
76.	9040-108-T-2	INLET PROTECTION DEVICE, MAINTENANCE	13	EA	\$	50.00	650.00				-
77.	9072-108-A-0	COMBINED CONCRETE SIDEWALK AND RETAINING WALL	3	CY	\$	1,700.00	5,100.00				-
78.	11020-108-A	MOBILIZATION	1	LS	\$	40,000.00	40,000.00	0.25			10,000.00
79.	11030-108-A-0	MAINTENANCE OF POSTAL SERVICE	1	LS	\$	500.00	500.00	0.25			125.00
80.	11030-108-B-0	MAINTENANCE OF SOLID WASTE COLLECTION	1	LS	\$	1,000.00	1,000.00	0.25			250.00
81.	11050-108-A-0	CONCRETE WASHOUT	1	LS	\$	1,000.00	1,000.00				-
82.	11065-108-A-0	REMOVAL OF WINDOW WELLS	6	EA	\$	595.00	3,570.00				-
83.	11070-108-I-0	BOX CULVERT PATCHING	2	EA	\$	1,400.00	2,800.00				-
84.	11075-108-A-0	CONNECTION INTO BOX CULVERT	4	EA	\$	640.00	2,560.00				-
85.	11085-108-G-0	LIME BACKFILL	3,354	CY	\$	11.50	38,571.00	1,604.00			18,446.00
86.	7030-108-H-2	TEMPORARY GRANULAR	30	TON	\$	22.00	660.00				-
87A.	5010-108-A-1	WATER MAIN, TRENCHED, PVC AWWA C900, 8" - BID ALTERNATE	156	LF		36.00	5,616.00				-
88A.	5010-108-C-2	FITTING, ALL FITTINGS, WATER MAIN - BID ALTERNATE	92	LB		10.00	920.00				-
89A.	5010-108-D-0	WATER SERVICE STUB, TYPE K COPPER, 1", SHORT SIDE (approx. 7ft) - BID ALT	1	EA		1,000.00	1,000.00				-
90A.	5010-108-D-0	WATER SERVICE STUB, TYPE K COPPER, 1", LONG SIDE (approx. 59ft) - BID ALT	3	EA		1,800.00	5,400.00				-
91A.	5010-108-F-1	WATER MAIN ABANDONMENT - BID ALTERNATE	136	LF		8.00	1,088.00				-
92A.	7040-108-A-0	FULL DEPTH PATCHES - BID ALTERNATE	5	SY		170.00	850.00				-
93A.	7030-108-A-0	REMOVAL OF DRIVEWAY - BID ALTERNATE	28	SY		9.00	252.00				-
94A.	7030-108-H-1	DRIVEWAY, PAVED, PCC, 5" - BID ALTERNATE	33	SY		37.00	1,221.00				-
96A	9999-999-A-1	ADJUSTED COMPLETION DATE	1	LS	\$	1.00	1.00				-
			TOTAL ORIGINAL CONTRACT = \$ 1,951,187.70					\$ 180,575.70			
CHANGE ORDER SUMMARY:											
			TOTAL CHANGE ORDERS = \$ -					\$ -			
			TOTAL CONTRACT & CHANGE ORDERS \$1,951,187.70					\$ 180,575.70			

CHANGE ORDER NO. 1

OWNER: City of Monticello

PROJECT: North Sycamore Street Reconstruction
S&A PROJECT #: 118.0554.08

To: Horsfield Construction, Inc.
Contractor
505 E Main Street
Address
Epworth, IA 52045
City, State, Zip

You are directed to make the following changes in this contract.

- Description of change to be made:**
Modification to the scope of work associated with Bid Alternate No. 2, Item 95A, Item Code 11080-108-A-0, "LIGHTING - BID ALTERNATE". Modified scope of work includes reduction of Single Fixture Light Poles from 14 to 6, reduction of Junction Box placement from 9 to 5, and reduction of conduit placement from approximately 2,970 LF to 1,400 LF. Modifications will be reflected only in the unit price change as shown herein, as item 95A is paid for as a Lump Sum, LS Item.
- Reason for Change:**
Modifications to the Bid Alternate No. 2 scope of work are being made due to City Council decision to reduce the number of City owned Single Fixture Light Poles being placed with the project

3. **Settlement for the cost of making the change shall be as follows:**

Item No.	Item Description	Quantity	Unit	Unit Price	Total Price
95A.	LIGHTING - BID ALTERNATE	1	LS	\$47,530.00	\$47,530.00
TOTAL					\$47,530.00

4. This change order will result in a net change in the contract completion time of 0 days and a net change in the cost of the project of \$47,530.00 divided as follows:

	Contract Amount	Contract Completion Date
Approved funds and contract completion date as per (Engineer's Estimate, Contract or last approved C.O.)	\$1,951,187.70	November 21, 2019
Change due to this C.O. (+ or -)	\$47,530.00	0
Totals including this C.O.	\$1,998,717.70	November 21, 2019

The change described herein is understood, and the terms of settlement are hereby agreed to:

Horsfield Construction, Inc.
CONTRACTOR

DATE: 9/12/19

Cody Lawler

Snyder & Associates, Inc.
ENGINEER

DATE: 04/29/2019

A.J. Barry, P.E.

City of Monticello
OWNER

DATE: _____

ATTACHMENTS: Email from Cody Lawler, Modified plan sheets P.1A-P.4A, and modified project manual page SP-9.

Andrew J. Barry

From: Cody Lawler <CodyL@horsfieldinc.com>
Sent: Monday, April 8, 2019 3:23 PM
To: Andrew J. Barry
Cc: Patrick Schwickerath
Subject: FW: Monticello Streetscape

See below to make sure this covers your scope. The new price would be \$47,530.

Cody Lawler
Project Manager/Estimator

Horsfield Construction, Inc.
Office: (563) 876-3335
Cell: (563) 590-9592
Fax: (563) 876-3487

-----Original Message-----

From: Duane Stickley [mailto:stickleyelectric@hotmail.com]
Sent: Thursday, April 04, 2019 3:20 PM
To: Cody Lawler
Subject: Monticello Streetscape

Cody,

I might not be looking at this correctly, but the only difference from the first deduct and the current asking is 1 light.

I can not deduct any conduit/wire, it has to feed the other lights.

So I see this deduct as;

(deduct #1) + -\$470.00 (1 less light) = deduct of -\$25,470.00

Light and base by others.

Let me know if I am looking at something wrong.

Thanks

Duane L Stickley

2. Iowa DOT Materials I.M.s:
 - a. 316 – Flexural Strength of Concrete
 - b. 318 – Air Content of Freshly Mixed Concrete by Pressure
 - c. 403 – Chemical Admixtures for Concrete
 - d. 528 – Structural Concrete Plant Inspection
 - e. 529 – Portland Cement Concrete Proportions
 - f. 534 – Mobile Mixture Inspection

B. Reinforcement: Comply with Iowa DOT Section 4151 for epoxy coated reinforcement.

PART 3 – EXECUTION

Comply with sections 6010.3.01 and 6010.3.02

END OF SECTION

ADD SECTION 11080 LIGHTING – BID ALTERNATE

PART 1 – GENERAL

The following hierarchy shall apply for this project and shall be utilized if there are conflicts within the project documents. Special Provisions take precedence over items included in the Estimate Reference located within the plans and the Standard Specifications. The Estimate Reference located within the plans takes precedence over items listed in the Standard Specifications.

1. LIGHTING (Bid Items 92A)
 - A. This bid item shall include all labor, equipment, and materials necessary to provide a complete and functional lighting system in conformance with the plans and specifications. Any material or method not covered by these special provisions shall follow NEC or the latest version of the Iowa DOT 2015 Standard Specifications for Highway and Bridge Construction, Section 2523.
 - B. The City shall order the materials for the decorative pole, fixture and pole precast base manufactured by Iowa Base Inc. and therefore shall not be included in the bid.
 - C. Contractor shall install the precast bases, decorative poles, and fixtures per manufacturer's recommendation. Provide and install necessary internal circuit (min #10 AWG) from fixture to electrical service connection (within pole base). At completion, each light pole shall have a stable foundation, secured and level pole installation, and each fixture operational.
 - D. The decorative poles will be Sternberg Augusta series, with 5" dia. fluted pole shafts and a 17" diameter cast aluminum pole base. Fixture head to be Sternberg Old Town, LED, solid top acorn style light fixture. All residential midblock installations will include house shields oriented to minimize light trespass on the side nearest the homes. Verify with Engineer the location of the shields prior to installation. Precast bases will be per the detail included on the electrical plan sheets.

- E. Pole and precast concrete base installation locations are shown on the electrical lighting plans. Verify final installation location with the City and Engineer prior to installing lights. Excavation for the precast bases is to be completed by hand or other preapproved (in writing) methods due to and for the protection of adjacent water main and franchise utilities.
- F. Contractor shall furnish and install all associated wiring, grounding, conduit, lighting control cabinet with photocell and external meter, and miscellaneous fittings & junction boxes as required for installation of the lighting shown on the P. Install 2" conduit from control cabinet location to power source for use by Alliant Energy (Alliant Energy to provide and install service cables from transformer to meter location). Any pavement removal and replacement (matching existing) necessary for the installation is included. An approximate total of 1400 LF of conduit is expected. Coordination and compliance with requirements of Alliant Energy for the connection to the power supply and installation of the remaining decorative street lighting shall be included with this item. Any necessary hand excavation and/or digging necessary due to adjacent utilities is included with this item. Contractor is responsible for locating utilities and addressing conflicts with the City and Engineer which shall be included with this item.
- G. This project will require coordination with the City and utility companies regarding existing utilities within the project limits as necessary. Utility companies may be impacted or need to be contacted prior to or during the construction of this utility work. The Contractor shall be required to coordinate work with the utilities as needed to construct the project. The Contractor's coordination and any possible removals and/or relocations of existing utilities will not be deemed acceptable for time extensions and are to be included with this work. Utility coordination shall be included with the utility work items.
- H. This bid item will be paid as a lump sum for all work included. Item will be completed when all included light poles and fixtures are installed and operating under the control of the lighting control cabinet through the bypass switch and photocell.

PART 2 – PRODUCTS

CONDUIT: All wiring shall be installed in conduit; Schedule 40 PVC or SDR 13.5 HDPE. Schedule 80 PVC or SDR 13.5 HDPE conduit shall be used under pavement. Any above ground conduit shall be rigid galvanized steel. All conduit to be a minimum of 2" in diameter. Contractor shall do all excavating for underground wiring/conduit and shall backfill trenches after work has been inspected. Provide a detectable buried electrical caution tape buried 12" above the conduit.

WIRE, CABLE, AND CONNECTORS: Conductors shall be 600 volt rated and shall have type THWN/THHN insulation. #10 conductors and larger shall be stranded. Minimum size conductor shall be #10 AWG. Aluminum conductors shall not be used. Use Iowa DOT Y connectors for splicing electrical service within junction boxes. The maximum voltage drop shall not be more than 3% and the Contractor shall be responsible for ensuring the proper size conductor wiring is installed.

JUNCTION BOXES: Contractor shall install junction boxes as required to facilitate providing power to all light poles. Junction boxes shall be flush with grade, precast concrete composite type (11" by 18" by 18" minimum) with Tier 15, embossed lid ("Lighting"). Each junction box shall have an 8" granular base that is extended 6" beyond walls of box.

GROUNDING: All permanently installed electrical equipment shall be grounded in accordance with the NEC to form a continuous grounding system. Provide separate green ground conductor throughout the entire electrical system. Provide grounding connections, sufficiently tight to assure a permanent and effective ground, for each lighting unit as indicated with a minimum 5/8" x 8' grounding rod at each location.

FUSEHOLDERS: Provide Bussman HE series in-line fuse holders and fuses in the base of all lighting poles for taps to fixtures.

LIGHTING CONTROL CABINET: Provide materials similar to Iowa DOT Standard Road Plan LI-152 except the pad shall extend 4" above grade with the following:

1. Service pedestal shall be a Milbank CP16 series with external meter. Pedestal shall be mounted on a precast 24" by 24" by 36" precast base manufactured by Iowa Base Inc.
2. Meter socket shall be Alliant Energy approved with lever bypass.
3. Pedestal shall contain the electrical panel and contactors and shall be as follows: panel shall use a Square D QO Loadcenter (120/240 Volt, 1 PH, 3 W, 22K AIC, 100A/2P main breaker). Contactors shall be Square D four pole, 40 amp. Panel shall have space for a minimum of four 30A/1P breakers and six spaces for future breakers. Provide necessary breakers for a fully functioning lighting system (3 minimum). Provide grounding to panel per the NEC and utility company requirements. Contractor to size breakers as necessary.
4. Control items within the enclosure shall include four 30A/4P electrically held contactors similar to Square D #8903 series.

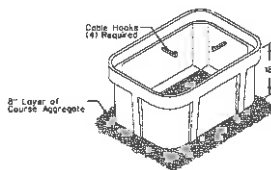
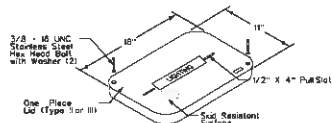
PART 3 – EXECUTION

POWER SERVICE REQUIREMENTS:

1. Coordinate all requirements and work with Alliant Energy Company.
2. Provide and install service pedestal and precast base.
3. Install a photocell in window with a bypass switch (three position - on/off/auto). Each circuit of lighting shall be connected to a different breaker, and controlled from the same photocell and bypass switch.

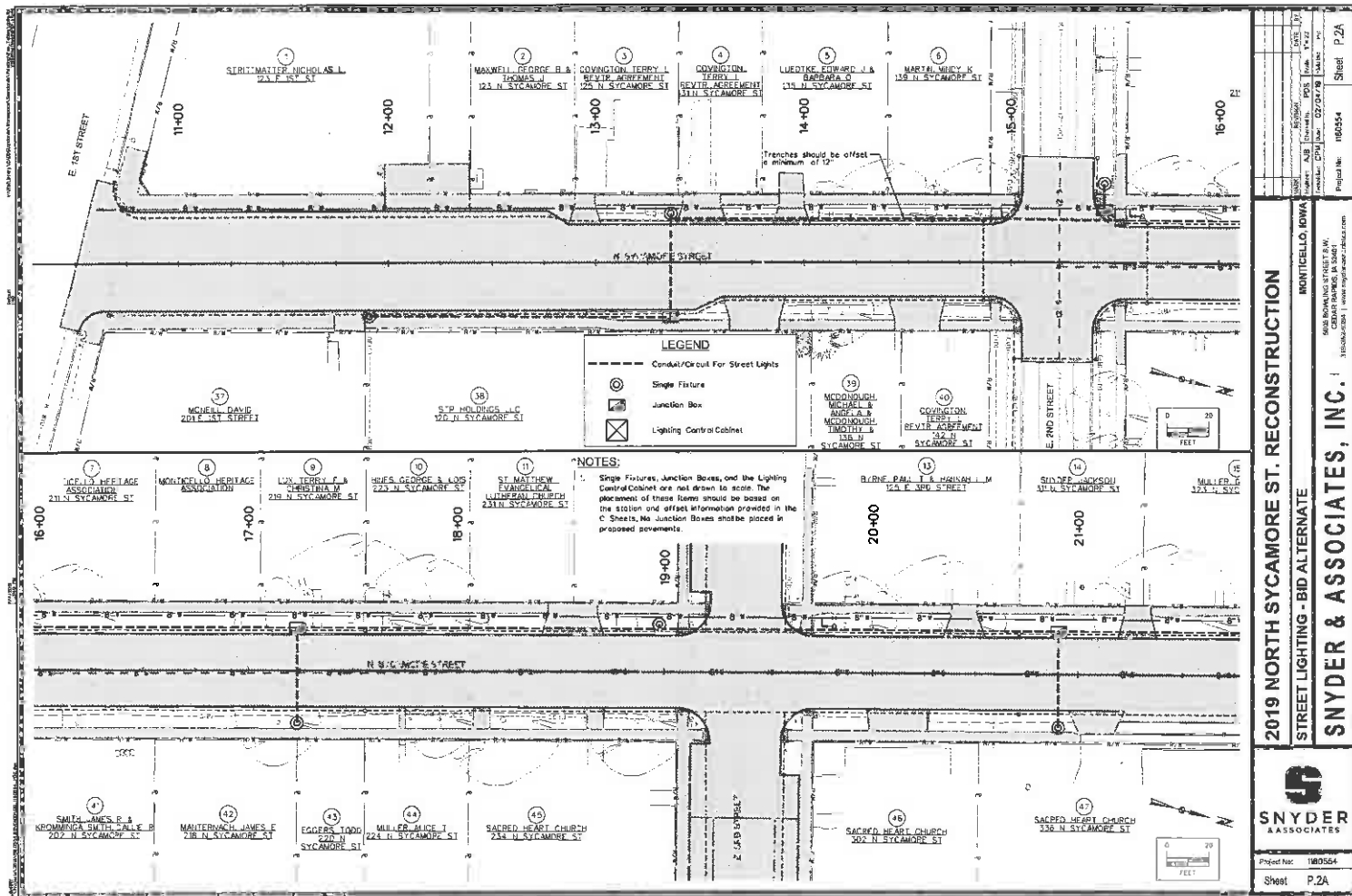
LIGHT FIXTURE FEEDERS: For each circuit for lighting, install 3 #6 AWG cables (one hot, one neutral, and one ground) originating from the power service and 1 #10 tracer wire. Feeders to start at control cabinet and end at the last pole north and south. One 2" conduit will be installed along N Sycamore St with crossing conduits where needed. Multiple circuits within the north/south conduit are likely required to provide necessary service to each pole.

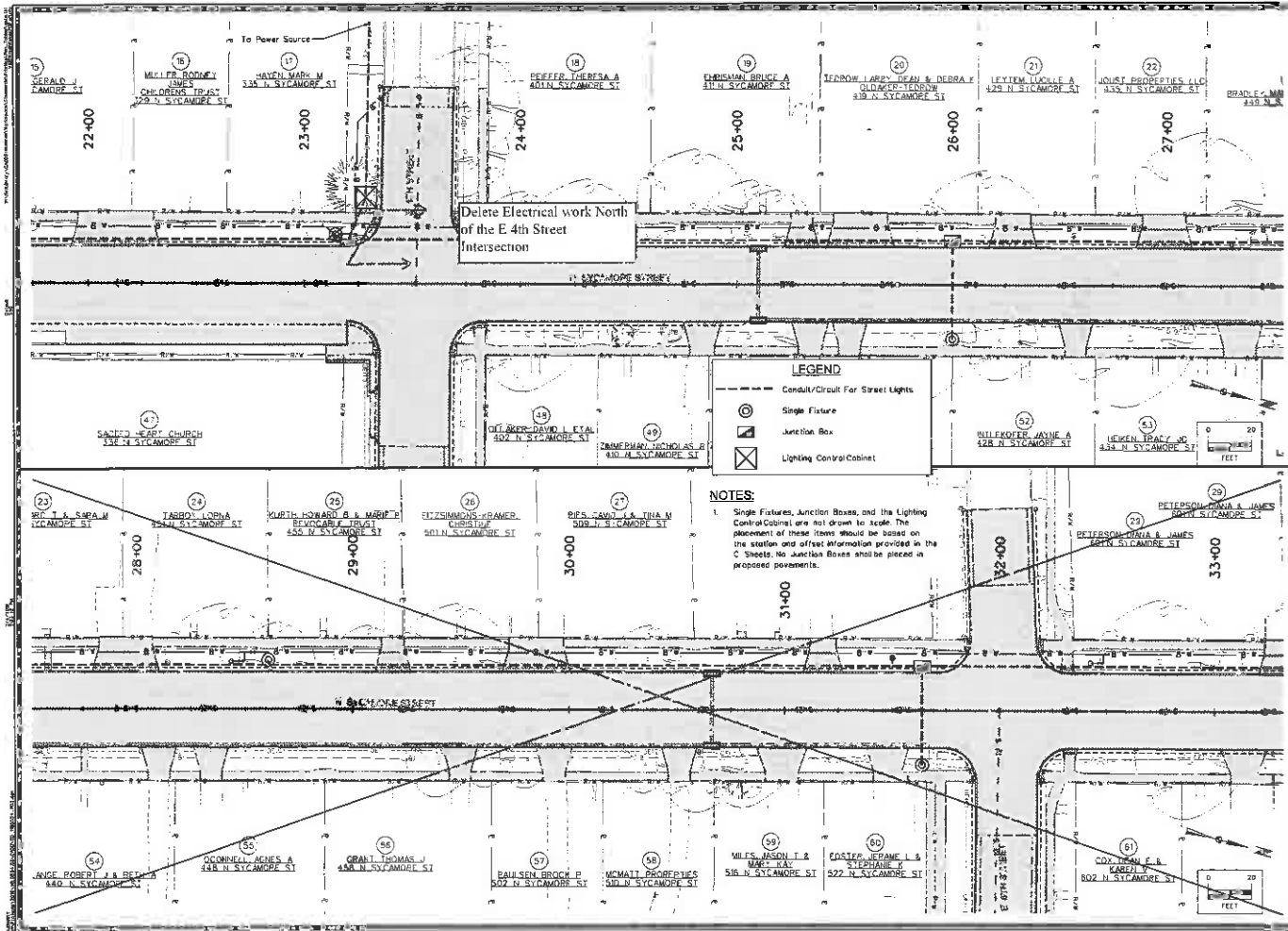
END OF SECTION



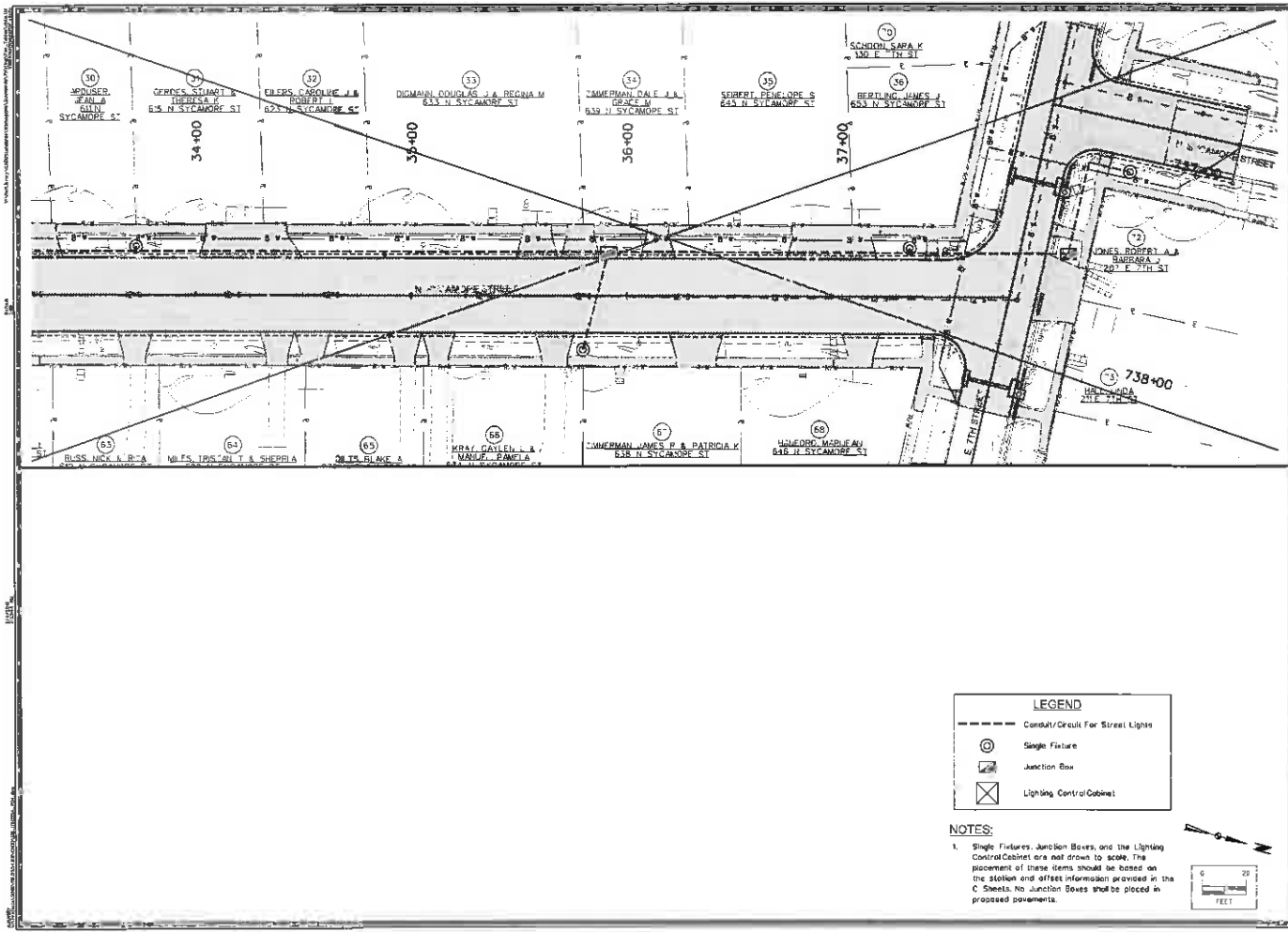
PRECAST POLYMER-CONCRETE JUNCTION BOX

LIGHTING - BID ALTERNATE (11080-108-A-0)						
STATION	SIDE	OFFSET (FT)	SHORT SPUR LIGHT POLE	ANCHOR BOX	LIGHTING CONTROL CABINET	SHEET NUMBER
11+00	R	10.00	1	1	1	2-34
11+10	R	10.00	1	1	1	2-35
11+20	R	10.00	1	1	1	2-36
11+30	R	10.00	1	1	1	2-37
11+40	R	10.00	1	1	1	2-38
11+50	R	10.00	1	1	1	2-39
11+60	R	10.00	1	1	1	2-40
11+70	R	10.00	1	1	1	2-41
11+80	R	10.00	1	1	1	2-42
11+90	R	10.00	1	1	1	2-43
12+00	R	10.00	1	1	1	2-44
12+10	R	10.00	1	1	1	2-45
12+20	R	10.00	1	1	1	2-46
12+30	R	10.00	1	1	1	2-47
12+40	R	10.00	1	1	1	2-48
12+50	R	10.00	1	1	1	2-49
12+60	R	10.00	1	1	1	2-50
12+70	R	10.00	1	1	1	2-51
12+80	R	10.00	1	1	1	2-52
12+90	R	10.00	1	1	1	2-53
13+00	R	10.00	1	1	1	2-54
13+10	R	10.00	1	1	1	2-55
13+20	R	10.00	1	1	1	2-56
13+30	R	10.00	1	1	1	2-57
13+40	R	10.00	1	1	1	2-58
13+50	R	10.00	1	1	1	2-59
13+60	R	10.00	1	1	1	2-60
13+70	R	10.00	1	1	1	2-61
13+80	R	10.00	1	1	1	2-62
13+90	R	10.00	1	1	1	2-63
14+00	R	10.00	1	1	1	2-64
14+10	R	10.00	1	1	1	2-65
14+20	R	10.00	1	1	1	2-66
14+30	R	10.00	1	1	1	2-67
14+40	R	10.00	1	1	1	2-68
14+50	R	10.00	1	1	1	2-69
14+60	R	10.00	1	1	1	2-70
14+70	R	10.00	1	1	1	2-71
14+80	R	10.00	1	1	1	2-72
14+90	R	10.00	1	1	1	2-73
15+00	R	10.00	1	1	1	2-74
15+10	R	10.00	1	1	1	2-75
15+20	R	10.00	1	1	1	2-76
15+30	R	10.00	1	1	1	2-77
15+40	R	10.00	1	1	1	2-78
15+50	R	10.00	1	1	1	2-79
15+60	R	10.00	1	1	1	2-80
15+70	R	10.00	1	1	1	2-81
15+80	R	10.00	1	1	1	2-82
15+90	R	10.00	1	1	1	2-83
16+00	R	10.00	1	1	1	2-84
16+10	R	10.00	1	1	1	2-85
16+20	R	10.00	1	1	1	2-86
16+30	R	10.00	1	1	1	2-87
16+40	R	10.00	1	1	1	2-88
16+50	R	10.00	1	1	1	2-89
16+60	R	10.00	1	1	1	2-90
16+70	R	10.00	1	1	1	2-91
16+80	R	10.00	1	1	1	2-92
16+90	R	10.00	1	1	1	2-93
17+00	R	10.00	1	1	1	2-94
17+10	R	10.00	1	1	1	2-95
17+20	R	10.00	1	1	1	2-96
17+30	R	10.00	1	1	1	2-97
17+40	R	10.00	1	1	1	2-98
17+50	R	10.00	1	1	1	2-99
17+60	R	10.00	1	1	1	2-100
17+70	R	10.00	1	1	1	2-101
17+80	R	10.00	1	1	1	2-102
17+90	R	10.00	1	1	1	2-103
18+00	R	10.00	1	1	1	2-104
18+10	R	10.00	1	1	1	2-105
18+20	R	10.00	1	1	1	2-106
18+30	R	10.00	1	1	1	2-107
18+40	R	10.00	1	1	1	2-108
18+50	R	10.00	1	1	1	2-109
18+60	R	10.00	1	1	1	2-110
18+70	R	10.00	1	1	1	2-111
18+80	R	10.00	1	1	1	2-112
18+90	R	10.00	1	1	1	2-113
19+00	R	10.00	1	1	1	2-114
19+10	R	10.00	1	1	1	2-115
19+20	R	10.00	1	1	1	2-116
19+30	R	10.00	1	1	1	2-117
19+40	R	10.00	1	1	1	2-118
19+50	R	10.00	1	1	1	2-119
19+60	R	10.00	1	1	1	2-120
19+70	R	10.00	1	1	1	2-121
19+80	R	10.00	1	1	1	2-122
19+90	R	10.00	1	1	1	2-123
20+00	R	10.00	1	1	1	2-124
20+10	R	10.00	1	1	1	2-125
20+20	R	10.00	1	1	1	2-126
20+30	R	10.00	1	1	1	2-127
20+40	R	10.00	1	1	1	2-128
20+50	R	10.00	1	1	1	2-129
20+60	R	10.00	1	1	1	2-130
20+70	R	10.00	1	1	1	2-131
20+80	R	10.00	1	1	1	2-132
20+90	R	10.00	1	1	1	2-133
21+00	R	10.00	1	1	1	2-134
21+10	R	10.00	1	1	1	2-135
21+20	R	10.00	1	1	1	2-136
21+30	R	10.00	1	1	1	2-137
21+40	R	10.00	1	1	1	2-138
21+50	R	10.00	1	1	1	2-139
21+60	R	10.00	1	1	1	2-140
21+70	R	10.00	1	1	1	2-141
21+80	R	10.00	1	1	1	2-142
21+90	R	10.00	1	1	1	2-143
22+00	R	10.00	1	1	1	2-144
22+10	R	10.00	1	1	1	2-145
22+20	R	10.00	1	1	1	2-146
22+30	R	10.00	1	1	1	2-147
22+40	R	10.00	1	1	1	2-148
22+50	R	10.00	1	1	1	2-149
22+60	R	10.00	1	1	1	2-150
22+70	R	10.00	1	1	1	2-151
22+80	R	10.00	1	1	1	2-152
22+90	R	10.00	1	1	1	2-153
23+00	R	10.00	1	1	1	2-154
23+10	R	10.00	1	1	1	2-155
23+20	R	10.00	1	1	1	2-156
23+30	R	10.00	1	1	1	2-157
23+40	R	10.00	1	1	1	2-158
23+50	R	10.00	1	1	1	2-159
23+60	R	10.00	1	1	1	2-160
23+70	R	10.00	1	1	1	2-161
23+80	R	10.00	1	1	1	2-162
23+90	R	10.00	1	1	1	2-163
24+00	R	10.00	1	1	1	2-164
24+10	R	10.00	1	1	1	2-165
24+20	R	10.00	1	1	1	2-166
24+30	R	10.00	1	1	1	2-167
24+40	R	10.00	1	1	1	2-168
24+50	R	10.00	1	1	1	2-169
24+60	R	10.00	1	1	1	2-170
24+70	R	10.00	1	1	1	2-171
24+80	R	10.00	1	1	1	2-172
24+90	R	10.00	1	1	1	2-173
25+00	R	10.00	1	1	1	2-174
25+10	R	10.00	1	1	1	2-175
25+20	R	10.00	1	1	1	2-176
25+30	R	10.00	1	1	1	2-177
25+40	R	10.00	1	1	1	2-178
25+50	R	10.00	1	1	1	2-179
25+60	R	10.00	1	1	1	2-180
25+70	R	10.00	1	1	1	2-181
25+80	R	10.00	1	1	1	2-182
25+90	R	10.00	1	1	1	2-183
26+00	R	10.00	1	1	1	2-184
26+10	R	10.00	1	1	1	2-185
26+20	R	10.00	1	1	1	2-186
26+30	R	10.00	1	1	1	2-187
26+40	R	10.00	1	1	1	2-188
26+50	R	10.00	1	1	1	2-189
26+60	R	10.00	1	1	1	2-190
26+70	R	10.00	1	1	1	2-191
26+80	R	10.00	1	1	1	2-192
26+90	R	10.00	1	1	1	2-193
27+00	R	10.00	1	1	1	2-194
27+10	R	10.00	1	1	1	2-195
27+20	R	10.00	1	1	1	2-196
27+30	R	10.00	1	1	1	2-197
27+40	R	10.00	1	1	1	2-198
27+50	R	10.00	1	1	1	2-199
27+60	R	10.00	1	1	1	2-200
27+70	R	10.00	1	1	1	2-201
27+80	R	10.00	1	1	1	2-202
27+90	R	10.00	1	1	1	2-203
28+00	R	10.00	1	1	1	2-204
28+10	R	10.00	1	1	1	2-205
28+20	R	10.00	1	1	1	2-206
28+30	R	10.00	1	1	1	2-207
28+40	R	10.00	1	1	1	2-208
28+50	R	10.00	1	1	1	2-209
28+60	R	10.00	1	1	1	2-210
28+70	R	10.00	1	1	1	2-211
28+80	R	10.00	1	1	1	2-212
28+90	R	10.00	1	1	1	2-213
29+00	R	10.00	1	1	1	2-214
29+10	R	10.00	1	1	1	2-215
29+20	R	10.00	1	1	1	2-216
29+30	R	10.00	1	1	1	2-217
29+40	R	10.00	1	1	1	2-218
29+50	R	10.00	1	1	1	2-219
29+60	R	10.00	1	1	1	2-220
29+70	R	10.00	1	1	1	2-221
29+80	R	10.00	1	1	1	2-222
29+90	R	10.00	1	1	1	2-223
30+00	R	10.00	1	1	1	2-224
30+10	R	10.00	1	1	1	2-225
30+20	R	10.00	1	1	1	2-226
30+30	R	10.00	1	1	1	2-227
30+40	R	10.00	1	1	1	2-228
30+50	R	10.00	1	1	1	2-229
30+60	R	10.00	1	1	1	2-230
30+70	R	10.00	1	1	1	2-231
30+80	R	10.00	1	1	1	2-232
30+90	R	10.00	1	1	1	2-233
31+00	R	10.00	1	1	1	2-234
31+10	R	10.00	1	1	1	2-235
31+20	R	10.00	1	1	1	2-236
31+30	R	10.00	1	1	1	2-237
31+40	R	10.00	1	1	1	2-238
31+50	R	10.00	1	1	1	2-239
31+60	R	10.00	1	1	1	2-240
31+70	R	10.00	1	1	1	2-241
31+80	R	10.00	1			





2019 NORTH SYCAMORE ST. RECONSTRUCTION	
STREET LIGHTING- BID ALTERNATE	
MONTICELLO, IOWA	
SNYDER & ASSOCIATES, INC.	
Project No:	1180554
Sheet	P.3A



2019 NORTH SYCAMORE ST. RECONSTRUCTION STREET LIGHTING-BID ALTERNATE		NORTHFIELD, IOWA 600 BOWLING STREET, S.W. 52242-1818 319-360-0011 / www.snyderassoc.com
SNYDER & ASSOCIATES, INC.		Project No: 180554 Sheet: P.4A
		Project No: 180554 Sheet: P.4A

The City of Monticello, Iowa

IN THE NAME AND BY THE AUTHORITY OF THE CITY OF MONTICELLO, IOWA

RESOLUTION #19-__

Approving Pay Request #1 from Horsfield Construction related to North Sycamore Street Reconstruction Project in the amount of \$171,546.91

WHEREAS, The City of Monticello, Iowa is an incorporated city within Jones County, Iowa; and

WHEREAS, Horsfield Construction was hired to reconstruct North Sycamore Street, and

WHEREAS, The City Engineer has reviewed the 1st pay request from Horsfield related to said project and recommends that it be paid in the amount of \$171,546.91, same reflecting the maintenance of a 5% retainer in the amount of \$9,028.79, and

WHEREAS, The Council finds, based upon the recommendation of the City Engineer, that said pay request should be approved.

NOW THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve Pay Request #1 from Horsfield Construction and authorizes payment in the amount of \$171,546.91.

IN THE TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal for the City of Monticello, Iowa to be affixed. Done this 6th day of May 2019.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, City Clerk

The City of Monticello, Iowa

IN THE NAME AND BY THE AUTHORITY OF THE CITY OF MONTICELLO, IOWA

RESOLUTION #19-__

Approving Change Order #1 in the amount of \$47,530 submitted by Horsfield Construction, Inc.
Related to the North Sycamore Street Reconstruction Project

WHEREAS, Horsfield Construction, Inc. contracted with the City to reconstruct North Sycamore Street, and

WHEREAS, Horsfield Construction, Inc. has submitted Change Order #1 tied to the installation of period fixtures within a portion of the project scope in the amount of \$47,530, and

WHEREAS, The City Engineer has reviewed the proposed Change Order #1 and recommends that it be approved by the City Council.

NOW THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve Change Order #1 submitted by Horsfield Construction, Inc. related to the North Sycamore Street Reconstruction Project in the amount of \$47,530

IN THE TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal for the City of Monticello, Iowa to be affixed. Done this 6th day of May, 2019.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, City Clerk

City Council Meeting
Prep. Date: 05/03/19
Preparer: Doug Herman



Agenda Item: # 14
Agenda Date: 05/06/19

Communication Page

Agenda Item Description: Resolution to approve lighting plan related to intersection of 4th Street and N. Sycamore Street.

Type of Action Requested: Motion; Resolution; Ordinance; Report; Public Hearing

Attachments & Enclosures:

Proposed Resolution (To be prepared)

Fiscal Impact:

Budget Line Item:

n/a

Budget Summary:

n/a

Expenditure:

n/a

Revenue:

n/a

Synopsis: The City Council previously approved a plan to install 6 period fixtures between 1st Street and approx. 4th Street on N. Sycamore Street. Due to limited ROW near the intersection of 4th for other required infrastructure we need to look at options related to an Alliant pole and street light that were planned to remain at that intersection.

Background Information: There is a pole at the SW intersection of 4th and N. Sycamore that was intended to remain in place. However, due to its' close proximity to the curb, other infrastructure that needs to be installed, necessary room for the paver, etc., the pole must be moved. Alliant can move the pole to the West at no cost to the City, however, the light would then shine down on the south side of 4th Street, and not the intersection of 4th and Sycamore as is currently the case. So, option 1 is to move the light to the west and leave the light on it, shining down on 4th Street.

Another option is to move the fixture to the NE corner of that intersection and underground the wires in a northerly direction to other remaining Alliant poles. (I believe there will be a cost associated with this measure but do not have that number yet.)

The last option is to install the 7th Period Fixture at that intersection as originally planned, allowing the pole to be moved to the west with the Alliant fixture removed from it. The additional cost of one period fixture is \$2,900 plus installation in the amount of \$470.00, a total of \$3,370.

I should hear from Alliant by Monday and will clarify how far west the fixture would move on 4th and how much it would cost to move it across the street to the NE corner of that intersection.

Staff Recommendation: I recommend that the Council consider the options and choose the option deemed most acceptable.

City Council Meeting
Prep. Date: 05/03/19
Preparer: Doug Herman



Agenda Item: # **15**
Agenda Date: 05/06/19

Communication Page

Agenda Item Description: Resolution authorizing and approving a certain Loan Agreement, providing for issuance of \$2,500,000 General Obligation Corporate Purpose Bonds, Series 2019, and providing for the levy of taxes to pay the same"

Type of Action Requested: Motion; **Resolution;** Ordinance; Report; Public Hearing

Attachments & Enclosures:

Proposed Resolution

Fiscal Impact:

Budget Line Item:

n/a
n/a
n/a
n/a

Budget Summary:

Expenditure:

Revenue:

Synopsis: City previously awarded the sale of bonds in the amount of \$2,500,000.

Background Information: I have attached the Resolution and Loan Agreement. The approval of the agreement is basically a formality to finalize the bond issue that, as you will recall, came in at a 10 year true interest cost of 2.411086 a very good rate..

Staff Recommendation: I recommend that the Council approve, by Resolution, the proposed Loan Agreement providing for the issuance of bonds in the amount of \$2,500,000.

RESOLUTION NO. _____

Resolution authorizing and approving a certain Loan Agreement, providing for the issuance of \$2,500,000 General Obligation Corporate Purpose Bonds, Series 2019, and providing for the levy of taxes to pay the same

WHEREAS, the City of Monticello (the "City"), in Jones County, State of Iowa, pursuant to the provisions of Section 384.24A of the Code of Iowa, heretofore proposed to enter into a loan agreement (the "Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$2,700,000 for the purpose of paying the costs, to that extent, of constructing street, water system, sanitary sewer system, sidewalk and storm water drainage improvements and installing street lighting, signage and signalization (the "Project"), and pursuant to law and duly published notice of the proposed action has held a hearing thereon on February 18, 2019; and

WHEREAS, a Preliminary Official Statement (the "P.O.S.") has been prepared to facilitate the sale of General Obligation Corporate Purpose Bonds, Series 2019 (the "Bonds") to be issued in evidence of the obligation of the City under the Loan Agreement, and the City Council has made provision for the approval of the P.O.S. and has authorized its preparation and use by PFM Financial Advisors LLC, as municipal financial advisor (the "Financial Advisor") to the City; and

WHEREAS, pursuant to advertisement of sale, bids for the purchase of the Bonds were received and canvassed on behalf of the City and the substance of such bids noted in the minutes; and

WHEREAS, upon final consideration of all bids, the bid of Bankers' Bank, Madison, Wisconsin (the "Purchaser"), was determined to be the best, such bid proposing the lowest interest cost to the City for the Bonds; and

WHEREAS, the Purchaser has executed a certain official bid form/sale agreement (the "Sale Agreement") with respect to the Loan Agreement and the Bonds, and the City Council has previously approved the Sale Agreement and has made provision for its execution and delivery; and

WHEREAS, it is now necessary to make final provision for the approval of the Loan Agreement and to authorize the issuance of the Bonds;

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

Section 1. This City Council hereby determines to enter into the Loan Agreement with the Purchaser, in substantially the form as has been placed on file with the City Council, providing for a loan to the City in the principal amount of \$2,500,000, for the purpose or purposes set forth in the preamble hereof.

The Mayor and City Clerk are hereby authorized and directed to sign the Loan Agreement on behalf of the City, and the Loan Agreement is hereby approved.

Section 2. The Bonds, in the aggregate principal amount of \$2,500,000, are hereby authorized to be issued in evidence of the City's obligation under the Loan Agreement. The Bonds shall be in the denomination of \$5,000 each, or any integral multiple thereof, shall be dated May 15, 2019, and shall mature on June 1 in each of the years, in the respective principal amounts, and bear interest at the respective rates, as follows:

<u>Date</u>	<u>Principal</u>	<u>Interest Rate</u>	<u>Date</u>	<u>Principal</u>	<u>Interest Rate</u>
2020	\$215,000	3.00%	2025	\$255,000	3.00%
2021	\$225,000	3.00%	2026	\$260,000	3.00%
2022	\$230,000	3.00%	2027	\$270,000	3.00%
2023	\$240,000	3.00%	2028	\$275,000	3.00%
2024	\$245,000	3.00%	2029	\$285,000	3.00%

Section 3. UMB Bank, N.A., Kansas City, Missouri, is hereby designated as the Registrar and Paying Agent for the Bonds and may be hereinafter referred to as the "Registrar" or the "Paying Agent." The City shall enter into an agreement (the "Registrar/Paying Agent Agreement") with the Registrar, in substantially the form as has been placed on file with the City Council; the Mayor and City Clerk are hereby authorized and directed to sign the Registrar/Paying Agent Agreement on behalf of the City; and the Registrar/Paying Agent Agreement is hereby approved.

The City reserves the right to optionally prepay part or all of the principal of the Bonds maturing in each of the years 2028 and 2029, inclusive, prior to and in any order of maturity on June 1, 2027 or on any date thereafter upon terms of par and accrued interest. If less than all of the Bonds of any like maturity are to be redeemed, the particular part of those Bonds to be redeemed shall be selected by the Registrar by lot. The Bonds may be called in part in one or more units of \$5,000.

If less than the entire principal amount of any Bond in a denomination of more than \$5,000 is to be redeemed, the Registrar will issue and deliver to the registered owner thereof, upon surrender of such original Bond, a new Bond or Bonds, in any authorized denomination, in a total aggregate principal amount equal to the unredeemed balance of the original Bond. Notice of such redemption as aforesaid identifying the Bond or Bonds (or portion thereof) to be redeemed shall be sent by electronic means or by certified mail to the registered owners thereof at the addresses shown on the City's registration books not less than 30 days prior to such redemption date. Any notice of redemption may contain a statement that the redemption is conditioned upon the receipt by the Paying Agent of funds on or before the date fixed for redemption sufficient to pay the redemption price of the Bonds called for redemption, and that if funds are not available, such redemption shall be cancelled by written notice to the owners of the Bonds called for redemption in the same manner as the original redemption notice was sent. All of such Bonds as to which the City reserves and exercises the right of redemption and as to which notice as aforesaid shall have been given and for the redemption of which funds are duly provided, shall cease to bear interest on the redemption date.

Accrued interest on the Bonds shall be payable semiannually on the first day of June and December in each year, commencing December 1, 2019. Interest shall be calculated on the basis of a 360-day year comprised of twelve 30-day months. Payment of interest on the Bonds shall be made to the registered owners appearing on the registration books of the City at the close of business on the fifteenth day of the month next preceding the interest payment date and shall be paid to the registered owners at the addresses shown on such registration books. Principal of the Bonds shall be payable in lawful money of the United States of America to the registered owners or their legal representatives upon presentation and surrender of the Bond or Bonds at the office of the Paying Agent.

The Bonds shall be executed on behalf of the City with the official manual or facsimile signature of the Mayor and attested with the official manual or facsimile signature of the City Clerk, and shall be fully registered Bonds without interest coupons. In case any officer whose signature or the facsimile of whose signature appears on the Bonds shall cease to be such officer before the delivery of the Bonds, such signature or such facsimile signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery.

The Bonds shall be fully registered as to principal and interest in the names of the owners on the registration books of the City kept by the Registrar, and after such registration payment of the principal thereof and interest thereon shall be made only to the registered owners or their legal representatives or assigns. Each Bond shall be transferable only upon the registration books of the City upon presentation to the Registrar, together with either a written instrument of transfer satisfactory to the Registrar or the assignment form thereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The record and identity of the owners of the Bonds shall be kept confidential as provided by Section 22.7 of the Code of Iowa.

The Bonds shall not be valid or become obligatory for any purpose until the Certificate of Authentication thereon shall have been signed by the Registrar.

Section 4. Notwithstanding anything above to the contrary, the Bonds shall be issued initially as Depository Bonds, with one fully registered Bond for each maturity date, in principal amounts equal to the amount of principal maturing on each such date, and registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"). On original issue, the Bonds shall be deposited with DTC for the purpose of maintaining a book-entry system for recording the ownership interests of its participants and the transfer of those interests among its participants (the "Participants"). In the event that DTC determines not to continue to act as securities depository for the Bonds or the City determines not to continue the book-entry system for recording ownership interests in the Bonds with DTC, the City will discontinue the book-entry system with DTC. If the City does not select another qualified securities depository to replace DTC (or a successor depository) in order to continue a book-entry system, the City will register and deliver replacement bonds in the form of fully registered certificates, in authorized denominations of \$5,000 or integral multiples of \$5,000, in accordance with instructions from Cede & Co., as nominee for DTC. In the event that the City

identifies a qualified securities depository to replace DTC, the City will register and deliver replacement bonds, fully registered in the name of such depository, or its nominee, in the denominations as set forth above, as reduced from time to time prior to maturity in connection with redemptions or retirements by call or payment, and in such event, such depository will then maintain the book-entry system for recording ownership interests in the Bonds.

Ownership interests in the Bonds may be purchased by or through Participants. Such Participants and the persons for whom they acquire interests in the Bonds as nominees will not receive certificated Bonds, but each such Participant will receive a credit balance in the records of DTC in the amount of such Participant's interest in the Bonds, which will be confirmed in accordance with DTC's standard procedures. Each such person for which a Participant has an interest in the Bonds, as nominee, may desire to make arrangements with such Participant to have all notices of redemption or other communications of the City to DTC, which may affect such person, forwarded in writing by such Participant and to have notification made of all interest payments.

The City will have no responsibility or obligation to such Participants or the persons for whom they act as nominees with respect to payment to or providing of notice for such Participants or the persons for whom they act as nominees.

As used herein, the term "Beneficial Owner" shall hereinafter be deemed to include the person for whom the Participant acquires an interest in the Bonds.

DTC will receive payments from the City, to be remitted by DTC to the Participants for subsequent disbursement to the Beneficial Owners. The ownership interest of each Beneficial Owner in the Bonds will be recorded on the records of the Participants whose ownership interest will be recorded on a computerized book-entry system kept by DTC.

When reference is made to any action which is required or permitted to be taken by the Beneficial Owners, such reference shall only relate to those permitted to act (by statute, regulation or otherwise) on behalf of such Beneficial Owners for such purposes. When notices are given, they shall be sent by the City to DTC, and DTC shall forward (or cause to be forwarded) the notices to the Participants so that the Participants can forward the same to the Beneficial Owners.

Beneficial Owners will receive written confirmations of their purchases from the Participants acting on behalf of the Beneficial Owners detailing the terms of the Bonds acquired. Transfers of ownership interests in the Bonds will be accomplished by book entries made by DTC and the Participants who act on behalf of the Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interest in the Bonds, except as specifically provided herein. Interest and principal will be paid when due by the City to DTC, then paid by DTC to the Participants and thereafter paid by the Participants to the Beneficial Owners.

Section 5. The Bonds shall be in substantially the following form:

City Council Meeting
Prep. Date: 05/03/19
Preparer: Doug Herman



Agenda Item: # 16
Agenda Date: 05/06/19

Communication Page

Agenda Item Description: Resolution consenting to assignment of Trustee Agent Agreements; Escrow Agent Agreements; and/or Paying and Registrar Agent Agreements

Type of Action Requested: Motion; **Resolution**; Ordinance; Report; Public Hearing

Attachments & Enclosures:

Proposed Resolution

Fiscal Impact:

Budget Line Item:

n/a

Budget Summary:

n/a

Expenditure:

n/a

Revenue:

n/a

Synopsis: City previously awarded the sale of bonds in the amount of \$2,500,000. This Resolution allows Bankers Trust Company to assign its' rights as the registrar and paying agent related to the bonds to UMB.

Background Information: Procedurally this Resolution allows Bankers Trust, who was previously appointed by the City to act as the registrar and paying agent in relation to future bond payments, to assign those responsibilities to UMB Bank, n.a.

This assignment creates no additional cost to the City and will have no effect on the bonds or payment obligations. It is merely a procedural step to allow for the assignment of Bankers Trust's responsibilities to UMB Bank.

Staff Recommendation: I recommend that the Council approve the proposed Resolution.

MINUTES TO ADOPT RESOLUTION
CONSENTING TO ASSIGNMENT OF
TRUSTEE AGENT AGREEMENTS;
ESCROW AGENT AGREEMENTS;
AND/OR PAYING AGENT AND
REGISTRAR AND TRANSFER AGENT
AGREEMENTS

Monticello, Iowa

May 6, 2019

The City Council of the City of Monticello, Iowa, met on May 6, 2019, at 6:00 o'clock p.m., at the Renaissance Center, 220 E First Street, Monticello, Iowa. The Mayor presided and the roll was called showing the following members of the City Council present and absent:

Present:

Absent: _____.

Council Member _____ introduced the resolution hereinafter next set out and moved its adoption, seconded by Council Member _____; and after due consideration thereof by the City Council, the Mayor put the question upon the adoption of the said resolution and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted as hereinafter set out.

• • • •

At the conclusion of the meeting and upon motion and vote, the meeting adjourned.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, City Clerk

RESOLUTION NO. _____

Resolution consenting to assignment of Trustee Agent Agreements; Escrow Agent Agreements; and/or Paying Agent and Registrar and Transfer Agent Agreements

WHEREAS, the City Council of the City of Monticello, Iowa (the “City”), has adopted certain resolutions (the “Resolutions”) duly authorizing and providing for the issuance of certain bonds, notes or other obligations (collectively, the “Outstanding Obligations”); and

WHEREAS, pursuant to the Resolutions, the City appointed Bankers Trust Company, Des Moines, Iowa (“Bankers Trust”), as the registrar and paying agent for the Outstanding Obligations and approved the execution of Paying Agent and Registrar and Transfer Agent Agreements with Bankers Trust with respect to the Outstanding Obligations; and

WHEREAS, in connection with the issuance of certain Outstanding Obligations, the City may have also entered into certain Trustee Agent Agreements and/or Escrow Agent Agreements with Bankers Trust; and

WHEREAS, UMB Bank, n.a. (“UMB”) will acquire the corporate trust business of Bankers Trust, and any existing Trustee Agent Agreements; Escrow Agent Agreements; and Paying Agent and Registrar and Transfer Agent Agreements (collectively, such Agreements are hereinafter referred to as the “Agreements”) between the City and Bankers Trust will be assigned by Bankers Trust to UMB; and

WHEREAS, Bankers Trust and UMB have requested that the City consent to the assignment of the Agreements;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Monticello as follows:

Section 1. The City hereby consents to the assignment of the Agreements from Bankers Trust to UMB. The Mayor and the City Clerk are hereby authorized to execute such documents as may be necessary to carry out the assignment of the Agreements, including the “Acknowledgment to Assignment” that has been prepared by Bankers Trust and presented to the City.

Section 2. The effective date of the assignment of the Agreements shall be as set forth in the Acknowledgment to Assignment.

Section 3. To the extent that the City has continuing disclosure requirements pursuant to Rule 15c2-12 of the Securities Exchange Act relative to the Outstanding Obligations, the City will cause a notice of the assignment of the Agreements to be posted on the MSRB Electronic Municipal Market Access (EMMA).

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

Passed and approved May 6, 2019.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, City Clerk

ATTESTATION CERTIFICATE

STATE OF IOWA
JONES COUNTY
CITY OF MONTICELLO

SS:

I, the undersigned, City Clerk of the City of Monticello, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council relating to adopting a resolution consenting to assignment of Trustee Agent Agreements; Escrow Agent Agreements; and/or Paying Agent and Registrar and Transfer Agent Agreements, as referred to therein.

WITNESS MY HAND this ____ day of _____, 2019.

Sally Hinrichsen, City Clerk

City Council Meeting
Prep. Date: 05/03/19
Preparer: Doug Herman



Agenda Item: # 17
Agenda Date: 05/06/19

Communication Page

Agenda Item Description: Resolution authorizing participation in the Main Street Iowa program, acknowledging City understanding that it will be expected to participate in the development of the program and to financially support the program, and that a City official will be appointed to represent the City on the local Main Street governing board of directors.

Type of Action Requested: Motion; Resolution; Ordinance; Report; Public Hearing

Attachments & Enclosures:

Proposed Resolution

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

n/a
n/a
n/a
n/a

Synopsis: An effort is underway to complete the Application to be named a Main Street Iowa community.

Background Information: You all heard from Econ. Dev. Director Derek Lumsden at the last meeting on the Main Street Iowa program. He will again be present to discuss the program and steps taken and planned to be taken moving forward.

Due to time constraints I am not going to add more now. You can always go to the Main Street Iowa program web site to further investigate the program. I will say that I have heard many positives with regard to the City potentially moving this direction.

Staff Recommendation: I recommend that the Council consider the proposed Resolution.

The City of Monticello, Iowa

IN THE NAME AND BY THE AUTHORITY OF THE CITY OF MONTICELLO, IOWA

RESOLUTION #19-__

Resolution authorizing participation in the Main Street Iowa program, acknowledging City understanding that it will be expected to participate in the development of the program and to financially support the program, and that a City official will be appointed to represent the City on the local Main Street governing board of directors.

Whereas, Main Street Iowa has been created to assist communities to develop a public-private effort to revitalize their historic commercial "Main Street" districts, and

Whereas, the Iowa Economic Development Authority will be selecting up to two Iowa cities to participate in the Main Street Iowa program, and

Whereas, the Council finds that participation in the program would be in the best interests of the Community with the downtown district being an important and vital component of the community, and

Whereas, Endorses the goal of economic revitalization of the Main Street district within the context of the historic preservation and rehabilitation of its historic buildings and supports the Main Street Approach® as developed by Main Street America, and

Whereas, the Council supports the finalization and submission of the Main Street Application and agrees and acknowledges that the City will participate in the development and financial support of the local Main Street program.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Monticello does hereby agree to and authorize the submission of an application to participate in the Main Street Iowa program, acknowledges its understanding that the City will be expected to participate in the development of the program and to financially support the program, and that a City official will be appointed to represent the City on the local Main Street governing board of directors.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal of the City of Monticello, Iowa to be affixed hereto.
Done this 6th Day of May, 2019.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

City Council Meeting
Prep. Date: 05/03/19
Preparer: Doug Herman



Agenda Item: # 18
Agenda Date: 05/06/19

Communication Page

Agenda Item Description: Resolution to consider approval of seal coating bids associated with Diamond Drive and the Schoon Addition.

Type of Action Requested: Motion; Resolution; Ordinance; Report; Public Hearing

Attachments & Enclosures:

Proposed Resolution
Seal Coat Bids (Pelling and Prairie Road)

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Road Use - Contracts
n/a
\$53,000 +/-
n/a

Synopsis: Nick Kahler obtained bids from LL Pelling and Prairie Road Builders related to Diamond Drive and roads within the Schoon Addition.

Background Information:

Diamond Drive: This roadway suffered some serious blowups over the winter. The proposed bids would scarify and pulverize the surface, and 1.5 to 2" of road rock and then reseal coat in two lifts/coverings. The two bids are nearly identical, however, LL Pelling's bid would use pea gravel in both lifts while Prairie would use "chips" in the first coat.

Diamond Drive Bids:

LL Pelling	\$17,405
Prairie	\$34,320

Schoon Addition: This area is not in the best shape either. Re-sealcoating doesn't smooth the road, just seals. The process proposed creates a leveling of the road before resealing. The project would be a good improvement to the road but would not solve standing water in a yard or two on the north of the roadway nor would it likely solve water problems complained of from a homeowner or two on the downhill side. Neither contractors nor the City Engineer recommend an inverted roadway but it could be installed and may help carry water down the hill. The life of the roadway would, however, be reduced. The only real cure to the downhill water issue is a curb and gutter. An asphalt curb and gutter is an option but it would not hold up. Concrete would be a good choice, but how much, where should it be installed if not everywhere, and who pays for it are all questions. The proposed project would

significantly improve the surface but not change watershed. Bids are the same, however, Pellings includes numbers for consistent 22' surface while Prairie bid only includes 20' coverage on Thomas and Highview. (22' was requested) Their bid also includes a 200' asphalt curb at \$2,910.90

Schoon Addition Bids

LL Pelling	\$19,818.00
Prairie	\$39,662.05

Other Note: Prairie would invoice for rock base (Class A Stone) at \$27.50 / ton with no final quantity estimate. LL Pelling estimated ¾" road rock at \$24.00 / ton, 630 tons, for total of \$15,120 if all work was completed.

I suggest that the Council inspect both roadways and decide whether or not you think it appropriate to proceed in this fashion. The work could get done ahead of the July 4th parade that will pass across Diamond Drive.

Staff Recommendation: I recommend that the Council consider the options and move forward as deemed appropriate.

The City of Monticello, Iowa

IN THE NAME AND BY THE AUTHORITY OF THE CITY OF MONTICELLO, IOWA

RESOLUTION #19-__

Approving contracting with LL Pelling Co. to complete City Sealcoating projects on _____.

WHEREAS, The City of Monticello sought proposals from two companies in the area that perform sealcoating, LL Pelling and Prairie Road (f/k/a Kluesner), with both submitting bids, and

WHEREAS, City staff have identified two streets, amongst many, that are in need of sealcoating and that would benefit from a process that includes scarifying and pulverizing before putting down a layer or two of new sealcoat, and

WHEREAS, The two projects and bids, not including base, are as follows:

Diamond Drive Bids:

LL Pelling	\$17,405
Prairie	\$34,320

Schoon Addition Bids

LL Pelling	\$19,818.00
Prairie	\$39,662.05

And

WHEREAS, both bids will invoice separately for road rock used in preparing the base for two coats of sealcoating, with Prairie invoicing the base (Class A Stone) at \$27.50 / ton with no final quantity estimate and LL Pelling invoicing for ¾" road rock at \$24.00 / ton, with 630 tons estimated, for an estimated total costs, if both projects were completed, in the amount of \$15,120, and

WHEREAS, The Council finds that the following work should be performed with the contract to do said work being awarded to _____

1. _____
2. _____

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve contracting with LL Pelling Co. to complete sealcoating projects as set forth previously herein and authorizes the PW Director to accept the proposals of LL Pelling Co. on behalf of the City.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal of the City of Monticello, Iowa to be affixed hereto. Done this 6th day of May, 2019.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

PROPOSAL

City of Monticello
Attn. Nick
200 E 1st St.
Monticello, Iowa 52310



WWW.LLPELLING.COM

1425 W. Penn Street P.O. Box 230 North Liberty, Iowa 52317

(319) 626-4600 FAX (319) 626-4605

WE PROPOSE TO DO THE FOLLOWING WORK AND/OR FURNISH THE MATERIALS AT THE UNIT PRICE QUOTED BELOW:

Page 1

RE: 2019 Sealcoat Work

Description of Work:

Type A Work

- A. Base repair and single seal coat consisting of:
- Scarify and pulverize existing street surface
 - Furnish water as required for compaction, reshape and recompact.
 - Furnish and apply single seal coat of MC-3000 asphalt
 - Furnish, spread and roll pea gravel.

Type B Work

- B. Single seal coat consisting of:
- Power broom streets
 - Furnish and apply single seal coat of MC-3000 asphalt
 - Furnish, spread and roll pea gravel.

NOTES:

1. Billing on final units completed.
2. Cold Mix Patching amount is an *estimated* quantity. Invoice will be on actual tons placed.

*Is this project tax exempt? Yes ☐ No ☐. If you checked yes, please send the Iowa Construction Sales Tax Form with your signed proposal.

Authorized
Signature _____

Note: This proposal may be withdrawn if not accepted within 30 days.

All work & materials will be according to specifications submitted or per standard practices. Any alteration or deviation from the above specifications involving extra cost will become an extra charge over and above the estimate. Items bid per Unit of Measure are based on estimated quantities, and payment will be based on actual quantities placed. Payment is due upon receipt of invoice. 1 3/4% Service Fee will be charged on all past due accounts (21% per annum). Any expense incurred to collect past due accounts, including attorney fees, will be reimbursed by owner.

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be due upon receipt of invoice. I will retain the white copy for my records and return the yellow copy for authorization to schedule work.

Signature _____ Date _____

Signature _____ Date _____

"Committed to Excellence since 1948"

PROPOSAL

City of Monticello
Attn. Nick
200 E 1st St.
Monticello, Iowa 52310

City Hall 319-465-3577
Nick 319-821-0488
Email: nkahler@ci.monticello.ia.us

LL PELLING CO.

WWW.LLPELLING.COM

1425 W. Penn Street P.O. Box 230 North Liberty, Iowa 52317

(319) 626-4600 FAX (319) 626-4605

WE PROPOSE TO DO THE FOLLOWING WORK AND/OR FURNISH THE MATERIALS AT THE UNIT PRICE QUOTED BELOW:

Page 2

Street	From	To		L (ft)	W (ft)	TYPE OF WORK (SY)		Total
						Type A	Type B	
Diamond Dr.	5th St	3rd St	A	1207	22	2,950		\$ 10,325.00
			B	1207	22		2,950	\$ 7,080.00
Thomas	W. 1st.	Highview	A	260	22	636		\$ 2,226.00
			B	260	22		636	\$ 1,526.40
Highview	Thomas	Dana	A	834	22	2,039		\$ 7,136.50
			B	834	22		2,039	\$ 4,893.60
Dana	Highview	W.1st.	A	280	22	684		\$ 2,394.00
			B	280	22		684	\$ 1,641.60
			A			-		\$ -
			B				-	\$ -
			A			-		\$ -
			B				-	\$ -
			A			-		\$ -
			B				-	\$ -
			A			-		\$ -
			B				-	\$ -
			A			-		\$ -
			B				-	\$ -

Summary of Work	Unit of Measure	Quantity	Unit Cost	Total
Type A Work	Square Yd	6,309	\$ 3.50	\$ 22,081.50
Type B Work	Square Yd	6,309	\$ 2.40	\$ 15,141.60
3/4" Road Stone Base Material	per ton	630.00	\$ 24.00	\$ 15,120.00
NOTES: Billing on final units completed.			\$	52,343.10

Date: 4/29/2019

Authorized
Signature

Note: This proposal may be withdrawn if not accepted within 30 days.

All work & materials will be according to specifications submitted or per standard practices. Any alteration or deviation from the above specifications involving extra cost will become an extra charge over and above the estimate. Items bid per Unit of Measure are based on estimated quantities, and payment will be based on actual quantities placed. Payment is due upon receipt of invoice. 1 3/4% Service Fee will be charged on all past due accounts (21% per annum). Any expense incurred to collect past due accounts, including attorney fees, will be reimbursed by owner.

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be due upon receipt of invoice. I will retain the white copy for my records and return the yellow copy for authorization to schedule work.

Signature _____ Date _____

Signature _____ Date _____

"Committed to Excellence since 1948"



Prairie Road Builders, Inc.
114 Main St.
PO Box 210
Hazleton, IA 50641-0210
Phone # 319-636-2106



Proposal

Date	Proposal No.
4/12/2019	19-29

Fed ID 42-0950876 IA Contractors #C099820
prb@kluesnerconstruction.com

Submit To:

City of Monticello
200 East First St.
Monticello, IA 52310

Cell

Phone

Fax

Job Location

Description

We hereby submit specifications and estimates for:

Item 1: Attached is a list of streets and their costs for your consideration. You will be charged for the actual amount of base stone used.*

Item 2: City to Furnish Contractor with "Iowa Construction Sales Tax Exemption Certificate and Authorization Letter".

* Class A Stone \$27.50/ton

Payment to be made as follows: In full at next Council meeting following completion of project.

PROPOSAL MAY BE WITHDRAWN BY US
IF NOT ACCEPTED WITHIN ____ DAYS.

Acceptance of Proposal: The above price, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be outlined above.


PRB Authorized Signature

Signature _____

Signature _____

PROJECT WORKSHEET
Prairie Road Builders, Inc

Date: 4/29/19

Customer: City of Monticello, Iowa

nkahler@ci.monticello.ia.us

SS:		DS:		P:		Grind:		BR:		BP:	
-----	--	-----	--	----	--	--------	--	-----	--	-----	--

CODE: SS-Single Seal, DS-Double Seal, P-Patch, G-Grind, BR-Base Repair, BP-Base Prep

Identification	From	To	Measurement	Sq. Yd.	Rec. Imp.	Cost
1. Thomas Ave	W. 1 st St.	Highview Ave	264 x 22 Radius	645 100	Grind, reshape Add 2.5" Class A – 107 ton Compact 1 st app 3/8" chips 2 nd app pea rock	8,902.75
2. Highview Ave	Thomas Ave	Dana Ave	825 x 20 Radius	1833 45	Grind, reshape Add 2.5" Class A – 275 ton Compact 1 st app 3/8" chips 2 nd app pea rock	22,442.10
3. Highview Ave	Thomas Ave	Dana Ave			200 ft of asphalt curb	2,910.90
4. Dana Ave	Highview Ave	W. 1 st St.	268 x 20 Radius	596 100	Grind, reshape Add 2.5" Class A – 100 ton Compact 1 st app 3/8" chips 2 nd app pea rock	8,317.20

Customer: City of Monticello, Iowa

Identification	From	To	Measurement	Sq. Yd.	Rec. Imp.	Cost
5. Diamond Dr.	3 rd St.	5 th St.	1175 x 22	2872	Grind, reshape Add 2.5" Class A – 413 ton Compact 1 st app 3/8" chips 2 nd app peas	34,320.40
					Total:	76,893.35

* Note: City of adjust fixtures.



Prairie Road Builders, Inc.
114 Main St.
PO Box 210
Hazleton, IA 50641-0210
Phone # 319-636-2106



Proposal

Date	Proposal No.
4/12/2019	19-29

Fed ID 42-0950876 IA Contractors #C099820
prb@kluesnerconstruction.com

Submit To:

City of Monticello
200 East First St.
Monticello, IA 52310

Cell	Phone	Fax
Job Location		

Description

We hereby submit specifications and estimates for:

- Item 1: Attached is a list of streets and their costs for your consideration. You will be charged for the actual amount of base stone used.*
- Item 2: City to Furnish Contractor with "Iowa Construction Sales Tax Exemption Certificate and Authorization Letter".

* Class A Stone \$27.50/ton

Payment to be made as follows: In full at next Council meeting following completion of project.

PROPOSAL MAY BE WITHDRAWN BY US
IF NOT ACCEPTED WITHIN ____ DAYS.

Acceptance of Proposal: The above price, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be outlined above.


PRB Authorized Signature

Signature _____

Signature _____

City Council Meeting
Prep. Date: 05/03/19
Preparer: Doug Herman



Agenda Item: # 19
Agenda Date: 05/06/19

Communication Page

Agenda Items Description: Resolution to approve final payment to Anderson Ladd, Inc. related to Berndes Center floor project.

Type of Action Requested: Motion; **Resolution**; Ordinance; Report; Public Hearing; Closed Session

Attachments & Enclosures:

Resolution

Invoice

Fiscal Impact:

Budget Line Item:

n/a

Budget Summary:

n/a

Expenditure:

n/a

Revenue:

n/a

Synopsis: Anderson Ladd installed floor in Berndes Center. After past concerns were remediated the floor has been performing well. The City previously withheld payment of \$20,923.50 to ensure satisfactory completion of the project.

Background Information: As you will recall we had two primary issues with the floor as originally installed. The pad was thicker than we anticipated/ordered and it appeared that the urethane used was a lesser grade that we anticipated. (Other small issues.) After consultation and review with the contractor, and supplier, additional steps were taken to remedy identified deficiencies. The thicker pad, 9 mm instead of 7 mm, remains but another coat/lift of urethane was added (the better GM2500 Urethane) and the floor was totally repainted, fixing a few of the more minor issues we had identified.

With the work done by Anderson Ladd to rectify the floor we now have a likely better floor than we originally purchased. The additional urethane resulted in an overall thicker/stronger surface with a stronger/stretchier topcoat, less likely to tear or puncture. We have had a number of events on the new floor without identifying any issues.

The attached resolution would pay the remaining balance due on the contract in the amount of \$20,923.50.

Recommendation: I recommend that the Council approve the final payment to Anderson Ladd in the amount of \$20,923.50.

The City of Monticello, Iowa

IN THE NAME AND BY THE AUTHORITY OF THE CITY OF MONTICELLO, IOWA

RESOLUTION #19-_____

**Resolution to approve final payment to Anderson Ladd, Inc.
related to Berndes Center floor project.**

WHEREAS, The City of Monticello is the owner of the Monticello Berndes Center, a multi-use facility that has for many years been served by a multi-use "Sport Court" flooring system, and

WHEREAS, The City Council previously contracted with Anderson Ladd, Inc. to install a new flooring surface in the Berndes Center, and

WHEREAS, Anderson Ladd, Inc. installed a new floor, however, due to errors in the initial installation a significant retainer was withheld pending finalization of corrective steps, and

WHEREAS, The originally approved cost totaled \$105,694 after which it was discovered that the floor would require sealing at a cost of \$22,000, and payment to date have been made in the amount of \$11,000 and \$95,770.50 in the total amount of \$106,770.50, leaving a balance due in the amount of \$20,923.50

WHEREAS, Corrective measures have been taken by Anderson Ladd to the satisfaction of the City and based thereon the Council finds it appropriate to release the retainage and make the final payment in the amount of \$20,923.50.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve of the release of the retainage and approve the final payment to Anderson Ladd as outlined above in the amount of \$20,923.50.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal of the City of Monticello, Iowa to be affixed hereto. Done this 6th day of May, 2019.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk



HICKS-ASHBY COMPANY

430 Industrial Blvd. Minneapolis, MN 55413
Phone (612) 331-4880 Fax 378-2236

To: CITY OF MONTICELLO - IOWA
200 EAST 1ST STREET
MONTICELLO, IA 52310

Invoice #: 172601

Date: 08/28/18

Application #: 1

Customer Reference: Signed Proposal

Invoice Due Date: 08/28/18

Payment Terms: Net 30 Days

112047
Contract: 57452- Monticello Berndes Center

Contract Item	Quantity JTD	Unit Price	U/M	Total To Date
Item 10 - New Gym Floor - Pulastic ECO 90	0.000	0.00000	LS	105,694.00
Item 40 - CO #1 Add \$22,000. Bone Dry	0.000	0.00000	LS	22,000.00
11/13/2018 ✓ #43025 \$95,770.50 8/11/2018 Pd \$11,000 (1/2 of water sealing)				
REMIT TO: Haldeman-Homme, Inc. 430 Industrial Blvd Minneapolis, MN 55413	Total To Date : 127,694.00 Plus Sales Tax : 0.00 Less Retainage : 0.00 Less Previous Applications : 0.00 Total Due This Invoice : 127,694.00			

Our terms are Net 30 days. Past due invoices are subject to 1.5% per month service charge on the unpaid balance.
Customer is responsible for all Collection and reasonable attorney fees.
We accept credit cards. 3% fee applies to orders over \$25,000. Call AR at 612-362-2158 to pay by Credit Card.

City of Monticello

200 E. 1st Street
Monticello, IA 52310
(319) 465-3526 fax (319) 465-4681

Purchase Order No. 2018-01

PURCHASE ORDER

Vendor

Name Anderson Ladd
Address 27740 Prospect Ave.
City Adel St IA ZIP 50003
Phone _____

Ship To

Name City of Monticello
Address 200 E. 1st Street
City Monticello St IA ZIP 52310
Phone (319) 465-3526

Qty	Units	Description	Unit Price	TOTAL
1		Bone Dry Vapor Barrier (Includes Etching as necessary) (One half to be paid upon submission of Purchase Order) \$11,000	\$22,000.00	\$22,000.00
SubTotal				\$22,000.00
Shipping & Handling				
Taxes <u>Iowa</u>				
TOTAL				\$22,000.00

Payment Details

- ☒ Check
☐ Cash
☐ Account No.
☐ Credit Card

Name _____
CC # _____
Exp Date _____

Shipping Date

Approval

Budget Code _____
Line Item # Parks: Facility Repair and Maintenance

Date 8/7/2018
Order No _____
Sales Rep Paul
Ship Via _____

Notes/Remarks

The City of Monticello is a tax exempt Iowa Municipality (Federal Tax ID 42-600-4981)

City Council Meeting
Prep. Date: 05/03/19
Preparer: Doug Herman



Agenda Item: # **20**
Agenda Date: 05/06/19

Communication Page

Agenda Item Description: Resolution to approve assignment of Development Agreement between City of Monticello and Maryville Family Partnership to new property owner. (John McDonald Building)

Type of Action Requested: Motion; **Resolution**; Ordinance; Report; Public Hearing

Attachments & Enclosures:

Proposed Resolution

Fiscal Impact:

Budget Line Item:

n/a

Budget Summary:

n/a

Expenditure:

n/a

Revenue:

n/a

Synopsis: The City previously entered into a Development Agreement with Joel Althoff in association with his purchase of the old John McDonald hospital building from the City. He wants to sell the building. The development agreement requires Council approval if the incentives are to move forward with the new owner.

Background Information: I have communicated the following information to the Althoffs related to their proposed transfer. The information under "Provision" provides a summary of information set out in the Development Agreement and "Note" my comment/understanding of the proposed sale as it relates to that provision.

Provision: Developer agrees to use the facility for Commercial "business" type purposes, which shall be deemed to include, but not be limited to, the continued operation of Four Oaks or similar Residential Treatment Center. Apartments or condominiums or other similar residential uses shall not be permitted without first receiving the formal approval of the City Council, said approval to involve the preparation of a written amendment to this agreement.

Note: It is my general understanding that the purchaser intends to seek commercial tenants, not residential. The purchaser should be made aware that residential type use would require Council approval.

Provision: The Developer acknowledges that the sale, grant, transfer or other disposal of the Property without the prior written consent from the City Council, which consent shall not be unreasonably withheld, shall relieve the City of its' obligations set out herein from the time of such unauthorized conveyance/disposal forward.

The City of Monticello, Iowa

IN THE NAME AND BY THE AUTHORITY OF THE CITY OF MONTICELLO, IOWA

RESOLUTION #19-__

Resolution to approve assignment of Development Agreement between City of Monticello and Maryville Family Partnership to new property owner. (John McDonald Building)

WHEREAS, The City of Monticello previously entered into a Development Agreement with Maryville Family Partnership in relation to the “John McDonald Hospital” building, and

WHEREAS, The Development Agreement allowed for the sale and assignment of the benefits of the Development Agreement so long as the assignee remained subject to the terms and provisions of the Development Agreement, and

WHEREAS, In furtherance of that objective the Council hereby agrees that the Maryville Family Partnership will be allowed to assign their interest in the Development Agreement if said purchaser acknowledges the obligation of said assignee to be bound by the terms of the Development Agreement.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve of the assignment of the Development Agreement between the City and Maryville Family Partnership to a buyer of the subject property with the condition that the buyer acknowledge the obligation of said buyer/assignee to adhere to the terms of the Development Agreement to remain eligible for the incentives set forth within said agreement.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal of the City of Monticello, Iowa to be affixed hereto. Done this 6th day of May, 2019.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, City Clerk

City Council Meeting
Prep. Date: 05/03/19
Preparer: Doug Herman



Agenda Item: # 21
Agenda Date: 05/06/19

Communication Page

Agenda Item Description: Resolution to approve purchase of Mower for use by Park and Recreation, Cemetery, and Public Works Department.

Type of Action Requested: Motion; Resolution; Ordinance; Report; Public Hearing

Attachments & Enclosures:

Proposed Resolution (to be prepared)

Fiscal Impact:

Budget Line Item:

n/a

Budget Summary:

n/a

Expenditure:

n/a

Revenue:

n/a

Synopsis: The Parks Dpt. mows the disc golf course and may be in a position to mow some additional areas. Another mower may benefit their department, the City PW Dpt. and the Cemetery.

Background Information: Whether it makes sense for the Park and Rec. Dpt. to do any additional mowing is one topic and topic 2 is, regardless of topic 1, do we need to or would we benefit from purchasing a new mower for the City.

Due to time constraints, and the length of the agenda I will not go into detail and we can discuss more on Monday night. Pricing has been obtained locally should we move forward with costs of purchase between \$7,000 and \$14,000 depending upon size, model, etc.

Staff Recommendation: I recommend that the Council begin discussions and provide desired direction. (Potential action to purchase.)

City Council Meeting
Prep. Date: 05/03/19
Preparer: Doug Herman



Agenda Item:
Agenda Date: 05/06/2019

Communication Page

Agenda Items Description: City Administrator Report

Type of Action Requested: Motion; Resolution; Ordinance; **Report**; Public Hearing; Closed Session

Attachments & Enclosures:

Potential 7 th Street Assessments
Orbis Resolution
City Land "Use/Sale"

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

n/a
n/a
n/a
n/a

Due to my absence I wanted to update you on a number of matters that are currently pending, the following in no particular order:

Engineer Report

Economic Development Director Report

Administrator Report:

1. **7th Street Reconstruction Work:** If the Council chose to add the balance of 7th Street, between N. Cedar and Maple, to the N. Sycamore Street project you could do so, however, if you do so we need to move forward, in my opinion, with assessments to the additional property owners in similar fashion to the balance of N. Sycamore Street. Because those "new" properties were not included in the preliminary assessment process they would either need to agree to a voluntary assessment that would be calculated in an identical fashion to the N. Sycamore Street assessments or we would have to treat it as a second project, put together a prelim. Assessment schedule, mail it out, hold a public hearing, go out to bid, etc. This additional work became a topic of discussion after the street bid came in well under estimate. I just need to know if you want me to pursue voluntary assessment agreements and then, if unsuccessful on that front (even one hold out would be a problem) whether you want to move forward treating it as a new or 2nd project. Estimated assessments to property owners on 7th Street between N. Cedar and Maple are attached. I am looking for direction at this point.

2. **Theisens Signage:** It wasn't clear to me whether or not Theisens could place temporary signage in the ROW from the action of the Council at the last meeting. That was there request and is what they have done. Input / clarification needed.
3. **Orbis Payment:** The resolution related to the Orbis development agreement amendment included two options, one single "grant" payment in the amount of \$53,000 if paid this year or four grant payments over four years in the amount of \$79,342. Which route did the Council wish to go?
4. **Compadres Structural Inspection:** A copy of the report was e-mailed to all of you. I think next steps are to explore demolition options, potential interest in property by neighboring property owners, asbestos removal, etc.
5. **6th Street Ditch Work Session:** I think it may be beneficial to meet as a Council in work session to discuss the next steps on the 6th Street Ditch project. Thoughts?
6. **Ordinance Review:** I assigned the review of various chapters of the Code to various Dpt. Heads. They have made progress and we will keep on this.
7. **Garbage Truck Sale:** We have had some interest in the purchase of our two garbage trucks. I wanted to discuss potential sale thoughts and timelines with you.
8. **City Fountain:** Work should really take off soon. We had some structural/waterproofing type work to the inside of the fountain done last week. It is now ready for a rubber liner to be installed as part of the renovation project.
9. **Hometown Pride:** We had a meeting last week and will meet again this week. The group was very excited about the Main Street program opportunity and willing to help with it.
10. **Monti in Motion:** We had a meeting last week. Plans moving forward. 7th Annual show set for June 8th from 8 am to 2 pm.
11. **City Land Use / Sale?:** The City owns a piece of land that may not have likely use to the City but would have value on the market. It is located near the Jaycee/Kleinow fields. As of now it really gets little to no use and we pay to maintain it. Might be a good place for a house or condo units. If interested in selling we could advertise and take sealed bids to be considered at a Public Hearing. (See aerial attached)

Preliminary Assessment Schedule
2019 North Sycamore St. Reconstruction - 7th St.
Prepared By: Snyder and Associates, Inc. (Proj. # - 118.0554.08)
City of Monticello, Iowa
5/3/2019

PARCEL ASSESS. NUMBER	OWNER/DEED HOLDER	PARCEL DESCRIPTION	ASSESSED VALUE	CURRENT ASSESSMENT AMOUNTS	ASSESSMENT INCREASE	ASSESSMENT
1	Drake, Danielle M 111 E 7th St Monticello, IA 52310	DAVIDSONS 3RD ADD LOT 28 EXC N 58'	\$ 85,680	\$ -	\$ -	\$ 2,743.75
2	Stoneking, Mark & Kathy 109 E 7th St Monticello, IA 52310	DAVIDSONS ADD LOT 28	\$ 141,040	\$ -	\$ -	\$ 3,063.75
3	Wilcox, Steven D & Darlene A 125 E 7th St Monticello, IA 52310	DAVIDSONS ADD 6 81' LOT 29	\$ 82,840	\$ 1,404.00	\$ 3,074.70	\$ 4,478.70
4	Jones, Robert A & Barbara J 207 E 7th St Monticello, IA 52310	DAVIDSONS ADD LOT 30	\$ 86,430	\$ 3,999.70	\$ -	\$ 3,999.70
5	Hall, Linda 211 E 7th St Monticello, IA 52310	DAVIDSONS ADD LOT 31	\$ 61,540	\$ 2,847.70	\$ -	\$ 2,847.70
6	Hosch, Kaylynn R 215 E 7th St Monticello, IA 52310	DAVIDSONS ADD LOT 32	\$ 48,400	\$ 334.00	\$ 2,190.80	\$ 2,524.80
7	McClain, Cody S & Meyer, Ashley M 219 E 7th St Monticello, IA 52310	DAVIDSONS ADD W 51' S 100' LOT 33	\$ 115,700	\$ -	\$ -	\$ 2,480.80
8	Decker, Matthew R 225 E 7th St Monticello, IA 52310	DAVIDSONS ADD S 90' LOT 34 E 1.8' S 90' LOT 33	\$ 86,470	\$ -	\$ -	\$ 1,600.00
9	Winch, Patrick H 880 N Cedar St Monticello, IA 52310	R.R. ADD N 65.5' LOT 42	\$ 84,830	\$ -	\$ -	\$ 6,352.50
10	Schoon, Sara K 130 E 7th St Monticello, IA 52310	R.R. ADD W 57' EXC S 60' LOT 41	\$ 62,020	\$ 920.00	\$ 2,130.00	\$ 3,050.00
11	Berting, James J 853 N Sycamore St Monticello, IA 52310	R.R. ADD E 78.5' EXC S 60' LOT 41	\$ 71,920	\$ 5,314.45	\$ -	\$ 5,314.45
12	Hanford, Marjjean 845 N Sycamore St Monticello, IA 52310	R.R. ADD LOT 26 EXC S 8' & EXC E 64'	\$ 102,510	\$ 4,307.60	\$ 2,559.00	\$ 6,866.60
13	Kurth, Kevin R & Diane K 204 E 7th St Monticello, IA 52310	R.R. ADD 3 64' LOT 26 EXC S 8' & W 1/2 ADJ ALLEY	\$ 87,870	\$ -	\$ -	\$ 3,710.95
14	Kurth, Kevin R & Diane K 539 N Maple St Monticello, IA 52310	PARCEL 2001-78 IN RR ADD LOT 24 1/2 & 25	\$ 85,080	\$ -	\$ -	\$ 800.00



Overview



Legend

-  Parcels
-  Cartography
-  Major Roads

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY JONES COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS, AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR LOCAL GOVERNMENT PURPOSES. SEE THE RECORDED DOCUMENTS FOR MORE DETAILED LEGAL INFORMATION.

Date created: 4/24/2019

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The City of Monticello, Iowa

**IN THE NAME AND BY THE AUTHORITY OF THE CITY OF MONTICELLO, IOWA
RESOLUTION #19-53**

Approving 2019 Amendment Number 2 to the City of Monticello Urban Renewal Area and Urban Renewal Plan

WHEREAS, The City of Monticello has previously created the Monticello Urban Renewal Area, as subsequently amended, hereinafter referenced as the "Urban Renewal Area", and

WHEREAS, The Council, being duly advised, has determined it appropriate and desirable to amend the Urban Renewal Area to include all Orbis property, including additional parcels purchased by Orbis during the course of their project, and

WHEREAS, The Council also finds it appropriate to amend the Urban Renewal Plan to provide additional incentives to Orbis to reimburse them a portion of the overall costs associated with the installation of a new water main on recently acquired property, the water main to serve both Orbis and the Industrial Park in general, and

WHEREAS, The Council desires to consider all input before making a final decision on the proposed amendment to the Urban Renewal Plan, and

WHEREAS, A Public Hearing must be scheduled to allow for public input on the proposed amendments, and the public hearing was previously scheduled with appropriate notice published in the Monticello Express for tonight, and

WHEREAS, The City of Monticello Planning & Zoning Board previously reviewed the proposed amendments and voiced no objections, and

WHEREAS, The City Administrator invited the School Superintendent and the County Auditor to a meeting to discuss the proposed amendments as required by the Code, and

WHEREAS, No objections have been received by the County, the School, or anyone else to the proposed amendments.

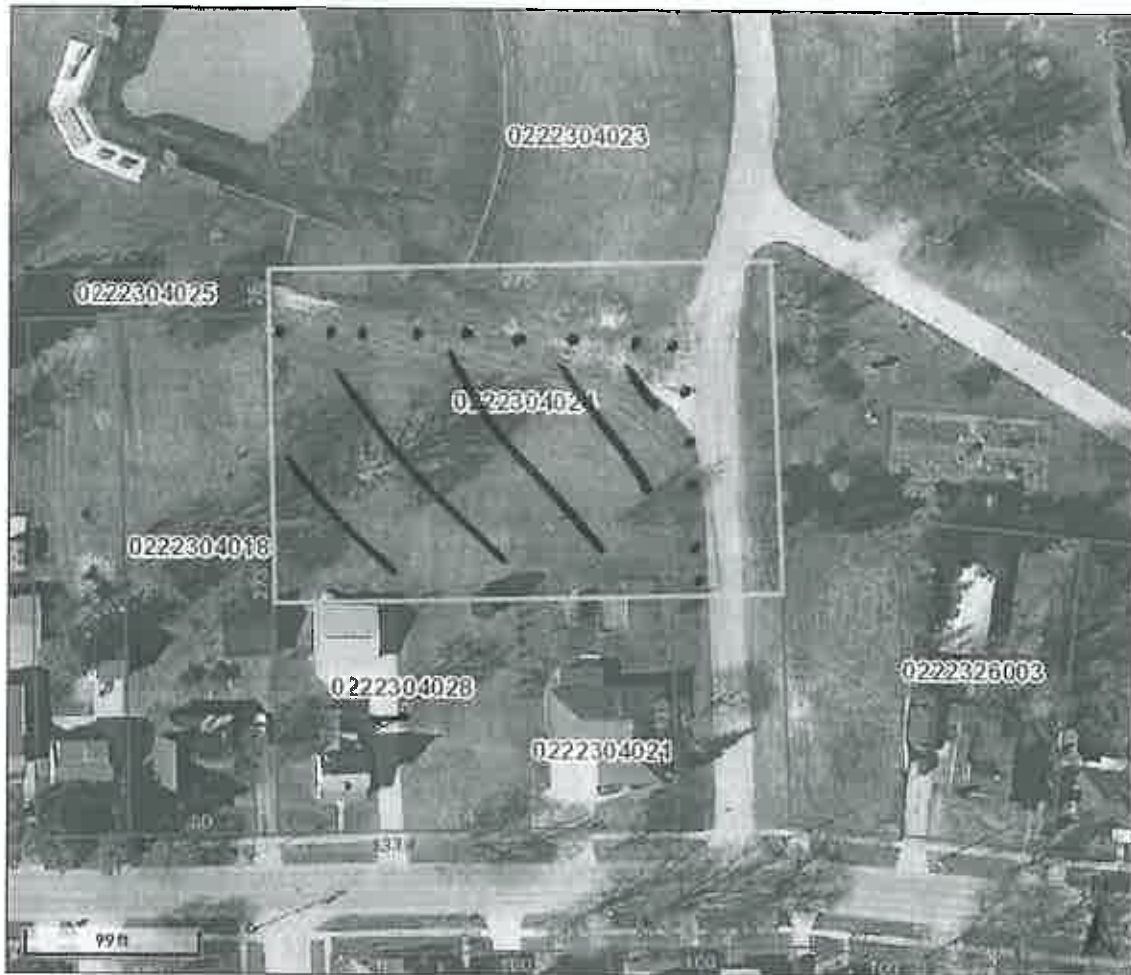
NOW, THEREFORE, BE IT RESOLVED by the City Council in session this 15th day of April, 2019, that the proposed amendment to the Monticello Urban Renewal Area and Plan, 2019 Plan Amendment #2, adding parcels of property owned by Orbis not previously included in the Urban Renewal Area and approving an amendment to the plan to provide additional incentives to Orbis to cover a portion of the costs associated with the installation of a Water Main on Orbis property, in the amount of \$53,000 if a one-time payment is accepted in calendar year 2019 or in the total amount of \$79,342 if paid in four annual installments commencing July, 2020, is hereby approved.

IN TESTIMONY WHEREOF, I have hereunto
subscribed my name and caused the Great Seal of the
City of Monticello, Iowa to be affixed hereto. Done
this 15th day of April, 2019.

Brian Wolken, Mayor

Attest:

Sally Hinrichsen, City Clerk



Overview



Legend

-  Parcels
-  Cartography
-  Major Roads

Parcel ID	0222304024	Alternate ID	051700	Owner Address	CITY OF MONTICELLO
Sec/Twp/Rng	n/a	Class	EX		MONTICELLO IA 52310
Property Address		Acreage	n/a		
District	MONCO				
Brief Tax Description	LOT 1 S.D. W 1/2 SW SEC. 22 EXC S 125' W 60' & FAIRGROUND ADD				
	(Note: Not to be used on legal documents)				

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Mayoral Board Liaison / Other Appointments

Effective January 1, 2019

Brian Wolken

JCEDC: Meetings Scheduled as determined necessary

Tom Yeoman

Mayor Pro Tem: In absence of the Mayor

Airport Board: 1st Tuesday of the Month at 7:00 p.m. (Ren. Center¹)

Candy Langerman

Planning & Zoning / BOA (As Scheduled) (Ren. Center)

Jones County Tourism: 4th Tuesday of odd months at 5:00 p.m.² (Tourism Office / Anamosa)

Rob Paulsen

Fire Service Board: November & June (As scheduled.)

Chris Lux

Cemetery Board: 2nd Tuesday of the Month at 3:15 (Ren. Center)

EMA/E911: 1st Thursday of January and February to approve budget.³

Brenda Hanken

Parks & Recreation: 2nd Monday of the Month at 5:30 p.m. (Ren. Center⁴)

Dave Goedken

Library Board: 2nd Tuesday of the Month at 5:30 p.m. (Library)

Tree Board: Meets as needed/scheduled (Ren. Center)

Gerald Muller

Landfill: 1st Tuesday of the month at 6:30 (Jo. Co. Courthouse Comm. Room or Transfer Station)

Doug Herman

Landfill: 1st Tuesday of the month at 6:30 (Jo. Co. Courthouse Comm. Room or Transfer Station)

Britt Smith

EMA/E911: 1st Thursday of the month at 6:30 p.m. (Jo. Co. Courthouse Comm. Room)

¹ Meets at Airport when there is a conflict with other Meetings at the Ren. Center.

² Annual Meeting on January 24th at 6:30 – 8:30; probably at Camp Courageous but not yet certain.

³ Council Representative required these two meetings only.

⁴ Depending upon Park and Rec. Director Responsibilities meets at Berndes' Center on occasion.