

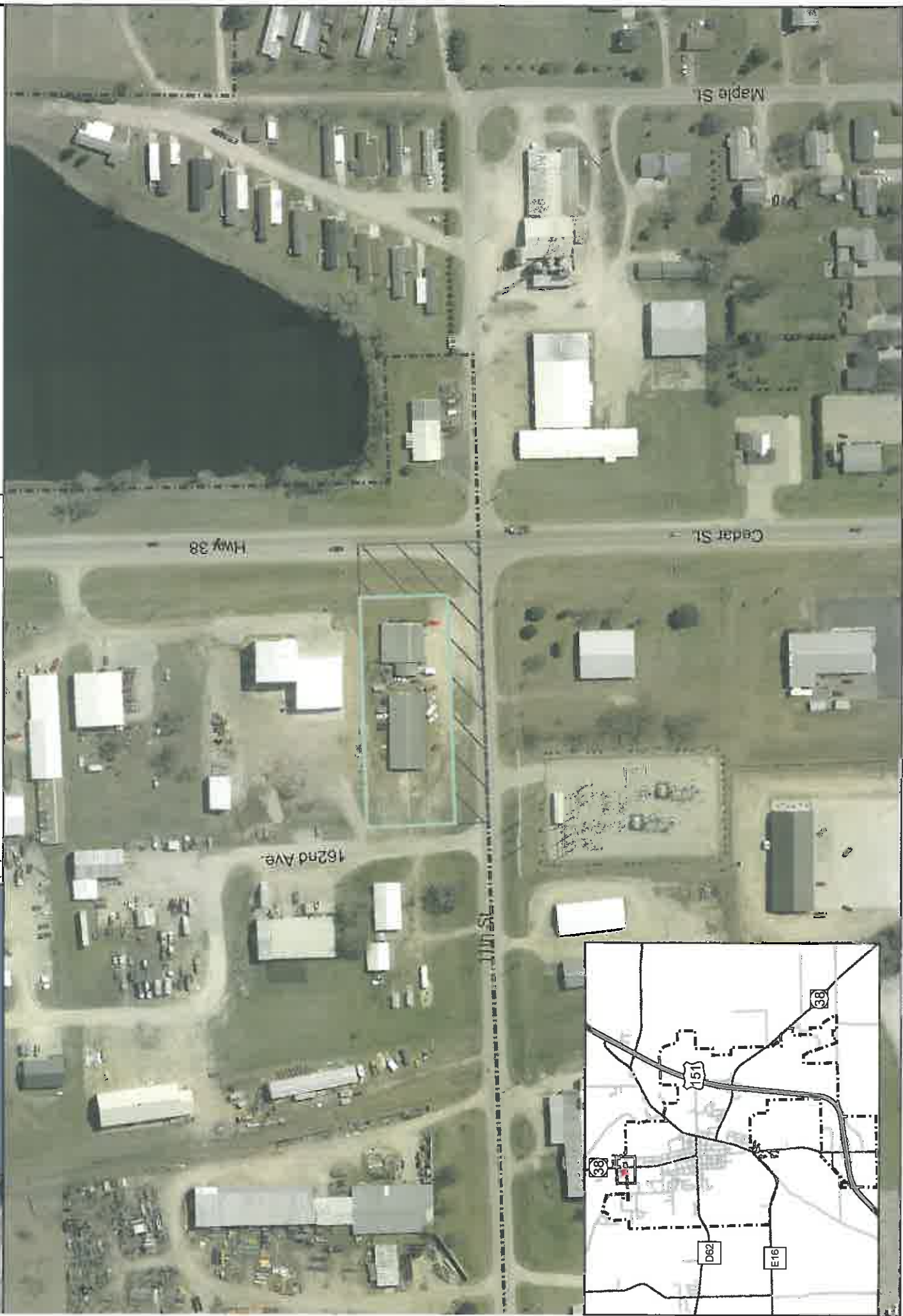


JONES COUNTY, IOWA
Proposed Monticello Annexations
Steven J Koob Property
0216476007 & 0216476011
Date: 09/26/2013

This map was produced from data maintained in the Jones County Geographic Information System. For further information regarding maps, data sources or the availability of GIS products and services, please contact Jones County GIS at: (319) 462-5303.

SCALE
1:2,234

LEGEND
Proposed Annexation
Proposed Annexation Road Right Of Way
Corporate Limits



The City of Monticello, Iowa

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

RESOLUTION #12-147

Resolution confirming consent to voluntary annexation of City Public Works building.

WHEREAS, the City of Monticello Public Works shop is located outside the Corporate limits of the City of Monticello, and

WHEREAS, it is the desire and intent of the City Council to annex the City P.W. Building, generally described as Sauser Hearn 1st Add, Lot 1, except parcel 94-04, and


WHEREAS, the Council finds that the City Administrator should be directed and authorized to prepare any and all paperwork related to and necessary for the annexation of said property, with this Resolution being intended to confirm the desire and intent of the City Council to annex the City P.W. property.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby direct and authorize the City Administrator to prepare any and all paperwork related to and necessary for the annexation of the PW Property, as generally described herein, to the City of 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 5th day of November, 2012.


Dena Himes, Mayor

Attest:


Sally Hinrichsen, Monticello City Clerk



JONES COUNTY, IOWA
Proposed Monticello Annexations
City of Monticello Property
0216-476010
Date: 09/26/2013

This map was produced from data maintained in the Jones County Geographic Information System. For further information regarding maps, data sources or the availability of GIS products and services, please contact Jones County GIS at: (319) 452-5303.

SCALE
1:2,234



LEGEND
Proposed Annexation
Proposed Annexation Road Right Of Way
Corporate Limits



City Council Meeting
Prep. Date: 03/30/17
Preparer: Doug Herman



Agenda Item: # 7
Agenda Date: 04/03/17

Communication Page

Agenda Items Description: Resolution to approve storm water cost share agreement between Theisen's Inc. and the City of Monticello.

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

Attachments & Enclosures:

Application with explanatory documents
Proposed Resolution
New Maps provided by Brant LaGrange

Fiscal Impact:

Budget Line Item:	
Budget Summary:	Storm Water Fund
Expenditure:	≤ \$3,000
Revenue:	

Synopsis: Theisen's proposes a storm water cost share related to water problem behind their building including modifications to City Curb and gutter along S. Maple Street

Background Information: The purpose of the project is to improve drainage behind and between Theisen's and adjacent Apartment building, as current drainage causes leakage into Theisen's building and appears to be damaging rear wall. Total project cost estimated at \$15,898, of which \$6,000 is associated with curb and gutter removal along with the installation of an 8" tube under the curb to the catch basin on 1st Street. Theisen's has requested a 50% cost share of the \$6,000 related to the city curb/gutter removal and tiling portion of the project, or a \$3,000 city investment.

The application suggests that some of the water being managed comes from the Library and Library Lot. I am not sure this is true, however, need to inspect it before reaching a conclusion on that point.

Based upon prior City Council discussions and direction given the PW Director, a modified plan has been presented and agreed upon. The new plan would involve the removal of the curb and gutter and some portion of the sidewalk, running the water underground from Theisen's building downspouts on the east and water from the rear or south of the building, under the curb/gutter to the catch basin on the corner of Maple/E. 1st. There would not be a second catch basin on Maple as originally discussed. The new improvements would also include two clean outs. The entirety of the new system would be considered a private system to be maintained by Theisen's. City staff are of the opinion that a portion of Maple Street and sidewalk near the corner of Maple and E. 1st should be removed and repaired at or about the same time as this project as those areas are currently in need of repair.

Staff Recommendation: City Administrator recommends that Council consider the request submitted by Theisen's, with further explanation from the PW Director, for a cost share in the amount of ≤ \$3,000 from the Storm Water Management fund.

THE CITY OF MONTICELLO, IOWA

RESOLUTION #17-__

**To approve proposed storm water cost share agreement between
The City of Monticello and Theisen's Inc.**

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

WHEREAS, The City of Monticello Code of Ordinances provides for a storm water cost share when the proposed project is deemed by the City to be in the best interests of the City, and

WHEREAS, Theisen's Inc. has submitted an Application for a Storm Water Cost Share related to a project with a total cost of approximately \$16,000, requesting a cost share in the amount of \$3,000, and

WHEREAS, The Council finds that a \$_____ investment in the proposed project is appropriate and in the best interests of the community, in that the project will help to preserve a downtown building and will divert rainwater from running over the sidewalk where ice could form to a tube/tile under the sidewalk and curb and gutter directly to the storm water catch basin on 1st Street, and

WHEREAS, The Council directs the City Administrator to create a written agreement between the parties to set forth the agreed upon City obligation along with an agreed upon project scope.

NOW THEREFORE BE IT RESOLVED by the City of Monticello, through its' City Council, in session this 3rd day of April, 2017 that the proposed Storm Water Cost Share Agreement between the City of Monticello and Theisen's Inc. is hereby approved, directs the City Administrator to put together a written agreement setting forth the obligations of both the City and Theisen's, Inc. and thereafter 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 for the City of Monticello, Iowa to be affixed. Done this 3rd day of April, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, City Clerk

CITY OF MONTICELLO
APPLICATION FOR STORMWATER DRAINAGE UTILITY FUNDS

DATE OF APPLICATION: 2/23/17

APPLICATION SUBMITTED BY: Theisen's Inc
6201 Chavenelle Road
Dubuque, IA 52002

ADDRESS OF AFFECTED PROPERTY: Theisen's of Monticello
232 East First St
Monticello, IA 52310

APPLICATION RECEIVED BY: _____

DATE OF RECEIPT: _____

ATTACHMENTS: Email

**WHERE NECESSARY ATTACH ADDITIONAL PAGES WITH FURTHER
EXPLANATION**

1. Summary Description of Overall Project: (Attach Plat/Site Plan or other legible drawing).
To properly remove storm water behind the Theisen's store, partially from the library and the parking lot
behind our store which is owned by Tony Kraus for his apartments. Currently the existing retention wall
is getting water behind it and deteriorating the wall and the rear of Theisen's store. During heavy rains
we actually get water into the store.

2. Summary Description of Storm Water Management Component of Project:
(Attach Plat/Site Plan or other legible drawing if not covered above).
See attachment. Accent will create an upper catch basin at the top of the wall in the corner of the parking lot.
It will flow down into another lower catch basin at the street curb. We will remove curb and gutter
along South Maple St to place an 8" tube for about 98' to tie into the stormwater along 1st St.

3. Summary Description of benefit(s) of project to City and/or others:

(Please provide specific detail of storm water management benefits, if any, in addition to other perceived benefits such as aesthetics, safety, standing water concerns/etc.)

To properly remove stormwater for 3 property owners into the city stormwater system without running it onto the street and curb.

4. Explanation of total cost of Storm Water Management component of project:

(Please attach written cost estimate(s) specifically describing work to be performed and cost associated with each specific component of project for which matching funds are sought)

Total project is estimated at approximately \$15,898 of which the City's part is estimated at \$6000.

See email from Nick Kremer dated 11/28/16 which was estimated by Rob @ Accent

5. Specific Monetary Request and Argument in support thereof:

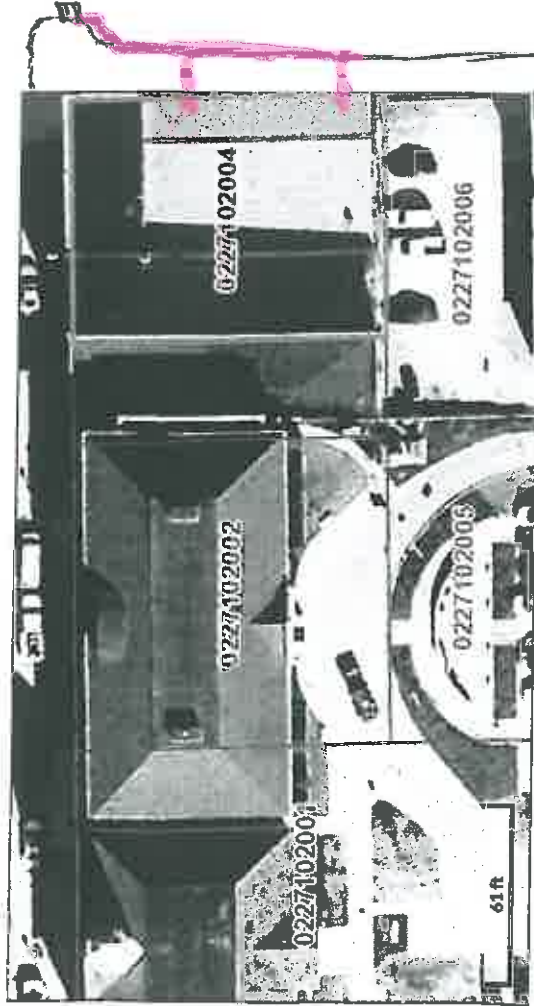
\$3000 see attached estimate from Rob with Accent

Signed and dated this 23 day of February, 2017.

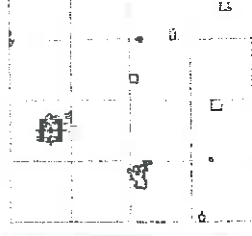
Chris Theisen

Chris Theisen

(Please Print Name Here)

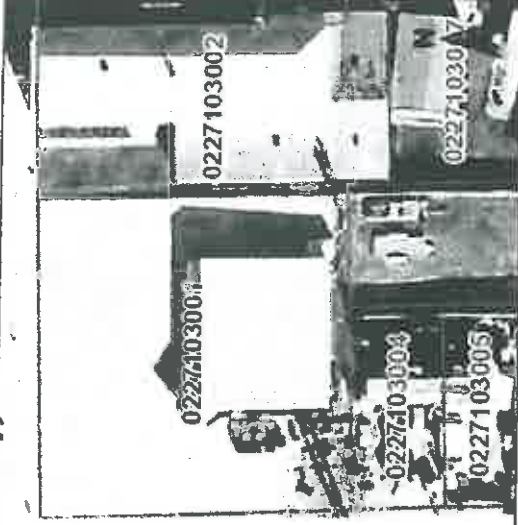


Overview



Legend

- Parcels
- Cartography
- Major Roads



Parcel ID 0227102004

Sec/Twp/Rng n/a

Property Address 232 E 1ST ST

District MONTICELLO

Brief Tax Description

MONCO

R.R. ADD LOT 487 & E 1/2 LOT 490

(Note: Not to be used on legal documents)

Alternate ID 144100

Class C

Acreage n/a

Owner Address STP HOLDINGS LLC
6201 CHAVENELLE RD
DUBUQUE IA 52001

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: 3/29/2017

Last Data Uploaded: 3/28/2017 7:21:06 PM

Developed by
The Schneider Corporation



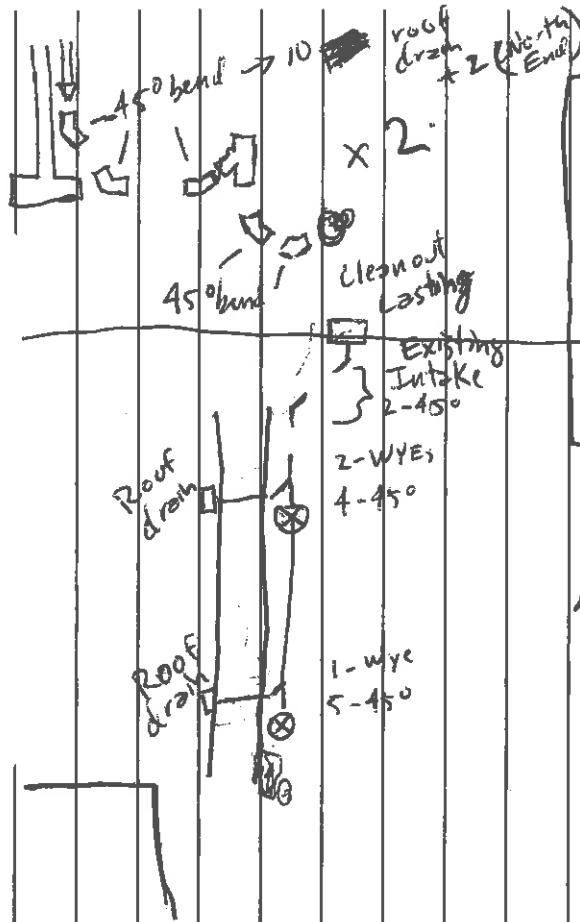
IL 61025
105

8" Subdrain - dual wall

→ same as S. St. ←

→ Wye connections for cleanouts

→ running under curb gutter



- (3) 8" Wye 40 - 120
- (2) Cleanout Castings 155 - 31
- 120' 8" dual Wall 3.65
- (11) 8" 45° bend 30 - 33

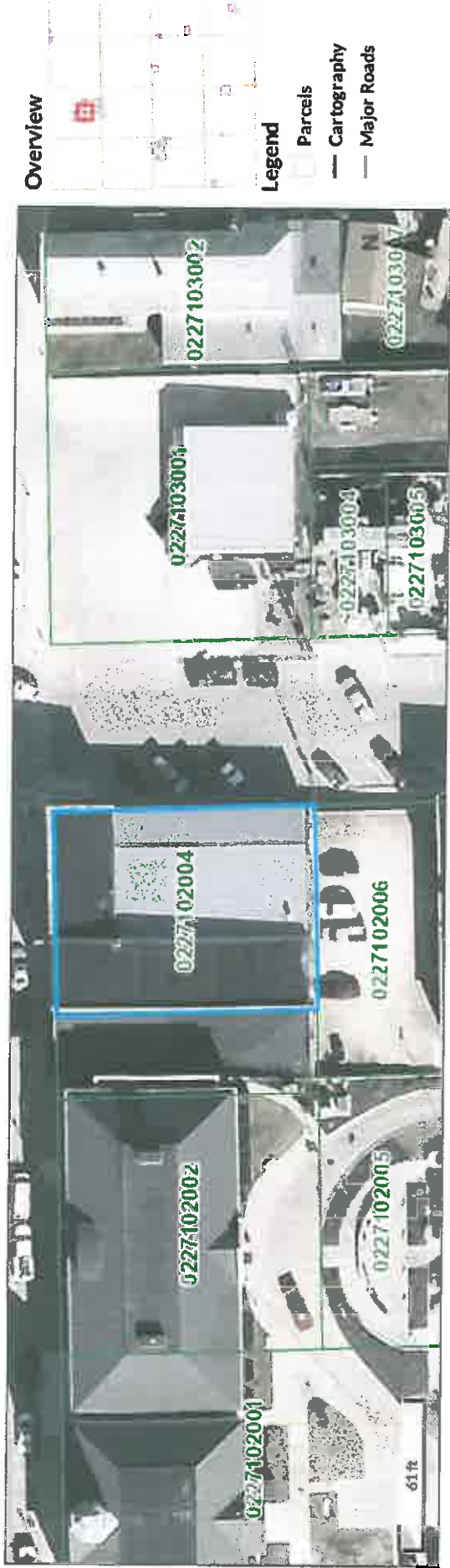
20 ton Clean
10 ton Sub base
\$300
\$150

\$1,198

\$450-500
Rock

\$1650
materials

220 FRI
11



Owner Address STP HOLDINGS LLC
6201 CHAVENELLERD
DUBUQUE IA 52001

Alternate ID 144100
Class C
Acreage n/a

District MONCO
Brief Tax Description R.R. ADD LOT 487 & E 1/2 LOT 490
(Note: Not to be used on legal documents)

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Date created: 3/29/2017
Last Data Uploaded: 3/28/2017 7:21:06 PM

 Developed by
The Schneider Corporation

City Council Meeting
Prep. Date: 03/30/17
Preparer: Doug Herman



Agenda Item: # 8
Agenda Date: 04/03/17

Agenda Item Description: Resolution to approve Permanent and Temporary Easements between the City of Monticello and William J. and Camela C. Greif, and temporary easement between City of Monticello and City of Monticello (Related to 1st Street Bridge Project.)

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

Attachments & Enclosures:

Proposed Resolution
Easement Agreements

Fiscal Impact:

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

Synopsis: Bridge Project required two temporary easements and one permanent easement.

Background Information:

The Greifs agreed to the granting of a temporary construction easement and a permanent easement in relation to the E. 1st Street Bridge project, granting both to the City at no cost. The project also required that the City approve of a temporary construction easement on grounds of the City Disc Golf Course to itself. Seems odd, however, it is much easier for the City to grant itself the temporary easement than to argue about the oddity of doing so.

If you have an opportunity to thank the Greifs for their willingness to work with the City and to grant the easements at no cost to the City please to do.

Staff Recommendation: I recommend that the Council approve the proposed Resolutions related to the above-referenced easement agreements.

The City of Monticello, Iowa

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

RESOLUTION #17-__

Resolution Approving Temporary and Permanent Easement Agreements granted to the City by William J. and Camela C. Greif and further approving and authorizing entry into a Temporary Easement Agreement whereby the City of Monticello grants the City of Monticello a Temporary Easement, all in relation to the City of Monticello, Iowa, E. 1st Street Bridge Replacement Project

WHEREAS, The City of Monticello has budgeted for and engineered the replacement of the E. 1st Street bridge, and

WHEREAS, The permitted bridge structure requires the acquisition of additional easements, two from the Greifs, one of a temporary nature and one of a permanent nature, and the other from the City of Monticello, same being temporary in nature and located over the City of Monticello owned Baty Disc Golf Course, and

WHEREAS, The City Council finds it appropriate to approve of the receipt of the Greif Easements and the recordation of the permanent easement issued by Greif to the City, and further approves the previously drafted and executed temporary easement issued by the City of Monticello to the City of Monticello.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve of the receipt of the Greif Easements and the recordation of the permanent easement issued by Greif to the City, and further approves the previously drafted and executed temporary easement issued by the City of Monticello to the City of Monticello, noting that the Mayor and City Clerk have previously executed said easement in contemplation of the approval of this Resolution, their past signatures being ratified, authorized, and confirmed by the approval of this Resolution.

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 3rd day of April, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

Preparer Information: Douglas D. Herman, 200 E. 1st Street, Monticello, IA 52310 319.465.3577 dherman@ci.monticello.ia.us
Return Document to: Douglas D. Herman, 200 E. 1st Street, Monticello, IA 52310

SPACE ABOVE THIS LINE FOR RECORDER

PERMANENT EASEMENT

KNOW ALL BY THESE PRESENTS:

That William J. Greif and Camela C. Greif (hereinafter called "Grantor") in consideration of the sum of One Dollar and other valuable consideration to be paid by City of Monticello, Iowa upon final approval and acceptance of this easement, do hereby convey unto the City of Monticello, Iowa, an Iowa Municipal Corporation, (hereinafter called "City") a perpetual Easement for roadway/bridge improvements under, over, through and across the following described real estate:

See attached Permanent Grading and Utility Easement Exhibit

(hereinafter called "Easement Area") for the purpose of the City constructing, reconstructing, repairing, grading, improving, and maintaining the roadway/bridge and any overland flowage, together with necessary appurtenances thereto, under, over, through and across said Easement Area for the following described public improvement:

The City of Monticello, Iowa E. 1st Street Bridge Replacement Project

This easement shall be subject to the following terms and conditions:

1. Erection of Structures Prohibited. Grantor shall not erect any structure over or within the Easement Area without obtaining the prior written approval of the City of Monticello Engineer.
2. Change of Grade Prohibited. Grantor shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City of Monticello Engineer.

3. Right of Access. The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area as herein described, including but not limited to, the right to remove any unauthorized obstructions or structures placed or erected on the Easement Area.
4. Easement Runs With Land. This easement shall be deemed to run with the land and shall be binding on Grantor and on Grantor's successors and assigns.
5. Approval By the City. This easement shall not be binding until it has received the final approval and acceptance by the City.

Grantor does HEREBY COVENANT with the City that Grantor holds said real estate described in this easement by title in fee simple; that Grantor has good and lawful authority to convey the same; and said Grantor covenant to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomsoever.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share, if any, in and to the interests conveyed by this easement.

IN WITNESS WHEREOF WE have hereunto affixed our hands this 21st day of March, 2017.

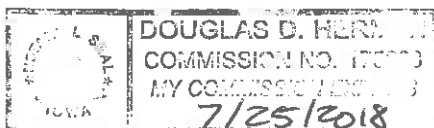
GRANTOR:

By William J. Greif
Print Name: William J. Greif

By Camela C. Greif
Print Name: Camela C. Greif

STATE OF IOWA, COUNTY OF JONES} §

On this 21st day of March, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared William J. Greif and Camela C. Greif, known to me to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.



[Signature]
Notary Public in and for said State of Iowa

PREPARED BY: SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404 (319) 362-9394

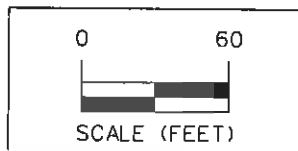
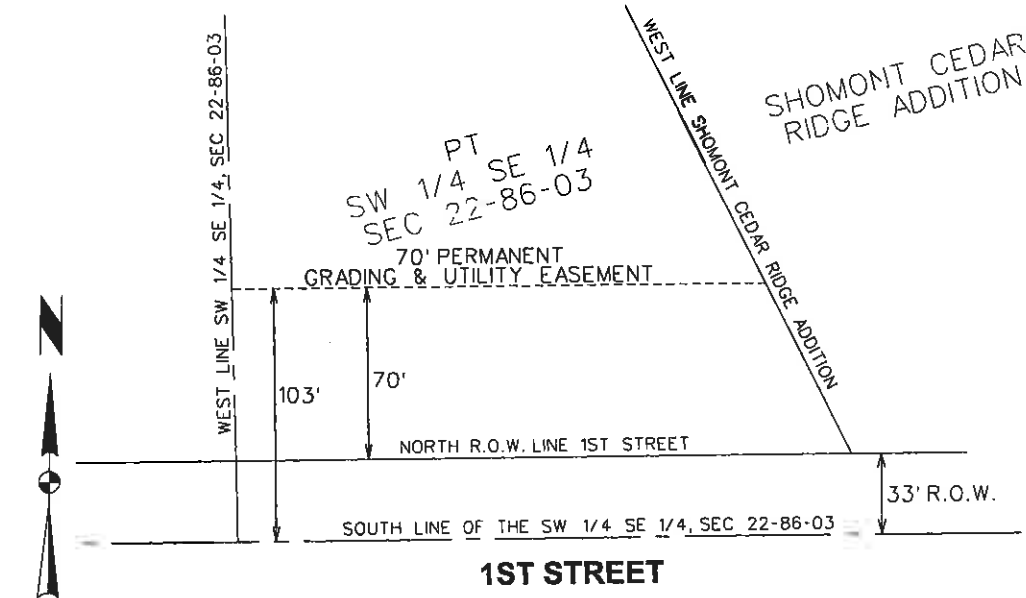
RETURN TO: SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404 (319) 362-9394

PERMANENT GRADING & UTILITY EASEMENT EXHIBIT

PERMANENT EASEMENT DESCRIPTION

A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 86 NORTH, RANGE 3 WEST OF THE 5TH P.M., CITY OF MONTICELLO, JONES COUNTY, IOWA; DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 33 FEET TO THE NORTH RIGHT OF WAY LINE OF 1ST STREET AND THE POINT OF BEGINNING; THENCE NORTH ALONG SAID WEST LINE, A DISTANCE OF 70 FEET; THENCE EASTERLY ALONG A LINE 70 FEET NORTH OF AND EQUIDISTANT TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 TO THE WEST LINE OF SHOMONT CEDAR RIDGE ADDITION TO THE CITY OF MONTICELLO, JONES COUNTY, IOWA; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID SHOMONT CEDAR RIDGE ADDITION TO SAID NORTH RIGHT OF WAY LINE; THENCE WESTERLY ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 16,438 SQUARE FEET.



OWNER

WILLIAM GREIF
CAMELA GREIF

PART OF THE SW 1/4 OF THE SE 1/4 SEC 22-86-03

PERMANENT GRADING & UTILITY EASEMENT EXHIBIT



SNYDER & ASSOCIATES, INC.
Engineers and Planners

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404 (319) 362-9394

SHEET 1 OF 1

PN: 1180093

PM: PDS

DATE: 11/03/16

TECH: TWf

Preparer Information: Douglas D. Herman, 200 E. 1st Street, Monticello, IA 52310 319.465.3577 dherman@ci.monticello.ia.us
Return Document to: Douglas D. Herman, 200 E. 1st Street, Monticello, IA 52310

SPACE ABOVE THIS LINE FOR RECORDER

TEMPORARY EASEMENT FOR CONSTRUCTION

KNOW ALL BY THESE PRESENTS:

That the City of Monticello, Iowa, an Iowa Municipal Corporation, (hereinafter called "Grantor") in consideration of the sum of One Dollar and other valuable consideration to be paid by City of Monticello, Iowa upon final approval and acceptance of this easement, does hereby convey unto the City of Monticello, Iowa, an Iowa Municipal Corporation, (hereinafter called "City") a temporary access and construction easement across the following described real estate:

As per attached exhibit.

(hereinafter called "Easement Area") for the purposes of the construction, installation, repair and/or maintenance of the following described public improvement:

The City of Monticello, Iowa E. 1st Street Bridge Replacement Project

In connection herewith it is specifically agreed that by this easement, City shall have the right to enter upon said premises as shall be necessary to construct, reconstruct, inspect, repair, operate and maintain and service any and all of said improvements and all appurtenances thereto, together with the right to use and operate said improvements as it deems necessary.

The City shall restore said described land to a satisfactory condition after construction and/or maintenance in substantially the same condition as prior to entry.

This easement shall be for the period of time necessary to construct this improvement.

The grantors do hereby covenant with said grantee, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be hereinabove stated; that said grantors covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

IN WITNESS WHEREOF WE have hereunto affixed our hands this 21st day of March, 2017.

GRANTOR:

By Dena Himes

Print Name: Dena Himes, Mayor

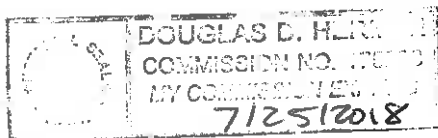
By Sally Hinrichsen

Print Name: Sally Hinrichsen, City Clerk

STATE OF IOWA, COUNTY OF JONES} §

On this 21st day of March, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared Dena Himes, Mayor for the City of Monticello and Sally Hinrichsen, City Clerk for the City of Monticello, Iowa, known to me to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed, with the approval and authority of the City Council.

[Signature]
Notary Public in and for said State of Iowa



PREPARED BY: SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404 (319) 362-9394

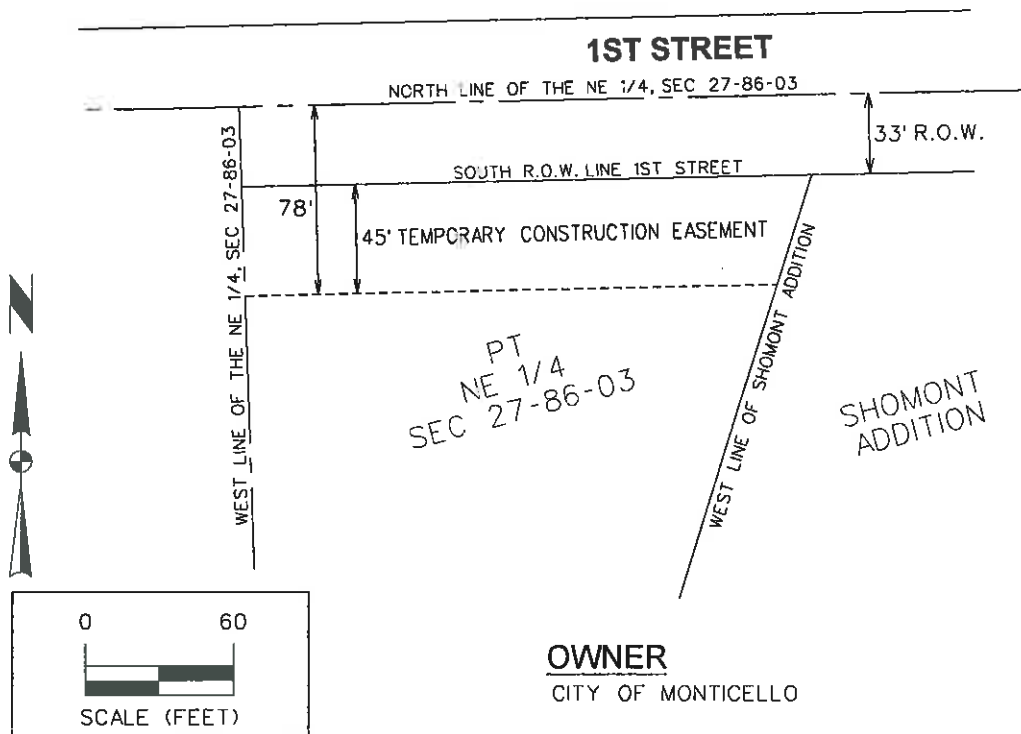
RETURN TO: SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404 (319) 362-9394

TEMPORARY CONSTRUCTION EASEMENT EXHIBIT

TEMPORARY EASEMENT DESCRIPTION

A PART OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 86 NORTH, RANGE 3 WEST OF THE 5TH P.M., CITY OF MONTICELLO, JONES COUNTY, IOWA; DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 33 FEET TO THE SOUTH RIGHT OF WAY LINE OF 1ST STREET AND THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE TO THE WEST LINE OF SHOMONT 1ST ADDITION TO THE CITY OF MONTICELLO, JONES COUNTY, IOWA; THENCE SOUTH ALONG SAID WEST LINE TO A LINE SOUTH OF AND 78 FEET EQUIDISTANT TO THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE WESTERLY ALONG A LINE SOUTH OF AND 78 FEET EQUIDISTANT TO SAID SOUTH LINE TO THE WEST LINE OF SAID NORTHEAST 1/4; THENCE NORTHERLY ALONG THE WEST LINE OF SAID NORTHEAST 1/4 TO THE POINT OF BEGINNING, CONTAINING 10,120 SQUARE FEET.



PART OF THE NE 1/4 SEC 27-86-03

TEMPORARY CONSTRUCTION EASEMENT EXHIBIT



SNYDER & ASSOCIATES, INC.
Engineers and Planners

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404 (319) 362-9394

SHEET 1 OF 1

PN: 1160093

PM: PDS

DATE: 11/03/16

TECH: TWF

Preparer Information: Douglas D. Herman, 200 E. 1st Street, Monticello, IA 52310 319.465.3577 dherman@ci.monticello,ia.us
Return Document to: Douglas D. Herman, 200 E. 1st Street, Monticello, IA 52310

SPACE ABOVE THIS LINE FOR RECORDER

TEMPORARY EASEMENT FOR CONSTRUCTION

KNOW ALL BY THESE PRESENTS:

That William J. Greif and Camela C. Greif (hereinafter called "Grantor") in consideration of the sum of One Dollar and other valuable consideration to be paid by City of Monticello, Iowa upon final approval and acceptance of this easement, do hereby convey unto the City of Monticello, Iowa, an Iowa Municipal Corporation, (hereinafter called "City") a temporary access and construction easement across the following described real estate:

As per attached exhibit.

(hereinafter called "Easement Area") for the purposes of the construction, installation, repair and/or maintenance of the following described public improvement:

The City of Monticello, Iowa E. 1st Street Bridge Replacement Project

In connection herewith it is specifically agreed that by this easement, City shall have the right to enter upon said premises as shall be necessary to construct, reconstruct, inspect, repair, operate and maintain and service any and all of said improvements and all appurtenances thereto, together with the right to use and operate said improvements as it deems necessary.

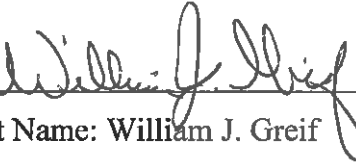
The City shall restore said described land to a satisfactory condition after construction and/or maintenance in substantially the same condition as prior to entry.

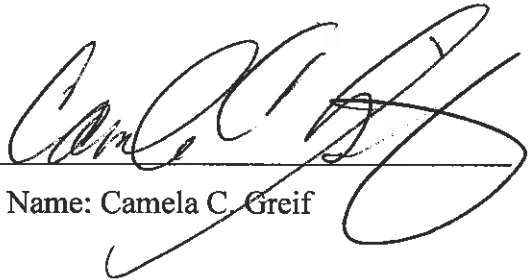
This easement shall be for the period of time necessary to construct this improvement.

The grantors do hereby covenant with said grantee, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be hereinabove stated; that said grantors covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

IN WITNESS WHEREOF WE have hereunto affixed our hands this 21st day of
March, 2017.

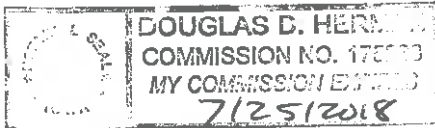
GRANTOR:

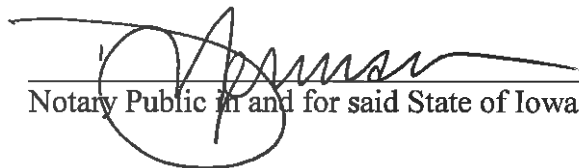
By 
Print Name: William J. Greif

By 
Print Name: Camela C. Greif

STATE OF IOWA, COUNTY OF JONES} §

On this 21st day of March, 2017, before me the undersigned, a
Notary Public in and for said State, personally appeared William J. Greif and Camela C.
Greif, known to me to be the identical person(s) named in and who executed the foregoing
instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary
act and deed.



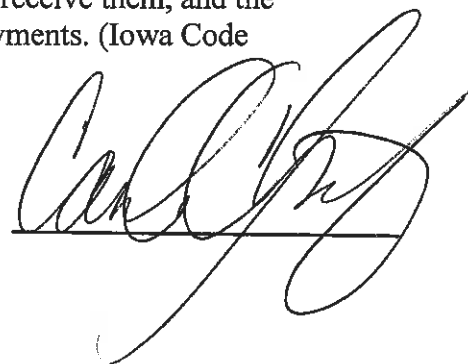
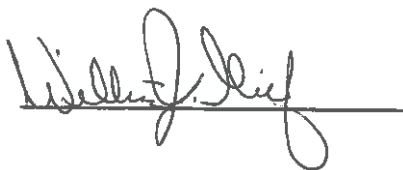

Notary Public in and for said State of Iowa

RETURN TO: SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404 (319) 362-9394

Statement of Property Owner's Rights

Just as the law grants certain entities the right to acquire private property, you as the owner of the property have certain rights. You have the right to:

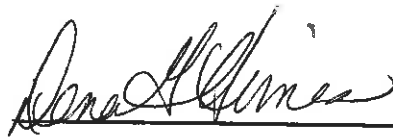
- a. Receive just compensation for the taking of property. (Iowa Constitution, Article I, section 18)
- b. An offer to purchase, which may not be less than the lowest appraisal of the fair market value of the property. (Iowa Code section 6B.45; Iowa Code section 6B.54)
- c. Receive a copy of the appraisal, if an appraisal is required, upon which the acquiring agency's determination of just compensation is based not less than 10 days before being contacted by the acquiring agency's acquisition agent. (Iowa Code section 6B.45)
- d. An opportunity to accompany at least one appraiser of the acquiring agency who appraises your property when an appraisal is required. (Iowa Code section 6B.54)
- e. Participate in good faith negotiations with the acquiring agency before the acquiring agency begins condemnation proceedings. (Iowa Code section 6B.2B)
- f. A determination of just compensation by an impartial compensation commission and the right to appeal its award to the district court if you can- not agree on a purchase price with the acquiring agency. (Iowa Code section 6B.4; Iowa Code section 6B.7; Iowa Code section 6B.18)
- g. A review by the compensation commission of the necessity for the condemnation if your property is agricultural land being condemned for industry. (Iowa Code section 6B.4A)
- h. Payment of the agreed upon purchase price or, if condemned, a deposit of the compensation commission award before you are required to surrender possession of the property. (Iowa Code Section 6B.25; Iowa Code section 6B.26; Iowa Code section 6B.54(11))
- i. Reimbursement for expenses incidental to transferring title to the acquiring agency. (Iowa Code section 6B.33; Iowa Code section 6B.54(10))
- j. Reimbursement of certain litigation expenses: (1) if the award of the compensation commissioners exceeds 110 percent of the acquiring agency's final offer before condemnation; and (2) if the award on appeal in court is more than the compensation commissioners' award. (Iowa Code section 6B.33)
- k. At least 90 days written notice to vacate occupied property. (Iowa Code section 6B.54(4))
- l. Relocation services and payments, if you are eligible to receive them, and the right to appeal your eligibility for and amount of the payments. (Iowa Code section 316.9; Iowa Code section 6B.42) 4



Statement of Property Owner's Rights

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- l. Relocation services and payments, if you are eligible to receive them, and the right to appeal your eligibility for and amount of the payments. (Iowa Code section 316.9; Iowa Code section 6B.42) 4


3/21/2017



City Council Meeting
Prep. Date: 03/30/17
Preparer: Doug Herman



Agenda Item: # 9
Agenda Date: 04/03/17

Communication Page

Agenda Item Description: Resolution to approve the "2017 Main Street Manhole Replacement Project".

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

Attachments & Enclosures:

Proposed Resolution

Bids and Drawings

Fiscal Impact:

Budget Line Item:

n/a

Budget Summary:

Expenditure:

Revenue:

Synopsis: The proposed project would precede the S. Main Street reconstruction project and would replace all brick or partially brick manholes on said street.

Background Information: With the impending Main Street renovation / overlay project, City Staff began to look at other potential needs/improvements to Main Street that should or could be made as part of the project. The PW Director has identified seven (7) manholes that are either totally brick, or partially brick, on Main Street. Clearly they are aged and in various conditions, but none of the seven (7) are anywhere near up to modern standards. If approved, the manholes could be replaced in advance of the overlay project under the guidance and observation of the City PW Director and the City Engineer as needed. Patrick has been involved with Brant in the preparation and planning of bid related specifications for this project. The cost of the project puts it in the category of "Competitive Quotations" under the Iowa Code, a competitive bidding process is not required. Brant contacted three contractors, Eastern Iowa Excavating and Concrete, Tschiggfrie Excavating, and Horsfield. Although they all expressed interest, we only received two quotations, one from Eastern Iowa in the amount of \$91,925 and the other from Tschiggfrie in the amount of \$98,945.20.

We have a larger than normal Road Use budget next year and it seems that this, while not a glamorous project, is a good project and makes a lot of sense from a timing standpoint. Brant will be happy to answer any additional questions you may have.

Staff Recommendation: I recommend that the Council approve the proposed Resolution, agreeing to the entry into an agreement with Eastern Iowa Excavating and Concrete to replace the seven (7) brick or partially brick manholes located on Main Street as identified by the PW Director, in the amount of \$91,925.

The City of Monticello, Iowa

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

RESOLUTION #17-_____

Approving the 2017 Main Street Manhole Replacement Project and authorizing the entry into an agreement between the City of Monticello and Eastern Iowa Excavating and Concrete to perform the work as specified by the City in the amount of \$91,925.

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

WHEREAS, Eastern Iowa Excavating & Concrete, Inc. submitted a quotation to perform certain work for the City based upon a project description provided by the City, same being generally referred to as the 2017 Main Street Manhole Replacement Project, and

WHEREAS, The City PW Director sought quotations from three contractors, all of whom expressed interest, with two of them submitting quotations, Eastern Iowa Excavating submitting a quote in the amount of \$91,125 and Tschiggfrie Excavating submitting a quotation in the amount of \$98,945.20, and

WHEREAS, The City Engineer was involved in the preparation of the project description and plan, and

WHEREAS, The City Council finds that the replacement of seven (7) brick or partially brick manholes on Main Street in advance of the Main Street resurfacing project makes sense from a timing standpoint and also makes sense from the standpoint of reducing Inflow and Infiltration (I and I) issues within the sanitary sewer system that are exacerbated by the general porosity of aged brick manholes, and

WHEREAS, The Council finds that the quotation received from Eastern Iowa Excavating should be accepted and that an agreement should be drafted and entered by and between the City of Monticello and Eastern Iowa Excavating to perform said work in the spring and early summer of 2017, in advance of the Main Street reconstruction and overlay project.

NOW THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve the 2017 Main Street Manhole Replacement Project and authorizes the entry into an agreement between the City of Monticello and Eastern Iowa Excavating and Concrete to perform the work as specified by the City in the amount of \$91,925.

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 3rd day of April, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, City Clerk



425 Julien Dubuque Dr.
Dubuque, IA 52003

P.O. Box 3280
Dubuque, IA 52004

Ph: (563) 557-7450
(800) 365-9155

Fx: (563) 557-7585


To:	CITY OF MONTICELLO	Contact:	City of Monticello
Address:	200 E. 1ST ST. MONTICELLO, IA 52310	Phone:	(319) 465-3577
		Fax:	
Project Name:	Monticello Manhole Replacements	Bid Number:	
Project Location:	Old Hwy 151 Monticello, Monticello, IA	Bid Date:	3/24/2017

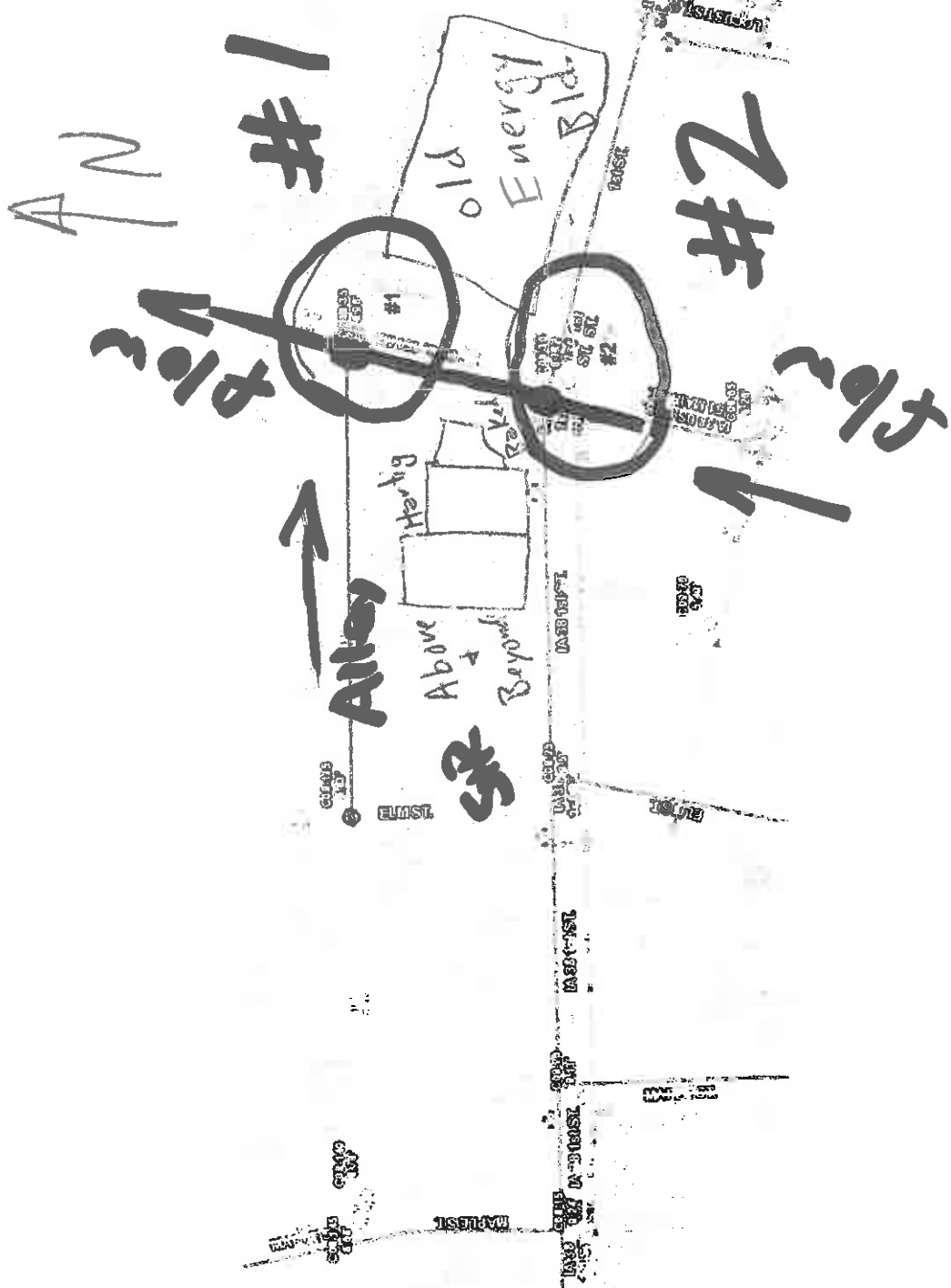
Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1		Mobilization	1.00	LS	\$5,700.00	\$5,700.00
2		Traffic Control	1.00	LS	\$3,000.00	\$3,000.00
3		Subbase Testing	1.00	LS	\$2,200.00	\$2,200.00
4		BY-Pass Pumping	1.00	LS	\$9,600.00	\$9,600.00
5		Pavement Removal	112.00	SY	\$29.50	\$3,304.00
6		Remove and Replace Manhole w/ Connections to Existing Mains	7.00	EACH	\$8,400.00	\$58,800.00
7		Lime Backfill	422.00	TON	\$12.60	\$5,317.20
8		Granular Subbase, 6" Thick	40.00	TON	\$15.60	\$624.00
9		HMA Patches, 12" to 18" Thick	80.00	TON	\$130.00	\$10,400.00

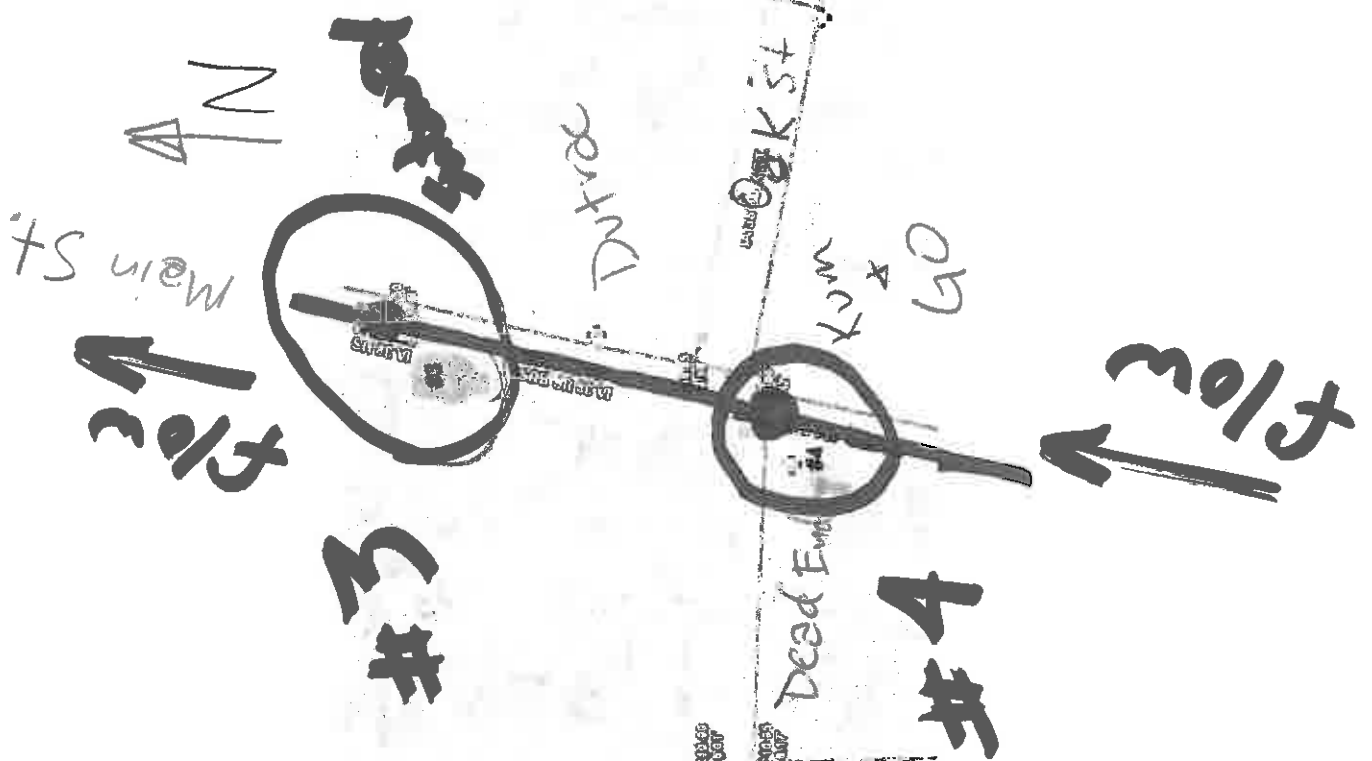
Total Bid Price: \$98,945.20

Notes:

- **The following items are included in this quote:**
- **The following items are NOT included in this quote:**
- Not Included: Removal of Hazardous or Contaminated materials
- Not Included: Any Bonding
- Not Included: Any required Permits
- **Special Notes for this quote:**
- Based on information given, All costs will be based on actual quantities installed
- Shop Drawings to Be Approved by Brant LaGrange, Director of Public Works, Monticello, Iowa Before Manholes are Ordered to be Put Into Production.
- Tax Not Included In Prices

<p>ACCEPTED:</p> <p>The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED:</p> <p>Tschiggfrie Exc. Co.</p> <p>Authorized Signature: </p> <p>Estimator: Mike Schroeder (563) 590-1476 mschroeder@tschiggfrie.net</p>
--	---





↑ N

#5

Happy
Joos

#6

↑
the

Jerry
Behrend

#7

Dr.
Jones

↑
the

City Council Meeting
Prep. Date: 03/30/17
Preparer: Doug Herman



Agenda Item: # 10
Agenda Date: 04/03/17

Communication Page

Agenda Item Description: Resolution to approve Bernde's Center "2017 LED Lighting Upgrade Project".

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

Attachments & Enclosures:

Proposals
Proposed Resolution

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Parks Cap. Project
\$26,000 before rebates
3 year +/- payback

Synopsis: Bids to replace lighting at the Bernde's Center were sought from two local contractors, REM Electric and Monti Plumbing, Heating, and Electric.

Background Information: Bids were requested from two contractors to replace nearly all lighting within the Bernde's Center with LED fixtures. We focused on all parts of the building with the exception of two upstairs storage rooms which get very little use from a lighting standpoint. We did not include emergency lighting or Exit lighting upgrades, nor did we include an upgrade to awning lighting. (All of those other elements could be looked at with successful bidder)

With that said, the bid from Monti Plumbing, Heating, and Electric included all building fixtures, inside and out, with the exception of the two storage rooms. He included exit lights, emergency lighting, awning fixtures, etc.

The two bids came in as follows:

REM Electric \$27,500

Monti Plumbing, Heating, and Electric \$25,879

A notable additional difference in the bids pertained to the existing fluorescent lighting and how it would be upgraded. REM proposed to upgrade existing fixtures with LED bulbs (Re-lamping conversion of existing T8 Fluorescent Lamps to LED Tubes throughout) while Monti Plumbing proposes to replace all existing Fluorescent fixtures with new LED fixtures. It is my understanding that the fixture replacement is

the more expensive but “better” long term approach and it may also lead to a higher rebate.

According to numbers put together by the lighting rep. for Monti Plumbing, Heating and Electric, we should see a rebate in excess of \$8,500. It is also estimated that we would see an annual estimated savings in Energy and Maintenance totaling around \$9,400. If the estimates are correct that payback should be less than three years.

We have \$15,000 in this year’s budget for this project. With estimated rebates, we are about \$3,000 short. Although rebates may be higher than the estimate I would recommend that we amend the budget to add \$3,500 to the Bernde’s Capital Project budget and move forward with this project. Ted Kraus reports that he would be in a position to have this project completed well in advance of the Fair.

Staff Recommendation: I recommend that the Council approve the bid received from Monti Plumbing, Heating, and Electric in the amount of \$25,879.

The City of Monticello, Iowa

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

RESOLUTION # 17-__

Resolution to approve Bernde's Center "2017 LED Lighting Upgrade Project"

WHEREAS, the City Council has been presented with a proposal to upgrade the lighting at the Monticello Bernde's Center from a current mixture of lighting types including fluorescents and high pressure sodium lights to LED fixtures, and

WHEREAS, the Council finds that the lighting upgrade will be beneficial in many ways, including less regular maintenance and reduced electricity usage, and

WHEREAS, the City Council finds that payback on the LED upgrade investment would be approximately three years after the receipt of applicable rebates, and

WHEREAS, the Council finds that the City obtained quotes from two local contractors, REM Electric and Monti Plumbing, Heating, and Electric, and that said bids were substantially similar with the low bid from Monti Plumbing, Heating, and Electric including some additional attractive features not present or requested in the REM bid, and

WHEREAS, the Council finds that the Monti Plumbing, Heating, and Electric bid should be accepted and that the City should contract with them to complete the Bernde's Center 2017 LED Lighting Upgrade Project for the sum of \$25,879, and

WHEREAS, the City Administrator is directed to enter into a written agreement with Monti Plumbing, Heating, and Electric and to take steps to obtain the maximum rebates possible in relation to this project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby direct the City Administrator to enter into a written agreement with Monti Plumbing, Heating, and Electric consistent with the terms of this Resolution and the terms of their Quotation, and to take steps to obtain the maximum rebates possible in relation to this 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 3rd day of April, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk



Lasley Electric LLC dba

REM Electric
324 East First St.
Monticello, IA 52310

Quote

Date	Quote #
3/10/2017	2121

Name / Address
City of Monticello 200 East First Street Monticello, Iowa 52310

Project

Item	Description	Qty	Cost	Total
non inventory part	BERNDES CENTER LED LIGHTING CONVERSION INSTALLATION OF 42 METALUX STEELER 18K LUMEN 5000K HIGH-BAY FIXTURES IN THE MAIN ROOM- RELAMPING CONVERSION OF EXISTING T8 FLOURESCENT LAMPS TO LED TUBES THROUGHOUT + 2 OCCUPANCY SENSORS IN THE RESTROOMS, REPLACE (1) WALL PACK AND (2) FLOOD LIGHTS ON EXTERIOR WITH ATLAS AND LUMARK FIXTURES - THIS DOES NOT INCLUDE ANYTHING RELATED TO THE CANOPY LIGHTING PER DOUG H.	1	27,500.00	27,500.00
It's been a pleasure working with you!		Total		\$27,500.00

Monti Plumbing Heating & Electric

22387 150th Ave

Monti Plumbing Heating & Electric

Monticello, IA 52310

Estimate

Date	Estimate #
3/20/2017	253

Name / Address
City of Monticello 200 E 1st St. Monticello, IA 52310

			Project
Description	Qty	Rate	Total
BERNDES CENTER			
BATHROOMS			
(6) Cooper 4WSNLED LED Drop-In Lights			
(2) Cooper ONW-D-1001-MV-V Occupancy Senors		1,185.00	1,185.00
OUTDOOR LIGHTING			
(2) Cooper 8TSNLED - Strip Lights			
(1) Cooper XTOR6BRL- 58 Watt LED Wall Pack			
(2) Cooper XTOR3B - 26 Watt LED Wall Pack			
(2) Cooper XTORFLD-KNC - Knuckle Kit			
(1) Cooper XTOR8B 81 Watt LED Wall Pack - this is for adding light in back		1,928.00	1,928.00
ENTRANCE			
(6) Cooper 24 GR-LD4 LED Drop-In Lights		898.00	898.00
CONFERENCE ROOM			
(16) Cooper 24 GR-LD4 LED Drop-In Lights		2,394.00	2,394.00
OFFICE			
(3) Cooper 4WSNLED LED Drop-In Lights		487.00	487.00
KITCHEN			
(4) Cooper 4WSNLED LED Drop-In Lights			
(3) Cooper 24 GR-LD4 LED Drop-In Lights		1,070.00	1,070.00
		Subtotal	
		Sales Tax (7.0%)	
		Total	

Monti Plumbing Heating & Electric

22387 150th Ave

Monti Plumbing Heating & Electric

Monticello, IA 52310

Estimate

Date	Estimate #
3/20/2017	253

Name / Address
City of Monticello 200 E 1st St. Monticello, IA 52310

			Project
Description	Qty	Rate	Total
GYM (28) Cooper HB185W250DL LED Highbay Lights (14) Cooper HB125W250DL LED Highbay Lights		14,800.00	14,800.00
UP STAIRS (8) Cooper 4WSL-LD2 Hanging Lights (1) Cooper 4BCLED Wrap Lights		2,332.00	2,332.00
EXIT & SECURITY LIGHTING (6) Cooper APX7R Exit Signs (3) Cooper WG10 Wire Guards (8) Cooper AP25Q Security Lights		785.00	785.00
Bid Includes all parts, materials and labor to install all bid fixtures. Includes all lift and high reach charges. All rebates will be paid from Utility to City.			
		Subtotal	\$25,879.00
		Sales Tax (7.0%)	\$0.00
		Total	\$25,879.00

Executive Overview

PROJECT INVESTMENT, COST & INCENTIVES

Proposed Material (Tax not Included):	\$21,600
Estimated Labor Cost:	\$4,279
Utility Incentives (est.):	\$8,541
Annual Lighting Maintenance Cost	\$400
Annual Lighting Material Cost	\$400
Total Effective Project Investment:	\$25,879

ANNUAL SAVINGS

Fixture Energy Savings:	\$7,801
Maintenance Savings:	\$800
1 Year Total Savings:	\$8,601
5 Year Total Savings:	\$43,006

SAVINGS ANALYSIS

Annual Return on Investment:	33.2%
Simple Payback:	3. YEARS
Cost of Waiting (Monthly):	\$717
Cost of Waiting (Annual):	\$8,601
Annual R.O.I with Rebate:	49.6%
Simple Payback with Rebate:	2. YEARS

ENVIRONMENTAL IMPACT*

CO2 Emissions (lbs) Prevented:	101,416
CO2 Emissions (tons) Prevented:	51
Fewer Cars on the Road:	9
Number of Trees Planted:	150

**Based on Environmental Protection Agency (EPA) assumptions - All Savings*

Federal Incentives

Square Footage (est.):	
Deduction @ \$.6 per sq ft	\$0
Realized Deduction	\$0

**Realized deduction based on 35% tax bracket*

City Council Meeting
Prep. Date: 03/30/17
Preparer: Doug Herman



Agenda Item: 11
Agenda Date: 04/03/2017

Agenda Items Description: Resolution to schedule Public hearing on Amendment to Urban Renewal Area and Urban Renewal Plan to include Orbis property and Orbis Development Agreement as an authorized property and authorized project.

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

Attachments & Enclosures:

Proposed Resolution

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

Synopsis: The Public Hearing is necessary to move forward with plan to add Orbis property to Urban Renewal Area and Orbis development agreement to Urban Renewal Plan.

Background Information: The Council has approved a development agreement with Orbis, however, same is contingent upon the Council adding the Orbis property to the Urban Renewal Area and adding the Orbis Development Agreement to the Urban Renewal Plan.

I have begun to put the paperwork together to accomplish these goals, and after the Public Hearing the Council will be in a position to move forward.

Staff Recommendation: I recommend that the Mayor schedule a public hearing in relation to the proposed amendment to the Monticello Urban Renewal Area and the modification of the Urban Renewal Plan to include the Orbis property and the Orbis Development Agreement for the 1st day of May, 2017 at 6:00 p.m.

The City of Monticello, Iowa

IN THE NAME AND BY THE AUTHORITY OF THE CITY OF MONTICELLO, IOWA
RESOLUTION #17-____

Scheduling Public Hearing on the proposed Amendments to the Monticello Urban Renewal Area and the Monticello 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 been duly advised, has determined it appropriate and desirable to expand the Urban Renewal Area to add and include all property as described within Exhibit A, with an associated amendment to the Urban Renewal Plan as set out within Exhibit B, and

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

WHEREAS, A Public Hearing must be scheduled to allow for public input on the proposed amendments.

NOW, THEREFORE, BE IT RESOLVED by the City Council in session this 3rd day of April, 2017 as follows:

1. That Public Hearing is hereby scheduled for the 1st day of May, 2017 at 6:00 p.m. at the regularly scheduled City Council Meeting, same to be held in Council Chambers at the Monticello Renaissance Center.
2. The City Clerk shall publish notice of said hearing, same to be in the form of the notice attached hereto, and identified as "Exhibit C", in the Monticello Express not less than four nor more than twenty days prior to the date set for hearing.
3. City Administrator, Doug Herman, is designated as the City's representative in connection with the consultation process per Iowa Code section 403.5.
4. The proposed Urban Renewal Plan Amendment is hereby submitted to the City of Monticello Planning and Zoning Board for review and recommendation, as required by Iowa Code Section 403.5.

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 3rd day of April, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, City Clerk

Exhibit A

**General Description and Legal Description
Of
Property to be added to Urban Renewal Area**

The Orbis Manufacturing facility located at _____ legally described as follows:

SUBJECT TO the rights of the public in all highways, and to all easements and agreements of record.

~~-AND-~~

IN ADDITION TO THE FOLLOWING PUBLIC STREET RIGHT-OF WAYS:

Exhibit B

AMENDMENT URBAN RENEWAL PLAN MONTICELLO URBAN RENEWAL AREA September, 2011

The urban renewal plan for the Monticello Urban Renewal Area, is being amended to increase the size of the district. The area to be added to the Urban Renewal Area is illustrated as set forth within Exhibit A and described in Exhibit B, both attached hereto.

If the proposed Ordinance, incorporating and addressing this amendment is adopted during calendar year 2017, and if debt payable from incremental taxes is certified to the County Auditor by December 1, 2017, the area being added to the district as a result of this amendment will have a "frozen base" as of the January 1, 2016 valuation date.

The adoption of this plan amendment will result in the additional area being designated as an "Economic Development Area", desirable for the promotion of economic development. The new area will also be subject to the terms and provisions of the original plan. In addition to those purposes set out in the original urban renewal plan, as subsequently amended, this amendment will add to the plan the use of tax increment financing for the following proposed projects:

- 1). The provision of economic development incentives to the owner of the Orbis Manufacturing facility.
- 3). The repair or reconstruction of streets identified within the ROW's identified by the proposed amendment, including _____

The following information is provided pursuant to Iowa Code Section 403.17:

Outstanding general obligation debt of the City:	\$
Constitutional debt limit of the City:	\$
Proposed debt to be incurred in area to be added To Urban Renewal Area:	\$

Exhibit C

NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED AND AMENDED MONTICELLO URBAN RENEWAL AREA

Notice Is Hereby Given: That at 6:00 o'clock p.m., at the Mary Lovell LeVan, Monticello Renaissance Center, Community Media Center, 220 East First Street, Monticello, Iowa, on the 1st day of May, 2017, there will be conducted a public hearing on the question of designating an expanded Monticello Urban Renewal Area, pursuant to Chapter 403, Code of Iowa, by adding and including the property generally described as follows:

The Orbis Manufacturing property located at _____, Monticello, Iowa, legally described as follows:

-AND-

IN ADDITION TO THE FOLLOWING PUBLIC STREET RIGHT-OF WAYS:

The proposed amendment to the urban renewal area brings the property described above under the plan and makes it subject to the provisions of the plan.

The Urban Renewal Plan is proposed to be amended by adding proposed tax incentives to be made available by the City of Monticello to Orbis manufacturing in relation to a proposed addition of approximately 100,000 sf to their existing facility, the addition to be largely utilized for warehousing, but also freeing up existing space within the Orbis facility for additional manufacturing space.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Sally Hinrichsen
City Clerk

City Council Meeting
Prep. Date: 03/30/17
Preparer: Doug Herman



Agenda Item: 11(a)
Agenda Date: 04/03/2017

Communication Page

Agenda Items Description: Resolution to direct a plan of action in relation to City Fountain repairs or upgrades.

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

Attachments & Enclosures:

Proposed Resolution
Pictorial Representations

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Synopsis: The City Council has discussed the desire to “repair” the fountain before filling it this spring/summer.

Background Information: I have met with Josh Iben, Brian Wolken, and Brant LaGrange to discuss a couple options related to the repair/renovation of the City Fountain. The fountain/plumbing system leaks like a sieve and is fed by a live water feed nearly 100% of the time that it is in operation. The underground water lights require constant work and seldom make it through one season without additional work or without failing.

There are a few options we have focused on at this point:

1. Repair the fountain by removing much of the floor, re-doing the pit near the fountain, ensuring that the water line to the fountain and connections are in good order and not leaking.
 - a. Then, install a fountain of a similar look, but smaller than the current fountain, surrounded by a new interior stone wall to capture the water from the fountain, allowing it to be recycled through the fountain. Lighting would not be from within the “pond”, but outside the pond, and the area outside the pond area but inside the area of the existing walls would be converted to an above ground flower garden, (\$50,000 +/-), or
 - b. Then, install a three tiered fountain, similar but larger than the one at the Pocket Park, surrounded by a new interior stone wall to capture the water from the fountain, allowing it to be recycled through the fountain. Lighting would not be from within the “pond”, but outside the pond, and the area outside the pond area but inside the area of the existing walls would be converted to an above ground flower garden, (\$50,000 +/-), or
 - c. Do nothing to inspect and/or repair the water feed/system to the fountain and hire a contractor to perform obvious repairs to the pond area and then install a liner in the fountain, hoping that the leaking is occurring largely from the pond cavity, not under

the fountain or otherwise associated with the feed. The look of the fountain would remain largely unchanged but we could look at a different lighting set up, moving the lights outside of the pond area. (\$20,000 +/-)

A fourth option, that would take more study and consideration, is the total removal of the current fountain, the creation of a committee to study if there is another / better option or in the alternative whether a new fountain should be built from scratch at that site. (Cost unknown.)

I am hopeful that Josh Iben will be able to attend the meeting, however, am not certain that he will be able to make it. See attached pictures for representations, not to scale, of options "a" and "b" set forth above.

Staff Recommendation: I recommend that the Council consider the various options, considerations, hear from any interested parties in attendance, and determine if they are ready to give staff direction on which way to proceed or if additional study should occur. And, in that event, if the fountain should be set up and filled this spring while study continues.

The City of Monticello, Iowa

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

RESOLUTION #17-____

Directing a plan of action in relation to City Fountain repairs or upgrades.

WHEREAS, The City Council has considered the current condition of the City Fountain and the fact that it has experienced significant leaking now for a number of years, and

WHEREAS, The Council has considered various repair / improvement options related to the fountain, from lining the fountain, to modifying the fountain appearance, to totally removing and potentially replacing the fountain, and

WHEREAS, The Council has determined that due to the significant leaking related issues, electrical issues related to the lights, and the age of the fountain, that the best approach at this time is to

_____ and

WHEREAS, The City Administrator is hereby directed to

_____.

NOW THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby direct that City staff proceed as follows with regard to the City Fountain.

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 3rd day of April, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, City Clerk







PROPOSAL

TMI Coatings, Inc.

3291 Terminal Drive, St. Paul, Minnesota 55121-1610 Phone: 651-452-6100 Fax: 651-452-0598
Painting & Restoration Contractors

Monticello Berndes Recreation Center
Attn: Tami Bartram
766 North Maple Street
Monticello, IA 52310
Phone 319-465-6523

NOTE: This proposal may be withdrawn by
TMI if not accepted within 30 days.

Date: August 22, 2016
Regarding: Protective Coating

Protective Coating

TMI Coatings, Inc. (TMI) is certified as a woman owned business, so every dollar spent with TMI counts toward your diversity spending goals.

TMI has visited the aquatic center and proposes to repair and coat the inside of the fountain:

Fountain: 35' diameter x 3' deep

1. Prior to TMI beginning work, owner to drain fountain, clean and thoroughly rinse. Allow to dry.
2. TMI to prepare surfaces as necessary to ensure adhesion of subsequent coats. TMI may pressure wash/brushblast, further hand/tool clean. All debris caused from our work on site to be disposed of in owner provided container.
3. Repair severely cracked and eroded areas by restoring to surrounding plane. TMI may use cementitious non-sagging mortar. TMI has included 16 hours for restoration in our bid. If more time is needed, TMI to proceed on a time-and-material basis with owner's approval.
4. TMI to apply lining material suitable for fountains. The lining system TMI recommends has been used time and time again with very good success in ponds, pools, fountains, clarifiers and other submerged substrates.

TMI completed similar work preparing and coating a fountain for Delta Airlines in Minneapolis, MN; contact was Eric Olson at 612-250-6186.

YOUR COST INCLUDING LABOR AND MATERIALS INSTALLED \$16,600

NOTES:

1. Bid is based on one job mobilization/demobilization.
2. Bid is based on weekday work; add \$650 for weekend work.

TMI Coatings has considerable experience installing coatings and linings for industry. We have completed work for Northwest Airlines, Bloomington, MN; Spirit Lake Casino, St. Michael, ND; Cragun's Resorts, Brainerd, MN; Fargo Parks and Rec, Fargo, ND; and many others. Enclosed are references for your review.

Thank you for the opportunity to submit this proposal to you. You can check out our company history and other coating services at our website at www.tmicoatings.com. Visit TMI Coatings' blog at www.tmicoatingsblog.net to learn about problems we have solved for customers like you or become a fan of TMI Coatings on Facebook. If you have any questions about our bid, please call me at 1-800-328-0229.

If e-mail is an effective communication tool for you, feel free to contact me at ssirek@tmicoatings.com with any questions or comments regarding this proposal.

Encl.: Iowa Reference List

P:\Secretary Amy.TMIP\M\Monticellorecreation01sms.Doc(bjs4198.rch)

ACCEPTANCE

The undersigned hereby accepts TMI's proposal and authorizes TMI to furnish all materials and labor required to complete the work set forth in the proposal pursuant to the proposal terms and conditions set forth on the reverse side hereof, for which we agree to pay you the amount set forth in the proposal. If the proposal terms and conditions set forth on the reverse side hereof were not provided with transmission of TMI's proposal by facsimile, mail or email, the undersigned agrees to request a copy of the proposal terms and conditions before signing below. The undersigned agrees to be bound by the proposal terms and conditions set forth on the reverse side hereof regardless of whether the undersigned requested a copy or read them before signing below.

Accepted: _____ Date: _____

Respectfully,
TMI Coatings, Inc.

By _____

By 

Title _____

Title Steve Sirek, Industrial Sales

Customer: Sign and return copy. Retain original for your files.

City Council Meeting
Prep. Date: 04/03/17
Preparer: Doug Herman



Agenda Item: 11(b)
Agenda Date: 04/03/2017

Communication Page

Agenda Items Description: **Resolution** to provide for a notice of hearing on proposed plans, specifications, form of contract and estimate of cost for the 2017 City of Monticello H.M.A. Resurfacing Project, same now being of file with the City Clerk, and the taking of bids therefor

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

Attachments & Enclosures:

Resolution / Notice

Fiscal Impact:

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

Synopsis: Engineer to file plans and specs related to water tower project. Notice to Bidders to be published, bids to be received, public hearing to be set and thereafter held.

Background Information: The proposed Resolution continues us down the path associated with the Main Street rehabilitation project scheduled for this summer/fall.

The plans, specs, form of contract, and cost estimate are now on file with the City Clerk. Bids are due and will be opened on May 3rd, 2017 at 10:00 a.m.

The proposed Resolution schedules a public hearing for the 17th day of April, 2017 at 6:00 p.m.

Staff Recommendation: I recommend that the Council approve the proposed resolution which provides for a notice of hearing, same to be held on April 17th 2017 at 6:00 p.m., on proposed plans, specifications, form of contract and estimate of cost for the 2017 Main Street H.M.A. Resurfacing Project, and the taking of bids therefor.

The City of Monticello, Iowa

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

RESOLUTION #17-____

Resolution to provide for a notice of hearing on proposed plans, specifications, form of contract and estimate of cost for the 2017 City of Monticello H.M.A. Resurfacing Project, same now being of file with the City Clerk, and the taking of bids therefor

WHEREAS, the City Council (the “Council”) of the City of Monticello, Iowa (the “City”), has determined that it is necessary and desirable that a public improvement be constructed as described in the proposed plans and specifications and form of contract prepared by Snyder & Associates, Inc., the Project Engineers for such public improvement, which may be hereafter referred to as the 2017 City of Monticello H.M.A. Resurfacing Project, (hereinafter referred to as the “Project”), which proposed plans, specifications and form of contract and estimate of cost are on file with the City Clerk; and

WHEREAS, it is necessary to fix a time and place of public hearing on the proposed plans, specifications and form of contract and estimate of cost for the Project and to advertise for sealed bids for the Project;

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

Section 1. The detailed plans and specifications, notice of hearing and notice to bidders, form of contract and estimate of cost referred to in the preamble hereof are hereby approved.

Section 2. The Project is necessary and desirable for the City, and it is in the best interests of the City to proceed toward the construction of the Project.

Section 3. The amount of the bid security to accompany each bid is hereby fixed at 10% of the total amount of the proposal.

Section 4. The City Council hereby delegates to the City Clerk the duty of receiving, opening and announcing the results of all bids for the construction of the Project, on the 3rd day of May 2017, at 10:00 o'clock a.m., at the Monticello Renaissance Center, Monticello, Iowa.

Section 5. Public Hearing on the proposed plans, specifications, form of contract and estimate of cost for the Project as well as the time and place for the consideration of the bids received by the City Clerk in connection therewith is hereby scheduled for the 15th day of May, 2017, at 6:00 o'clock p.m., at the Monticello Renaissance Center, Monticello, Iowa.

Section 6. The City Clerk is hereby authorized and directed to give notice of the hearing and taking of bids by publication of such notice in a newspaper of general circulation in the City, which publication shall be made not less than 4 nor more than 20 days prior to the date for receipt of bids and the time of the said hearing. The said notice shall be in the form substantially as attached to this resolution.

Section 7. All provisions set out in the following form of notice are hereby recognized and prescribed by this Council and all resolutions or orders or parts thereof, to the extent the same may be in conflict herewith, are hereby repealed.

PASSED AND APPROVED this 3rd day of April, 2017

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 3rd day of April, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk



SNYDER
& ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

NOTICE OF PROJECT

H.M.A. RESURFACING

City of Monticello, Iowa

March 31st, 2017

To: PROSPECTIVE BIDDERS

Bid Opening: May 3rd, 2017 @ 10:00 a.m.
Monticello City Hall -- 200 East First Street, Monticello, Iowa 52310

Bid Bond Required: 10% of Total Base Bid

Performance Bond: 100% of Contract Price

Completion Date: The Contractor shall fully complete the project within eighty (80) Calendar Days of the earlier of either the work beginning onsite or the Late Start date.

Estimated Cost: \$650,000.00 - \$750,000.00

Project Description: The H.M.A. RESURFACING PROJECT includes furnishing all labor, materials, and equipment necessary for the construction of ADA sidewalk ramps, more than 16,100 SY of mill and asphalt overlay, 360 SY of sidewalks and ramps and other miscellaneous work associated with construction projects.

Note: Project is exempt from sales tax. The City will provide a "Sales Tax Exemption Certificate" and the cost of sales tax, including local option tax, shall not be included in the bid.

Plan Availability: Copies of the Bidding Documents will be available at Snyder & Associates (5005 Bowling St. SW Cedar Rapids, IA 52404, or by calling (319) 362-9394 on or after Tuesday, April 4th, 2017, for a fee of \$100 for each set requested. Deposit shall be refundable upon return of the contract documents in a reusable condition within 14 days after the award of the project.

Electronic contract documents will be available Tuesday, April 4th, 2017 by clicking on the "Bids" link at www.snyder-associates.com and choosing the H.M.A. Resurfacing Project from the list. Project information, engineer's cost opinion, and plan holder information is available at no cost at this website. Downloads require the user to register for a free membership at QuestCDN.com.

Snyder & Associates
Patrick Schwickerath, P.E.
Project Manager

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City Council Meeting
Prep. Date: 03/31/17
Preparer: Doug Herman



Agenda Item: Reports
Agenda Date: 04/03/2017

Communication Page

Agenda Items Description: Misc. Reports

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

Attachments & Enclosures:

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

- **Board Openings:** Tree Board – One Opening
- **One-Way Alleyway discussion, Varvel-Buckeye:** Mixed reviews from neighbors in regard to the proposed one-way alleyway
- **Al Hughes Property:** Al reportedly is working on lining up demolition contractor and potential buyers. See letter from Al attached hereto. I would propose a deadline for demolition to be started (A Demo. Permit issued and a professional demo contractor lined up.) If not the City would then begin the process of hiring a contractor to get it down.)



CITY OF MONTICELLO

200 E. First St.
Monticello, IA 52310
(319) 465-3577
Fax (319) 465-3527

Equal Opportunity Employer - Fair Housing City

To: Property Owner

From: The City of Monticello

Re: Alleyway

Date: March 22, 2017

The City Council has heard from three property owners on the alleyway located behind your home who have suggested that, due to sometimes heavy and speeding traffic on the alleyway from the south, the alleyway should be made a one-way alley, with no traffic allowed to enter the alleyway from the south. Such a restriction would involve the erection of signage at that end of the alleyway. Before taking any action the Council wanted to give everyone on the alleyway an opportunity to provide input.

Please share your opinions by writing them on the bottom of this memorandum and dropping it off at City Hall. (You may drop it off at the front desk or put it in the night drop box in the front vestibule.)

Thanks for your thoughts and input on this issue.

Sincerely yours.


Douglas D. Herman
Monticello City Administrator

Property Owner Name and Address:

Daryl & Deb Porter 205 W. Varvel St.

I support a One-Way alleyway, with traffic from the south being prohibited: Yes ☒ No ☐ (Circle One)

Comments:

We see no problem with the traffic (what little there has been) going both directions.

Also it is easier for us to park our ~~cars~~ cars off the main road when we come in from the south end, as I am in a wheelchair & need to access my van from the passenger side of the car.



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Sincerely yours,


Douglas D. Herman
Monticello City Administrator

Property Owner Name and Address: Robert Carlson 421 S. Chestnut

I support a One-Way alleyway, with traffic from the south being prohibited: Yes ☒ No (Circle One)

Comments:

I have not seen a problem with a lot of speeding cars in our alleyway. I also have not seen heavy or congested traffic in our alleyway. I have only had to wait a couple times for other cars or trucks so I could go down our alley. There is however a lot of noise early in the morning or late at night from owner a few houses to the north revving his car engine a lot. never seen anyone work on his car as much as he does. If speeding is the only problem, one way traffic will not solve that problem. what is the speed limit in an alleyway and how can they tell when they are speeding. I can't tell if they are even if I know what the speed limit was, unless they were really flying thru the alley. what about people with campers that can only come in or out one way so they can back a camper into their spot. I don't think one way is necessary.



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Sincerely yours.


Douglas D. Herman
Monticello City Administrator

Property Owner Name and Address: Clyde Zedick 409 S. Chestnut

I support a One-Way alleyway, with traffic from the south being prohibited: ☒ Yes ☐ No (Circle One)

Comments:

take the speeding joy riders out of the
alley
the black top surface will last longer
no more checks holes
less beer cans to pick up



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Thanks for your thoughts and input on this issue.

Sincerely yours.


Douglas D. Herman
Monticello City Administrator

Property Owner Name and Address:

Joe + Jamie Woods 415 S. Chestnut

I support a One-Way alleyway, with traffic from the south being prohibited: Yes No (Circle One)

Comments:

Phone Calls from

David Eastin - opposed to
new way

Told that

Darryl Porter - opposed to
new way



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Thanks for your thoughts and input on this issue.

Sincerely yours,


Douglas D. Herman
Monticello City Administrator

Property Owner Name and Address: Odellia Dodson, 422 S. Linden

I support a One-Way alleyway, with traffic from the south being prohibited: Yes ☒ (No) (Circle One)

Comments:

Sounds like over-regulation to me. I haven't
noticed any "outside" traffic abuse. And, yes, I like access
from either direction though I rarely use the alley other
than to visit back yard neighbors

P.S. I appreciate the improved street control in the alley.

Thank you.

To, Douglas D. Herman

I am writing this letter to ask for more time to salvage what I can out of my house. There are people helping me every day to see that this gets done as soon as possible. I have Salvage companies that are interested in buying the contents of the house before it is tore down. We have cleaned up the area of the debris around the house, and all (or all that was possible) of the loose boards have been removed. The house is locked up at all times when someone is not there working. I think that the only way that the house is a danger to human life is if someone tries to break in to the house. I therefore I respectfully ask formore time to try to salvage whats left of 40 years of my life!!!

Sincerely

Al Hughes