

City of Monticello, Iowa

www.ci.monticello.ia.us

Monticello City Council Meeting March 16, 2026 at 6:00 p.m.
Monticello Renaissance Center, 220 E. 1st Street, Monticello, Iowa

Mayor:	Jake Ellwood	Staff:	
City Council:		City Administrator:	Russell Farnum
At Large:	Josh Brenneman	City Clerk/Treas.:	Sally Hinrichsen
At Large:	Scott Brighton	Police Chief:	Britt Smith
At Large:	Ben Duehr	Library Director:	Faith Brehm
At Large:	Dave Goedken	Public Works Dir.:	Nick Kahler
At Large:	Candy Langerman	Water/Wastewater Sup.:	Jim Tjaden
At Large:	Mary Phelan	Park & Rec Director:	Jacob Oswald
		Ambulance Director:	Lori Lynch
		City Engineer:	Patrick Schwickerath

- **Call to Order – 6:00 P.M.**
- Pledge of Allegiance
- Roll Call
- Agenda Addition/Agenda Approval

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	March	2, 2026
Approval of Council Work Session Minutes	March	9, 2026
Approval of Payroll	March	5, 2026
Approval of Bill List		
Approval of Eagles Club alcohol license		
Approval of Kardes Inc change in ownership of alcohol license		
Approval of Kardes C Store tobacco permit		

Resolutions:

1. **Resolution** Approving Pay Request #7 to Roger Stephen, Re: Stephen Addition Trunk Sewer Project and for partial payment of retainage to Roger Stephen, Re: Stephen Addition Trunk Sewer Project in the amount of \$70,930.67

2. **Resolution** Approving the hiring of a Monticello Ambulance On-Call Driver and setting wage
3. **Resolution** To Acknowledge the hiring of Monticello Library seasonal employee and setting wage
4. **Resolution** Approving Pay Request #22 to Bill Bruce Builders, Inc., Re: Wastewater Treatment Plant Improvement Project in the amount of \$845,993.31
5. **Resolution** Proposing the discontinuation of the “City Tree Board” and Scheduling Public Hearing pursuant to Iowa Code Section 392.7
6. **Resolution** approving the Purchase of a Hustler zero turn mower for Cemetery from Kromminga Motors
7. **Resolution** To Accept and Approve a Temporary Construction Easement with Scott Wilcox for the 6th Street Ditch Restoration Project
8. **Resolution** To Accept and Approve a Permanent Drainage Easement and Maintenance Agreement with Scott Wilcox for the 6th Street Ditch Restoration Project
9. **Resolution** To Accept and Approve a Temporary Construction Easement with Ashley Archambault for the 6th Street Ditch Restoration Project
10. **Resolution** To Accept and Approve a Permanent Drainage Easement and Maintenance Agreement with Ashley Archambault for the 6th Street Ditch Restoration Project
11. **Resolution** To Accept and Approve a Temporary Construction Easement with Autumn Wersinger for the 6th Street Ditch Restoration Project
12. **Resolution** To Accept and Approve a Permanent Drainage Easement and Maintenance Agreement with Autumn Wersinger for the 6th Street Ditch Restoration Project
13. **Resolution** To Accept and Approve a Temporary Construction Easement with Keith E. and Janice K. Tackett for the 6th Street Ditch Restoration Project
14. **Resolution** To Accept and Approve a Permanent Drainage Easement and Maintenance Agreement with Keith E. and Janice K. Tackett for the 6th Street Ditch Restoration Project
15. **Resolution** To Accept and Approve a Temporary Construction Easement with Morgan Eggiman for the 6th Street Ditch Restoration Project

- 16. Resolution** To Accept and Approve a Permanent Drainage Easement and Maintenance Agreement with Morgan Eggiman for the 6th Street Ditch Restoration Project
- 17. Resolution** To Accept and Approve a Temporary Construction Easement with Scott L. and Patricia Chally for the 6th Street Ditch Restoration Project
- 18. Resolution** To Accept and Approve a Permanent Drainage Easement and Maintenance Agreement with Scott L. and Patricia Chally for the 6th Street Ditch Restoration Project

Discussion and Possible Motions:

- 19. Discussion and Possible Motion** on Cemetery Vet Flag Installation proposal
- 20. Discussion and Possible Motion** on Cemetery Fence Repair proposal

Reports / Potential Actions:

21. Mayor
22. City Engineer
23. City Administrator
24. Public Works Director
25. Police Chief
26. Water/Wastewater Superintendent
27. Park and Recreation Director
28. Library Director
29. Ambulance Director
30. City Clerk

Executive (Closed) Sessions:

- 31. Executive Session** To discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. The minutes and the audio recording of a session closed under this paragraph shall be available for public examination when the transaction discussed is completed
- 32. Consideration and Possible Motion** on Executive Session
- 33. Executive Session** To evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session

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 City Council meetings are recorded, by attending and choosing to participate you give your consent to be recorded. If you prefer not to be recorded, you may submit comments in writing.

The meeting will continue to be broadcast on Mediacom (Local Access Channel) and will be accessible via Zoom via the following link.

City of Monticello is inviting you to a scheduled Zoom meeting.

Topic: March 16, 2026 Council Meeting

Time: Mar 16, 2026 06:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86020385265>

Meeting ID: 860 2038 5265

One tap mobile

+13126266799,,86020385265# US (Chicago)

+16465588656,,86020385265# US (New York)

Join instructions

https://us02web.zoom.us/join/86020385265?signature=uiYH75mnTi4kul3tDMxDbpmFUW_etOxzCGlDpDPD52A

“This employer is an equal opportunity provider & employer”

Regular Council Meeting
March 2, 2026, 6:00 P.M.
Community Media Center

Mayor Jake Ellwood called the meeting to order. Council present were: Candy Langerman, Mary Phelan, Josh Brenneman, Ben Duehr and Dave Goedken. Also present were City Administrator Russell Farnum, City Clerk Sally Hinrichsen, Water/Wastewater Superintendent Jim Tjaden, Public Works Director Nick Kahler, Library Director Faith Brehm and Parks and Rec Director Jacob Oswald. Council member Scott Brighton was absent. The public was invited to attend the meeting in person, or to participate in the meeting electronically via “Zoom Meetings” or “Facebook” and were encouraged to communicate from the chat or message.

Brenneman moved to approve the agenda. Phelan seconded, roll call was unanimous.

Open Forum: Mary Melchert, 1 Spring Farm Lane invited the Council and public to attend an informational meeting on March 13th at the Jones County Migrant Learning Center. The Iowa Migrant Movement for Justice Group, which is a statewide legal service and advocacy organization members will give a presentation.

Langerman moved to approve the consent agenda, Brenneman seconded. Roll call was unanimous.

Mayor opened the public hearing on proposed Amendment #1 to the Fiscal year 2025-2026 Budget. No written or oral comments were received. Mayor closed the hearing. Phelan moved to approve Resolution #2026-24 Approving the City’s Amendment #1 to the Fiscal Year 2025-2026 Budget. Brenneman seconded. Roll call was unanimous.

Brenneman moved to approve Resolution #2026-25 Setting Time and Place for a Public Hearing for the Purpose of Considering the Consolidated General Fund Tax Levy for the City’s Fiscal Year 2026-2027 Budget. Goedken seconded. Hearing will be held on April 6, 2026 at 5:30 PM. Roll call was unanimous.

Farnum reported Airport Board meeting is cancelled for tomorrow evening and the MEMT is holding a training session tomorrow evening. Farnum and Oswald met with Fair Manager Lucus Gobeli who advised they were going to begin construction on the restroom building after the 2026 Fair.

Farnum reported for Council member Brighton that Brighton and a group of volunteers were planning to clean up the fence on the West side of the cemetery on March 7 & 8, if anyone wanted to volunteer to help.

Farnum advised the Jet Truck loan closing would be this week.

Hinrichsen report having six Setoff hits since tax season opened.

Kahler reported they have been busy cleaning up trees. With the nice weather they removed the snow blower and put it away for the season. If the weather continues to stay nice they may begin sweeping the streets.

Regular Council Meeting
March 2, 2026

Tjaden reported the contractor has poured pads for the blower and UV system and will be installing them.

Oswald reported on the upcoming activities in the Park & Rec Department.

Brehm advised the Library Board has an at-large opening on the Board and they are accepting applications now.

Brehm reported on the upcoming activities at the Library.

Brenneman moved to adjourn at 6:41 P.M.

Jake Ellwood, Mayor

Sally Hinrichsen, City Clerk/Treasurer

Special Council Work Session
March 9, 2026, 6:00 P.M.
Community Media Center

Mayor Jake Ellwood called the meeting to order. Council present were: Josh Brenneman, Dave Goedken, Candy Langerman, Scott Brighton, Ben Duehr and Mary Phelan. Also, present were City Administrator Russell Farnum, City Clerk Sally Hinrichsen, Public Works Director Nick Kahler, Library Director Faith Brehm, Ambulance Director Lori Lynch and Park & Rec Director Jacob Oswald.

Brenneman moved to approve the agenda, Phelan seconded. Roll call was unanimous.

Council held a budget work session to discuss staff wages and salaries for fiscal year 2027. Farnum suggested a 3-year agreement for wages for staff. Farnum stated the Library Board sets the Library staff wages, so they would not be included in the agreement with the rest of the staff for the City. Farnum had prepared several tables of information gathered for Council review prior to the work session. After discussion on the wage information, the consensus was to have Farnum prepare a 3-year agreement with wage scales at 3.75% for each year for hourly staff for Council review and approval and to give Police Administrative Assistant, the Police Chief's proposed increase of 4.8% for the first year of the agreement. For Department Heads, it was suggested trying to do a performance-based wage increase, looking at job descriptions, incentive wages and saving taxpayers dollars. Farnum advised there are measurement tools to help accomplish the performance-based wages. Discussion was held on options for longevity and staff retiring in good standing being allowed to convert sick leave hours into medical insurance coverage and other incentives. No formal action was taken.

Goedken moved to adjourn at 6:38 P.M.

Jake Ellwood, Mayor

Sally Hinrichsen, City Clerk/Treasurer

PAYROLL - MARCH 5, 2026

DEPARTMENT			GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
AMBULANCE			February 16 - March 1, 2026				
Chris Bell	\$	521.51	\$	-	0.00	0.00	\$ 448.58
Jamie Coleman		2,372.47		43.67	0.00	0.00	1,895.27
Jordan Fullerton		946.08		-	0.00	0.00	813.77
Quinn Hansen		1,236.84		-	0.00	0.00	983.69
Mason Hanson		829.64		-	0.00	0.00	652.29
Jayna Koffron		674.64		-	0.00	0.00	580.29
Lori Lynch		3,457.51		-	0.00	0.00	2,348.51
Coletta Matson		2,328.81		-	0.00	20.25	1,659.03
Sky Monty		1,832.94		33.74	0.00	0.00	1,361.08
Mandy Norton		459.92		-	0.00	0.00	381.36
Hunter Schmidt		232.88		-	0.00	0.00	200.31
Shirlee Scott		2,328.80		-	0.00	0.00	1,761.31
Reggie Welter		1,595.76		-	0.00	0.00	1,239.28
Cora Wheeler		515.76		-	0.00	0.00	443.63
TOTAL AMBULANCE	\$	19,333.56	\$	77.41	0.00	20.25	\$ 14,768.40
CEMETERY			February 16 - March 1, 2026				
Dan McDonald	\$	2,499.62	\$	290.01	0.00	0.00	\$ 1,874.58
TOTAL CEMETERY	\$	2,499.62	\$	290.01	0.00	0.00	\$ 1,874.58
CITY HALL			February 16 - March 1, 2026				
Cheryl Clark	\$	2,589.53	\$	191.13	0.00	58.50	\$ 1,833.52
Russ Farnum		3,711.54		-	0.00	0.00	2,549.40
Sally Hinrichsen		3,326.38		-	0.00	0.00	2,254.17
Nanci Tuel		2,282.40		-	0.00	0.00	1,528.55
TOTAL CITY HALL	\$	11,909.85	\$	191.13	0.00	58.50	\$ 8,165.64
FIRE			February 16 - March 1, 2026				
Nick Kahler	\$	166.67	\$	-	0.00	0.00	\$ 143.36
Billy Norton		208.33		-	0.00	0.00	179.19
Johnny Russ		125.00		-	0.00	0.00	115.44
Tiler Streets		125.00		-	0.00	0.00	115.44
TOTAL FIRE	\$	625.00	\$	-	0.00	0.00	\$ 553.43
LIBRARY			February 16 - March 1, 2026				
Faith Brehm	\$	1,914.41	\$	-	0.00	0.00	\$ 1,466.94
Molli Hunter		1,436.00		-	0.00	0.00	1,162.35
Penny Schmit		1,724.80		-	0.00	0.00	1,167.63
TOTAL LIBRARY	\$	5,075.21	\$	-	0.00	0.00	\$ 3,796.92
MBC			February 16 - March 1, 2026				
Milo Breitbach	\$	1,750.00	\$	-	0.00	0.00	\$ 1,349.78
Kara Burrack		1,344.00		-	0.00	0.00	1,156.64
Jacob Oswald		2,642.88		-	0.00	0.00	2,004.04
TOTAL MBC	\$	5,736.88	\$	-	0.00	0.00	\$ 4,510.46
POLICE			February 16 - March 1, 2026				
Erik Honda	\$	2,932.80	\$	-	0.00	0.00	\$ 2,203.64
Jordan Koos		3,258.36		-	0.00	38.00	2,245.90

PAYROLL - MARCH 5, 2026

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
Cole Millard	2,879.52	-	0.00	0.00	1,931.42
Johnny Norwood	2,879.52	-	0.00	0.00	1,685.50
Keanan Shannon	3,083.64	-	0.00	28.50	2,344.59
Britt Smith	3,732.72	-	0.00	0.00	2,825.83
Madonna Staner	1,925.60	-	0.00	0.00	1,442.25
Brian Tate	3,593.94	-	0.00	0.00	2,347.62
TOTAL POLICE	\$ 24,286.10	\$ -	0.00	66.50	\$ 17,026.75
ROAD USE	February 16 - March 1, 2026				
Zeb Bowser	\$ 2,525.55	\$ 355.95	0.00	33.75	\$ 1,842.15
Jacob Gravel	542.40	-	0.00	12.00	416.79
Nick Kahler	2,687.49	-	0.00	0.00	1,980.67
Jasper Scott	2,454.36	284.76	0.00	0.00	1,869.84
TOTAL ROAD USE	\$ 8,209.80	\$ 640.71	0.00	45.75	\$ 6,109.45
SEWER	February 14 - 27, 2026				
Jim Tjaden	\$ 3,221.44	\$ -	0.00	0.00	\$ 2,283.33
TOTAL SEWER	\$ 3,221.44	\$ -	0.00	0.00	\$ 2,283.33
WATER	February 14 - 27, 2026				
Scott Hagen	\$ 2,539.60	\$ -	10.50	78.75	\$ 2,046.89
Josh Willms	2,379.60	-	15.00	85.00	1,664.73
TOTAL WATER	\$ 4,919.20	\$ -	25.50	163.75	\$ 3,711.62
TOTAL - ALL DEPTS.	\$ 85,816.66	\$ 1,199.26	25.50	354.75	\$ 62,800.58

Report Criteria:
[Report].Due Date = 03/17/2026

Name	Description	Invoice Amount
LASER TECH USA INC.	PD BUILDING SUPPLIES	79.98
MONTICELLO COMM SCHOOL DISTRICT	PD FUEL	797.64
CAROL M. JACOBS	PD UNIFORM REPAIR	15.00
MEDIACOM	PD TELEPHONE	23.16
INFRASTRUCTURE TECHNOLOGY	PD COMPUTER SUPPORT FEES	125.59
INFRASTRUCTURE TECHNOLOGY	PD COMPUTER SUPPORT FEES	195.00
IOWA STATE PRISON INDUSTRIES	PD MINOR EQUIPMENT	131.70
EXPRESS SIGN & LOGO LLC	PD SUPPLIES	195.00
Total 001-110: <i>Police</i>		1,563.07
ALLIANT ENERGY-IES	2203 AMBER RD X44 ELECTRIC	52.30
ALLIANT ENERGY-IES	335 N SYCAMORE STREETLIGHTS	52.61
Total 001-230: <i>Streetlights</i>		104.91
INFRASTRUCTURE TECHNOLOGY	POOL OFFICE SUPPLIES	9.83
Total 001-440: <i>Pool</i>		9.83
JOHN DEERE FINANCIAL	CEMETERY MAINT SUPPLIES	26.99
TRI COUNTY PROPANE LLC	CEMETERY GROUNDS SUPPLIES	80.00
MONTICELLO COMM SCHOOL DISTRICT	CEMETERY FUEL	135.92
TRI COUNTY PROPANE LLC	CEMETERY UTILITIES	504.25
TRI COUNTY PROPANE LLC	CEMETERY UTILITIES	121.30
Total 001-450: <i>Cemetery</i>		868.46
R & B SNOW REMOVAL	SLDR MEM SNOW REMOVAL	150.00
Total 001-498: <i>Soldiers Memorial</i>		150.00
MOLLI JENN HUNTER	JANITORIAL SERVICES	385.00
Total 001-620: <i>Administration</i>		385.00
IMFOA	CH TRAINING - HINRICHSSEN	200.00
IMFOA	CH TRAINING - CLARK	150.00
NANCI TUEL	ADMIN TRAVEL	13.78
JOHN DEERE FINANCIAL	ADMIN SUPPLIES	10.47
LASER TECH USA INC.	CH BUILDING SUPPLIES	39.11
INFRASTRUCTURE TECHNOLOGY	ADMIN MISC CONTRACT WORK	237.24
INFRASTRUCTURE TECHNOLOGY	CH MISC CONTRACT WORK	65.00
R & B SNOW REMOVAL	CH SNOW REMOVAL	300.00
LASER TECH USA INC.	CH OFFICE SUPPLIES	5.95
Total 001-650: <i>Administration</i>		1,009.65
MOLLI JENN HUNTER	JANITORIAL SERVICES	323.75
KELLI CERRUTO	MBC ADULT PROGRAMMING	144.00
IOWA PARK & RECREATION ASSN	MBC CONFERENCE-OSWALD	275.00
LASER TECH USA INC.	MBC BATHROOM TOWEL DISPENSE	167.97
MONTICELLO COMM SCHOOL DISTRICT	MBC FUEL	39.90

Name	Description	Invoice Amount
KROMMINGA MOTORS INC	MBC EQUIP REPAIR/MAINT	66.92
KROMMINGA MOTORS INC	MBC EQUIP REPAIR/MAINT	18.53
ALLIANT ENERGY-IES	325 DIAMOND DR ELECTRIC	21.17
TEAM SNAP INC	MBC LEAGUE SUPPLIES	2,250.00
INFRASTRUCTURE TECHNOLOGY	MBC OFFICE SUPPLIES	33.00
INFRASTRUCTURE TECHNOLOGY	MBC OFFICE SUPPLIES	75.17
INFRASTRUCTURE TECHNOLOGY	MBC OFFICE SUPPLIES	195.00
Total 005-430: <i>Berndes Center</i>		3,610.41
SYCAMORE MEDIA CORP	K-9 ADVERTISING	114.00
JOHN DEERE FINANCIAL	POLICE CANINE SUPPLIES	939.98
JOHN DEERE FINANCIAL	POLICE CANINE SUPPLIES	74.99
Total 009-110: <i>Police Canine</i>		1,128.97
CME SHINE AUTO DETAILING LLC	FIRE VEHICLE OPERATING	57.20
MONTICELLO COMM SCHOOL DISTRICT	FIRE FUEL	166.80
INFRASTRUCTURE TECHNOLOGY	FIRE COMPUTER SUPPORT FEES	28.73
MES SERVICE COMPANY LLC	FIRE MINOR EQUIPMENT	363.88
Total 015-150: <i>Fire</i>		616.61
JOSHUA PRUITT	AMB MEDICAL DIRECTOR	500.00
MONTICELLO COMM SCHOOL DISTRICT	AMB FUEL	811.92
AARON'S AUTOMOTIVE LLC	AMB VEHICLE REPAIR/MAINT	122.11
AARON'S AUTOMOTIVE LLC	AMB VEHICLE REPAIR/MAINT	71.18
MEDIACOM	AMB TELEPHONE	23.15
ESO SOLUTIONS INC.	AMB SOFTWARE	4,767.15
INFRASTRUCTURE TECHNOLOGY	AMB DATA PROCESSING	29.28
INFRASTRUCTURE TECHNOLOGY	AMB DATA PROCESSING	585.00
LASER TECH USA INC.	AMB BUILDING SUPPLIES	60.99
IOWA DEPT OF HUMAN SERVICES	AMB REFUND	1,888.01
UNITY POINT HEALTH	AMB PHARMACY SUPPLIES	626.64
AIRGAS USA LLC	AMB MEDICAL SUPPLIES	113.71
BOUND TREE MEDICAL LLC	AMB MEDICAL SUPPLIES	6.39
BOUND TREE MEDICAL LLC	AMB MEDICAL SUPPLIES	430.72
ZOLL MEDICAL CORPORATION	AMB MEDICAL SUPPLIES	166.00
Total 016-160: <i>Ambulance</i>		10,202.25
FAREWAY STORES #840-1	LIB IMP PROGRAMS/PROMOTIONS	34.90
FAREWAY STORES #840-1	LIB IMP PROGRAMS/PROMOTIONS	21.48
Total 030-410: <i>Library Improvement</i>		56.38
MOLLI JENN HUNTER	JANITORIAL SERVICES	402.50
R & B SNOW REMOVAL	LIB SNOW REMOVAL	150.00
E.O. JOHNSON CO INC	LIB OFFICE SUPPLIES	102.18
FAREWAY STORES #840-1	LIB OFFICE SUPPLIES	12.47
MICRO MARKETING LLC	LIB AUDIO RECORDINGS	58.39
Total 041-410: <i>Library</i>		725.54
INFRASTRUCTURE TECHNOLOGY	SUPER MAC BRIGHT AUTHOR APP	65.00

Name	Description	Invoice Amount
Total 045-499: <i>Super MAC</i>		65.00
ALLIANT ENERGY-IES	20373 HWY 38 AIRPORT	51.09
MONTICELLO AVIATION INC	AIRPORT MANAGER	2,750.00
THREE RIVERS FARM SERVICE CO	AIRPORT-ROWLAND/KRAUS PROPE	35.00
Total 046-280: <i>Airport</i>		2,836.09
JOHN DEERE FINANCIAL	RU OSHA SUPPLIES	25.99
JOSHUA PHILLIP KELCHEN	RU BLDG REPAIR/MAINT	500.00
MONTICELLO COMM SCHOOL DISTRICT	RU FUEL	582.92
JOHN DEERE FINANCIAL	RU EQUIP REPAIR/MAINT	11.48
JOHN DEERE FINANCIAL	RU EQUIP REPAIR/MAINT	14.99
JOHN DEERE FINANCIAL	RU EQUIP REPAIR/MAINT	43.44
JOHN DEERE FINANCIAL	RU EQUIP REPAIR/MAINT	2.50
LAPORTE MOTOR SUPPLY	RU EQUIP REPAIR/MAINT	29.50
THREE RIVERS FARM SERVICE CO	RU EQUIP REPAIR/MAINT	2,208.24
TRUCK CENTER HOLDINGS INC	RU EQUIP REPAIR/MAINT	429.77
TRUCK CENTER HOLDINGS INC	RU EQUIP REPAIR/MAINT	147.01
TRUCK CENTER HOLDINGS INC	RU EQUIP REPAIR/MAINT	241.20
INFRASTRUCTURE TECHNOLOGY	RU UTILITIES	12.33
CME SHINE AUTO DETAILING LLC	RU SUPPLIES	62.79
JOHN DEERE FINANCIAL	RU SUPPLIES	21.98
JOHN DEERE FINANCIAL	RU SUPPLIES	33.13
JOHN DEERE FINANCIAL	RU STREET MAINTENANCE SUPPLIE	46.99
Total 110-210: <i>Road Use</i>		4,414.26
ACCENT CONSTRUCTION	RU SNOW REMOVAL	80.00
DAKOTA SUPPLY GROUP INC	RU SNOW REMOVAL	665.00
KROMMINGA MOTORS INC	RU SNOW REMOVAL	5,016.00
Total 110-250: <i>SNOW Removal</i>		5,761.00
CENTER POINT PUBLISHING	LIB GEHRET BOOKS	49.14
CENTER POINT PUBLISHING	LIB GEHRET BOOKS	31.46
Total 178-410: <i>Library - Slavka Gehret Trust</i>		80.60
MICRO MARKETING LLC	LIB BIDWELL BOOKS	36.40
MICRO MARKETING LLC	LIB BIDWELL BOOKS	49.60
Total 502-410: <i>Library - Bidwell Trust</i>		86.00
IOWA ASSN OF MUNICIPAL UTILI	WATER DUES	1,071.00
MONTICELLO COMM SCHOOL DISTRICT	WATER FUEL	181.70
JASON PAULSEN	WATER EQUIP REPAIR/MAINT	284.11
INFRASTRUCTURE TECHNOLOGY	WATER DATA PROCESSING	21.78
INFRASTRUCTURE TECHNOLOGY	WATER DATA PROCESSING	65.00
JOHN DEERE FINANCIAL	WATER SUPPLIES	15.98
STATE HYGIENIC LABORATORY	WATER LAB TESTS	62.00
Total 600-810: <i>Water</i>		1,701.57
MONTICELLO COMM SCHOOL DISTRICT	SEWER FUEL	181.72
TRI COUNTY PROPANE LLC	SEWER UTILITIES	876.44

Name	Description	Invoice Amount
TRI COUNTY PROPANE LLC	SEWER UTILITIES	1,242.00
TRI COUNTY PROPANE LLC	SEWER UTILITIES	916.32
TRI COUNTY PROPANE LLC	SEWER UTILITIES	583.74
TRI COUNTY PROPANE LLC	SEWER UTILITIES	1,114.07
TRI COUNTY PROPANE LLC	SEWER UTILITIES	441.74
INFRASTRUCTURE TECHNOLOGY	SEWER DATA PROCESSING	9.83
JOHN DEERE FINANCIAL	SEWER SUPPLIES	20.47
JOHN DEERE FINANCIAL	SEWER SUPPLIES	27.84
FAREWAY STORES #840-1	SEWER LAB SUPPLIES	26.35
LASER TECH USA INC.	SEWER LAB SUPPLIES	85.99
STATE HYGIENIC LABORATORY	SEWER LAB TESTS	923.00
Total 610-815: Sewer		<u>6,449.51</u>
PFM FINANCIAL ADVISORS LLC	SEWER CAP IMP PRO FEES FOR BO	5,369.00
Total 613-815: Sewer - Capital Improvement		<u>5,369.00</u>
REPUBLIC SERVICES #897	DUMPSTER COLLECTIONS	17,679.74
REPUBLIC SERVICES #897	DUMPSTER COLLECTIONS	2,149.78
Total 670-840: Sanitation		<u>19,829.52</u>
Total :		<u>67,023.63</u>
Grand Totals:		<u><u>67,023.63</u></u>

Report Criteria:
[Report].Due Date = 03/17/2026

City Council Meeting
 Prep. Date: 03/12/2026
 Preparer: Russell Farnum



Agenda Item: # 1
 Agenda Date: 03/16/2026

Communication Page

Agenda Items Description: Pay Request #7, Stephen Sewer, Lowering retainage

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: Pirc Tobin has completed construction of the actual sewer and services for this project, and have requested the remaining retainage be lowered from 30% to 3%.

Background Information: The Stephen Sewer project has been completed except for some final restoration and seeding which cannot be completed at this time.

The full sewer line has been inspected, tested, passed and approved by the City’s engineers. There were two leaking services discovered from the first leg of the sewer, both of which had cracked 45-degree fittings. Both of these services have been dug back up, completely repaired with new fittings, and have been re-tested to assure that there are no leaks.

All of the manholes and services have been marked when constructed, with GPS coordinates and depths recorded. That file is both kept with the City Engineers and the City has a copy to be placed into our GIS system.

The contractor is asking for the retainage to be reduced to 3%. That amount still exceeds the remaining work to be done for restoration.

Once the project is fully completed and payout made, the City will accept ownership and maintenance of the sanitary sewer mains. At that same time, the contractor is going to post a maintenance bond that will warranty their work for 4 years.

While this situation is a bit different because the main is not in the middle of a nice new street, the sewer is in an easement that was granted by Stephen (and Intlekofer on the west side of Main street) prior to construction. This assures the City access to maintain the sewer until the property is developed and subdivided.

The individual sanitary sewer services become the responsibility of the property owner to maintain, according to City ordinance. The property owner is responsible for the sewer service all the way to, and including, the saddle or connection to the main. While in this case there are no individual “lot owners”, the property owner is Roger Stephen and the ownership and maintenance of those services will be his. If Roger sells some of the property off to a developer, those services will then become the responsibility of the purchaser. This is no different than the unsold vacant lots in Northridge Subdivision, which are still owned and maintained by Highland Corp.

Per Chapter 96 of the Municipal Code, Building Sewers:

96.09 PROPERTY OWNER'S RESPONSIBILITY.

All costs and expenses incident to the installation, connection, and maintenance of the building sewer shall be borne by the owner. The owner shall indemnify the City from any loss or damage that may directly or indirectly be occasioned by the installation of the building sewer.

This information is being provided because there have been many questions about this project. This is the same approach used by the City when the City paid for a substantial portion of the infrastructure improvements in Welter Subdivision as well as Breckenridge and Northridge.

Staff Recommendation:

Approval of Pay Request #7 is recommended.



March 10, 2026

Mayor and City Council
City of Monticello
200 East 1st Street
Monticello, IA 52310

RE: STEPHEN SEWER
PAY REQUEST #7 - RETAINAGE

Dear Mayor and City Council,

Enclosed for your review and approval is Pay Request #7 for work completed on the Stephen Sewer project.

Payment for a portion of the retainage associated with improvements completed as part of the previous pay requests, which included earthwork, dewatering, sanitary sewer installation, sanitary sewer testing, and storm water pollution prevention. All sanitary sewers and manholes have passed testing requirements.

With the testing items completed, as noted above, we recommend reducing the retainage associated with the work completed from 30% down to 3%. We, therefore, recommend approval of Pay Request #7 in the amount of **\$70,930.67** to Roger Stephan.

Feel free to contact me to discuss this further if needed. Thank you.

Respectfully,

SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Colton Ingels', is written over a light blue horizontal line.

Colton Ingels, P.E.
Project Engineer

Enclosure: Pay Request #7

Cc: Russ Farnum, City of Monticello
Roger Stephen

APPLICATION FOR PARTIAL PAYMENT NO. 7

PROJECT: STEPHEN SEWER

S&A PROJECT NO.:

124.0022.08

OWNER: CITY OF MONTICELLO
DEVELOPER: ROGER STEPHEN
ADDRESS: 355 BRADLEY DRIVE
MONTICELLO, IA 52310

DATE: March 10, 2026

PAYMENT PERIOD: January 29, 2026
to March 6, 2026

1. CONTRACT SUMMARY:

Original Contract Amount: \$ 1,316,569.50
Maximum City Reimbursement Amount: \$ 1,270,000.00
Net Change by Change Order: \$ (56,126.56)
Contract Amount to Date: \$ 1,260,442.94

CONTRACT PERIOD: TOTAL CALENDAR DAYS

Original Contract Date:

Original Contract Completion Date:
Late Start Date

Added by Change Order: _____

Current Contract Completion Date

2. WORK SUMMARY:

Total Work Performed to Date: \$ 1,232,083.69
Retainage 3% \$36,962.51
Total Earned Less Retainage: \$ 1,195,121.18
Less Previous Applications for Payment: \$ 1,124,190.51
AMOUNT DUE THIS APPLICATION: \$ 70,930.67

3. DEVELOPER'S CERTIFICATION:

The undersigned DEVELOPER 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 DEVELOPER 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

Roger Stephen
DEVELOPER

By _____ DATE: _____
Roger Stephen

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

Snyder & Associates, Inc.
ENGINEER

By Colton Ingels DATE: 3-10-2026
Colton Ingels, P.E.

5. OWNER'S APPROVAL

City of Monticello
OWNER

By _____ DATE: _____
Jake Ellwood, Mayor

6. DETAILED ESTIMATE OF WORK COMPLETED:

ITEM NO.	DESCRIPTION	CONTRACT ITEMS				COMPLETED WORK THIS PERIOD			COMPLETED WORK TO DATE		
		PLAN QTY.	UNIT	UNIT COST	COST TOTAL	QTY. TO DATE	CO #	COST TOTAL	QTY. TO DATE	CO #	COST TOTAL
	Strip, stockpile, and respread topsoil	5867	CY	\$ 6.00	\$ 35,202.00	-		\$ -	5867		\$ 35,202.00
	Trench stabilizing material	530	TON	\$ 32.50	\$ 17,225.00	-		\$ -	-		\$ -
	Dewatering	1	LS	\$ 375,000.00	\$ 375,000.00	-		\$ -	1		\$ 375,000.00
	Sanitary sewer, trenched, 10", backfill with 90% compaction	423	LF	\$ 110.00	\$ 46,530.00	-		\$ -	423		\$ 46,530.00
	Sanitary sewer, trenched, 15", backfill with 90% compaction	183	LF	\$ 140.00	\$ 25,620.00	-		\$ -	183		\$ 25,620.00
	Sanitary sewer, trenched, 8", backfill with 95-98% compaction	1186	LF	\$ 95.00	\$ 112,670.00	-		\$ -	1186		\$ 112,670.00
	Sanitary sewer, trenched, 10", backfill with 95-98% compaction	45	LF	\$ 110.00	\$ 4,950.00	-		\$ -	45		\$ 4,950.00
	Sanitary sewer, trenched, 12", backfill with 95-98% compaction	968	LF	\$ 110.00	\$ 106,480.00	-		\$ -	968		\$ 106,480.00
	Sanitary sewer, trenched, 15", backfill with 95-98% compaction	1117	LF	\$ 142.50	\$ 159,172.50	-		\$ -	1126		\$ 160,455.00
	Sanitary sewer, trenched PVC DR-18, 8", backfill with 95-98% compaction	183	LF	\$ 125.00	\$ 22,875.00	-		\$ -	183		\$ 22,875.00
	Sanitary sewer with casing pipe, trenchless, 10"	94	LF	\$ 850.00	\$ 79,900.00	-		\$ -	100		\$ 85,000.00
	Sanitary sewer service stub, 4-inch, PVC SDR-23.5	1646	LF	\$ 60.00	\$ 98,760.00	-		\$ -	1646		\$ 98,760.00
	Sanitary sewer service stub, 6-inch, PVC SDR-23.5	300	LF	\$ 70.00	\$ 21,000.00	-		\$ -	300		\$ 21,000.00
	Testing and televised inspection of sanitary sewers	1	LS	\$ 10,000.00	\$ 10,000.00	-		\$ -	1		\$ 10,000.00
	Remove and replace 2 inch water service and electric service	1	LS	\$ 2,000.00	\$ 2,000.00	-		\$ -	1		\$ 2,000.00
	Manhole, Sanitary Sewer SW-301, 48"dia.	17	EA	\$ 8,000.00	\$ 136,000.00	-		\$ -	17		\$ 136,000.00
	Internal drop connection, 8-inch	1	EA	\$ 2,000.00	\$ 2,000.00	-		\$ -	1		\$ 2,000.00
	Core drill and connect to existing manhole	1	EA	\$ 5,000.00	\$ 5,000.00	-		\$ -	1		\$ 5,000.00
	Remove and replace gravel drive	105	TON	\$ 23.50	\$ 2,467.50	-		\$ -	105		\$ 2,467.50
	SUDAS Type 2 Stabilization Seeding	2	AC	\$ 1,400.00	\$ 3,360.00	-		\$ -	-		\$ -
	SUDAS Type 5 Stabilization Seeding	12	AC	\$ 1,000.00	\$ 11,500.00	-		\$ -	-		\$ -
	SWPPP Management	1	LS	\$ 2,000.00	\$ 2,000.00	-		\$ -	1		\$ 2,000.00
	Silt fence, installation, maintenance, and removal	2050	LF	\$ 1.75	\$ 3,587.50	-		\$ -	589		\$ 1,030.75
	Maintain and restore existing granular entrance drive	1	LS	\$ 3,500.00	\$ 3,500.00	-		\$ -	1		\$ 3,500.00
	Solid waste dumpster and collection	1	LS	\$ 500.00	\$ 500.00	-		\$ -	1		\$ 500.00
	Furnish and maintenance of portable restroom for duration of construction	1	LS	\$ 750.00	\$ 750.00	-		\$ -	1		\$ 750.00
	Concrete Washout	1	LS	\$ 100.00	\$ 100.00	-		\$ -	-		\$ -
	Install, maintain and remove temporary rock parking and storage area	1	LS	\$ 2,500.00	\$ 2,500.00	-		\$ -	1		\$ 2,500.00
	Trench backfill compacted to 95% standard proctor using 3/8" minus limestone	2592	CY	\$ 10.00	\$ 25,920.00	-		\$ -	0		\$ -
TOTAL ORIGINAL CONTRACT =					\$ 1,316,569.50	TOTAL		\$ -	TOTAL		\$ 1,262,290.25
MISCELLANEOUS EXTRAS, CREDITS, OR STOCKPILED MATERIAL:											
	8" SDR-26	1	LS	\$ 13,436.80	\$ 13,436.80	-		\$ -	0.00		\$ -
	10" SDR-26	1	LS	\$ 8,283.94	\$ 8,283.94	-		\$ -	0.00		\$ -
	12" SDR-26	1	LS	\$ 23,803.22	\$ 23,803.22	-		\$ -	0.00		\$ -
	15" SDR-26	1	LS	\$ 33,416.29	\$ 33,416.29	-		\$ -	0.00		\$ -
	10" DR-18 C900	1	LS	\$ 8,602.80	\$ 8,602.80	-		\$ -	0.00		\$ -
	Services	1	LS	\$ 28,752.18	\$ 28,752.18	-		\$ -	0.00		\$ -
	Manholes	1	LS	\$ 40,712.15	\$ 40,712.15	-		\$ -	0.00		\$ -
	Interior Drop	1	LS	\$ 2,763.81	\$ 2,763.81	-		\$ -	0.00		\$ -
	1" Clean	1	LS	\$ 14,879.23	\$ 14,879.23	-		\$ -	0.00		\$ -
TOTAL STOCKPILED =					\$ 174,650.42	TOTAL		\$ -	TOTAL		\$ -
CHANGE ORDER SUMMARY:											
CO1.1	Sanitary sewer, trenched, 8", backfill with 95-98% compaction	-1,186	LF	\$ 95.00	\$ (112,670.00)	-		\$ -	-1,186		\$ (112,670.00)
CO1.2	Sanitary sewer, trenched, 8", backfill with 95-98% compaction	1,126	LF	\$ 80.00	\$ 90,080.00	-		\$ -	1,126		\$ 90,080.00
CO1.3	Sanitary sewer, trenched PVC DR-18, 8", backfill with 95-98% compaction	-183	LF	\$ 125.00	\$ (22,875.00)	-		\$ -	-183		\$ (22,875.00)
CO1.4	Sanitary sewer, trenched PVC DR-18, 8", backfill with 95-98% compaction	183	LF	\$ 105.00	\$ 19,215.00	-		\$ -	183		\$ 19,215.00
CO1.5	Manhole, Sanitary Sewer SW-301, 48"dia.	5	EA	\$ (750.00)	\$ (3,750.00)	-		\$ -	5		\$ (3,750.00)
CO1.6	Internal drop connection, 8-inch	1	EA	\$ 2,000.00	\$ 2,000.00	-		\$ -	1		\$ 2,000.00
CO1.7	Manhole, Sanitary Sewer SW-301, 48"dia., Deduct	-24	VF	\$ 231.04	\$ (5,544.96)	-		\$ -	-24		\$ (5,544.96)
CO1.8	Manhole, Sanitary Sewer SW-301, 48"dia., With Bolt Down Lid & Frame	12	EA	\$ 278.20	\$ 3,338.40	-		\$ -	12		\$ 3,338.40
CO1.9	Trench backfill compacted to 95% standard proctor using 3/8" minus limestone	-2,592	CY	\$ 10.00	\$ (25,920.00)	-		\$ -	-		\$ -
TOTAL CHANGE ORDERS =					\$ (56,126.56)			\$ -			\$ (30,206.56)
TOTAL CONTRACT & CHANGE ORDERS					\$ 1,260,442.94			\$ -			\$ 1,232,083.69

City of Monticello

RESOLUTION

Approving Pay Request #7 to Roger Stephen, Re: Stephen Addition Trunk Sewer Project and for partial payment of retainage to Roger Stephen, Re: Stephen Addition Trunk Sewer Project in the amount of \$70,930.67

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

WHEREAS, the Council entered into an agreement (the “Development Agreement”) with Roger Stephen (the “Developer”) with respect to the construction of a regional sanitary sewer improvement, from Kitty Creek extending westerly to South Main Street, in the City of Monticello, County of Jones, State of Iowa, with Resolution #2025-99 dated July 21, 2025 and

WHEREAS, the Development Agreement would provide financial incentives to the Developer in the form of payments for a portion of the public infrastructure necessary to construct the subdivision, and

WHEREAS, Roger Stephen has been paid for their work performed to date, with the exception of the retainage that has been held by the City. The City Engineer has reported the improvements completed as part of the previous pay requests, which include earthwork, dewatering, sanitary sewer installation, sanitary sewer testing and storm water pollution prevention. All of the sanitary sewers and manholes have passed testing requirements. The City Engineer has recommended approval of reducing the retainage associated with improvements completed as part of the previous pay requests from 30% down to 3%, in the amount of \$70,930.67, and

NOW THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve Pay Request #7 for the partial retainage pay request for the work performed to date in the amount of \$70,930.67, same reflecting the maintenance of a 3% retainer in the current amount of \$36,962.51.

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 16th day of March 2026.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

City Council Meeting
Prep. Date: 03/10/2026
Preparer: Lori Lynch



Agenda Item: # 2
Agenda Date: 03/16/2026

Communication Page

Agenda Items Description: Hiring an On call member

Type of Action Requested: Resolution;

Attachments & Enclosures:

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

Synopsis: Director Lynch would like to hire Erlin Bell as an On call driver

Background Information: Director Lynch would like to hire Erlin Bell as an On call driver. We have a need for staff during the day. When Director Lynch is working in the office, Lynch covers secondary calls for service, Bell would help cover the secondary calls with her. He is the son of one of our current member Chris Bell. He would be paid \$8 an hour to be on call.

Staff Recommendation: Director Lynch recommends hiring Erlin Bell.

City of Monticello, Iowa

RESOLUTION

Approving the hiring of a Monticello Ambulance
On-Call Driver and setting wage

WHEREAS, Monticello Ambulance hires On-Call Service Members to assist in the covering of open shifts and are an integral part of keeping the ambulance service operational and allow ambulance to maintain 24/7 service to the community, and

WHEREAS, The Ambulance Director interviewed candidate for the position, and

WHEREAS, The Ambulance Director felt Erlin Bell would be a great addition to the On-Call Driver roster and wish to offer him the position, and

WHEREAS, All members will receive an on-call pay rate of \$8.00 per hour when filling a shift as established by council resolution, and

WHEREAS, The City Administrator recommends hiring the Monticello Ambulance On-Call Driver and

WHEREAS, The Council finds it appropriate to follow the recommendation of the Ambulance Ambulance Director and the City Administrator, and further finds that the wages set by previous resolution are fair and reasonable and should, therefore, be approved.

NOW, THEREFORE, The Council hereby authorizes the hiring a Monticello Ambulance On-Call Service Member with on-call pay rate of \$8.00 per hour when filling a shift as established by council 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 16th day of March 2026.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

City Council Meeting
Prep. Date: 3/11/2026
Preparer: Faith Brehm



Agenda Item: # 3
Agenda Date: 03/16/2026

Communication Page

Agenda Items Description: Resolution to acknowledge the hiring of a Monticello Library seasonal employee and setting wage

Type of Action Requested: Resolution

Attachments & Enclosures:

Resolution

Fiscal Impact:
Budget Line Item:

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Budget Summary:

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Expenditure:

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Revenue:

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Synopsis: The Library Board has approved the hire of 1 summer staff person for a maximum of 20 hours per week at \$15.00 an hour.

Background: The Library has traditionally hired one summer staff person to work from mid-May through mid-August to assist the library during this high traffic time of year.

This person would be primarily responsible for assisting with summer reading program events, restocking shelves, and other responsibilities that may come up during the summer months.

Recommendation: To acknowledge the hiring of a Monticello Library seasonal employee and setting wage, supported by the Library Board.

City of Monticello, Iowa

RESOLUTION

To Acknowledge the hiring of Monticello Library
seasonal employee and setting wage

WHEREAS, most City employees' wages are covered by Employment Agreement or Contracts, where wages and planned increases were previously determined, and

WHEREAS, the Library seasonal staff are not covered by the Employment Agreement and their wages are set by the Library Board, and

WHEREAS, the Library Board has approved hiring Library seasonal staff for 20 hours a week for the summer and with wage being \$15.00 per hour, and

WHEREAS, the Council recognizes that the Library Board is vested with the power to hire and set library staff wages and that the purpose of the Council approval of this Resolution is to acknowledge the hiring of seasonal staff and setting the wage; and to give direction to the City Payroll Clerk.

NOW THEREFORE BE IT RESOLVED that the City Council of Monticello, Iowa does hereby acknowledge the hiring of seasonal wages noted herein.

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 16th day of March 2026.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer



March 9, 2026

Mayor and City Council
City of Monticello
200 East 1st Street
Monticello, IA 52310

RE: CONTRACTOR'S APPLICATION FOR PAYMENT #22 - WASTEWATER
TREATMENT PLANT IMPROVEMENTS – BILL BRUCE BUILDERS, INC

Dear Mayor and City Council:

Enclosed for your review and approval is the Contractor's Application for Payment #22 for work completed on the Wastewater Treatment Plant Improvement Project.

Application for Payment includes costs associated with the general conditions, cast-in-place concrete in the controls building, block work in the controls building, electrical and controls work in the controls building, and stored materials associated with the Aero-Mod.

I have reviewed the application for payment and find it in agreement with the work completed to date. I, therefore, recommend approval of the Application for Payment #22 in the amount of **\$845,993.31** to Bill Bruce Builders, Inc.

Respectfully,

SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Nick Eisenbacher'.

Nick Eisenbacher, P.E.
Project Engineer

Enclosure: Bill Bruce Builders, Inc Contractor's Application for Payment #22

cc: Julie Ford, USDA Rural Development; Russ Farnum and Jim Tjaden City of Monticello

Contractor's Application for Payment

Owner: <u>City of Monticello</u>	Owner's Project No.: <u>120.1109.08</u>
Engineer: <u>Snyder & Associates, Inc.</u>	Engineer's Project No.: <u>120.1109.08</u>
Contractor: <u>Bill Bruce Builders, Inc.</u>	Contractor's Project No.: <u>20231024</u>
Project: <u>Wastewater Treatment Plant (WWTP) Improvements</u>	
Contract: <u>Wastewater Treatment Plant Improvements</u>	
Application No.: <u>22</u>	Application Date: <u>3/2/2026</u>
Application Period: From <u>2/1/2026</u>	to <u>2/28/2026</u>

1. Original Contract Price	\$ 23,448,000.00 -
2. Net change by Change Orders	\$ 990,991.07 -
3. Current Contract Price (Line 1 + Line 2)	\$ 24,438,991.07 -
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 18,136,083.94 -
5. Retainage	
a. <u>5%</u> X <u>\$ 14,399,636.94</u> Work Completed	\$ 719,981.85 -
b. <u>5%</u> X <u>\$3,736,447.00-</u> Stored Materials	\$ 186,822.35 -
c. Total Retainage (Line 5.a + Line 5.b)	\$ 906,804.20 -
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 17,229,279.74 -
7. Less previous payments (Line 6 from prior application)	16,383,286.43
8. Amount due this application	\$ 845,993.31 -
9. Balance to finish, including retainage (Line 3 - Line 4)	\$ 7,209,711.33 -

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:


(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: Bill Bruce Builders, Inc.

Signature:  **Date:** 3/2/2026

Recommended by Engineer	Approved by Owner
By: <u></u>	By: _____
Title: <u>Project Engineer</u>	Title: _____
Date: <u>3/9/2026</u>	Date: _____
Approved by Funding Agency	
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: City of Monticello
 Engineer: Snyder & Associates, Inc.
 Contractor: Bill Bruce Builders, Inc.
 Project: Wastewater Treatment Plant (WWTP) Improvements
 Contract: Wastewater Treatment Plant Improvements

Owner's Project No: 120.1109.08
 Engineer's Project No: 120.1109.08
 Contractor's Project No: 20231024

Application No.: 22 From 2/1/2026 to 2/28/2026 Application Date: 03/02/26

A ITEM #	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (Not in D or E)	G TOTAL COMPLETED & STORED TO DATE (D + E + F)	H % (G / C)	I BALANCE TO FINISH (C - G)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD				
Original Contract								
1	Insurance - Bond	175,724.00	175,724.00			175,724.00	100%	0.00
2	Insurance - Builders Risk	36,000.00	36,000.00			36,000.00	100%	0.00
3	Insurance - General Liability	135,000.00	135,000.00			135,000.00	100%	0.00
4	Preconstruction	12,000.00	12,000.00			12,000.00	100%	0.00
5	General Conditions - 36 Months	2,002,468.00	1,168,106.33	55,624.11		1,223,730.44	61%	778,737.56
6	Submittals	50,000.00	50,000.00			50,000.00	100%	0.00
7	Concrete Reinforcing	1,207,086.00	1,207,086.00			1,207,086.00	100%	0.00
8	Cast-In-Place Concrete	950,000.00	546,368.70	21,244.76		567,613.46	60%	382,386.54
9	Rebar Labor	1,000,000.00	660,000.00			660,000.00	66%	340,000.00
10	Concrete - Aeromod	1,610,500.00	571,000.00			571,000.00	35%	1,039,500.00
11	Concrete - BioSolids	927,500.00	927,500.00			927,500.00	100%	0.00
12	Concrete - Generator	12,800.00	12,800.00			12,800.00	100%	0.00
13	Concrete - Controls & UV Building	260,000.00	170,000.00	60,000.00		230,000.00	88%	30,000.00
14	Concrete - Truck Dump Oil Sand Interceptor	30,000.00				0.00	0%	30,000.00
15	Concrete Paving	130,000.00				0.00	0%	130,000.00
16	Mobilization	300,000.00	205,000.00	28,000.00		233,000.00	78%	67,000.00
17	Placement on Project	179,200.00	108,000.00			108,000.00	60%	71,200.00
18	Digging for Electrical/Concrete around pipes	100,000.00	90,000.00			90,000.00	90%	10,000.00
19	Sluice Gates/Slides Gates Install	50,000.00				0.00	0%	50,000.00
20	Liquid Process Pipe Install	50,000.00				0.00	0%	50,000.00
21	Shaftless Screw Conveyor - Labor	20,000.00	20,000.00			20,000.00	100%	0.00
22	Secondary Containment Scale - Labor	10,000.00				0.00	0%	10,000.00
23	Polymer Blending and Feed Equipment - Labor	10,000.00	10,000.00			10,000.00	100%	0.00
24	Rotary Press System - Labor	20,000.00	20,000.00			20,000.00	100%	0.00
25	Precast Structural Concrete - Engineering	24,000.00	24,000.00			24,000.00	100%	0.00
26	Precast Structural Concrete - Wall Panels	368,127.00	368,127.00			368,127.00	100%	0.00
27	Precast Structural Concrete - 10" Hollow core	96,927.00	96,927.00			96,927.00	100%	0.00
28	Precast Structural Concrete - 8" Hollow core	28,760.00	28,760.00			28,760.00	100%	0.00
29	Precast Structural Concrete - Trucking	16,320.00	16,320.00			16,320.00	100%	0.00
30	Precast Structural Concrete - Wash	14,100.00				0.00	0%	14,100.00
31	Precast Structural Concrete - Caulking & Grouting	45,500.00	40,950.00			40,950.00	90%	4,550.00
32	Precast & Steel Erection	199,400.00	151,240.00			151,240.00	76%	48,160.00
33	Masonry	150,000.00	33,000.00			33,000.00	22%	117,000.00
34	Structural Steel Fabrication	199,750.00	165,345.00			165,345.00	83%	34,405.00
35	Rough Carpentry - Labor	66,000.00		43,000.00		43,000.00	65%	23,000.00
36	Demolition of Metal Panels	12,800.00				0.00	0%	12,800.00
37	Metal Panel Install	45,980.00				0.00	0%	45,980.00
38	EPDM Roofing	192,400.00	176,675.00			176,675.00	92%	15,725.00
39	Sectional Doors	76,462.00	25,487.34			25,487.34	33%	50,974.66
40	FRP Aluminum Hybrid Doors	77,155.00			77,155.00	77,155.00	100%	0.00
41	Aluminum Framed Entrances and Storefronts	30,090.00	26,924.45			26,924.45	89%	3,165.55
42	Painting	124,931.00	49,000.00	10,000.00		59,000.00	47%	65,931.00
43	Specialties	8,030.00				0.00	0%	8,030.00
44	Lab Equipment - End Loader	179,000.00	179,000.00			179,000.00	100%	0.00
45	Lab Equipment - Hotsy Pressure Washer	7,800.00				0.00	0%	7,800.00
46	Refrigerated Composite Sampler	27,500.00				0.00	0%	27,500.00
47	Plumbing / HVAC	499,980.00	448,266.89			448,266.89	90%	51,713.11
48	Electrical - General Conditions (temp power, submittals & Mob)	144,025.00	144,025.00			144,025.00	100%	0.00
49	Electrical - Service Equipment	675,000.00	618,517.69			618,517.69	92%	56,482.31
50	Electrical - Site Work	310,613.00	232,959.68			232,959.68	75%	77,653.32
51	Electrical - Building Power and Equipment	310,612.00	231,897.80	31,061.20		262,959.00	85%	47,653.00
52	Lagoon Sludge Removal	93,900.00	93,900.00			93,900.00	100%	0.00
53	SWPPP Installation	43,795.00	4,164.70			4,164.70	10%	39,630.30
54	SWPPP Inspections	14,600.00	9,700.00	350.00		10,050.00	69%	4,550.00
55	Retaining Walls	43,207.00				0.00	0%	43,207.00

56	MOBILIZATION	219,649.00	164,736.91			164,736.91	75%	54,912.09
57	TOPSOIL STRIP SALVAGE SPREAD	58,971.00	29,485.61			29,485.61	50%	29,485.39
58	SITE GRADING	148,842.00	71,349.00			71,349.00	48%	77,493.00
59	ROCK SURFACING AND SUBBASE	62,214.00	6,224.60			6,224.60	10%	55,989.40
60	WATER MAIN AND SERVICES	322,021.00	179,571.98			179,571.98	56%	142,449.02
61	PRV VALVE VAULT	61,312.00	32,562.25			32,562.25	53%	28,749.75
62	4" SANITARY FORCE MAIN	34,589.00	26,294.19			26,294.19	76%	8,294.81
63	8" SANITARY GRAVITY MAIN	72,519.00	46,535.04			46,535.04	64%	25,983.96
64	10" SANITARY FORCE MAIN	19,920.00				0.00	0%	19,920.00
65	16" SANITARY GRAVITY MAIN	21,984.00	16,744.26			16,744.26	76%	5,239.74
66	18" SANITARY GRAVITY MAIN	128,356.00	37,270.00			37,270.00	29%	91,086.00
67	SANITARY MANHOLES	254,293.00	136,163.49			136,163.49	54%	118,129.51
68	MH-11 DIGESTED SLUDGE PS & VV	94,292.00	79,962.09			79,962.09	85%	14,329.91
69	EFFLUENT PS & VV	424,757.00				0.00	0%	424,757.00
70	BYPASS PUMPING	145,830.00				0.00	0%	145,830.00
71	STORM SEWER AND DRAIN TILE	59,390.00				0.00	0%	59,390.00
72	TRUCK DUMP TANK & SANITARY	52,864.00	12,928.37			12,928.37	24%	39,935.63
73	STRUCTURE EXCAVATION	334,347.00	334,347.00			334,347.00	100%	0.00
74	STRUCTURE BACKFILL	283,748.00	198,623.86			198,623.86	70%	85,124.14
75	STRUCTURE SUBBASE	204,903.00	204,903.36			204,903.36	100%	(0.36)
76	DEMO	304,279.00	121,711.67			121,711.67	40%	182,567.33
77	DEWATERING	164,411.00	164,411.00			164,411.00	100%	0.00
78	Wall Mounted Walkways - Install	34,000.00				0.00	0%	34,000.00
79	Stop Logs / Stainless Steel Sluices Gates & Slide Gates	94,800.00	52,960.00			52,960.00	56%	41,840.00
80	Split-Clarator Secondary Clarifier	688,417.00		688,417.00		688,417.00	100%	0.00
81	Wall Mounted Aerators	371,879.00		371,879.00		371,879.00	100%	0.00
82	Sludge Management	10,959.00		10,959.00		10,959.00	100%	0.00
83	Plant Process Controls	123,612.00		123,612.00		123,612.00	100%	0.00
84	Wall mounted Walkways	308,612.00		308,612.00		308,612.00	100%	0.00
85	Actuagted Valves	93,971.00		93,971.00		93,971.00	100%	0.00
86	Sluice Gates & Hand Lift Stop Plates	21,206.00		21,206.00		21,206.00	100%	0.00
87	Aeration Blower and Controls	649,681.00	444,681.00	205,000.00		649,681.00	100%	0.00
88	Probe Module & Sensor Probes	19,213.00		19,213.00		19,213.00	100%	0.00
89	Clarifier Algae Control	20,857.00		20,857.00		20,857.00	100%	0.00
90	Bio-P Selector Tank Mixing	65,643.00		65,643.00		65,643.00	100%	0.00
91	Installation Materials and Spare Parts	91,750.00		91,750.00		91,750.00	100%	0.00
92	Manufacturer's Services	14,500.00				0.00	0%	14,500.00
93	Freight	14,400.00	2,200.00			2,200.00	15%	12,200.00
94	Variable Frequency Motor Controllers / Controls / Submersible Pumps	1,514,000.00	62,749.00	1,432,251.00		1,495,000.00	99%	19,000.00
95	Fabricated Stainless Steel - Labor	100,750.00	25,469.00	12,350.00		37,819.00	38%	62,931.00
96	Fabricated Stainless Steel - Materials	170,000.00	9,706.08	147,675.00		157,381.08	93%	12,618.92
97	Ultraviolet Disinfection Equipment - Placement for Fabrication	45,897.00				0.00	0%	45,897.00
98	Ultraviolet Disinfection Equipment - Submittals	45,897.00	45,897.00			45,897.00	100%	0.00
99	Ultraviolet Disinfection Equipment - Equipment	45,897.00		45,897.00		45,897.00	100%	0.00
100	Ultraviolet Disinfection Equipment - Start-Up	15,299.00				0.00	0%	15,299.00
101	Girt Classifying & Washer	104,099.00	93,689.10			93,689.10	90%	10,409.90
102	Chemical Containments & Scales / Polymer Blending & Feed Equipment Chemical Feed / Shaftless Screw Conveyor	280,527.00	280,527.00			280,527.00	100%	0.00
103	Liquid Process Piping - Man Holes, Valves, and Piping	190,648.00	190,648.00			190,648.00	100%	0.00
104	Fournier - Rotary Press Submittals	75,220.95	75,220.95			75,220.95	100%	0.00
104.1	Fournier - Rotary Press	426,252.05	344,762.69			344,762.69	81%	81,489.36
105	Utility Materials - Piping, valves, vaults	931,480.00	382,893.18			382,893.18	41%	548,586.82
Original Contract Totals		\$ 23,448,000.00	\$ 13,165,000.26	\$ 249,280.07	\$ 3,736,447.00	\$ 17,150,727.33	73%	\$ 6,297,272.67

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: City of Monticello
 Engineer: Snyder & Associates, Inc.
 Contractor: Bill Bruce Builders, Inc.
 Project: Wastewater Treatment Plant (WWTP) Improvements
 Contract: Wastewater Treatment Plant Improvements

Owner's Project No: 120.1109.08
 Engineer's Project No: 120.1109.08
 Contractor's Project No: 20231024

Application No.: 22

From 2/1/2026 to 2/28/2026

Application Date: 03/02/26

A ITEM #	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (Not in D or E)	G TOTAL COMPLETED & STORED TO DATE (D + E + F)	H % (G / C)	I BALANCE TO FINISH (C - G)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD				
Change Orders								
1	Unsuitable Soils	763,990.30	745,024.10			745,024.10	98%	18,966.20
2	RFI 23	(19,455.71)				0.00	0%	(19,455.71)
	RFI 21	6,027.74	6,027.74			6,027.74	100%	0.00
	RFI 25	1,174.68	1,174.68			1,174.68	100%	0.00
	ITC 07 & 08	6,123.97				0.00	0%	6,123.97
3	Controls Integration	169,986.52	89,208.31	80,778.21		169,986.52	100%	0.00
	RFI #35	4,496.10	4,496.10			4,496.10	100%	0.00
	RFI #38	8,242.36	8,242.36			8,242.36	100%	0.00
	ITC 09	14,670.54	14,670.54			14,670.54	100%	0.00
	Relocate VFDs to Screen Building	12,708.75	12,708.75			12,708.75	100%	0.00
4	ITC #13 (CR #18)	9,806.03	9,806.03			9,806.03	100%	0.00
	Unsuitable Soils - watermain and sewer main around the Site (CR#19)	13,219.79	13,219.79			13,219.79	100%	0.00
Change Order Totals		\$ 990,991.07	\$ 904,578.40	\$ 80,778.21	\$ -	\$ 985,356.61		\$ 5,634.46
Original Contract and Change Orders								
Project Totals		\$ 24,438,991.07	\$ 14,069,578.66	\$ 330,058.28	\$ 3,736,447.00	\$ 18,136,083.94		\$ 6,302,907.13

Stored Materials Summary

Contractor's Application for Payment

Owner: City of Monticello
 Engineer: Snyder & Associates, Inc.
 Contractor: Bill Bruce Builders, Inc.
 Project: Wastewater Treatment Plant (WWTP) Improvements
 Contract: Wastewater Treatment Plant Improvements

Owner's Project No: 120.1109.08
 Engineer's Project No: 120.1109.08
 Contractor's Project No: 20231024

Application No.: 2.1 Application Period: From 2/1/2026 to 2/28/2026

Application Date: 03/02/26

A ITEM NO. LUMP SUM TAB	B SUPPLIER INVOICE NO.	C SUBMITTAL NO. (WITH SPECIFICATION SECTION NO)	D DESCRIPTION OF MATERIALS OR EQUIPMENT STORED	E STORAGE LOCATION	F APPLICATION NO. WHEN MATERIALS PLACED IN STORAGE	G MATERIALS STORED		I AMOUNT STORED TO DATE (G+H) (S)	J INCORPORATED IN WORK		L TOTAL AMOUNT INCORPORATED IN THE WORK (J+K) (S)	M MATERIALS REMAINING IN STORAGE (I-L) (S)							
						PREVIOUS AMOUNT STORED (S)	AMOUNT STORED THIS PERIOD (S)		AMOUNT PREVIOUSLY INCORPORATED IN THE WORK (S)	AMOUNT INCORPORATED IN THE WORK THIS PERIOD (S)									
26	Pay App #1		Wall Panels	Advanced Precast	1	130,359.00		130,359.00	\$	130,359.00		0.00							
28	Pay App #2		8" Hollowcore	Advanced Precast	1	28,760.00		28,760.00	\$	28,760.00		0.00							
49	Pay App #1		Service Equipment - Electrical Distribution Storage	Westphal & Company	2	40,500.00		40,500.00	\$	40,500.00		0.00							
49	Pay App #2		Service Equipment - Electrical Distribution Storage	Westphal & Company	2	25,878.74		25,878.74	\$	25,878.74		0.00							
96	Pay App #1		Fabricated Stainless Steel - Materials	Dubuque Plumbing & Heating	3	92,818.94		92,818.94				0.00							
40	Pay App #1		FRP Aluminum Hybrid Doors	Opening Specialists, Inc	3	17,226.22		17,226.22				0.00							
49	Pay App #2		Fabricated Stainless Steel - Materials	Dubuque Plumbing & Heating	4	15,097.90		15,097.90				0.00							
40	Pay App #2		FRP Aluminum Hybrid Doors	Opening Specialists, Inc	4	52,780.00		52,780.00				0.00							
49	Pay App #3		Fabricated Stainless Steel - Materials	Dubuque Plumbing & Heating	5	13,349.98		13,349.98				0.00							
99	Pay App #6		Ultraviolet Disinfection Equipment	Enaqua	6	45,897.00		45,897.00				0.00							
80	Pay App #1		Split-Clarator Secondary Clarifier	Aero-Mod	7	688,417.00		688,417.00				0.00							
84	Pay App #1		Wall mounted Walkways	Aero-Mod	7	308,612.00		308,612.00				0.00							
40	Pay App #3		FRP Aluminum Hybrid Doors	Opening Specialists, Inc	7	7,148.78		7,148.78				0.00							
81	Pay App #2		Wall Mounted Aerators	Aero-Mod	8	371,879.00		371,879.00				0.00							
91	Pay App #2		Installation Materials and Spare Parts	Aero-Mod	8	91,750.00		91,750.00				0.00							
94	28374		Variable Frequency Motor Controllers / Controls / Subm	Electric Pump	8	926,601.00		926,601.00				0.00							
94	30385		Variable Frequency Motor Controllers / Controls / Subm	Electric Pump	11	505,650.00		505,650.00				0.00							
96	Pay App #5		Fabricated Stainless Steel - Materials	Dubuque Plumbing & Heating	19	26,408.18		26,408.18				0.00							
95	Pay App #5		Fabricated Stainless Steel - Labor	Dubuque Plumbing & Heating	19	12,350.00		12,350.00				0.00							
82	Pay App #4		Sludge Management	Aero-Mod	22	10,959.00		10,959.00				0.00							
83	Pay App #4		Plant Process Controls	Aero-Mod	22	123,612.00		123,612.00				0.00							
85	Pay App #4		Actuated Valves	Aero-Mod	22	93,971.00		93,971.00				0.00							
86	Pay App #4		Sluice Gates & Hand Lift Stop Plates	Aero-Mod	22	21,206.00		21,206.00				0.00							
87	Pay App #4		Aeration Blower and Controls	Aero-Mod	22	205,000.00		205,000.00				0.00							
88	Pay App #4		Probe Module & Sensor Probes	Aero-Mod	22	19,213.00		19,213.00				0.00							
89	Pay App #4		Clarifier Algae Control	Aero-Mod	22	20,857.00		20,857.00				0.00							
90	Pay App #4		Bio-P Selector Tank Mixing	Aero-Mod	22	65,643.00		65,643.00				0.00							
								0.00				0.00							
								0.00				0.00							
Totals						\$	3,401,483.74	\$	560,461.00	\$	3,961,944.74	\$	225,497.74	\$	-	\$	225,497.74	\$	3,736,447.00

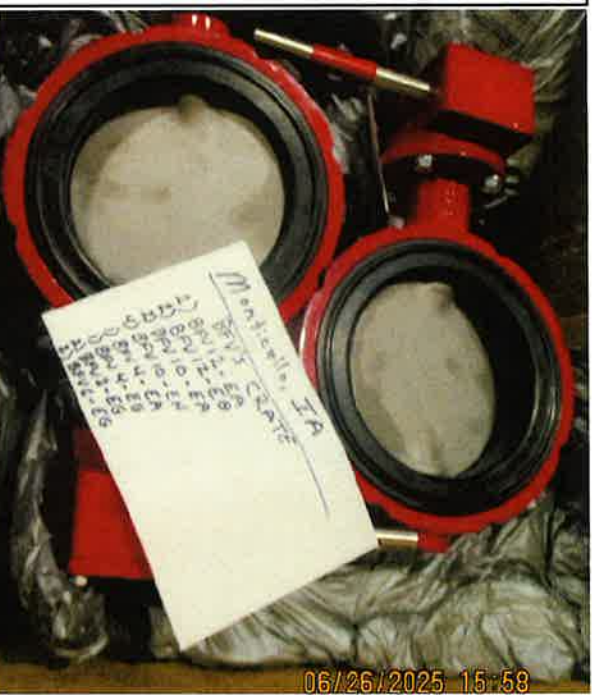
Store and Pay Invoice # 13381

Monticello, IA WWTP Photographs and Descriptions

The following (6) Six pages of photographs and descriptions detail the equipment Aero-Mod Inc. has completed and is ready to ship to the jobsite upon request. This equipment is stored in our warehouse facility at 7927 US Highway 24 Manhattan, KS.

The items in this attachment are in accordance with the scope of supply dated 9/27/2023

Butterfly Valves packed and ready to ship

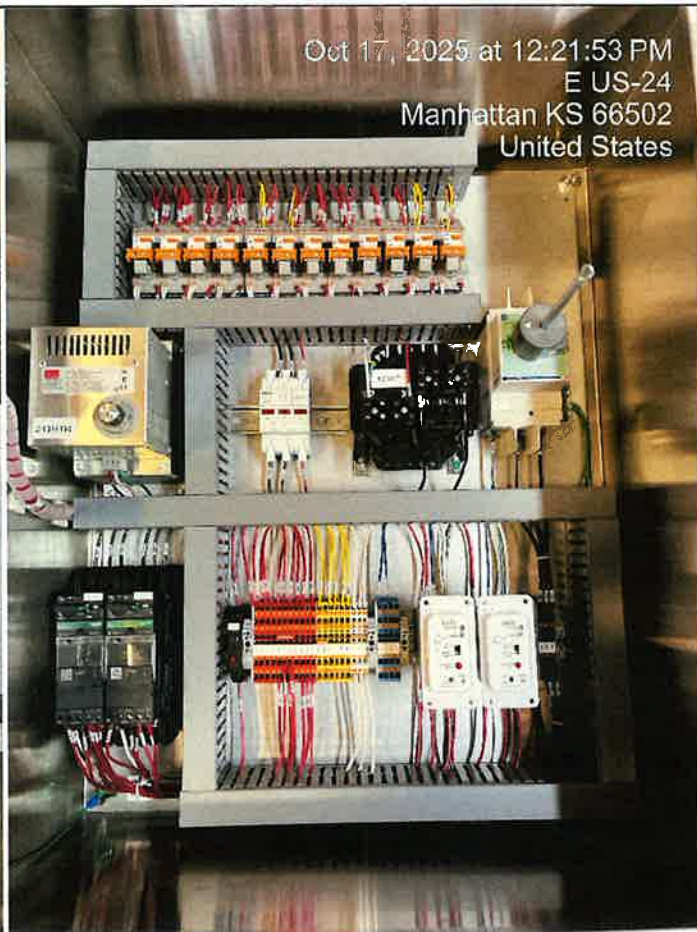


Monticello, IA
 2) BAY 12 CRATE
 1) BAY 12-EG
 1) BAY 12-EA
 1) BAY 10-EG
 1) BAY 10-EA
 1) BAY 4-EG
 1) BAY 4-EA
 1) BAY 2-EG
 1) BAY 2-EA

Monticello, IA
 2) BAY 12 CRATE
 1) BAY 12-EG
 1) BAY 12-EA
 1) BAY 10-EG
 1) BAY 10-EA
 1) BAY 4-EG
 1) BAY 4-EA
 1) BAY 2-EG
 1) BAY 2-EA

Monticello, IA
 2) BAY 12 CRATE
 1) BAY 12-EG
 1) BAY 12-EA
 1) BAY 10-EG
 1) BAY 10-EA
 1) BAY 4-EG
 1) BAY 4-EA
 1) BAY 2-EG
 1) BAY 2-EA

Mixer and Compressor Control Panels are tested, packed, and ready to ship



Rotork Actuated Valves are packed and ready to ship.



Four VFDs are tested, packed, and ready to ship.



Packing List

Aero-Mod, Inc. 7927 U.S. Highway 24 Manhattan, KS 66502 Phone: 785-537-4995 Fax: 785-537-9105	Shipper No: S&P INVOICE 13381 Ship Date: 02/24/26 Ship Co.: AERO-MOD Contact Name: PAUL KROGMAN Contact Phone #: 563-249-6964
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Ship To BILL BRUCE BUILDERS C/O MONTICELLO IA WWTP 1105 EAST 1ST STREET MONTICELLO, IA 52310	Bill To BILL BRUCE BUILDERS 900 E FRANKLIN STREET ELKCRIDGE, IA 52748
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Your Order No.:	Crate No.:	Our Job No.:
	20231024 STORE AND PAY - IN TANK EQUIPMENT	2023.13.IA.MON.20

Item ID	Description	UM	Qty.	Qty. Shipped
BFV12-EA	ULT12-399-823U516-ASSY (12" WAFER BFV-EPDM SEAT-W/FD-600)	EA	2	2
BFV12-EG	ULT12-399-823516-GEAR (12" WAFER BFV-EPDM-GEAR OPERATOR)	EA	2	2
BFV10-EA	ULT10-399-823U516-ASSY (10" WAFER BFV-EPDM SEAT-W/FD-350)	EA	2	2
BFV10-EAP	ROTORK / ULT10-399-823516-ASSY (W/ KIT10-304SS)	EA	2	2
BFV10-VH	ULT10-399-823540 (10" WAFER BFV-VITON-W/ HANDLE)	EA	4	4
BFV6-EAP	ROTORK / ULT6-399-823516 ASSY (W/ KIT6-304SS)	EA	2	2
BFV4-EA	ULT4-399-823U516-ASSY (4" WAFER BFV-EPDM SEAT-W/FD-065)	EA	1	1
BFV4-EG	ULT4-399-823516-GEAR (4" WAFER BFV-EPDM-GEAR OPERATOR)	EA	1	1
BFV6-EG	ULT6-399-823516-GEAR (6" WAFER BFV-EPDM-GEAR OPERATOR)	EA	2	2
BFV2-EG	ULT2-399-823516-GEAR (2" WAFER BFV-EPDM-GEAR OPERATOR)	EA	2	2
PVH-010	HEADER, 10" POSITIONING VALVE - STD	EA	2	2
FR-007	FLANGED WELD REDUCER, 12" X 10", SS, 5/8" FLANGE	EA	4	4
PVH-006	HEADER, 6" POSITIONING VALVE - STD	EA	2	2
FR-005	FLANGED WELD REDUCER, 8" TO 6", SS, 1/2" FLANGES	EA	4	4
RW4000-A-2038-GATE	ALUMINUM STOP GATE 20"W x 38"T	EA	5	5
RW4000-A-2042-FRAME	STAINLESS STEEL FRAME 20"W x 42"T	EA	7	7
WAS AL-600 ASSY	AIR LIFT 600 ASSY	EA	2	2
3200C	Pulsar 3200 - Clarifier Dual System Algae Control	EA	2	2
PPC-015	Pulsar Head Power Cable - 15m	EA	4	4
LANDIA MIXER PORTABLE CRANE ASSY	LANDIA MIXER PORTABLE CRANE ASSY	EA	1	1



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
02/24/2026

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY Aon Risk Services Central, Inc. Philadelphia PA Office 100 North 18th Street 16th Floor Philadelphia PA 19103 USA		PHONE (A/C, NO, Ext): (866) 283-7122	COMPANY Travelers Property Cas Co of America	
FAX (A/C No): (800) 363-0105	E-MAIL ADDRESS:			
CODE:	SUB CODE:			
AGENCY CUSTOMER ID #: 570000088857				
INSURED Aero-Mod Inc 7927 US Highway 24 Manhattan KS 66502 USA		LOAN NUMBER	POLICY NUMBER Y6308S862876TIL2 5	
		EFFECTIVE DATE 11/18/2025	EXPIRATION DATE 11/18/2026	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

Holder Identifier :
570118085789
Certificate No :

PROPERTY INFORMATION

LOCATION/DESCRIPTION
RE: 7927 East U.S. Highway 24 Manhattan KS 66502 Loc# 00002/Bldg# 00001.

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION	PERILS INSURED	PERILS				SPECIAL	AMOUNT OF INSURANCE	DEDUCTIBLE
		BASIC	BROAD	X				
Commercial Property Coverage	Blanket Personal Pro			X		\$ 2,021,119	\$ 25,000	

REMARKS (Including Special Conditions)

Replacement Cost and Special form included in Property policy. Blanket Personal Property limit includes personal property of others. Certificate Holder is included as Loss Payee in accordance with the policy provisions of the Property policy with respect to property located at the above referenced location.

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS Bill Bruce Builders 900 East Frankin Street Eldridge IA 52748 USA	ADDITIONAL INSURED	LENDER'S LOSS PAYABLE	<input checked="" type="checkbox"/>	LOSS PAYEE
	MORTGAGEE			
	LOAN #			
AUTHORIZED REPRESENTATIVE <i>Aon Risk Services Central, Inc.</i>				





ADDITIONAL REMARKS SCHEDULE

AGENCY Aon Risk Services Central, Inc.		NAMED INSURED Aero-Mod Inc	
POLICY NUMBER See Certificate Number: 570118085789			
CARRIER See Certificate Number: 570118085789	NAIC CODE	EFFECTIVE DATE:	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 27 **FORM TITLE:** Evidence of Property Insurance

Location Schedule:

Building 1: Service Industry Machinery, Nec 53 Portside Drive, Pocasset, MA 02559
 Business Income & Extra Expense Limit: \$26,518,000
 Flood Limit: \$10,000,000

Building 2: Service Industry Machinery, Nec 5601 Paris Road, Columbia, MO 65202
 Business Income & Extra Expense Limit: \$26,518,000
 Flood Limit: \$5,000,000
 Building Limit: \$16,995,000

Building 3: Service Industry Machinery, Nec 323 N Spokane Street, Post Falls, ID 83854
 Flood Limit: \$1,000,000

Building 4: Office 12600 E. Arapahoe Rd, Centennial, CO 80112
 Business Income & Extra Expense Limit: \$26,518,000
 Flood Limit: \$10,000,000
 Building Limit: \$5,000,000

Building 5: Office 79727 US Highway 24, Manhattan, KS 66502
 Business Income Limit: \$13,602,000
 Building Limit: \$5,000,000
 Business Personal Property Excluding Stock Limit: \$4,500,000
 Stock Limit: \$2,237,925

Building 6: Warehouse 7927 US Highway 24, Manhattan, KS 66502
 Building Limit: \$750,000
 Business Personal Property Excluding Stock Limit: \$500,000
 Stock Limit: \$1,000,000

City of Monticello, Iowa

RESOLUTION

Approving Pay Request #22 to Bill Bruce Builders, Inc., Re: Wastewater Treatment Plant Improvement Project in the amount of \$845,993.31

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

WHEREAS, Bill Bruce Builders, Inc. contracted with the City for the construction of public improvements described in general, as construction of the Wastewater Treatment Facility Improvements Project, and

WHEREAS, Bill Bruce Builders, Inc. has submitted their 22nd pay request in the amount of \$845,993.31, which has been reduced by the contractually agreed upon 5% retainer, and

WHEREAS, The Council finds that the pay request is supported by the work completed and that the City Engineer has recommended approval of said pay request.

NOW THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve the 22nd pay request from Bill Bruce Builders, Inc., in the amount of \$845,993.31, same reflecting the maintenance of a 5% retainer in the cumulative total amount of \$906,804.20 for work completed and stored materials.

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 16th day of March 2026.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

City Council Meeting
Prep. Date: 3/10/2026
Preparer: Jacob Oswald



Agenda Item: # 5
Agenda Date: 3/16/2026

Communication Page

Agenda Items Description: Discontinuation of Chapter 27- City Tree Board

<u>Type of Action Requested:</u> Resolution				
<u>Attachments & Enclosures:</u> <table border="1"><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr></table>				<u>Fiscal Impact:</u>
	Budget Line Item: <table border="1"><tr><td> </td></tr></table>			
	Budget Summary: <table border="1"><tr><td> </td></tr></table>			
	Expenditure: <table border="1"><tr><td> </td></tr></table>			
	Revenue: <table border="1"><tr><td> </td></tr></table>			

Synopsis:

Discontinuing Chapter 27 – City Tree Board and rescinding from Monticello Code of Ordinances, requires a public hearing prior to consideration of deleting any Board or Commission.

Background Information:

The Tree Board and Parks and Recreation Board have mutually agreed that consolidating the Tree Board into the Parks and Recreation Board would be beneficial for both city staff and board members. With the recent revamping of the Parks and Recreation Board, including the creation of pillars, this was seen as an opportune time to make the change.

Under this consolidation, the responsibilities previously held by the Tree Board - including the care, preservation, planting, replanting, pruning, and removal of trees and shrubs in parks, along streets, and other public areas - will now fall under the oversight of the Parks and Recreation Board. Specific amendments reflecting these responsibilities are included in a subsequent agenda item for Council consideration.

Both boards have expressed support for this proposed consolidation, highlighting the potential for streamlined efforts, reduced duplication, and an expanded focus on environmental stewardship.

The requested Resolution only sets the public hearing for **April 20**. After the public hearing, Council may take up the question of eliminating the Tree Board and combining it with the Park and Rec Board.

Staff Recommendation:

To approve the Resolution setting a public hearing on discontinuation of Chapter 27 – City Tree Board.

City of Monticello, Iowa

RESOLUTION #

Proposing the discontinuation of the “City Tree Board” and Scheduling Public Hearing pursuant to Iowa Code Section 392.7

WHEREAS, the City Tree Board was created by Ordinance in the late 1900’s, and

WHEREAS, the Ordinance creating the Tree Board has been amended at least a couple times over the years, primarily to change the number of board members, and

WHEREAS, the Tree Board and Parks and Recreation Board have mutually agreed that consolidating the Tree Board into the Parks and Recreation Board would be beneficial for both city staff and board members. With the recent revamping of the Parks and Recreation Board, including the creation of pillars, this was seen as an opportune time to make the change, and

WHEREAS, Iowa Code § 392.7 provides the means by which a City may discontinue an “Administrative Agency” such as the Tree Board, same requiring the passage of a Resolution such as this, followed by the Publication of Notice of the passage of this Resolution, and finally followed by a Public Hearing and passage of an Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby propose the discontinuation of the “Tree Board” and Schedules Public Hearing on the proposed discontinuation for the 20th day of April 2026 at 6:00 p.m. at the regularly scheduled City Council Meeting to be held in the Community Media Center located within the Mary Lovell LeVan Renaissance Center, all pursuant to Iowa Code Section 392.7.

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 16th day of March, 2026.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

City Council Meeting
Prep. Date: March 12, 2026
Preparer: Nick Kahler



Agenda Item: 6
Agenda Date: March 16, 2026

Communication Page

Agenda Items Description: Resolution to purchase a Hustler zero turn mower for the cemetery

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

Attachments & Enclosures:

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Synopsis: Replacing a 4-year-old Toro mower at the cemetery

Background Information: The cemetery mower typically gets replaced every 4 years. Dan McDonald went to Bodensteiner's Implement for a John Deere bid and Kromminga Motors for a Hustler bid. Bodensteiner returned a bid for a brand new 2026 zero turn mower at Dans specs. Kromminga returned a bid for a zero-turn mower that is a new left-over model. It is still brand new with warranty but not a 2026 model. They can get a 2026 model at about the same price as they gave for the leftover model. While the John Deere bid is cheaper there are some differences in the mowers. The Hustler has a larger motor, bigger hydros, bigger fuel tank, and a longer warranty. The cemetery board voted unanimously to buy the Hustler mower from Kromminga Motors. The Toro mower that Dan currently has will go to the Sewer plant and the old Hustler mower that the Sewer plant has will come to the Public Works shop. We will not be trading anything in because the mower that is coming from the sewer plant in good shape yet and can be used to help Dan at the cemetery, mowing at park & ride, mowing at yard waste site, nuisance mowings, etc.

Staff Recommendation: We recommend purchasing the Hustler from Kromminga motors

City of Monticello, Iowa

RESOLUTION #

Approving the purchase of a Hustler zero turn Mower from Kromminga Motors

WHEREAS, the Cemetery Sexton Dan McDonald requested bids of a new mower for the cemetery, and

WHEREAS, the Cemetery Board reviewed the bids and recommended Sexton purchase the Hustler zero turn mower from Kromminga Motors, and

WHEREAS, the Public Works Director and Sexton recommend the Hustler zero turn mower, which is comparable to the mower currently at the cemetery, and

WHEREAS, the Council finds the proposed purchase of a new mower is appropriate and should be approved, and based thereon directs that the Public Works Director move forward with the purchase of the Hustler zero turn mower, and

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve of the purchase of the Hustler zero turn mower from Kromminga Motors at the price of \$12,950.00, and directs the PW Director to move forward with the purchase and directs the City Clerk to issue payment in full to Kromminga Motors upon the completion of the purchase transaction.

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 16th day of March , 2026.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

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- Bigger fuel tank
- Longer warranty*



★★★★★ 4.5 (31) Write a review

Super Z

Commercial/Business Rated for 3+ acres

- 27hp - 35hp Kawasaki
- 54", 60" & 72" decks
- Up to 14 mph mowing speed
- 5 Year / 1200 Hour (First 2 Years No Hour Limit)

[FIND MY RETAILER](#)

**Prepared For**

CITY OF MONTICELLO
 PO BOX 200
 MONTICELLO, IA 523100200
 (319) 465-3577
 DIZ@CI.MONTICELLO.IA.US

Prepared By

Philip Rave
 Bodensteiner Implement Co.
 1047 South Main Street
 Monticello, IA 52310
 563-920-5673
 ravep2@bodimp.com

Quote Id 1554193

Creation Date 29-Jan-2026

Expiration Date 28-Feb-2026

Quote Summary

Equipment Summary	Selling Price	QTY In Group	Extended
Z760R ZTRAK	\$10,600.00	1	\$10,600.00
Equipment Total			\$10,600.00

Trade In Summary	Extended
2016 Hustler Super Z 824 EFI	\$1,600.00
Payoff	\$0.00
Final Trade Allowance	\$1,600.00

Quote Summary	
Total Selling Price	\$10,600.00
Total Trade-In Allowance	(\$1,600.00)
Trade Difference	\$9,000.00
Total Taxable Equipment Fees	\$0.00
Sub-total	\$9,000.00
*Total Non-Taxable Equipment Fees	\$0.00
Rental Applied	\$0.00
Total Trade-In Pay-Off	\$0.00
Total Amount Due	\$9,000.00
Down Payment	\$0.00
Balance Due	\$9,000.00

Salesperson : X _____

Accepted By : X _____



Z760R

ZTrak™ Zero Turn Mower

★★★★★ 4.1 (61) [Write a review](#)

- 27-hp (20 kW) FX Series V-Twin engine
- 54- or 60-in. High-Capacity PRO mower deck with welded reinforcements
- 24-in. seat with fully adjustable mechanical suspension
- Assembled in North Carolina
- Cut-height adjustment dial, moves mower in ¼-in. increments from 1.5-5 in.

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[View Product Brochure \(English\) >](#)

Recommended Attachments

Specifications

Z720E

Z735E

Z730M

Z735M

Z740R

Z760R

ENGINE

Horsepower*	23 hp* (17.2 kW)	25 hp* (18.6 kW)	24 hp* (17.9 kW)	25 hp* (18.6 kW)	23.5 hp* (17.5 kW)	27 hp* (20 kW)
Model number	FR69IV	M49 B10CC SSC	F5730V	M49 B10CC SSC	FX730V	FX850V
Displacement	44.3 cu in. (726 cc)	49.4 cu in. (810 cc)	44.3 cu in. (726 cc)	49.4 cu in. (810 cc)	44.2 cu in. (726 cc)	52.0 cu in. (852 cc)
Cylinders	V-twin	V-twin	V-twin	V-twin	V-twin	V-twin
Cooling method	Air	Air	Air	Air	Air	Air

SLOPE

Slope Operating Limit**	15 degrees	15 degrees	15 degrees	15 degrees	15 degrees	15 degrees
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FUEL SYSTEM

Fuel type	Gas	Gas	Gas	Gas	Gas	Gas
Fuel tank capacity	8 U.S. gal. (30.2 L)	8 U.S. gal. (30.2 L)	8 U.S. gal. (30.2 L)	8 U.S. gal. (30.2 L)	8 U.S. gal. (30.2 L)	8 U.S. gal. (30.2 L)

ELECTRICAL SYSTEM

Battery voltage	12 volt	12 volt	12 volt	12 volt	12 volt	12 volt
Cold cranking amps	340	340	340	340	340	340

DRIVE TRAIN

Dual hydros	Hydro-gear ZT3100 w/1-in. (2.54-cm) axles	Hydro-gear ZT3100 w/1-in. (2.54-cm) axles	Hydro-gear ZT3200 w/1-in. (2.54-cm) axles	Hydro-gear ZT3200 w/1-in. (2.54-cm) axles	Hydro-gear ZT3400 w/1-in. (2.54-cm) axles	Hydro-gear ZT3400 w/1-in. (2.54-cm) axles
Forward speed, mph (km/h)	0-8 (0-12.8)	0-8 (0-12.8)	0-9.5 (0-15.3)	0-9.5 (0-15.3)	0-10 (0-16.1)	0-10 (0-16.1)
Reverse speed, mph (km/h)	0-4 (0-6.4)	0-4 (0-6.4)	0-4 (0-6.4)	0-4 (0-6.4)	0-4.5 (0-7.2)	0-4.5 (0-7.2)
Control adjustment	2-height / 18 positions	2-height / 18 positions	2-height / 18 positions	2-height / 18 positions	2-height / 18 positions	2-height / 18 positions
Park brake type	Steering-integrated	Steering-integrated	Steering-integrated	Steering-integrated	Steering-integrated	Steering-integrated

TIRES

Frame	Heavy-duty 3 x 2-in. (76.2x51-mm) frame tubing	Heavy-duty 3 x 2-in. (76.2x51-mm) frame tubing	Heavy-duty 3 x 2-in. (76.2x51-mm) frame tubing	Heavy-duty 3 x 2-in. (76.2x51-mm) frame tubing	Heavy-duty 3 x 2-in. (76.2x51-mm) frame tubing	Heavy-duty 3 x 2-in. (76.2x51-mm) frame tubing
Front caster tires	13x6.5-6 (pneumatic)	13x6.5-6 (pneumatic)	13x6.5-6 (pneumatic)	13x6.5-6 (pneumatic)	13x6.5-6 (pneumatic)	13x6.5-6 (pneumatic)
Drive tires***	23x9.5-12 with 48-in. deck; 23x10.5-12 with 54- or 60-in. deck	23x10.5-12	23x10.5-12	23x9.5-12 with 48-in. decks; 23x10.5-12 with 54- or 60-in. decks	24x9.5-12 for 48-in. decks; 24x12-12 for 54- and 60-in. decks	24x9.5-12 for 48-in. decks; 24x12-12 for 54- and 60-in. decks

SEAT

Seat back height	21 in. (53.3 cm) medium-back	21 in. (53.3 cm) medium-back	22.5 in. (57.1 cm) high-back	22.5 in. (57.1 cm) high-back	24 in. (60.9 cm) high-back	24 in. (60.9 cm) high-back
Seat suspension	2 adjustable springs	2 adjustable springs	2 adjustable springs and Comfort-Glide™ fore/aft seat suspension	2 adjustable springs and Comfort-Glide™ fore/aft seat suspension	2 adjustable springs and Comfort-Glide™ fore/aft seat suspension	2 adjustable springs and Comfort-Glide™ fore/aft seat suspension

LIFT SYSTEM

Type	Foot lift	Foot lift	Foot lift	Foot lift	Foot lift	Foot lift
Mower cut height	1.5-5 in. (38.1-127 mm)	1.5-5 in. (38.1-127 mm)	1.5-5 in. (38.1-127 mm)	1.5-5 in. (38.1-127 mm)	1.5-5 in. (38.1-127 mm)	1.5-5 in. (38.1-127 mm)
Cut height increments	0.25 in. (0.6 cm)	0.25 in. (0.6 cm)	0.25 in. (0.6 cm)	0.25 in. (0.6 cm)	0.25 in. (0.6 cm)	0.25 in. (0.6 cm)

PTO

Type	Electric, 125 lb-ft (169.5 Nm)	Electric, 125 lb-ft (169.5 Nm)	Electric, 125 lb-ft (169.5 Nm)	Electric, 125 lb-ft (169.5 Nm)	Electric, 125 lb-ft (169.5 Nm)	Electric, 125 lb-ft (169.5 Nm)
Drive	V-belt	V-belt	V-belt	V-belt	V-belt	V-belt

MOWER DECK

Width of cut	48 in. (122 cm)/54 in. (137.1 cm)/60 in. (152.4 cm)	60 in. (152.4 cm)	54 in. (137.1 cm)/60 in. (152.4 cm)	48 in. (122 cm)/54 in. (137.1 cm)/60 in. (152.4 cm)	48 in. (122 cm)/54 in. (137.1 cm)/60 in. (152.4 cm)	54 in. (137.1 cm)/60 in. (152.4 cm)
Type	High Capacity PRO side discharge	High Capacity PRO side discharge	High Capacity PRO side discharge	High Capacity PRO side discharge	High Capacity PRO side discharge	High Capacity PRO side discharge
Mower deck material	9 gauge, 0.15 in. (3.8 mm)	9 gauge, 0.15 in. (3.8 mm)	9 gauge, 0.15 in. (3.8 mm)	9 gauge, 0.15 in. (3.8 mm)	9 gauge, 0.15 in. (3.8 mm)	9 gauge, 0.15 in. (3.8 mm)

DIMENSIONS

Wheelbase, in. (cm)	49.9 (126.7)	49.9 (126.7)	49.9 (126.7)	49.9 (126.7)	49.9 (126.7)	49.9 (126.7)
Overall length, in. (cm)	80.6 (204.6)	80.6 (204.6)	82 (208.4)	82 (208.4)	82 (208.4)	82 (208.4)
Height, in. (cm) ROPS up	71.1 (182.2)	71.1 (182.2)	71.1 (182.2)	71.1 (182.2)	72.1 (183.2)	72.1 (183.2)
Height, in. (cm) ROPS down	47.4 (120.3)	47.4 (120.3)	49.7 (126.2)	49.7 (126.2)	51 (129.5)	51 (129.5)
Estimated weight (with mower deck and fuel), lb (kg)	950 (431)/965 (437)/995 (451)	990 (449)	965 (437)/995 (451)	950 (431)/965 (437)/990 (449)	995 (451)/1010 (458)/1040 (472)	995 (451)/1010 (458)/1040 (472)

ROLLOVER PROTECTIVE STRUCTURE (ROPS)

ROPS	Yes	Yes	Yes	Yes	Yes	Yes
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BUMPER-TO-BUMPER WARRANTY****

	4 year/500 hour	4 year/500 hour	4 year/750 hour	4 year/750 hour	4 year/1000 hour	4 year/1000 hour
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*Engine horsepower and torque information for non-Deere engines are provided by the engine manufacturer for comparison purposes only. Actual operating horsepower and torque will be less.

Refer to the engine manufacturer's website for additional information.

**Attachments may reduce Slope Operating Limit. See Operator's Manual.

***Z740R with 54- or 60-inch (137.1- or 152.4-cm) mower decks can be equipped with optional MICHELIN X[®] TWEEL™ airless drive tires.

****Term limited to years or hours used, whichever comes first, and varies by model. See the LIMITED WARRANTY FOR NEW JOHN DEERE TURF AND UTILITY EQUIPMENT at JohnDeere.com or JohnDeere.ca/1UWarranty for details.

City Council Meeting
Prep. Date: 03/11/2026
Preparer: Russell Farnum



Agenda Item: # 7-18
Agenda Date: 03/16/2026

Communication Page

Agenda Items Description: Resolution(s) accepting easements for 6th St. Ditch Restoration

Type of Action Requested: Motion; **Resolutions (12)**; Ordinance; Report; Public Hearing; Closed

Attachments & Enclosures:

Resolutions (12)

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: Attached are the easements necessary to do the 6th Street Ditch.Restoration Project.

Even after multiple discussions, several homeowners were opposed to granting the easements for this project. Because of that, the scope has been scaled back. This scaled-back project would only do the following portions:

1. Replacement of the walls and banks transitioning to existing grade for the lots adjacent to and just east of Chestnut Street (Chally and Wersinger);
2. Replacement of the retaining walls, relocation of the bottom of the ditch, and reconstruction of the banks for the section east of Cedar Street and extending northerly to 6th Street (Wilcox, Eggiman, Archambault and Tackett).

The easements for each property include a Temporary Easement, which allows the City and its contractors to enter onto the properties to construct the project. The Permanent Easement and Maintenance Agreement is smaller in size, but sets for the obligations for maintenance and allows the City to enter the properties (after proper notice) to perform maintenance on the drainageway.

Under the maintenance agreement, the homeowners are in charge of day-to-day mowing and maintenance. Larger issues like retaining wall failure, or repair of the flexamat and/or soil choked revetment, would remain the responsibility of the City. These are large-expense items that would not need to be addressed for decades down the road, but even then, not something that would be scale that a typical homeowner could repair.

City Engineers will be present at the meeting to talk about the timing of final engineering and going to bid on this project.

Staff Recommendation: Approval is recommended.

CITY OF MONTICELLO, IOWA

RESOLUTION #2026-

To Accept and Approve a Temporary Construction Easement with
Scott Wilcox for the 6th Street Ditch Restoration Project

WHEREAS, The City of Monticello has determined it appropriate to restore a portion of the 6th Street Ditch, bringing about the need for easements, and

WHEREAS, The Temporary Construction Easement has been negotiated, with Scott Wilcox, said easement being attached hereto, and

WHEREAS, The Council finds that the easement as proposed is agreeable and in the best interests of the City, is a necessary component of this project, and should therefore be approved, and

NOW THEREFORE BE IT RESOLVED by the City of Monticello, does hereby direct approve the Easement entered into by the City of Monticello and Scott Wilcox be executed by the Mayor and signed and sealed by the City Clerk, and recorded with the Jones County Recorder's Office.

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 16th day of March, 2026.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

Prepared by: Douglas D. Herman
Lynch Dallas, PC
PO Box 2457
Cedar Rapids, Iowa 52406
Telephone: 319-200-3717
Facsimile: 319-365-9512

Taxpayer/Return Address:
City of Monticello, Iowa
200 E. 1st Street
Monticello, Iowa 52310

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL BY THESE PRESENTS:

That Scott Wilcox, ("Grantor") in consideration of the sum of One Dollar (\$1.00) and other valuable consideration in hand paid by the City of Monticello, Iowa ("City") upon final approval and acceptance of this easement do hereby convey unto the City, a Temporary Construction Easement ("Easement") across the following described real estate:

A PART OF LOT 147, RAILROAD ADDITION TO THE CITY OF MONTICELLO, JONES COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 146, RAILROAD ADDITION; THENCE SOUTH 14° 49' 39" EAST ALONG THE WEST LINE OF SAID LOT 146, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 147 AND THE POINT OF BEGINNING; THENCE NORTH 75° 24' 03" EAST ALONG THE NORTH LINE OF SAID LOT 147, A DISTANCE OF 122.37 FEET; THENCE SOUTH 59° 02' 20" WEST, 72.53 FEET; THENCE SOUTH 51° 33' 30" WEST, 57.51 FEET TO THE WEST LINE OF SAID LOT 147; THENCE NORTH 14° 49' 39" WEST ALONG SAID WEST LINE, A DISTANCE OF 43.68 FEET TO THE POINT OF BEGINNING, CONTAINING 0.06 ACRES (2,401 S.F.) MORE OR LESS.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

As shown on the Plat thereof attached as an Exhibit hereto and commonly known as

502 N Cedar Street ("Property")

The Easement is granted unto the City for the purpose of the construction, installation and maintenance of the following described public improvement:

6th Street Ditch Drainage Restoration Project (“Project”)

Grantor agrees that by this Easement, the City, its’ contractors, agents and/or assigns shall have the right to enter upon the Easement area of the Property as shall be necessary to construct, reconstruct, inspect, repair, operate and maintain and service any and all of said improvements and all appurtenances thereto associated with the Project, together with the right to use and operate said improvements as deemed necessary, including but not limited to:

1. Removal of fill, retaining walls, fences, bridges or other structures, trees and/or any other drainage impediments located within the Easement area;
2. Re-grading the easement area to match the grading plan for the Project;
3. Installation of soil reinforcement material, revetment, retaining walls, culverts, rails, or other drainageway improvements on the Property as shown on the Project plans;
4. Replacement of structures, landscaping and/or ground cover (grass) as shown on the Project Plans.

City agrees, prior to the termination of this Easement, to restore Property to a satisfactory condition after any disturbance of Property during Project, to substantially the same condition as prior to said disturbance except for the changes necessitated by the Project.

City agrees to take reasonable efforts to minimize disruption to the Grantor, Grantor’s tenants, and Grantor’s Property during the term of this Temporary Easement Agreement. Grantor recognizes this project may create or result in noise, dust, and equipment use on Grantor’s property as well as nearby properties.

City agrees to hold harmless and indemnify Grantor from any and all damages, including attorney fees arising form the use of the Easement by City, its contractors, agents, and/or assigns.

The rights and obligations of this Easement will automatically terminate upon completion and acceptance of the Project by the City.

Grantor hereby covenants with City that Grantor holds said real estate by title and that Grantor has good and lawful authority to grant this Easement.

Subscribed and sworn to by the undersigned on this ____ day of _____, 2026.

Grantor

Scott Wilcox

STATE OF IOWA)
) §
COUNTY OF JONES)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Scott Wilcox, known to me to be the identical person named herein and who executed the foregoing instrument, and acknowledged that they executed the instrument as their voluntary act and deed.

Notary Public in and for the State of Iowa

Accepted and Approved herein on the ____ day of _____, 2026, by the City Council of the City of Monticello, Iowa

Attest:

Jake Ellwood, Mayor

Sally Hinrichsen, City Clerk

CITY OF MONTICELLO, IOWA

RESOLUTION #2026-

To Accept and Approve a Permanent Drainage Easement and Maintenance Agreement with Scott Wilcox for the 6th Street Ditch Restoration Project

WHEREAS, The City of Monticello has determined it appropriate to restore a portion of the 6th Street Ditch, bringing about the need for easements, and

WHEREAS, The Permanent Drainage Easement and Maintenance Agreement has been negotiated, with Scott Wilcox, said easement being attached hereto, and

WHEREAS, The Council finds that the easement as proposed is agreeable and in the best interests of the City, is a necessary component of this project, and should therefore be approved, and

NOW THEREFORE BE IT RESOLVED by the City of Monticello, does hereby direct approve the Permanent Drainage Easement and Maintenance Agreement entered into by the City of Monticello and Scott Wilcox be executed by the Mayor and signed and sealed by the City Clerk, and recorded with the Jones County Recorder's Office.

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 16th day of March, 2026.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

Prepared by: Douglas D. Herman
Lynch Dallas, PC
PO Box 2457
Cedar Rapids, Iowa 52406
Telephone: 319-200-3717
Facsimile: 319-365-9512

Return To:
City of Monticello, Iowa
200 E. 1st Street
Monticello, Iowa 52310

**PERMANENT DRAINAGE EASEMENT
AND MAINTENANCE AGREEMENT**

KNOW ALL BY THESE PRESENTS:

That Scott Wilcox, (“Grantor”) in consideration of the sum of One Dollar (\$1.00) and other valuable consideration in hand paid by the City of Monticello, Iowa (“City”) upon final approval and acceptance of this easement do hereby convey unto the City, a Permanent Drainage and Maintenance Easement (“Easement”) across the following described real estate:

A PART OF LOT 147, RAILROAD ADDITION TO THE CITY OF MONTICELLO, JONES COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 146, RAILROAD ADDITION; THENCE SOUTH 14° 49' 39" EAST ALONG THE WEST LINE OF SAID LOT 146, A DISTANCE OF 50.00 FEET TO THE THE NORTHWEST CORNER OF SAID LOT 147 AND THE POINT OF BEGINNING; THENCE NORTH 75° 24' 03" EAST ALONG THE NORTH LINE OF SAID LOT 147, A DISTANCE OF 122.37 FEET; THENCE SOUTH 59° 02' 20" WEST, 72.53 FEET; THENCE SOUTH 51 ° 33' 30" WEST, 57.51 FEET TO THE WEST LINE OF SAID LOT 147; THENCE NORTH 14° 49' 39" WEST ALONG SAID WEST LINE, A DISTANCE OF 43.68 FEET TO THE POINT OF BEGINNING, CONTAINING 0.06 ACRES (2,401 S.F.) MORE OR LESS.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

As shown on the Plat thereof attached hereto as an Exhibit and commonly known as

502 N. Cedar Street (“Property”)

The Easement is granted unto the City for the purpose of the construction, installation and maintenance of the following described public improvement:

6th Street Ditch Restoration Project (“Project”)

Grantor acknowledges and agrees that the improvements made to the Property as part of the Project, shall upon project completion and acceptance by the City, be owned by Grantor, to be maintained, repaired, and replaced as appropriate in perpetuity, by Grantor, their assigns, and/or successors in interest. Grantor agrees to maintain all improvements as constructed, (except for those elements to be maintained by the City and outlined below in “City Agrees”). Grantor maintenance shall include but is not limited to:

1. Mow and maintain all ground cover (grass) to a height not greater than eight inches, and keep the drainage way free of trash, debris, weeds, shrubs and/or trees, or other drainage obstructions;
2. Maintain the Easement area in such a manner as will not obstruct or interfere with use of the Easement for drainage. This includes, but is not limited to, a prohibition on the placement of fill, trees, rock, rip-rap, retaining walls, fences or other structures or obstructions within the Easement area;
3. These provisions shall survive the termination of all other obligations of the Parties under this Agreement.

City agrees to maintain the major elements of the drainageway including soil-choked revetment, flexamat, and/or retaining walls and associated railings, but is only obligated to repair such elements to the extent that said elements are pending structural failure. Grantor agrees to allow the City and/or its engineers, contractors or other designees access to the easement area to enter and repair said elements, after due notice. City shall not be obligated to replace or repair any seeding or ground cover, serious erosion, structural failure, or other elements caused by the failure of the Grantor to provide day to day maintenance by the Grantor, as outlined in 1, 2 and/or 3 (above), but, Grantor also agrees to allow City and/or its contractors or designees to enter and correct any violations of the Grantor’s obligation, if said violations remain after providing notice and reasonable opportunity to correct the violation to the satisfaction of the City.

City agrees to hold harmless and indemnify Grantor from any and all damages, including attorney fees arising from the use of the Easement by City, its contractors, agents, and/or assigns.

Grantor hereby covenants with City that Grantor holds said real estate by title in fee simple and that Grantor has good and lawful authority to grant this Easement.

Subscribed and sworn to by the undersigned on this ____ day of _____, 2026.

Grantor

Scott Wilcox

STATE OF IOWA)
) §
COUNTY OF JONES)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Scott Wilcox, known to me to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the instrument as their voluntary act and deed.

Notary Public in and for the State of Iowa

Accepted and Approved herein on the ____ day of _____, 2026, by the City Council of the City of Monticello, Iowa

Attest:

Jake Ellwood, Mayor

Sally Hinrichsen, City Clerk

CITY OF MONTICELLO, IOWA

RESOLUTION #2026-

To Accept and Approve a Temporary Construction Easement with Ashley Archambault for the 6th Street Ditch Restoration Project

WHEREAS, The City of Monticello has determined it appropriate to restore a portion of the 6th Street Ditch, bringing about the need for easements, and

WHEREAS, The Temporary Construction Easement has been negotiated, with Ashley Archambault, said easement being attached hereto, and

WHEREAS, The Council finds that the easement as proposed is agreeable and in the best interests of the City, is a necessary component of this project, and should therefore be approved, and

NOW THEREFORE BE IT RESOLVED by the City of Monticello, does hereby direct approve the Easement entered into by the City of Monticello and Ashley Archambault be executed by the Mayor and signed and sealed by the City Clerk, and recorded with the Jones County Recorder's Office.

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 16th day of March, 2026.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

Prepared by: Douglas D. Herman
Lynch Dallas, PC
PO Box 2457
Cedar Rapids, Iowa 52406
Telephone: 319-200-3717
Facsimile: 319-365-9512

Taxpayer/Return Address:
City of Monticello, Iowa
200 E. 1st Street
Monticello, Iowa 52310

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL BY THESE PRESENTS:

That Ashley Archambault, (“Grantor”) in consideration of the sum of One Dollar (\$1.00) and other valuable consideration in hand paid by the City of Monticello, Iowa (“City”) upon final approval and acceptance of this easement do hereby convey unto the City, a Temporary Construction Easement (“Easement”) across the following described real estate:

A PART OF LOT 144, RAILROAD ADDITION TO THE CITY OF MONTICELLO, JONES COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 153, RAILROAD ADDITION; THENCE NORTH 14° 49' 39" EAST ALONG THE EAST LINE OF LOT 144, RAILROAD ADDITION, A DISTANCE OF 4.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 144; THENCE SOUTH 75° 24' 03" WEST ALONG THE NORTH LINE OF SAID LOT 144, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 14° 49' 39" WEST, 50.00 FEET TO THE SOUTH LINE OF SAID LOT 144; THENCE SOUTH 75° 24' 03" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 9.65 FEET; THENCE NORTH 14° 49' 39" EAST, 3.84 FEET; THENCE SOUTH 75° 24' 03" WEST, 5.00 FEET; THENCE NORTH 14° 49' 39" EAST, 46.16 FEET TO SAID NORTH LINE; THENCE NORTH 75° 24' 03" EAST ALONG SAID NORTH LINE, A DISTANCE OF 14.85 FEET TO THE POINT OF BEGINNING, CONTAINING 0.02 ACRES (719 S.F.) MORE OR LESS.
PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

As shown on the Plat thereof attached hereto as an Exhibit and commonly known as

524 N Cedar Street (“Property”)

The Easement is granted unto the City for the purpose of the construction, installation and maintenance of the following described public improvement:

6th Street Ditch Drainage Restoration Project (“Project”)

Grantor agrees that by this Easement, the City, its’ contractors, agents and/or assigns shall have the right to enter upon the Easement area of the Property as shall be necessary to construct, reconstruct, inspect, repair, operate and maintain and service any and all of said improvements and all appurtenances thereto associated with the Project, together with the right to use and operate said improvements as deemed necessary, including but not limited to:

1. Removal of fill, retaining walls, fences, bridges or other structures, trees and/or any other drainage impediments located within the Easement area;
2. Re-grading the easement area to match the grading plan for the Project;
3. Installation of soil reinforcement material, revetment, retaining walls, culverts, rails, or other drainageway improvements on the Property as shown on the Project plans;
4. Replacement of structures, landscaping and/or ground cover (grass) as shown on the Project Plans.

City agrees, prior to the termination of this Easement, to restore Property to a satisfactory condition after any disturbance of Property during Project, to substantially the same condition as prior to said disturbance except for the changes necessitated by the Project.

City agrees to take reasonable efforts to minimize disruption to the Grantor, Grantor’s tenants, and Grantor’s Property during the term of this Temporary Easement Agreement. Grantors recognize this project may create or result in noise, dust, and equipment use on Grantor’s property as well as nearby properties.

City agrees to hold harmless and indemnify Grantor from any and all damages, including attorney fees arising form the use of the Easement by City, its contractors, agents, and/or assigns.

The rights and obligations of this Easement will automatically terminate upon completion and acceptance of the Project by the City.

Grantor hereby covenants with City that Grantor holds said real estate by title and that Grantor has good and lawful authority to grant this Easement.

Subscribed and sworn to by the undersigned on this ____ day of _____, 2026.

Grantor

Ashley Archambault

STATE OF IOWA)
) §
COUNTY OF JONES)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Ashley Archambault known to me to be the identical person named herein and who executed the foregoing instrument, and acknowledged that they executed the instrument as their voluntary act and deed.

Notary Public in and for the State of Iowa

Accepted and Approved herein on the ____ day of _____, 2026, by the City Council of the City of Monticello, Iowa

Attest:

Jake Ellwood, Mayor

Sally Hinrichsen, City Clerk

CITY OF MONTICELLO, IOWA

RESOLUTION #2026-

To Accept and Approve a Permanent Drainage Easement and Maintenance Agreement with Ashley Archambault for the 6th Street Ditch Restoration Project

WHEREAS, The City of Monticello has determined it appropriate to restore a portion of the 6th Street Ditch, bringing about the need for easements, and

WHEREAS, The Permanent Drainage Easement and Maintenance Agreement has been negotiated, with Ashley Archambault, said easement being attached hereto, and

WHEREAS, The Council finds that the easement as proposed is agreeable and in the best interests of the City, is a necessary component of this project, and should therefore be approved, and

NOW THEREFORE BE IT RESOLVED by the City of Monticello, does hereby direct approve the Permanent Drainage Easement and Maintenance Agreement entered into by the City of Monticello and Ashley Archambault be executed by the Mayor and signed and sealed by the City Clerk, and recorded with the Jones County Recorder's Office.

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 16th day of March, 2026.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

Prepared by: Douglas D. Herman
Lynch Dallas, PC
PO Box 2457
Cedar Rapids, Iowa 52406
Telephone: 319-200-3717
Facsimile: 319-365-9512

Return To:
City of Monticello, Iowa
200 E. 1st Street
Monticello, Iowa 52310

**PERMANENT DRAINAGE EASEMENT
AND MAINTENANCE AGREEMENT**

KNOW ALL BY THESE PRESENTS:

That Ashley Archambault, (“Grantor”) in consideration of the sum of One Dollar (\$1.00) and other valuable consideration in hand paid by the City of Monticello, Iowa (“City”) upon final approval and acceptance of this easement do hereby convey unto the City, a Permanent Drainage and Maintenance Easement (“Easement”) across the following described real estate:

THE EAST 45.00 FEET OF LOT 144, RAILROAD ADDITION TO THE CITY OF MONTICELLO,
JONES COUNTY, IOWA, CONTAINING 0.05 ACRES (2,250 S.F.) MORE OR LESS.
PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

As shown on the Plat thereof attached hereto as an Exhibit and commonly known as

526 N. Cedar Street (“Property”)

The Easement is granted unto the City for the purpose of the construction, installation and maintenance of the following described public improvement:

6th Street Ditch Restoration Project (“Project”)

Grantor acknowledges and agrees that the improvements made to the Property as part of the Project, shall upon project completion and acceptance by the City, be owned by Grantor, to be maintained, repaired, and replaced as appropriate in perpetuity, by Grantor, their assigns, and/or successors in interest. Grantor agrees to maintain all improvements as constructed, (except for those elements to be maintained by the City and outlined below in “City Agrees”). Grantor maintenance shall include but is not limited to:

1. Mow and maintain all ground cover (grass) to a height not greater than eight inches, and keep the drainage way free of trash, debris, weeds, shrubs and/or trees, or other drainage obstructions;
2. Maintain the Easement area in such a manner as will not obstruct or interfere with use of the Easement for drainage. This includes, but is not limited to, a prohibition on the placement of fill, trees, rock, rip-rap, retaining walls, fences or other structures or obstructions within the Easement area;
3. These provisions shall survive the termination of all other obligations of the Parties under this Agreement.

City agrees to maintain the major elements of the drainageway including soil-choked revetment, flexamat, and/or retaining walls and associated railings, but is only obligated to repair such elements to the extent that said elements are pending structural failure. Grantor agrees to allow the City and/or its engineers, contractors or other designees access to the easement area to enter and repair said elements, after due notice. City shall not be obligated to replace or repair any seeding or ground cover, serious erosion, structural failure, or other elements caused by the failure of the Grantor to provide day to day maintenance by the Grantor, as outlined in 1, 2 and/or 3 (above), but, Grantor also agrees to allow City and/or its contractors or designees to enter and correct any violations of the Grantor's obligation, if said violations remain after providing notice and reasonable opportunity to correct the violation to the satisfaction of the City.

City agrees to hold harmless and indemnify Grantor from any and all damages, including attorney fees arising from the use of the Easement by City, its contractors, agents, and/or assigns.

Grantor hereby covenants with City that Grantor holds said real estate by title in fee simple and that Grantor has good and lawful authority to grant this Easement.

Subscribed and sworn to by the undersigned on this ____ day of _____, 2026.

Grantor

Ashley Archambault

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STATE OF IOWA)
) §
COUNTY OF JONES)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Ashley Archambault, known to me to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the instrument as their voluntary act and deed.

Notary Public in and for the State of Iowa

Accepted and Approved herein on the ____ day of _____, 2026, by the City Council of the City of Monticello, Iowa

Attest:

Jake Ellwood, Mayor

Sally Hinrichsen, City Clerk

CITY OF MONTICELLO, IOWA

RESOLUTION #2026-

To Accept and Approve a Temporary Construction Easement with
Autumn Wersinger for the 6th Street Ditch Restoration Project

WHEREAS, The City of Monticello has determined it appropriate to restore a portion of the 6th Street Ditch, bringing about the need for easements, and

WHEREAS, The Temporary Construction Easement has been negotiated, with Autumn Wersinger, said easement being attached hereto, and

WHEREAS, The Council finds that the easement as proposed is agreeable and in the best interests of the City, is a necessary component of this project, and should therefore be approved, and

NOW THEREFORE BE IT RESOLVED by the City of Monticello, does hereby direct approve the Easement entered into by the City of Monticello and Autumn Wersinger be executed by the Mayor and signed and sealed by the City Clerk, and recorded with the Jones County Recorder's Office.

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 16th day of March, 2026.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

Prepared by: Douglas D. Herman
Lynch Dallas, PC
PO Box 2457
Cedar Rapids, Iowa 52406
Telephone: 319-200-3717
Facsimile: 319-365-9512

Taxpayer/Return Address:
City of Monticello, Iowa
200 E. 1st Street
Monticello, Iowa 52310

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL BY THESE PRESENTS:

That Autumn Wersinger, (“Grantor”) in consideration of the sum of One Dollar (\$1.00) and other valuable consideration in hand paid by the City of Monticello, Iowa (“City”) upon final approval and acceptance of this easement do hereby convey unto the City, a Temporary Construction Easement (“Easement”) across the following described real estate:

A PART OF LOT 70 AND 92, RAILROAD ADDITION TO THE CITY OF MONTICELLO, JONES COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 118, RAILROAD ADDITION TO THE CITY OF MONTICELLO;

THENCE NORTH 14°50’34” WEST ALONG THE EAST RIGHT-OF-WAY LINE OF CHESTNUT STREET, A DISTANCE OF 369.91 FEET TO THE POINT OF BEGINNING, THENCE NORTH 14°50’34” WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 39.07 FEET; THENCE NORTH 75°50’32” EAST, 162.76 FEET; THENCE SOUTH 14°09’27” EAST, 5.00 FEET; THENCE SOUTH 75°50’32” WEST, 118.04 FEET; THENCE SOUTH 14°33’34” EAST, 33.54 FEET; THENCE SOUTH 75°09’26” WEST, 44.49 FEET TO THE POINT OF BEGINNING; CONTAINING 0.05 ACRES (2,320 S.F.) MORE OR LESS.

As shown on the Plat thereof attached as an Exhibit hereto and commonly known as

540 N Chestnut Street (“Property”)

The Easement is granted unto the City for the purpose of the construction, installation and maintenance of the following described public improvement:

6th Street Ditch Drainage Restoration Project (“Project”)

Grantor agrees that by this Easement, the City, its’ contractors, agents and/or assigns shall have the right to enter upon the Easement area of the Property as shall be necessary to construct, reconstruct, inspect, repair, operate and maintain and service any and all of said improvements and all appurtenances thereto associated with the Project, together with the right to use and operate said improvements as deemed necessary, including but not limited to:

1. Removal of fill, retaining walls, fences, bridges or other structures, trees and/or any other drainage impediments located within the Easement area;
2. Re-grading the easement area to match the grading plan for the Project;
3. Installation of soil reinforcement material, revetment, retaining walls, culverts, rails, or other drainageway improvements on the Property as shown on the Project plans;
4. Replacement of structures, landscaping and/or ground cover (grass) as shown on the Project Plans.

City agrees, prior to the termination of this Easement, to restore Property to a satisfactory condition after any disturbance of Property during Project, to substantially the same condition as prior to said disturbance except for the changes necessitated by the Project.

City agrees to take reasonable efforts to minimize disruption to the Grantor, Grantor’s tenants, and Grantor’s Property during the term of this Temporary Easement Agreement. Grantor recognizes this project may create or result in noise, dust, and equipment use on Grantor’s property as well as nearby properties.

City agrees to hold harmless and indemnify Grantor from any and all damages, including attorney fees arising form the use of the Easement by City, its contractors, agents, and/or assigns.

The rights and obligations of this Easement will automatically terminate upon completion and acceptance of the Project by the City.

Grantor hereby covenants with City that Grantor holds said real estate by title and that Grantor has good and lawful authority to grant this Easement.

Subscribed and sworn to by the undersigned on this ____ day of _____, 2026.

Grantor

Autumn Wersinger

STATE OF IOWA)
) §
COUNTY OF JONES)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Autumn Wersinger, known to me to be the identical person named herein and who executed the foregoing instrument, and acknowledged that they executed the instrument as their voluntary act and deed.

Notary Public in and for the State of Iowa

Accepted and Approved herein on the ____ day of _____, 2026, by the City Council of the City of Monticello, Iowa

Attest:

Jake Ellwood, Mayor

Sally Hinrichsen, City Clerk

CITY OF MONTICELLO, IOWA

RESOLUTION #2026-

To Accept and Approve a Permanent Drainage Easement and Maintenance Agreement with Autumn Wersinger for the 6th Street Ditch Restoration Project

WHEREAS, The City of Monticello has determined it appropriate to restore a portion of the 6th Street Ditch, bringing about the need for easements, and

WHEREAS, The Permanent Drainage Easement and Maintenance Agreement has been negotiated, with Autumn Wersinger, said easement being attached hereto, and

WHEREAS, The Council finds that the easement as proposed is agreeable and in the best interests of the City, is a necessary component of this project, and should therefore be approved, and

NOW THEREFORE BE IT RESOLVED by the City of Monticello, does hereby direct approve the Permanent Drainage Easement and Maintenance Agreement entered into by the City of Monticello and Autumn Wersinger be executed by the Mayor and signed and sealed by the City Clerk, and recorded with the Jones County Recorder's Office.

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 16th day of March, 2026.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

Prepared by: Douglas D. Herman
Lynch Dallas, PC
PO Box 2457
Cedar Rapids, Iowa 52406
Telephone: 319-200-3717
Facsimile: 319-365-9512

Return To:
City of Monticello, Iowa
200 E. 1st Street
Monticello, Iowa 52310

**PERMANENT DRAINAGE EASEMENT
AND MAINTENANCE AGREEMENT**

KNOW ALL BY THESE PRESENTS:

That Autumn Wersinger, (“Grantor”) in consideration of the sum of One Dollar (\$1.00) and other valuable consideration in hand paid by the City of Monticello, Iowa (“City”) upon final approval and acceptance of this easement do hereby convey unto the City, a Permanent Drainage and Maintenance Easement (“Easement”) across the following described real estate:

A PART OF LOT 70, 71, 91, AND 92, RAILROAD ADDITION TO THE CITY OF
MONTICELLO, JONES COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF PLAT OF SURVEY PARCEL 2025-16 RECORDED IN INSTRUMENT NUMBER 2025-3062 IN THE OFFICE OF THE JONES COUNTY, IOWA RECORDER; THENCE NORTH 66°28'41" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL 2025-16, A DISTANCE OF 34.47 FEET; THENCE SOUTH 14°09'28" EAST, 23.36 FEET; THENCE SOUTH 75°50'32" WEST, 162.76 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CHESTNUT STREET; THENCE NORTH 14°50'34" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 12.71 FEET; THENCE NORTH 5°45'46" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 0.75 FEET; THENCE NORTH 54°58'02" EAST, 27.31 FEET; THENCE NORTH 79°08'41" EAST, 100.80 FEET; THENCE NORTH 66°28'41" EAST, 2.53 FEET TO THE POINT OF BEGINNING, CONTAINING 0.07 ACRES (3,247 S.F.) MORE OR LESS.

As shown on the Plat thereof attached hereto as an Exhibit and commonly known as

540 N. Chestnut Street (“Property”)

The Easement is granted unto the City for the purpose of the construction, installation and maintenance of the following described public improvement:

6th Street Ditch Restoration Project (“Project”)

Grantor acknowledges and agrees that the improvements made to the Property as part of the Project, shall upon project completion and acceptance by the City, be owned by Grantor, to be maintained, repaired, and replaced as appropriate in perpetuity, by Grantor, their assigns, and/or successors in interest. Grantor agrees to maintain all improvements as constructed, (except for those elements to be maintained by the City and outlined below in “City Agrees”). Grantor maintenance shall include but is not limited to:

1. Mow and maintain all ground cover (grass) to a height not greater than eight inches, and keep the drainage way free of trash, debris, weeds, shrubs and/or trees, or other drainage obstructions;
2. Maintain the Easement area in such a manner as will not obstruct or interfere with use of the Easement for drainage. This includes, but is not limited to, a prohibition on the placement of fill, trees, rock, rip-rap, retaining walls, fences or other structures or obstructions within the Easement area;
3. These provisions shall survive the termination of all other obligations of the Parties under this Agreement.

City agrees to maintain the major elements of the drainageway including soil-choked revetment, flexamat, and/or retaining walls and associated railings, but is only obligated to repair such elements to the extent that said elements are pending structural failure. Grantor agrees to allow the City and/or its engineers, contractors or other designees access to the easement area to enter and repair said elements, after due notice. City shall not be obligated to replace or repair any seeding or ground cover, serious erosion, structural failure, or other elements caused by the failure of the Grantor to provide day to day maintenance by the Grantor, as outlined in 1, 2 and/or 3 (above), but, Grantor also agrees to allow City and/or its contractors or designees to enter and correct any violations of the Grantor’s obligation, if said violations remain after providing notice and reasonable opportunity to correct the violation to the satisfaction of the City.

City agrees to hold harmless and indemnify Grantor from any and all damages, including attorney fees arising from the use of the Easement by City, its contractors, agents, and/or assigns.

Grantor hereby covenants with City that Grantor holds said real estate by title in fee simple and that Grantor has good and lawful authority to grant this Easement.

Subscribed and sworn to by the undersigned on this ____ day of _____, 2026.

Grantor

Autumn Wersinger

STATE OF IOWA)
) §
COUNTY OF JONES)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Autumn Wersinger, known to me to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the instrument as their voluntary act and deed.

Notary Public in and for the State of Iowa

Accepted and Approved herein on the ____ day of _____, 2026, by the City Council of the City of Monticello, Iowa

Attest:

Jake Ellwood, Mayor

Sally Hinrichsen, City Clerk

CITY OF MONTICELLO, IOWA

RESOLUTION #2026-

To Accept and Approve a Temporary Construction Easement with Keith E. and Janice K. Tackett for the 6th Street Ditch Restoration Project

WHEREAS, The City of Monticello has determined it appropriate to restore a portion of the 6th Street Ditch, bringing about the need for easements, and

WHEREAS, The Temporary Construction Easement has been negotiated, with Keith E. and Janice K. Tackett, said easement being attached hereto, and

WHEREAS, The Council finds that the easement as proposed is agreeable and in the best interests of the City, is a necessary component of this project, and should therefore be approved, and

NOW THEREFORE BE IT RESOLVED by the City of Monticello, does hereby direct approve the Easement entered into by the City of Monticello and Keith E. and Janice K. Tackett be executed by the Mayor and signed and sealed by the City Clerk, and recorded with the Jones County Recorder's Office.

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 16th day of March, 2026.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

Prepared by: Douglas D. Herman
Lynch Dallas, PC
PO Box 2457
Cedar Rapids, Iowa 52406
Telephone: 319-200-3717
Facsimile: 319-365-9512

Taxpayer/Return Address:
City of Monticello, Iowa
200 E. 1st Street
Monticello, Iowa 52310

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL BY THESE PRESENTS:

That Keith E. and Janice K. Tackett, (“Grantors”) in consideration of the sum of One Dollar (\$1.00) and other valuable consideration in hand paid by the City of Monticello, Iowa (“City”) upon final approval and acceptance of this easement do hereby convey unto the City, a Temporary Construction Easement (“Easement”) across the following described real estate:

As shown on the Plat thereof attached as an Exhibit hereto and commonly known as

532 N Cedar Street (“Property”)

The Easement is granted unto the City for the purpose of the construction, installation and maintenance of the following described public improvement:

6th Street Ditch Drainage Restoration Project (“Project”)

Grantors agree that by this Easement, the City, its’ contractors, agents and/or assigns shall have the right to enter upon the Easement area of the Property as shall be necessary to construct, reconstruct, inspect, repair, operate and maintain and service any and all of said improvements and all appurtenances thereto associated with the Project, together with the right to use and operate said improvements as deemed necessary, including but not limited to:

1. Removal of fill, retaining walls, fences, bridges or other structures, trees and/or any other drainage impediments located within the Easement area;
2. Re-grading the easement area to match the grading plan for the Project;
3. Installation of soil reinforcement material, revetment, retaining walls, culverts, rails, or other drainageway improvements on the Property as shown on the Project plans;
4. Replacement of structures, landscaping and/or ground cover (grass) as shown on the Project Plans.

City agrees, prior to the termination of this Easement, to restore Property to a satisfactory condition after any disturbance of Property during Project, to substantially the same condition as prior to said disturbance except for the changes necessitated by the Project.

City agrees to take reasonable efforts to minimize disruption to the Grantors, Grantors' tenants, and Grantors' Property during the term of this Temporary Easement Agreement. Grantors recognize this project may create or result in noise, dust, and equipment use on Grantors' property as well as nearby properties.

City agrees to hold harmless and indemnify Grantors from any and all damages, including attorney fees arising from the use of the Easement by City, its contractors, agents, and/or assigns.

The rights and obligations of this Easement will automatically terminate upon completion and acceptance of the Project by the City.

Grantors hereby covenant with City that Grantor holds said real estate by title and that Grantors have good and lawful authority to grant this Easement.

Subscribed and sworn to by the undersigned on this ____ day of _____, 2026.

Grantors:

Keith E. Tackett

Janice K. Tackett

(Remainder of Page Intentionally Left Blank)

STATE OF IOWA)
) §
COUNTY OF JONES)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Keith E. and Janice K. Tackett, known to me to be the identical persons named herein and who executed the foregoing instrument, and acknowledged that they executed the instrument as their voluntary act and deed.

Notary Public in and for the State of Iowa

Accepted and Approved herein on the ____ day of _____, 2026, by the City Council of the City of Monticello, Iowa

Attest:

Jake Ellwood, Mayor

Sally Hinrichsen, City Clerk

CITY OF MONTICELLO, IOWA

RESOLUTION #2026-

To Accept and Approve a Permanent Drainage Easement and Maintenance Agreement with Keith E. and Janice K. Tackett for the 6th Street Ditch Restoration Project

WHEREAS, The City of Monticello has determined it appropriate to restore a portion of the 6th Street Ditch, bringing about the need for easements, and

WHEREAS, The Permanent Drainage Easement and Maintenance Agreement has been negotiated, with Keith E. and Janice K. Tackett, said easement being attached hereto, and

WHEREAS, The Council finds that the easement as proposed is agreeable and in the best interests of the City, is a necessary component of this project, and should therefore be approved, and

NOW THEREFORE BE IT RESOLVED by the City of Monticello, does hereby direct approve the Permanent Drainage Easement and Maintenance Agreement entered into by the City of Monticello and Keith E. and Janice K. Tackett be executed by the Mayor and signed and sealed by the City Clerk, and recorded with the Jones County Recorder's Office.

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 16th day of March, 2026.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

Prepared by: Douglas D. Herman
Lynch Dallas, PC
PO Box 2457
Cedar Rapids, Iowa 52406
Telephone: 319-200-3717
Facsimile: 319-365-9512

Return To:
City of Monticello, Iowa
200 E. 1st Street
Monticello, Iowa 52310

**PERMANENT DRAINAGE EASEMENT
AND MAINTENANCE AGREEMENT**

KNOW ALL BY THESE PRESENTS:

That Keith E. and Janice K. Tackett, (“Grantors”) in consideration of the sum of One Dollar (\$1.00) and other valuable consideration in hand paid by the City of Monticello, Iowa (“City”) upon final approval and acceptance of this easement do hereby convey unto the City, a Permanent Drainage and Maintenance Easement (“Easement”) across the following described real estate:

A PART OF LOT 142 AND LOT 143, RAILROAD ADDITION TO THE CITY OF MONTICELLO, JONES COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 153, RAILROAD ADDITION; THENCE NORTH 14° 49' 39" EAST ALONG THE EAST LINE OF LOT 144, RAILROAD ADDITION, A DISTANCE OF 4.00 FEET TO SOUTHEAST CORNER OF SAID LOT 143 AND THE POINT OF BEGINNING; THENCE SOUTH 75° 24' 03" WEST ALONG THE SOUTH LINE OF SAID LOT 143, A DISTANCE OF 45.00 FEET; THENCE NORTH 14° 49' 39" WEST, 22.87 FEET; THENCE NORTH 2° 51' 53" WEST, 78.77 FEET TO THE NORTH LINE OF SAID LOT 142; THENCE NORTH 75° 24' 03" EAST ALONG SAID NORTH LINE, A DISTANCE OF 28.67 FEET TO THE NORTHEAST CORNER OF SAID LOT 142; THENCE SOUTH 14° 49' 39" WEST ALONG THE EAST LINE OF SAID LOT 142 AND LOT 143, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.09 ACRES (3,870 S.F.) MORE OR LESS.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

As shown on the Plat thereof attached hereto as an Exhibit and commonly known as

532 N. Cedar Street (“Property”)

The Easement is granted unto the City for the purpose of the construction, installation and maintenance of the following described public improvement:

6th Street Ditch Restoration Project (“Project”)

Grantors acknowledge and agree that the improvements made to the Property as part of the Project, shall upon project completion and acceptance by the City, be owned by Grantors, to be maintained, repaired, and replaced as appropriate in perpetuity, by Grantors, their assigns, and/or successors in interest. Grantors agree to maintain all improvements as constructed, (except for those elements to be maintained by the City and outlined below in “City Agrees”). Grantor maintenance shall include but is not limited to:

1. Mow and maintain all ground cover (grass) to a height not greater than eight inches, and keep the drainage way free of trash, debris, weeds, shrubs and/or trees, or other drainage obstructions;
2. Maintain the Easement area in such a manner as will not obstruct or interfere with use of the Easement for drainage. This includes, but is not limited to, a prohibition on the placement of fill, trees, rock, rip-rap, retaining walls, fences or other structures or obstructions within the Easement area;
3. These provisions shall survive the termination of all other obligations of the Parties under this Agreement.

City agrees to maintain the major elements of the drainageway including soil-choked revetment, flexamat, and/or retaining walls and associated railings, but is only obligated to repair such elements to the extent that said elements are pending structural failure. Grantors agree to allow the City and/or its engineers, contractors or other designees access to the easement area to enter and repair said elements, after due notice. City shall not be obligated to replace or repair any seeding or ground cover, serious erosion, structural failure, or other elements caused by the failure of the Grantors to provide day to day maintenance by the Grantors, as outlined in 1, 2 and/or 3 (above), but, Grantors also agree to allow City and/or its contractors or designees to enter and correct any violations of the Grantor’s obligation, if said violations remain after providing notice and reasonable opportunity to correct the violation to the satisfaction of the City.

City agrees to hold harmless and indemnify Grantors from any and all damages, including attorney fees arising from the use of the Easement by City, its contractors, agents, and/or assigns.

Grantors hereby covenant with City that Grantors hold said real estate by title in fee simple and that Grantor has good and lawful authority to grant this Easement.

Subscribed and sworn to by the undersigned on this ____ day of _____, 2026.

Grantors:

Keith E. Tackett

Janice K. Tackett

STATE OF IOWA)
) §
COUNTY OF JONES)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Keith E. and Janice K. Tackett, known to me to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the instrument as their voluntary act and deed.

Notary Public in and for the State of Iowa

Accepted and Approved herein on the ____ day of _____, 2026, by the City Council of the City of Monticello, Iowa

Attest:

Jake Ellwood, Mayor

Sally Hinrichsen, City Clerk

CITY OF MONTICELLO, IOWA

RESOLUTION #2026-

To Accept and Approve a Temporary Construction Easement with Morgan Eggiman for the 6th Street Ditch Restoration Project

WHEREAS, The City of Monticello has determined it appropriate to restore a portion of the 6th Street Ditch, bringing about the need for easements, and

WHEREAS, The Temporary Construction Easement has been negotiated, with Morgan Eggiman, said easement being attached hereto, and

WHEREAS, The Council finds that the easement as proposed is agreeable and in the best interests of the City, is a necessary component of this project, and should therefore be approved, and

NOW THEREFORE BE IT RESOLVED by the City of Monticello, does hereby direct approve the Easement entered into by the City of Monticello and Morgan Eggiman be executed by the Mayor and signed and sealed by the City Clerk, and recorded with the Jones County Recorder's Office.

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 16th day of March, 2026.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

Prepared by: Douglas D. Herman
Lynch Dallas, PC
PO Box 2457
Cedar Rapids, Iowa 52406
Telephone: 319-200-3717
Facsimile: 319-365-9512

Taxpayer/Return Address:
City of Monticello, Iowa
200 E. 1st Street
Monticello, Iowa 52310

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL BY THESE PRESENTS:

That Morgan Eggiman, (“Grantor”) in consideration of the sum of One Dollar (\$1.00) and other valuable consideration in hand paid by the City of Monticello, Iowa (“City”) upon final approval and acceptance of this easement do hereby convey unto the City, a Temporary Construction Easement (“Easement”) across the following described real estate:

THE WEST 10 .00 FEET OF THE EAST 55.00 FEET OF LOT 145, RAILROAD ADDITION TO THE CITY OF MONTICELLO, JONES COUNTY, IOWA, CONTAINING 0.01 ACRES (500 S. F.) MORE OR LESS.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

As shown on the Plat thereof attached as an Exhibit hereto and commonly known as

522 N Cedar Street (“Property”)

The Easement is granted unto the City for the purpose of the construction, installation and maintenance of the following described public improvement:

6th Street Ditch Drainage Restoration Project (“Project”)

Grantor agrees that by this Easement, the City, its’ contractors, agents and/or assigns shall have the right to enter upon the Easement area of the Property as shall be necessary to construct, reconstruct, inspect, repair, operate and maintain and service any and all of said improvements and all appurtenances thereto associated with the Project, together with the right to use and operate said improvements as deemed necessary, including but not limited to:

1. Removal of fill, retaining walls, fences, bridges or other structures, trees and/or any other drainage impediments located within the Easement area;
2. Re-grading the easement area to match the grading plan for the Project;
3. Installation of soil reinforcement material, revetment, retaining walls, culverts, rails, or other drainageway improvements on the Property as shown on the Project plans;
4. Replacement of structures, landscaping and/or ground cover (grass) as shown on the Project Plans.

City agrees, prior to the termination of this Easement, to restore Property to a satisfactory condition after any disturbance of Property during Project, to substantially the same condition as prior to said disturbance except for the changes necessitated by the Project.

City agrees to take reasonable efforts to minimize disruption to the Grantor, Grantor's tenants, and Grantor's Property during the term of this Temporary Easement Agreement. Grantor recognizes this project may create or result in noise, dust, and equipment use on Grantor's property as well as nearby properties.

City agrees to hold harmless and indemnify Grantor from any and all damages, including attorney fees arising from the use of the Easement by City, its contractors, agents, and/or assigns.

The rights and obligations of this Easement will automatically terminate upon completion and acceptance of the Project by the City.

Grantor hereby covenants with City that Grantor holds said real estate by title and that Grantor has good and lawful authority to grant this Easement.

Subscribed and sworn to by the undersigned on this ____ day of _____, 2026.

Grantor

Morgan Eggiman

Remainder of Page Intentionally Left Blank

STATE OF IOWA)
) §
COUNTY OF JONES)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Morgan Eggiman, known to me to be the identical person named herein and who executed the foregoing instrument, and acknowledged that they executed the instrument as their voluntary act and deed.

Notary Public in and for the State of Iowa

Accepted and Approved herein on the ____ day of _____, 2026, by the City Council of the City of Monticello, Iowa

Attest:

Jake Ellwood, Mayor

Sally Hinrichsen, City Clerk

CITY OF MONTICELLO, IOWA

RESOLUTION #2026-

To Accept and Approve a Permanent Drainage Easement and Maintenance Agreement with Morgan Eggiman for the 6th Street Ditch Restoration Project

WHEREAS, The City of Monticello has determined it appropriate to restore a portion of the 6th Street Ditch, bringing about the need for easements, and

WHEREAS, The Permanent Drainage Easement and Maintenance Agreement has been negotiated, with Morgan Eggiman, said easement being attached hereto, and

WHEREAS, The Council finds that the easement as proposed is agreeable and in the best interests of the City, is a necessary component of this project, and should therefore be approved, and

NOW THEREFORE BE IT RESOLVED by the City of Monticello, does hereby direct approve the Permanent Drainage Easement and Maintenance Agreement entered into by the City of Monticello and Morgan Eggiman be executed by the Mayor and signed and sealed by the City Clerk, and recorded with the Jones County Recorder's Office.

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 16th day of March, 2026.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

Prepared by: Douglas D. Herman
Lynch Dallas, PC
PO Box 2457
Cedar Rapids, Iowa 52406
Telephone: 319-200-3717
Facsimile: 319-365-9512

Return To:
City of Monticello, Iowa
200 E. 1st Street
Monticello, Iowa 52310

**PERMANENT DRAINAGE EASEMENT
AND MAINTENANCE AGREEMENT**

KNOW ALL BY THESE PRESENTS:

That Morgan Eggiman, (“Grantor”) in consideration of the sum of One Dollar (\$1.00) and other valuable consideration in hand paid by the City of Monticello, Iowa (“City”) upon final approval and acceptance of this easement do hereby convey unto the City, a Permanent Drainage and Maintenance Easement (“Easement”) across the following described real estate:

THE EAST 45.00 FEET OF LOT 145, RAILROAD ADDITION TO THE CITY OF
MONTICELLO, JONES COUNTY, IOWA, CONTAINING 0.05 ACRES (2,250 S.F.) MORE
OR LESS.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

As shown on the Plat thereof attached hereto as an Exhibit and commonly known as

522 N. Cedar Street (“Property”)

The Easement is granted unto the City for the purpose of the construction, installation and maintenance of the following described public improvement:

6th Street Ditch Restoration Project (“Project”)

Grantor acknowledges and agrees that the improvements made to the Property as part of the Project, shall upon project completion and acceptance by the City, be owned by Grantor, to be maintained, repaired, and replaced as appropriate in perpetuity, by Grantor, their assigns, and/or successors in interest. Grantor agrees to maintain all improvements as constructed, (except for those elements to be maintained by the City and outlined below in “City Agrees”). Grantor maintenance shall include but is not limited to:

1. Mow and maintain all ground cover (grass) to a height not greater than eight inches, and keep the drainage way free of trash, debris, weeds, shrubs and/or trees, or other drainage obstructions;
2. Maintain the Easement area in such a manner as will not obstruct or interfere with use of the Easement for drainage. This includes, but is not limited to, a prohibition on the placement of fill, trees, rock, rip-rap, retaining walls, fences or other structures or obstructions within the Easement area;
3. These provisions shall survive the termination of all other obligations of the Parties under this Agreement.

City agrees to maintain the major elements of the drainageway including soil-choked revetment, flexamat, and/or retaining walls and associated railings, but is only obligated to repair such elements to the extent that said elements are pending structural failure. Grantor agrees to allow the City and/or its engineers, contractors or other designees access to the easement area to enter and repair said elements, after due notice. City shall not be obligated to replace or repair any seeding or ground cover, serious erosion, structural failure, or other elements caused by the failure of the Grantor to provide day to day maintenance by the Grantor, as outlined in 1, 2 and/or 3 (above), but, Grantor also agrees to allow City and/or its contractors or designees to enter and correct any violations of the Grantor's obligation, if said violations remain after providing notice and reasonable opportunity to correct the violation to the satisfaction of the City.

City agrees to hold harmless and indemnify Grantor from any and all damages, including attorney fees arising from the use of the Easement by City, its contractors, agents, and/or assigns.

Grantor hereby covenants with City that Grantor holds said real estate by title in fee simple and that Grantor has good and lawful authority to grant this Easement.

Subscribed and sworn to by the undersigned on this ____ day of _____, 2026.

Grantor

Morgan Eggiman

Remainder of this Page Intentionally Blank

STATE OF IOWA)
) §
COUNTY OF JONES)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Morgan Eggiman, known to me to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the instrument as their voluntary act and deed.

Notary Public in and for the State of Iowa

Accepted and Approved herein on the ____ day of _____, 2026, by the City Council of the City of Monticello, Iowa

Attest:

Jake Ellwood, Mayor

Sally Hinrichsen, City Clerk

CITY OF MONTICELLO, IOWA

RESOLUTION #2026-

To Accept and Approve a Temporary Construction Easement with Scott L. and Patricia Chally for the 6th Street Ditch Restoration Project

WHEREAS, The City of Monticello has determined it appropriate to restore a portion of the 6th Street Ditch, bringing about the need for easements, and

WHEREAS, The Temporary Construction Easement has been negotiated, with Scott L. and Patricia Chally, said easement being attached hereto, and

WHEREAS, The Council finds that the easement as proposed is agreeable and in the best interests of the City, is a necessary component of this project, and should therefore be approved, and

NOW THEREFORE BE IT RESOLVED by the City of Monticello, does hereby direct approve the Easement entered into by the City of Monticello and Scott L. and Patricia Chally be executed by the Mayor and signed and sealed by the City Clerk, and recorded with the Jones County Recorder's Office.

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 16th day of March, 2026.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

Prepared by: Douglas D. Herman
Lynch Dallas, PC
PO Box 2457
Cedar Rapids, Iowa 52406
Telephone: 319-200-3717
Facsimile: 319-365-9512

Taxpayer/Return Address:
City of Monticello, Iowa
200 E. 1st Street
Monticello, Iowa 52310

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL BY THESE PRESENTS:

That Scott L. and Patricia Chally, (“Grantors”) in consideration of the sum of One Dollar (\$1.00) and other valuable consideration in hand paid by the City of Monticello, Iowa (“City”) upon final approval and acceptance of this easement do hereby convey unto the City, a Temporary Construction Easement (“Easement”) across the following described real estate:

A PART OF LOT 13, 14, 15, AND 16, WELCH'S ADDITION TO THE CITY OF MONTICELLO, JONES COUNTY. IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PLAT OF SURVEY PARCEL 2025-18, RECORDED IN INSTRUMENT NUMBER 2025-3062 IN THE OFFICE OF THE JONES COUNTY, IOWA RECORDER; THENCE NORTH 2°12'38" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 2025-18, A DISTANCE OF 6.07 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 79°08'41" WEST, 80.06 FEET; THENCE SOUTH 54°58'02" WEST, 23.42 FEET TO THE EAST RIGHT-OF-WAY LINE OF CHESTNUT STREET; THENCE NORTH 5°45'46" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 34.18 FEET; THENCE NORTH 78°26'20" EAST, 29.59 FEET; THENCE SOUTH 11°26'59" EAST, 8.01 FEET; THENCE NORTH 78°32'44" EAST, 36.91 FEET; THENCE SOUTH 11°03'51" EAST, 12.30 FEET; THENCE NORTH 79°41'36" EAST, 25.53 FEET TO THE WESTERLY LINE OF SAID PARCEL 2025-18; THENCE SOUTH 2°12'38" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 3.40 FEET TO THE POINT OF BEGINNING, CONTAINING 0.04 ACRES (1,529 S.F.) MORE OR LESS.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

As shown on the Plat thereof attached as an Exhibit hereto and commonly known as

608 N Chestnut Street (“Property”)

The Easement is granted unto the City for the purpose of the construction, installation and maintenance of the following described public improvement:

6th Street Ditch Drainage Restoration Project (“Project”)

Grantors agree that by this Easement, the City, its’ contractors, agents and/or assigns shall have the right to enter upon the Easement area of the Property as shall be necessary to construct, reconstruct, inspect, repair, operate and maintain and service any and all of said improvements and all appurtenances thereto associated with the Project, together with the right to use and operate said improvements as deemed necessary, including but not limited to:

1. Removal of fill, retaining walls, fences, bridges or other structures, trees and/or any other drainage impediments located within the Easement area;
2. Re-grading the easement area to match the grading plan for the Project;
3. Installation of soil reinforcement material, revetment, retaining walls, culverts, rails, or other drainageway improvements on the Property as shown on the Project plans;
4. Replacement of structures, landscaping and/or ground cover (grass) as shown on the Project Plans.

City agrees, prior to the termination of this Easement, to restore Property to a satisfactory condition after any disturbance of Property during Project, to substantially the same condition as prior to said disturbance except for the changes necessitated by the Project.

City agrees to take reasonable efforts to minimize disruption to the Grantors, Grantors’ tenants, and Grantors’ Property during the term of this Temporary Easement Agreement. Grantors recognize this project may create or result in noise, dust, and equipment use on Grantors’ property as well as nearby properties.

City agrees to hold harmless and indemnify Grantors from any and all damages, including attorney fees arising form the use of the Easement by City, its contractors, agents, and/or assigns.

The rights and obligations of this Easement will automatically terminate upon completion and acceptance of the Project by the City.

Grantors hereby covenant with City that Grantor holds said real estate by title and that Grantors have good and lawful authority to grant this Easement.

Subscribed and sworn to by the undersigned on this ____ day of _____, 2026.

Grantors:

Scott L. Chally

Patricia Chally

STATE OF IOWA)
) §
COUNTY OF JONES)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Scott L. and Patricia Chally, known to me to be the identical persons named herein and who executed the foregoing instrument, and acknowledged that they executed the instrument as their voluntary act and deed.

Notary Public in and for the State of Iowa

Accepted and Approved herein on the ____ day of _____, 2026, by the City Council of the City of Monticello, Iowa

Attest:

Jake Ellwood, Mayor

Sally Hinrichsen, City Clerk

CITY OF MONTICELLO, IOWA

RESOLUTION #2026-

To Accept and Approve a Permanent Drainage Easement and Maintenance Agreement with Scott L. and Patricia Chally for the 6th Street Ditch Restoration Project

WHEREAS, The City of Monticello has determined it appropriate to restore a portion of the 6th Street Ditch, bringing about the need for easements, and

WHEREAS, The Permanent Drainage Easement and Maintenance Agreement has been negotiated, with Scott L. and Patricia Chally, said easement being attached hereto, and

WHEREAS, The Council finds that the easement as proposed is agreeable and in the best interests of the City, is a necessary component of this project, and should therefore be approved, and

NOW THEREFORE BE IT RESOLVED by the City of Monticello, does hereby direct approve the Permanent Drainage Easement and Maintenance Agreement entered into by the City of Monticello and Scott L. and Patricia Chally be executed by the Mayor and signed and sealed by the City Clerk, and recorded with the Jones County Recorder's Office.

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 16th day of March, 2026.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

Prepared by: Douglas D. Herman
Lynch Dallas, PC
PO Box 2457
Cedar Rapids, Iowa 52406
Telephone: 319-200-3717
Facsimile: 319-365-9512

Return To:
City of Monticello, Iowa
200 E. 1st Street
Monticello, Iowa 52310

**PERMANENT DRAINAGE EASEMENT
AND MAINTENANCE AGREEMENT**

KNOW ALL BY THESE PRESENTS:

That Scott L. and Patricia Chally, (“Grantors”) in consideration of the sum of One Dollar (\$1.00) and other valuable consideration in hand paid by the City of Monticello, Iowa (“City”) upon final approval and acceptance of this easement do hereby convey unto the City, a Permanent Drainage and Maintenance Easement (“Easement”) across the following described real estate:

A PART OF LOT 13, 14, 15, AND 16, WELCH'S ADDITION TO THE CITY OF MONTICELLO, JONES COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PLAT OF SURVEY PARCEL 2025-18, RECORDED IN INSTRUMENT NUMBER 2025-3062 IN THE OFFICE OF THE JONES COUNTY, IOWA RECORDER; THENCE SOUTH 79°08'41" WEST, 77.86 FEET; THENCE SOUTH 54°58'02" WEST, 27.31 FEET TO THE EAST RIGHT-OF-WAY LINE OF CHESTNUT STREET; THENCE NORTH 5° 45'46" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 7.93 FEET; THENCE NORTH 54°58'02" EAST, 23.42 FEET; THENCE NORTH 79°08'41" EAST, 80.06 FEET TO THE WESTERLY LINE OF SAID PARCEL 2025-18; THENCE SOUTH 2°12'38" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 6.07 FEET TO THE POINT OF BEGINNING, CONTAINING 0.01 ACRES (626 S.F.) MORE OR LESS.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AND:

A PART OF PLAT OF SURVEY PARCEL 2025-18, RECORDED IN INSTRUMENT NUMBER 2025-3062 IN THE OFFICE OF THE JONES COUNTY, IOWA RECORDER, CITY OF MONTICELLO, JONES COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 2025-18, THENCE NORTH 2°12'38" WEST ALONG THE WESTERLY LINE OF SAID PARCEL 2025-18, A DISTANCE OF 14.74 FEET; THENCE NORTH 79° 08'41" EAST, 23.26 FEET TO THE EASTERLY LINE OF SAID PARCEL 2025-18; THENCE SOUTH 10°35'14" EAST ALONG SAID EAST LINE, A DISTANCE OF 14.02 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 2025-18; THENCE SOUTH 66°28'41" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 2025-18, A DISTANCE OF 2.53 FEET TO THE SOUTHERLY CORNER OF SAID PARCEL 2025-18; THENCE SOUTH 79° 08'41" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 22.94 FEET TO THE POINT OF BEGINNING, CONTAINING 354 SQUARE FEET MORE OR LESS.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

As shown on the Plats thereof attached hereto as Exhibits and commonly known as

608 N. Chestnut Street ("Property")

The Easement is granted unto the City for the purpose of the construction, installation and maintenance of the following described public improvement:

6th Street Ditch Restoration Project ("Project")

Grantors acknowledge and agree that the improvements made to the Property as part of the Project, shall upon project completion and acceptance by the City, be owned by Grantors, to be maintained, repaired, and replaced as appropriate in perpetuity, by Grantors, their assigns, and/or successors in interest. Grantors agree to maintain all improvements as constructed, (except for those elements to be maintained by the City and outlined below in "City Agrees"). Grantor maintenance shall include but is not limited to:

1. Mow and maintain all ground cover (grass) to a height not greater than eight inches, and keep the drainage way free of trash, debris, weeds, shrubs and/or trees, or other drainage obstructions;
2. Maintain the Easement area in such a manner as will not obstruct or interfere with use of the Easement for drainage. This includes, but is not limited to, a prohibition on the placement of fill, trees, rock, rip-rap, retaining walls, fences or other structures or obstructions within the Easement area;
3. These provisions shall survive the termination of all other obligations of the Parties under this Agreement.

City agrees to maintain the major elements of the drainageway including soil-choked revetment, flexamat, and/or retaining walls and associated railings, but is only obligated to repair such elements to the extent that said elements are pending structural failure. Grantors agree to allow the City and/or its engineers, contractors or other designees access to the easement area to enter and repair said elements, after due notice. City shall not be obligated to replace or repair any seeding or ground cover, serious erosion, structural failure, or other elements caused by the failure of the Grantors to provide day to day maintenance by the Grantors, as outlined in 1, 2 and/or 3 (above), but, Grantors also agree to allow City and/or its contractors or designees to enter and correct any violations of the Grantor's obligation, if said violations remain after providing notice and reasonable opportunity to correct the violation to the satisfaction of the City.

City agrees to hold harmless and indemnify Grantors from any and all damages, including attorney fees arising from the use of the Easement by City, its contractors, agents, and/or assigns.

Grantors hereby covenant with City that Grantors hold said real estate by title in fee simple and that Grantor has good and lawful authority to grant this Easement.

Subscribed and sworn to by the undersigned on this ____ day of _____, 2026.

Grantors:

Scott L. Chally

Patricia Chally

STATE OF IOWA)
) §
COUNTY OF JONES)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Scott L. and Patricia Chally, known to me to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the instrument as their voluntary act and deed.

Notary Public in and for the State of Iowa

Accepted and Approved herein on the ____ day of _____, 2026, by the City Council of the City of Monticello, Iowa

Attest:

Jake Ellwood, Mayor

Sally Hinrichsen, City Clerk

City Council Meeting
Prep. Date: 03/12/2026
Preparer: Russell Farnum



Agenda Item: # 19
Agenda Date: 03/16/2026

Communication Page

Agenda Items Description: Re: Cemetery Avenue of Flags

Type of Action Requested: Motion	
Attachments & Enclosures: None 	Fiscal Impact: Budget Line Item: Budget Summary: Expenditure: Revenue:

Synopsis: Scott Brighton has taken over the “Avenue of Flags” volunteer group that puts up the Memorial Day flags at the Cemetery.

Those flags each have a memorial name plaque on the flag poles that are easily knocked off and lost. Scott and his group would like to eliminate the nameplates on the flag poles, and put all of the names on a sign (or signs) in the shape of a flag, which would be mounted behind the podium in the “Circle”.

(Just to clarify: All of the flags would still be displayed, they just wouldn’t have the name plates on each flag pole.)

Scott is asking for approval to install the signs, which would also include eliminating some of the old arbor vitae at the north end. In the longer term, this group would like to add walkways and sidewalks to this area from the roads, so older citizens and veterans can more easily access the memorial area.

The Cemetery Board discussed this at their meeting of March 10 and unanimously recommended approval.

Staff Recommendation: Approval to proceed with the signs, removal of arbor vitae, and future paving/sidewalks, is recommended.

City Council Meeting
Prep. Date: 03/12/2026
Preparer: Russell Farnum



Agenda Item: # 20
Agenda Date: 03/16/2026

Communication Page

Agenda Items Description: Cemetery Fence Repairs

Type of Action Requested: Motion

Attachments & Enclosures:

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: Dave Goedken is willing to volunteer to clean up and straighten up the fence at the Cemetery.

The last discussion of the fence was at the October 6, 2025 Council meeting, at which the fence discussion was tabled until the location of the fence in relation to the lot line could be determined. At the October 20 meeting, it was reported that the fence was clearly on Cemetery property and in some cases a foot inside the property line.

No further action has been taking since then.

Dave’s proposal included moving the old entrance gate to near the front brick pillars, removing vines trees and other vegetation from the fence line, and straightening up and reinforcing the fence.

The Cemetery Board discussed Dave’s proposal at their March 10 meeting and agreed to allow him to clean up, straighten up and reinforce the fence. The Board approved that motion by a vote of 3-1, Melchert voted no and noted she would prefer to have a long-term plan put together rather than just patching things up.

Moving the old gate was not part of the motion.

Staff Recommendation:

Council discussion, direction or approval is requested.

City Council Meeting
Prep. Date: 2/13/2026
Preparer: Sally Hinrichsen



Agenda Item: # 21-30
Agenda Date: 3/2/2026

Communication Page

Agenda Items Description: Reports

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

Attachments & Enclosures:

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Reports / Potential Actions:

- 21. Mayor
- 22. City Engineer
- 23. City Administrator
- 24. Public Works Director
- 25. Police Chief
- 26. Water/Wastewater Superintendent
- 27. Park and Recreation Director
- 28. Library Director
- 29. Ambulance Director
- 30. City Clerk