

City of Monticello, Iowa

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Monticello City Council Meeting May 18, 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	May	4, 2026
Approval of Payroll	May	07, 2026
Approval of Claims List		
Approval of Puff N Stuff tobacco license		

Public Hearings:

1. **Public Hearing** on City of Monticello Fiscal Year 2025-2026 budget amendment #2 for May 18, 2026 at 6:00 p.m.
2. **Resolution** Approving the City's Proposed Amendment #2 to the Fiscal Year 2025-2026 Budget
3. **Public Hearing** on Proposed Amendment to the Monticello Urban Renewal Area

4. **Resolution** to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Expanded Monticello Urban Renewal Area”
5. **Ordinance** Providing for the Division of Taxes Levied on Taxable Property in the May, 2026 Addition to the Monticello Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa” – 1st reading and/or 2nd and 3rd readings

Resolutions:

6. **Resolution** reporting all employees’ wages for calendar year ending December 31, 2025
7. **Resolution** Approving contracting with LL Pelling Co. to complete various sealcoating projects
8. **Resolution** Authorizing the Police Department to purchase a police vehicle
9. **Resolution** Approving the hiring of a Monticello Part-Time Certified Police Officer and setting wage
10. **Resolution** Approving the Agreement and Scope of Services between City of Monticello and ECICOG Related to Nuisance Enforcement
11. **Resolution** Approving Purchase of Skid Loader from Bobcat of Cedar Rapids
12. **Resolution** Approving contracting with Midwest Concrete to replace fire hydrants and purchase a valve exerciser
13. **Resolution** Approving Pay Request #24 to Bill Bruce Builders, Inc., Re: Wastewater Treatment Plant Improvement Project in the amount of \$338,007.13
14. **Resolution** to provide for a notice of hearing on proposed plans, specifications, form of contract and estimate of cost for the Monticello 6th Street Ditch Restoration Project, and the taking of bids thereof

Reports / Potential Actions:

15. Mayor
16. City Engineer
17. City Administrator
18. Library Director
19. Ambulance Director
20. City Clerk
21. Public Works Director

22. Police Chief
23. Water/Wastewater Superintendent
24. Park and Recreation Director
25. Information sharing by Council Members

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: May 18, 2026 Council Meeting

Time: May 18, 2026 06:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82651293586>

Meeting ID: 826 5129 3586

One tap mobile

+13092053325,,82651293586# US

+13126266799,,82651293586# US (Chicago)

Join by SIP

• 82651293586@zoomcrc.com

Join instructions

https://us02web.zoom.us/join/82651293586/invitations?signature=1-17huYpHGAIiREMUP-sUELwwvbqifa2S2UAp_B3ZLA

“This employer is an equal opportunity provider & employer”

Regular Council Meeting
May 4, 2026, 6:00 P.M.
Community Media Center

Mayor Jake Ellwood called the meeting to order. Council present were: Candy Langerman, Mary Phelan, Ben Duehr, Scott Brighton and Dave Goedken. Also present were City Administrator Russell Farnum, City Clerk Sally Hinrichsen, Water /Wastewater Superintendent Jim Tjaden, Library Director Faith Brehm, Parks and Rec Director Jacob Oswald and Police Chief Britt Smith. Council member Josh Brenneman 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.

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

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

Goedken moved to approve Resolution #2026-77 Approving Purchase of “Brushcat” from Bobcat of Cedar Rapids. Also authorizing Parks and Rec Director Jacob Oswald to look into a 72” Brushcat, with High Flow, with a not to exceed amount of \$12,000 Langerman seconded. Roll call was unanimous.

Brighton moved to approve Resolution #2026-78 Requesting Abatement of accrued Property Taxes on Property owned by the City of Monticello for public purposes within the city limits of the City of Monticello. Goedken seconded. Roll call was unanimous.

Goedken moved to approve Resolution #2026-79 Approving Plat of Survey to Parcel 2026-35 located at 18292 Amber Road X44. Phelan seconded. Roll call was unanimous.

Langerman moved to approve Resolution #2026-80 Scheduling Public Hearing on City of Monticello Fiscal Year 2025-2026 budget amendment #2 for May 18, 2026 at 6:00 p.m. Goedken seconded. Roll call was unanimous.

Farnum introduced Mark Culver from East Central Iowa Council of Governments (ECICOG) who discussed the proposed contract for nuisance abatement enforcement and their procedures. Brighton moved to direct staff to place this item on the next agenda for official action, with a resolution. Phelan seconded. Roll call was unanimous.

Judy Tuetken advised that several years ago the Chamber of Commerce did a contest to create an official “City” flag and shared the winning design, if the Council wanted to use it. She advised back then it was cost-prohibitive to create the flag. Ellwood discussed how and why he was looking into creating the “City” flag. Farnum stated the Council would need to pass an ordinance approving the City flag and design. Ellwood stated he was contacted by Monticello Main Street Director Brian Wolken about adding the flag to a grant that was submitted on Friday and he gave him the okay. Goedken moved to direct City Administrator to bring the ordinance for the official “City” flag to the next meeting

Regular Council Meeting
May 4, 2026

and to use the proposed flag with the founded date on it. Phelan seconded. Roll call was unanimous.

Smith reported that Curt Kass has completed the nuisance violations that were listed on his notice for the property located at 526-530 North Chestnut Street.

Goedken moved that the statutory rule requiring said ordinance be considered and voted on for passage at two prior Council meetings prior to the meeting at which it is to be finally passed be suspended with respect to Ordinance #788 Rescinding Chapter 27 “City Tree Board” of the Monticello Code of Ordinances in its’ entirety, be regarded as having been considered and voted on at two prior council meetings. Phelan seconded, roll call unanimous. Phelan moved Ordinance #788 Rescinding Chapter 27 “City Tree Board” of the Monticello Code of Ordinances in its’ entirety, third and final reading in title only. Duehr seconded, roll call unanimous.

Goedken moved that the statutory rule requiring said ordinance be considered and voted on for passage at two prior Council meetings prior to the meeting at which it is to be finally passed be suspended with respect to Ordinance #789 amending Provisions Pertaining to Chapter 23 “Parks and Recreation Board”, be regarded as having been considered and voted on at two prior council meetings. Phelan seconded, roll call unanimous. Goedken moved Ordinance #789 amending Provisions Pertaining to Chapter 23 “Parks and Recreation Board”, third and final reading in title only. Phelan seconded, roll call unanimous.

Farnum and the Department heads gave updates on projects and activities happening in their departments.

Phelan moved to adjourn at 6:49 P.M.

Jake Ellwood, Mayor

Sally Hinrichsen, City Clerk/Treasurer

PAYROLL - MAY 14, 2026

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
AMBULANCE	April 25 - May 8, 2026				
Chris Bell	\$ 589.95	\$ -	0.00	0.00	\$ 457.45
Jamie Coleman	2,416.13	87.33	0.00	0.00	1,926.36
Jordan Fullerton	647.70	-	0.00	0.00	557.12
Quinn Hansen	1,658.49	-	0.00	0.00	1,283.95
Mason Hanson	494.87	-	0.00	0.00	390.66
Ronald Herman, Jr.	80.00	-	0.00	0.00	68.85
Jayna Koffron	337.32	-	0.00	0.00	290.15
Lori Lynch	3,457.51	-	0.00	0.00	2,348.51
Coletta Matson	2,678.12	349.32	0.00	6.25	1,907.80
Chloe Mogensen	669.53	-	0.00	0.00	457.74
Mandy Norton	676.27	-	0.00	0.00	542.12
Shirlee Scott	2,416.13	87.33	0.00	0.00	1,823.52
Cora Wheeler	1,660.93	-	0.00	0.00	1,285.69
TOTAL AMBULANCE	\$ 17,782.95	\$ 523.98	0.00	6.25	\$ 13,339.92
CEMETERY	April 25 - May 8, 2026				
Dan McDonald	\$ 2,375.32	\$ 165.72	0.00	0.00	\$ 1,487.40
TOTAL CEMETERY	\$ 2,375.32	\$ 165.72	0.00	0.00	\$ 1,487.40
CITY HALL	April 25 - May 8, 2026				
Cheryl Clark	\$ 2,499.59	\$ 101.19	0.00	61.50	\$ 1,769.42
Russ Farnum	3,711.54	-	0.00	0.00	2,549.40
Sally Hinrichsen	3,326.37	-	0.00	0.00	2,254.17
Nanci Tuel	2,282.40	-	0.00	0.00	1,490.51
TOTAL CITY HALL	\$ 11,819.90	\$ 101.19	0.00	61.50	\$ 8,063.50
FIRE	April 25 - May 8, 2026				
Drew Haag	\$ 125.00	\$ -	0.00	0.00	\$ 115.44
Nick Kahler	166.67	-	0.00	0.00	143.36
Billy Norton	208.33	-	0.00	0.00	179.19
Tiler Streets	125.00	-	0.00	0.00	115.44
TOTAL FIRE	\$ 625.00	\$ -	0.00	0.00	\$ 553.43
LIBRARY	April 25 - May 8, 2026				
Faith Brehm	\$ 1,914.40	\$ -	0.00	0.00	\$ 1,466.93
Molli Hunter	1,436.01	-	0.00	0.00	1,162.35
Penny Schmit	1,724.80	-	0.00	0.00	1,145.31
TOTAL LIBRARY	\$ 5,075.21	\$ -	0.00	0.00	\$ 3,774.59
MBC	April 25 - May 8, 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
Mason McAtee	45.00	-	0.00	0.00	41.56
Jacob Oswald	2,662.88	-	0.00	0.00	1,705.66
Ben Welter	205.88	-	0.00	0.00	190.13
TOTAL MBC	\$ 6,007.76	\$ -	0.00	0.00	\$ 4,443.77
POLICE	April 25 - May 8, 2026				
Dawn Graver	\$ 229.25	\$ -	0.00	0.00	\$ 197.20

PAYROLL - MAY 14, 2026

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
Erik Honda	2,932.80	-	0.00	0.00	2,203.64
Jordan Koos	3,335.94	-	0.00	38.00	2,293.90
Cole Millard	2,879.52	-	0.00	0.00	1,893.55
Johnny Norwood	2,948.08	-	0.00	0.00	1,698.22
Keanan Shannon	3,744.42	-	0.00	28.25	2,714.38
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	3,510.36	-	0.00	0.00	2,250.23
TOTAL POLICE	\$ 25,238.69	\$ -	0.00	66.25	\$ 17,519.20
ROAD USE	April 25 - May 8, 2026				
Zeb Bowser	\$ 2,169.60	\$ -	0.00	28.25	\$ 1,572.18
Jacob Gravel	2,169.60	-	0.00	12.00	1,642.07
Nick Kahler	2,687.50	-	0.00	0.00	1,980.67
Jasper Scott	2,169.60	-	0.00	0.00	1,616.02
TOTAL ROAD USE	\$ 9,196.30	\$ -	0.00	40.25	\$ 6,810.94
SEWER	April 25 - May 8, 2026				
Jim Tjaden	\$ 3,071.44	\$ -	0.00	0.00	\$ 2,125.73
TOTAL SEWER	\$ 3,071.44	\$ -	0.00	0.00	\$ 2,125.73
WATER	April 25 - May 8, 2026				
Scott Hagen	\$ 2,389.60	\$ -	6.00	104.50	\$ 1,786.78
Josh Willms	3,149.31	250.83	0.00	71.50	2,264.97
TOTAL WATER	\$ 5,538.91	\$ 250.83	6.00	176.00	\$ 4,051.75
TOTAL - ALL DEPTS.	\$ 86,731.48	\$ 1,041.72	6.00	350.25	\$ 62,170.23

Report Criteria:
[Report]. Due Date = 05/19/2026

Name	Description	Invoice Amount
AARON'S AUTOMOTIVE LLC	PD VEHICLE OPERATING	763.35
JOHN DEERE FINANCIAL	PD VEHICLE OPERATING	16.98
INFRASTRUCTURE TECHNOLOGY	PD COMPUTER SUPPORT FEES	125.59
RAY ALLEN MANUFACTURING, LLC	PD CANINE MINOR EQUIPMENT	33.99
Total 001-110: Police		939.91
JOHN DEERE FINANCIAL	POOL GROUNDS SUPPLIES	109.97
INFRASTRUCTURE TECHNOLOGY	POOL OFFICE SUPPLIES	9.83
Total 001-440: Pool		119.80
JOHN DEERE FINANCIAL	CEMETERY BLDG REPAIR/MAINT	21.95
WHITE HAWK PLUMBING & HEATING	CEMETERY BLDG REPAIR/MAINT	105.00
ZACHARY D LONG	CEMETERY BLDG REPAIR/MAINT	388.00
JOHN DEERE FINANCIAL	CEMETERY GROUNDS SUPPLIES	109.20
JOHN DEERE FINANCIAL	CEMETERY GROUNDS SUPPLIES	38.90
JOHN DEERE FINANCIAL	CEMETERY GROUNDS SUPPLIES	127.98
JOHN DEERE FINANCIAL	CEMETERY GROUNDS SUPPLIES	30.80
SPAHN & ROSE LUMBER CO INC	CEMETERY GROUNDS SUPPLIES	45.75
JOHN DEERE FINANCIAL	CEMETERY EQUIP REPAIR/MAINT	31.77
Total 001-450: Cemetery		899.35
NANCI TUEL	ADMIN TRAVEL	13.05
SALLY HINRICHSEN	ADMIN TRAVEL - IMFOA MTG	726.14
SYCAMORE MEDIA CORP	ADMIN PUBLICATIONS	611.21
JONES COUNTY JETS	CH CONTRIBUTION	1,500.00
ORBIS MENASHA CORP	ADMIN FRANCHISE FEE REFUND	7,075.43
INFRASTRUCTURE TECHNOLOGY	CH MISC CONTRACT WORK	237.24
FP MAILING SOLUTIONS	CH OFFICE SUPPLIES	170.50
LASER TECH USA INC.	CH OFFICE SUPPLIES	11.26
Total 001-650: Administration		10,344.83
JOHN DEERE FINANCIAL	MBC GROUNDS SUPPLIES	27.98
SYCAMORE MEDIA CORP	MBC ADVERTISING	43.81
CASCADE LUMBER CO	MBC SOD CUTTER RENTAL - RIVER	70.00
ROSS & ELIZABETH BATY -	MBC PICKLEBALL TROPHIES	33.50
STEVE MONK CONSTRUCTION	MBC MOWING CONTRACT	130.00
STEVE MONK CONSTRUCTION	MBC MOWING CONTRACT	6,453.33
INFRASTRUCTURE TECHNOLOGY	MBC OFFICE SUPPLIES	75.17
Total 005-430: Parks & Rec		6,833.79
FAREWAY STORES #840-1	MBC TOURNAMENT CONCESSIONS	722.83
FAREWAY STORES #840-1	MBC TOURNAMENT CONCESSIONS	259.98
TRI COUNTY PROPANE LLC	MBC TOURNAMENT CONCESSIONS	38.00
MONTICELLO SPORTS	MBC LEAGUE SUPPLIES - Z-SCREE	537.00
Total 012-430: Tournament Fund		1,557.81
FRESE MOTORS INC	MBC VEHICLE RENTAL	129.90

Name	Description	Invoice Amount
FREESSE MOTORS INC	MBC VEHICLE RENTAL	119.40
FAREWAY STORES #840-1	MBC SPECIAL EVENTS - MOVIE NIG	73.66
ROSS & ELIZABETH BATY -	SPECIAL EVENTS - ART IN THE PAR	3.00
Total 013-430: Special Events		178.64
HUGHES GARAGE & AUTO SALES LLC	FIRE VEHICLE REPAIR/MAINT	548.67
HUGHES GARAGE & AUTO SALES LLC	FIRE VEHICLE REPAIR/MAINT	24.00
KARDES INC	FIRE FUEL	20.69
KARDES INC	FIRE FUEL	38.35
KARDES INC	FIRE FUEL	31.35
INFRASTRUCTURE TECHNOLOGY	FIRE COMPUTER SUPPORT FEES	28.73
MCALEER WATER CONDITIONING INC	FIRE SOFTENER SALT	39.60
MES SERVICE COMPANY LLC	FIRE SUPPLIES	36.00
Total 015-150: Fire		767.39
JOHN DEERE FINANCIAL	AMB BUILDING SUPPLIES	19.99
AARON'S AUTOMOTIVE LLC	AMB VEHICLE OPERATING	70.20
INFRASTRUCTURE TECHNOLOGY	AMB DATA PROCESSING	29.28
PHYSICIAN'S CLAIM COMPANY	AMB BILLING FEES	2,687.36
PHYSICIAN'S CLAIM COMPANY	AMB BILLING FEES	3,054.83
IOWA DEPT OF HUMAN SERVICES	AMB REFUND	1,950.34
JOSHUA PRUITT	AMB PHARMACY	92.00
BOUND TREE MEDICAL LLC	AMB MEDICAL SUPPLIES	118.73
LIFE-ASSIST INC	AMB MEDICAL SUPPLIES	358.40
UNITY POINT HEALTH	AMB MEDICAL SUPPLIES	287.32
Total 016-160: Ambulance		8,668.45
RAY ALLEN MANUFACTURING, LLC	PD CANINE MINOR EQUIPMENT	516.77
Total 026-110: Canine		516.77
PLAYAWAY PRODUCTS LLC	LIB IMP BOOKS	129.98
Total 030-410: Library Improvement		129.98
THE GAZETTE	LIB SUBSCRIPTION	488.20
CULLIGAN TOTAL WATER -	LIB BUILDING SUPPLIES	27.96
MICRO MARKETING LLC	LIB AUDIO RECORDINGS	48.75
MICRO MARKETING LLC	LIB AUDIO RECORDINGS	36.39
Total 041-410: Library		601.30
WHITE HAWK PLUMBING & HEATING	RU BLDG REPAIR/MAINT	618.85
FREESSE MOTORS INC	RU EQUIP REPAIR/MAINT	296.29
JOHN DEERE FINANCIAL	RU EQUIP REPAIR/MAINT	.89
KROMMINGA MOTORS INC	RU EQUIP REPAIR/MAINT	29.27
KROMMINGA MOTORS INC	RU EQUIP REPAIR/MAINT	1,932.29
INFRASTRUCTURE TECHNOLOGY	RU UTILITIES	12.33
JOHN DEERE FINANCIAL	RU SUPPLIES	51.95
JOHN DEERE FINANCIAL	RU SUPPLIES	15.99
KIMBALL MIDWEST	RU SUPPLIES	415.76
LASER TECH USA INC.	RU BUILDING SUPPLIES	85.99
BEHREND'S CRUSHED STONE	RU STREET MAINTENANCE SUPPLIE	1,850.48
L.L. PELLING CO	RU STREET MAINTENANCE SUPPLIE	963.00

Name	Description	Invoice Amount
Total 110-210: Road Use		6,273.09
STEVE MONK CONSTRUCTION	BATY DG MOWING	588.00
Total 338-430: Baty Disc Golf		588.00
MICRO MARKETING LLC	LIB BIDWELL BOOKS	26.39
MICRO MARKETING LLC	LIB BIDWELL BOOKS	34.80
MICRO MARKETING LLC	LIB BIDWELL BOOKS	24.00
MICRO MARKETING LLC	LIB BIDWELL BOOKS	25.60
MICRO MARKETING LLC	LIB BIDWELL BOOKS	26.39
Total 502-410: Library- Bidwell		137.18
SYCAMORE MEDIA CORP	WATER PUBLICATIONS	226.60
INFRASTRUCTURE TECHNOLOGY	WATER DATA PROCESSING	21.78
STEVE MONK CONSTRUCTION	WATER SYSTEM	85.00
Total 600-810: Water		333.38
ALTORFER INC.	GENERATOR PROJECT	45,980.00
Total 604-810: Generator (Water)		45,980.00
DEMMEER OIL COMPANY	SEWER UTILITIES	844.86
TRI COUNTY PROPANE LLC	SEWER UTILITIES	899.35
INFRASTRUCTURE TECHNOLOGY	SEWER DATA PROCESSING	9.83
LASER TECH USA INC.	SEWER LAB SUPPLIES	85.99
Total 610-815: Sewer		1,840.03
MACQUEEN EQUIPMENT LLC	JET TRUCK BOND	555,000.00
MI-T-M EQUIPMENT SALES & SERV	SEWER JET ADAPTERS	206.08
Total 613-815: Sewer Jet		555,206.08
JONES COUNTY SOLID WASTE	4TH QTR '26 ASSESSMENT	5,050.00
Total 670-840: Sanitation		5,050.00
SYCAMORE MEDIA CORP	YARD WASTE ADVERTISING	88.40
Total 875-840: Yard Waste		88.40
STEVE MONK CONSTRUCTION	STORMWATER MAINTENANCE	220.00
Total 740-865: Stormwater		220.00
Total :		647,274.18
Grand Totals:		647,274.18

Report Criteria:
[Report].Due Date = 05/19/2026

City Council Meeting
Prep. Date 5/14/2026
Preparer: Sally Hinrichsen



Agenda Item: # 1 & 2
Agenda Date: 5/18/2026

Communication Page

Agenda Items Description: **Public Hearing** on Budget Amendments and **Resolution** Approving the City's Proposed Amendment #2 to the Fiscal Year 2025-2026 Budget

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

Attachments & Enclosures:

Resolution
Proposed amendment lists

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis: Public Hearing required to amend budget

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

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

Revenues: Revenues increase by \$94,058 after the amendments, mainly due to grants and donation. The "Revenue amendments" page attachment discloses each line that is proposed to be amended. (A reduction in revenues shown by a "(" with an increase being merely the number, no "-" or "+".

Expenses: Expenses increase by \$143,663, mainly due to the West Well Generator project, Pickleball Court project and equipment funded by grants and donations. Also included is \$24,000 to be transferred to the Revolving Loan fund. The "Expense Amendments" page attachment discloses the expenses that increased or decreased in the 3rd column, expenses decreases be denoted with a "(" and increases being merely the number.

Staff Recommendation: It is recommended that the Mayor open the Public Hearing, accept public comment, close the Public Hearing, and thereafter have a motion and second to approve the FY 2026 Budget Amendments #2

City of Monticello, Iowa

RESOLUTION

Approving the City's Amendment #2 to
the Fiscal Year 2025-2026 Budget

WHEREAS, the City Council of Monticello, Jones County, Iowa met on May 18, 2026, at 6:00 PM to take up the proposed amendment. The proposed amendment was considered and taxpayers were heard for and against the amendment, and

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

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Jones County, Iowa, following notice published on February 25, 2026 and the public hearing held on March 2, 2026, the current budget is amended as set out in the attached adoption to be certified to the Auditor of Jones County.

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 18th day of May, 2026.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

Fiscal Year 2025-2026 Budget Second Amendments - Revenues dated March 27, 2026				
Budget Line Item	Current Budget	Proposed Budget	Increase/Decrease	For
General				
Cigarette Permits	3525	4125	\$600	
Gas Franchise	50000	50557	\$557	
Cemetery Opening/Closing	20000	25800	\$5,800	
Refunds/Reimbursements	10000	38100	\$28,100	
Cemetery Lots Sales	10000	11050	\$1,050	
Fire				
Federal Grant	4500	9000	\$4,500	DNR-nomex
Ambulance				
Donations & Deposits	1,500	12,546	\$11,046	4-MCI bags
Tfr Ambulance Imp	0	4,400	\$4,400	
Revolving Loan				
Tfr General	0	24,000	\$24,000	
Park Improvement				
Donation	5,000	55,000	\$50,000	
Xfr from General	60,000	0	(\$60,000)	
Xfr from Youth/Adult Tournament	16,300	25,305	\$9,005	
Water Capital Improvements				
Interest	15,000	18,000	\$3,000	
Sewer Operating				
Interest	50,000	60,000	\$10,000	
Sewer Violations	2,000	4,000	\$2,000	
TOTAL			\$94,058	

Fiscal Year 2025-2026 Proposed Budget Second Amendments - Expenditures dated March 27, 2026

Budget Line Item	Current Budget	Proposed Budget	Increase/ Decrease	For
Administration				
City share SS & Medicare	0	4000	\$4,000	
City share IPERS	0	2500	\$2,500	
Group Insurance	4013	5000	\$987	
Tfr to Park Improvement	60000	0	-\$60,000	
Tfr to Revolving Loan	0	24000	\$24,000	
Youth/Adult Tournament Ckg				
Transfer to Park Improvement	16300	25305	\$9,005	
Fire				
Minor Equipment	6155	16000	\$9,845	
Supplies	2000	6000	\$4,000	
Capital Equipment	8000	0	-\$8,000	
Ambulance				
Workers Compensation	30000	40141	\$10,141	
Scientific & Medical Supplies	19000	24947	\$5,947	4-MCI bags
Road Use				
City share IPERS	0	1500	\$1,500	
Group Insurance	0	7500	\$7,500	
Employee Benefits				
RU Workers Comp	11340	14059	\$2,719	
Pool Workers Comp	3254	3459	\$205	
Cem Workers Comp	1850	2770	\$920	
Park Improvements				
Park Improvements	5000	55000	\$50,000	Pickleball Courts
Ambulance Improvement				
Tfr to Ambulance Operating	0	4400	\$4,400	
Capital Improvements				
Airport Runway Maint	660000	663115	\$3,115	
Water Capital Improvement				
Generator - water	0	70600	\$70,600	Accent, Ted &Altoffer
Sanitation				
Workers Compensation	3000	3279	\$279	
Total			\$143,663	

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET

City of MONTICELLO
Fiscal Year July 1, 2025 - June 30, 2026

The City of MONTICELLO will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2026

Meeting Date/Time: 5/18/2026 06:00 PM

Contact: Sally Hinrichsen

Phone: (319) 465-3577

Meeting Location: 220 East First Street, Monticello, Iowa 52310

There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-gov-appeals>.

REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
Taxes Levied on Property	1	2,223,831	0	2,223,831
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	2,223,831	0	2,223,831
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	785,000	0	785,000
Other City Taxes	6	653,204	0	653,204
Licenses & Permits	7	280,290	1,157	281,447
Use of Money & Property	8	606,390	13,000	619,390
Intergovernmental	9	1,607,567	4,500	1,612,067
Charges for Service	10	3,359,060	7,800	3,366,860
Special Assessments	11	25,155	0	25,155
Miscellaneous	12	306,890	90,196	397,086
Other Financing Sources	13	15,558,466	0	15,558,466
Transfers In	14	3,079,115	-22,595	3,056,520
Total Revenues & Other Sources	15	28,484,968	94,058	28,579,026
EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	2,152,480	21,933	2,174,413
Public Works	17	1,009,839	11,719	1,021,558
Health and Social Services	18	0	0	0
Culture and Recreation	19	1,127,056	1,125	1,128,181
Community and Economic Development	20	312,137	0	312,137
General Government	21	930,922	7,487	938,409
Debt Service	22	1,001,853	0	1,001,853
Capital Projects	23	2,762,393	53,115	2,815,508
Total Government Activities Expenditures	24	9,296,680	95,379	9,392,059
Business Type/Enterprise	25	16,929,978	70,879	17,000,857
Total Gov Activities & Business Expenditures	26	26,226,658	166,258	26,392,916
Transfers Out	27	3,079,115	-22,595	3,056,520
Total Expenditures/Transfers Out	28	29,305,773	143,663	29,449,436
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-820,805	-49,605	-870,410
Beginning Fund Balance July 1, 2025	30	16,648,313	0	16,648,313
Ending Fund Balance June 30, 2026	31	15,827,508	-49,605	15,777,903

Explanation of Changes: Revenue increases are from donations and interest. Expense increases are for workers compensation insurance increases, airport runway costs, West Well generator, and donation purchases

City Council Meeting
Prep. Date: 05/14/2026
Preparer: Russell Farnum



Agenda Item: # 3-5
Agenda Date: 05/18/2026

Communication Page

Agenda Items Description: Amending the Urban Renewal Area to include the Stephen property and other adjacent lots, and creating a TIF District in that area

Type of Action Requested: Motion

Attachments & Enclosures:

Draft Plan Amendment
Resolution Adding to Urban Renewal Area
Ordinance Creating TIF District

Fiscal Impact:

Budget Line Item:	
Budget Summary:	
Expenditure:	
Revenue:	

Synopsis:

The City has been working with Roger Stephen and neighboring property owners on a major sewer infrastructure improvement that will bring sanitary sewer to service a large portion of the South Main Street corridor.

The City plans to use TIF (tax increment financing) to pay a portion of that cost through future growth in this area. In order to use TIF, the Urban Renewal Plan for the City the property must be amended to add the Stephen property and other nearby land (this is done by Resolution). Then that area must be designated as a TIF District by Ordinance.

Background:

The Stephen Sewer project includes constructing a deep trunk sewer from the Kitty Creek trunk main, westerly to South Main Street, crossing under South Main and ending at a manhole on the west side. The design of the sewer provides service to approximately 55 acres of the Stephen property, as well as a number of existing businesses that are located along South Main Street.

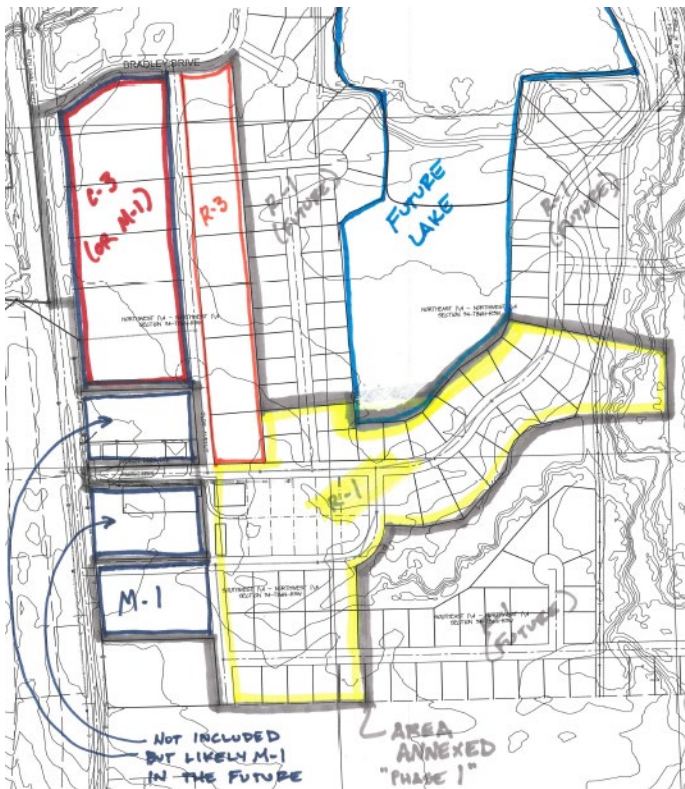
The sewer stubbed across Main Street is deep enough to extend under the creek, and provide gravity service to an additional 175 acres on the west side of South Main, all the way to Military Road and County Highway E16.

This is a valuable economic development project as it allows for the continuation of existing businesses along the corridor, provides for housing and commercial development on the Stephen property, and will provide accessibility to sewer for up to 175 or more acres for potential future development. The addition to the Urban Renewal Area will also allow the City to provide incentives to

redevelop or expand existing businesses, and build new developments, accelerating the investment in this area. The plan currently includes potential incentives for the Vet Clinic and TriCounty Propane, both spawned by the sewer extension that is currently underway.

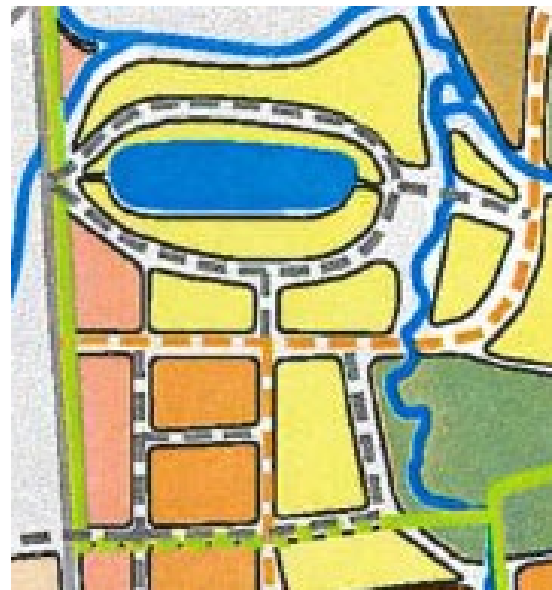
The Comprehensive Plan calls for this area to be developed with commercial and industrial uses along the Main Street corridor, with a transition to residential further back from the highway. The planned, existing and future development would be in accordance with that plan. The redevelopment and additional development in the area will result in further investment in the community, higher property values, and the opportunity for additional employment and commerce.

Therefore, the addition of the Stephen Addition property and surrounding areas would be beneficial to the Community and in line with the Comprehensive Plan and the Urban Renewal Plan.



Left: The approved Concept Plan for Stephen property showing business uses (red) along the highway transitioning to R-3 residential (orange) and R-1 Residential (yellow) to the east

Below: The Comprehensive Plan “Development Concept” for the Stephen property. Notice the lake, business along the highway (red), transitioning to mixed use residential (orange) and single family residential (yellow).



As part of the approval process, the P&Z Commission reviews the proposed addition to the URA for compliance with the Comprehensive Plan. The P&Z met to review this on April 28 and unanimously recommended approval.

In addition, URA additions typically do not require County Board approval (although their input is always welcome through the consultation process). In this case, the City is proposing the inclusion of a

parcel which is not yet annexed – the BMR Investments LLC (new vet clinic). The Freye’s have been working with the City on an acceptable agreement and that property will be annexed in the near future. The City had to seek the County Board’s permission to include this unincorporated parcel as part of the Urban Renewal Area amendment. This request is made to simplify the process, rather than return with an amendment in the near future.

The County Board unanimously recommended approval at their meeting of May 5, 2026.

Recommendation: Motions for Approval of the Resolution to amend the Plan to include this area to the Urban Renewal Area, and appropriate motions to provide for approval of all 3 Readings for the TIF Ordinance, are recommended by the City’s TIF attorneys (Dorsey and Whitney).

PUBLIC HEARING ON ADDITION TO
MONTICELLO URBAN RENEWAL
AREA AND URBAN RENEWAL PLAN
AMENDMENT

435926-45

Monticello, Iowa

May 18, 2026

The City Council of the City of Monticello, Iowa, met on May 18, 2026, at 6:00 p.m., at the City Council Chambers at the Mary Lovell LeVan Renaissance Center, in the City, for the purpose of conducting a public hearing on the designation of the expanded Monticello Urban Renewal Area and on urban renewal plan amendment. The Mayor presided and the roll being called the following members of the Council were present and absent:

Present: _____

Absent: _____.

The City Council investigated and found that notice of the intention of the City Council to conduct a public hearing on the designation of an expanded urban renewal area and on a proposed urban renewal plan amendment had been published according to law and as directed by the Council and that this is the time and place at which the Council shall receive oral or written objections from any resident or property owner of the City. All written objections, statements, and evidence heretofore filed were reported to the City Council, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

(Here list all persons presenting written or oral statements or evidence and summarize each presentation.)

There being no further objections, comments, or evidence offered, the Mayor announced the hearing closed.

Council Member _____ moved the adoption of a resolution entitled “Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Monticello Urban Renewal Area,” seconded by Council Member _____. After due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted and signed approval thereto.

RESOLUTION NO. _____

Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Expanded Monticello Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the “Urban Renewal Law”), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the development of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, the City Council of the City of Monticello, Iowa (the “City”) has previously created the Monticello Urban Renewal Area (the “Urban Renewal Area”) and adopted an urban renewal plan (the “Plan”) for the governance of projects and initiatives therein; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the “Property”) lying within the description set out in Exhibit A hereto; and

WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the Urban Renewal Area to be an economic development area; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; and (2) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (i) using tax increment financing to pay the costs of constructing municipal sanitary sewer improvements to support commercial development; (ii) providing tax increment financing support to BMR Investments, LLC in connection with the construction of a new veterinarian clinic building; and (iii) providing tax increment financing support to Robert & Janice Hinz in connection with the construction of new office and storage buildings; and

WHEREAS, notice of a public hearing by the City Council on the question of establishing the Property as an urban renewal area and on the proposed Amendment was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Council has conducted said hearing on May 5, 2026; and

WHEREAS, the Planning and Zoning Commission of the City has reviewed and commented on the proposed Amendment; and

WHEREAS, in satisfaction of the consent requirements of Section 403.17.4 of the Code of Iowa, the Board of Supervisors of Jones County, Iowa has consented to the inclusion of the Property, located outside but within two miles of the incorporated limits of the City, in the Urban Renewal Area; and

WHEREAS, a portion of the Property meets the definition of “agricultural land” as defined in Section 403.17 of the Code of Iowa and, pursuant to said law, the owner of such Property has executed a consent agreement authorizing the inclusion of that portion of the Property in the Urban Renewal Area; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Jones County, Iowa and the Monticello Community School District; the consultation meeting was held on May 5, 2026; and responses to any comments or recommendations received following the consultation meeting were made as required by law; and

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

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa, is found to exist on the Property.

Section 2. The Property is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa and is hereby designated the May, 2026 Addition to the Monticello Urban Renewal Area.

Section 3. The development of the Property is necessary in the interest of the public health, safety or welfare of the residents of the City.

Section 4. It is hereby determined by this City Council as follows:

A. The proposed Amendment and the projects and initiatives described therein conform to the general plan of the municipality as a whole;

B. The proposed economic development projects described in the Amendment are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

C. It is not intended that families will be displaced as a result of the City’s undertakings under the Amendment. Should such issues arise with future projects, then the City will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 5. The Amendment attached hereto and made a part hereof, is hereby in all respects approved.

Section 6. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved May 18, 2026.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk

(Attach copy of the urban renewal plan amendment to this resolution.)

• • • •

Upon motion and vote, the meeting adjourned.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk

EXHIBIT A
Legal Description
Expanded Monticello Urban Renewal Area
(May, 2026 Addition)

Commencing at the North Quarter Corner of Section 34, Township 86 North, Range 3 West, of the Fifth Principal Meridian, Jones County, Iowa; Thence $S01^{\circ}57'16''E$, along the East Line of the Northwest Quarter of said Section 34, a distance of 936.72 feet, to the POINT OF BEGINNING; Thence continuing $S01^{\circ}57'16''E$, along said East Line, 248.74 feet; Thence $S88^{\circ}02'44''W$, 366.50 feet; Thence $S52^{\circ}33'45''W$, 338.80 feet; Thence $S40^{\circ}52'23''W$, 252.94 feet; Thence $S78^{\circ}44'13''W$, 323.04 feet; Thence Southwesterly, 139.13 feet, along a 180.00 foot radius curve, concave Northwesterly, whose 135.69 foot chord bears $S36^{\circ}33'57''W$; Thence $S01^{\circ}27'03''E$, 542.69 feet, to a Point on the North Line of the South 401 feet of the Northwest Quarter of said Section 34; Thence $S88^{\circ}34'37''W$, along said North Line, 568.76 feet, to the Southeast Corner of Brad Stephen's Fourth Addition, in accordance with the Recorded Plat thereof; Thence $N04^{\circ}45'44''W$, along the East Line of said Brad Stephen's Fourth Addition, 262.98 feet, to the Northeast Corner thereof; Thence $S88^{\circ}34'37''W$, along the North Line of said Brad Stephen's Fourth Addition, 436.46 feet, to the Northwest Corner thereof, and a Point on the Easterly Right-of-Way Line of South Main Street (US Business 151); Thence $N04^{\circ}49'20''W$, along said Easterly Right-of-Way Line, 319.01 feet, to the Northwest Corner of Parcel 2013-34, in accordance with the Recorded Plat thereof; Thence $N88^{\circ}37'23''E$, along the North Line of said Parcel 2013-34, a distance of 436.59 feet, to the Northeast Corner thereof; Thence $N04^{\circ}43'01''W$, 300.41 feet, to the Northeast Corner of Parcel 2013-33, in accordance with the Recorded Plat thereof; Thence $S88^{\circ}27'36''W$, along the North Line of said Parcel 2013-33, a distance of 437.07 feet, to the Northwest Corner thereof, and a Point on the Easterly Right-of-Way Line of South Main Street (US Business 151); Thence $N04^{\circ}49'20''W$, along said Easterly Right-of-Way Line, 60.10 feet, to the Southwest Corner of Parcel 2005-173, in accordance with the Recorded Plat thereof; Thence $N88^{\circ}27'36''E$, along the South Line of said Parcel 2005-173, a distance of 435.60 feet, to the Southeast Corner thereof; Thence $N04^{\circ}49'20''W$, along the East Line of said Parcel 2005-173, and the East Line of Brad Stephen's Third Addition, in accordance with the Recorded Plat thereof, 300.54 feet, to the Northeast Corner of said Brad Stephen's Third Addition; Thence $S88^{\circ}27'36''W$, along the North Line of said Brad Stephen's Third Addition, 435.60 feet, to the Northwest Corner thereof, and a Point on the Easterly Right-of-Way Line of South Main Street (US Business 151); Thence $N04^{\circ}49'20''W$, along said Easterly Right-of-Way Line, 354.78 feet; Thence $S85^{\circ}10'40''W$, 97.78 feet, to a Point on the Westerly Right-of-Way Line of South Main Street (US Business 151); Thence $N05^{\circ}28'17''W$, along said Westerly Right-of-Way Line, 756.51 feet; Thence $N84^{\circ}31'43''E$, 103.36 feet, to the intersection of the Easterly Right-of-Way Line of South Main Street (US Business 151), and the Southerly Right-of-Way Line of Bradley Drive; Thence Northeasterly, 68.03 feet, along said Southerly Right-of-Way Line on a 183.00 foot radius curve, concave Northwesterly, whose 67.64 foot chord bears $N65^{\circ}27'10''E$; Thence $N54^{\circ}48'12''E$, along said Southerly Right-of-Way Line, 146.76 feet; Thence Northeasterly, 68.60 feet, along said Southerly Right-of-Way Line, on a 117.00 foot radius curve, concave Southeasterly, whose 67.62 foot chord bears $N71^{\circ}35'58''E$; Thence $N88^{\circ}23'44''E$, along said Southerly Right-of-Way Line, 315.55 feet; Thence Northeasterly, 132.78 feet, along said Southerly Right-of-Way Line, on a 183.00 foot radius curve, concave Northwesterly, whose 129.88 foot chord bears $N67^{\circ}36'36''E$; Thence $S04^{\circ}49'20''E$, 1481.96 feet; Thence $N85^{\circ}10'40''E$, 360.00 feet; Thence $N05^{\circ}04'05''W$, 21.24 feet; Thence $N87^{\circ}17'59''E$,

195.18 feet; Thence N45°28'26"E, 291.13 feet; Thence N53°30'47"E, 209.16 feet; Thence N24°19'54"E, 75.63 feet; Thence S78°47'16"E, 626.35 feet, to the POINT OF BEGINNING. Said Annexation Area contains 52.74 Acres, and is subject to easements and restrictions of record;

AND

Commencing at the Northwest Corner of Section 34, Township 86 North, Range 3 West, of the Fifth Principal Meridian, Jones County, Iowa; Thence S00°03'12"E, along the West Line of the Northwest Quarter of said Section 34, a distance of 1234.22 feet; Thence S89°24'55"E, 376.11 feet, to the Northwest Corner of Parcel 2005-173, in accordance with the Plat thereof Recorded in Plat Book Q, at Page 121 of the Records of the Jones County Recorder's Office, a Point on the Easterly Right-of-Way Line of South Main Street, and the POINT OF BEGINNING; Thence N02°51'45"W, along said Easterly Right-of-Way Line, 200.36 feet; Thence S89°24'55"E, 435.60 feet; Thence S02°51'45"E, 200.36 feet, to the Northeast Corner of said Parcel 2005-173; Thence N89°24'55"W, along the North Line of said Parcel 2005-173, a distance of 435.60 feet, to the POINT OF BEGINNING. Said Brad Stephen's Third Addition contains 2.00 Acres, and is subject to easements and restrictions of record;

AND

Lot One of Brad Stephen's Fourth Addition, Parcel ID Number 0234152009, together with that adjacent portion of US Business 151 – Main Street right of way east of the centerline, said Annexation Area containing 2.63 Acres, not including the adjacent right-of-way, and is subject to easements and restrictions of record;

AND

All of the public right-of-way of S. Main Street situated in the corporate limits of the City of Monticello, Jones County, State Iowa.

STATE OF IOWA
JONES COUNTY SS:
CITY OF MONTICELLO

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Monticello, and that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with designating an urban renewal area and approving the urban renewal plan amendment for the Monticello Urban Renewal Area in the City.

WITNESS MY HAND this ___ day of _____, 2026.

Sally Hinrichsen, City Clerk

(Please attach to this certificate a copy of the minutes or a resolution of the Planning and Zoning Commission showing the action taken by that Commission with respect to the urban renewal plan amendment.)

MINUTES PROVIDING FOR PASSAGE OF AN ORDINANCE ESTABLISHING A TAX INCREMENT FINANCING DISTRICT FOR THE MAY, 2026 ADDITION TO THE MONTICELLO URBAN RENEWAL AREA

435926-45

Monticello, Iowa

May 18, 2026

The City Council of the City of Monticello, Iowa, met on May 18, 2026, at __:___ p.m., at the _____, in the City.

The Mayor presided and the roll was called showing members present and absent, as follows:

Present: _____

Absent: _____.

Council Member _____ introduced an ordinance entitled "Ordinance No. _____. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the May, 2026 Addition to the Monticello Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa."

It was moved by Council Member _____ and seconded by Council Member _____ that the ordinance be adopted. The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the motion duly carried and declared that the ordinance had been given its initial consideration.

It was moved by Council Member _____ and seconded by Council Member _____ that the statutory rule requiring an ordinance to be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended. The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the motion duly carried.

It was moved by Council Member _____ and seconded by Council Member _____ that the ordinance entitled "Ordinance No. _____. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the May, 2026 Addition to the Monticello Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa," now be put upon its final consideration and adoption. The Mayor put the question on the final consideration and adoption of the ordinance and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the motion duly carried and the ordinance duly adopted, as follows:

ORDINANCE NO. _____

An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the May, 2026 Addition to the Monticello Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa

WHEREAS, the City Council of the City of Monticello, Iowa (the “City”) previously enacted certain ordinances providing for the division of taxes levied on taxable property in the Monticello Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, pursuant to such ordinances, certain taxable property within the Monticello Urban Renewal Area in the City was designated a “tax increment district”; and

WHEREAS, the City Council now desires to increase the size of the “tax increment district” by adding additional property;

BE IT ENACTED by the Council of the City of Monticello, Iowa:

Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the May, 2026 Addition to the Monticello Urban Renewal Area of the City, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City to finance projects in such area.

Section 2. Definitions. For use within this ordinance the following terms shall have the following meanings:

“City” shall mean the City of Monticello, Iowa.

“County” shall mean Jones County, Iowa.

“2026 Urban Renewal Area Addition” shall mean certain real property situated in the Monticello Urban Renewal Area, more particularly described as follows:

Commencing at the North Quarter Corner of Section 34, Township 86 North, Range 3 West, of the Fifth Principal Meridian, Jones County, Iowa; Thence S01°57'16"E, along the East Line of the Northwest Quarter of said Section 34, a distance of 936.72 feet, to the POINT OF BEGINNING; Thence continuing S01°57'16"E, along said East Line, 248.74 feet; Thence S88°02'44"W, 366.50 feet; Thence S52°33'45"W, 338.80 feet; Thence S40°52'23"W, 252.94 feet; Thence S78°44'13"W, 323.04 feet; Thence Southwesterly, 139.13 feet, along a 180.00 foot radius curve, concave Northwesterly, whose 135.69 foot chord bears S36°33'57"W; Thence S01°27'03"E, 542.69 feet, to a Point on the North Line of the South 401 feet of the Northwest Quarter of said Section 34; Thence S88°34'37"W, along said North Line, 568.76 feet, to the Southeast

Corner of Brad Stephen's Fourth Addition, in accordance with the Recorded Plat thereof; Thence N04°45'44"W, along the East Line of said Brad Stephen's Fourth Addition, 262.98 feet, to the Northeast Corner thereof; Thence S88°34'37"W, along the North Line of said Brad Stephen's Fourth Addition, 436.46 feet, to the Northwest Corner thereof, and a Point on the Easterly Right-of-Way Line of South Main Street (US Business 151); Thence N04°49'20"W, along said Easterly Right-of-Way Line, 319.01 feet, to the Northwest Corner of Parcel 2013-34, in accordance with the Recorded Plat thereof; Thence N88°37'23"E, along the North Line of said Parcel 2013-34, a distance of 436.59 feet, to the Northeast Corner thereof; Thence N04°43'01"W, 300.41 feet, to the Northeast Corner of Parcel 2013-33, in accordance with the Recorded Plat thereof; Thence S88°27'36"W, along the North Line of said Parcel 2013-33, a distance of 437.07 feet, to the Northwest Corner thereof, and a Point on the Easterly Right-of-Way Line of South Main Street (US Business 151); Thence N04°49'20"W, along said Easterly Right-of-Way Line, 60.10 feet, to the Southwest Corner of Parcel 2005-173, in accordance with the Recorded Plat thereof; Thence N88°27'36"E, along the South Line of said Parcel 2005-173, a distance of 435.60 feet, to the Southeast Corner thereof; Thence N04°49'20"W, along the East Line of said Parcel 2005-173, and the East Line of Brad Stephen's Third Addition, in accordance with the Recorded Plat thereof, 300.54 feet, to the Northeast Corner of said Brad Stephen's Third Addition; Thence S88°27'36"W, along the North Line of said Brad Stephen's Third Addition, 435.60 feet, to the Northwest Corner thereof, and a Point on the Easterly Right-of-Way Line of South Main Street (US Business 151); Thence N04°49'20"W, along said Easterly Right-of-Way Line, 354.78 feet; Thence S85°10'40"W, 97.78 feet, to a Point on the Westerly Right-of-Way Line of South Main Street (US Business 151); Thence N05°28'17"W, along said Westerly Right-of-Way Line, 756.51 feet; Thence N84°31'43"E, 103.36 feet, to the intersection of the Easterly Right-of-Way Line of South Main Street (US Business 151), and the Southerly Right-of-Way Line of Bradley Drive; Thence Northeasterly, 68.03 feet, along said Southerly Right-of-Way Line on a 183.00 foot radius curve, concave Northwesterly, whose 67.64 foot chord bears N65°27'10"E; Thence N54°48'12"E, along said Southerly Right-of-Way Line, 146.76 feet; Thence Northeasterly, 68.60 feet, along said Southerly Right-of-Way Line, on a 117.00 foot radius curve, concave Southeasterly, whose 67.62 foot chord bears N71°35'58"E; Thence N88°23'44"E, along said Southerly Right-of-Way Line, 315.55 feet; Thence Northeasterly, 132.78 feet, along said Southerly Right-of-Way Line, on a 183.00 foot radius curve, concave Northwesterly, whose 129.88 foot chord bears N67°36'36"E; Thence S04°49'20"E, 1481.96 feet; Thence N85°10'40"E, 360.00 feet; Thence N05°04'05"W, 21.24 feet; Thence N87°17'59"E, 195.18 feet; Thence N45°28'26"E, 291.13 feet; Thence N53°30'47"E, 209.16 feet; Thence N24°19'54"E, 75.63 feet; Thence S78°47'16"E, 626.35 feet, to the POINT OF BEGINNING. Said Annexation Area contains 52.74 Acres, and is subject to easements and restrictions of record;

AND

Commencing at the Northwest Corner of Section 34, Township 86 North, Range 3 West, of the Fifth Principal Meridian, Jones County, Iowa; Thence S00°03'12"E, along the West Line of the Northwest Quarter of said Section 34, a distance of 1234.22 feet; Thence S89°24'55"E, 376.11 feet, to the Northwest Corner of Parcel 2005-173, in accordance with the Plat thereof Recorded in Plat Book Q, at Page 121 of the Records of the Jones County Recorder's Office, a Point on the Easterly Right-of-Way Line of South Main Street, and the POINT OF BEGINNING; Thence N02°51'45"W, along said Easterly Right-of-Way Line, 200.36 feet; Thence S89°24'55"E, 435.60 feet; Thence S02°51 '45"E, 200.36 feet, to the Northeast Corner of said Parcel 2005-173; Thence N89°24'55"W, along the North Line of said Parcel 2005-173, a distance of 435.60 feet, to the POINT OF BEGINNING. Said Brad Stephen's Third Addition contains 2.00 Acres, and is subject to easements and restrictions of record;

AND

Lot One of Brad Stephen's Fourth Addition, Parcel ID Number 0234152009, together with that adjacent portion of US Business 151 – Main Street right of way east of the centerline, said Annexation Area containing 2.63 Acres, not including the adjacent right-of-way, and is subject to easements and restrictions of record;

“Urban Renewal Area” shall mean the entirety of the Monticello Urban Renewal Area as amended from time to time.

Section 3. Provisions for Division of Taxes Levied on Taxable Property in the 2026 Urban Renewal Area Addition. After the effective date of this ordinance, the taxes levied on the taxable property in the 2026 Urban Renewal Area Addition each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the 2026 Urban Renewal Area Addition is located, shall be divided as follows:

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the 2026 Urban Renewal Area Addition, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor of the County, the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the 2026 Urban Renewal Area Addition on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the 2026 Urban Renewal Area Addition to include the

annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area , and to provide low and moderate-income family housing, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, taxes for the instructional support program levy of a school district imposed pursuant to Section 257.19 of the Code of Iowa and taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the 2026 Urban Renewal Area Addition exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the 2026 Urban Renewal Area Addition shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the 2026 Urban Renewal Area Addition shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area.

(d) as used in this section, the word “taxes” includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed by the City Council of the City of Monticello, Iowa, on May 18, 2026.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk

• • • • •

There being no further business to come before the meeting, it was upon motion adjourned.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk

STATE OF IOWA

SS:

JONES COUNTY

I, the undersigned, County Auditor of Jones County, in the State of Iowa, do hereby certify that on the ___ day of _____, 2026, a copy of an ordinance of the City of Monticello, Iowa was filed in my office, shown to have been adopted by the City Council and approved by the Mayor thereof on May 18, 2026, entitled: "Ordinance No. _____. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the May, 2026 Addition to the Monticello Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa," and that I have duly placed a copy of the ordinance on file in my records.

WITNESS MY HAND this ____ day of _____, 2026.

County Auditor

CITY OF MONTICELLO, IOWA
URBAN RENEWAL PLAN AMENDMENT
MONTICELLO URBAN RENEWAL AREA

May, 2026

The Urban Renewal Plan (the “Plan”) for the Monticello Urban Renewal Area (the “Urban Renewal Area”) in the City of Monticello, Iowa (the “City”) is being amended by the City for the purposes of adding property to the Urban Renewal Area and identifying new urban renewal projects to be undertaken in the Urban Renewal Area.

1) Addition of Property. The real property (the "Property") legally described on Exhibit A hereto is, by virtue of this Amendment, being added as the May, 2026 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area. It is anticipated that the City will adopt an ordinance providing for the division of property tax revenues, as set forth in Section 403.19 of the Code of Iowa, with respect to a portion of the Property.

2) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project descriptions:

A.

Name of Project: Sanitary Sewer Improvements Project

Date of Council Approval of Project: May 18, 2026

Description of Project and Project Site: The City will undertake the installation of a new sanitary sewer trunk line (the “Sewer Project”) on a portion of the Property (as defined in Section 1 of this Amendment). The sanitary sewer trunk will be installed beginning at the existing sewer interceptor 1300 feet east of Main Street and continuing west to and along Main Street in the City. It is expected that the completed Sewer Project will cause increased and improved ability of the City to provide adequate sanitary sewer system infrastructure for the growth and retention of commercial and industrial enterprises in the Urban Renewal Area.

Description of Properties to be Acquired in Connection with the Project: The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Sewer Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Sewer Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the “Obligations”) will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is

anticipated that the City's use of incremental property tax revenues for the Sewer Project will not exceed \$2,000,000 plus any interest expense incurred on the Obligations.

B.

Name of Project: BMR Investments, LLC Veterinary Clinic Project

Date of Council Approval of Project: May 18, 2026

Description of the Project and Project Site: BMR Investments, LLC (“BMR”) has undertaken the construction (the “Vet Clinic Project”) of a new building on certain real property situated at 1321 S. Main Street in the Urban Renewal Area for use in the business operations of a veterinary clinic.

It has been requested that the City provide tax increment financing assistance to BMR in support of the efforts to complete the Vet Clinic Project.

The costs incurred by the City in providing tax increment financing assistance to BMR will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$8,000.

Description of Use of TIF for the Project: The City intends to enter into a Development Agreement with BMR with respect to the construction of the Vet Clinic Project and to provide annual appropriation economic development payments (the “Payments”) to BMR thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Vet Clinic Project will not exceed \$250,000, plus the Admin Fees.

C.

Name of Project: Hinz Commercial Development Project

Date of Council Approval of Project: May 18, 2026

Description of the Project and Project Site: Robert & Janice Hinz (the “Hinzes”) have undertaken the construction (the “Project”) of a new office building and a new storage building on certain real property situated at 1503 S. Main Street (the “Hinz Property”) in the Urban Renewal Area.

It has been requested that the City provide tax increment financing assistance to the Hinzes in support of the efforts to complete the Project.

The costs incurred by the City in providing tax increment financing assistance to the Hinzes will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$6,000.

Description of Use of TIF for the Project: The City intends to enter into a Development Agreement with the Hinzes with respect to the construction of the Project and to provide annual appropriation economic development payments (the “Payments”) to the Hinzes thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Hinz Property. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Project will not exceed \$25,000, plus the Admin Fees.

3) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$16,873,362</u>
Outstanding general obligation debt of the City:	<u>\$ 7,861,000</u>
Proposed debt to be incurred in connection with this May, 2026 Amendment*:	<u>\$ 2,289,000</u>

*Some or all of the debt to be incurred in connection with this May, 2026 Amendment will be subject to annual appropriation by the City Council.

EXHIBIT A
Legal Description
Expanded Monticello Urban Renewal Area
(May, 2026 Addition)

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

Stephen Property

Commencing at the North Quarter Corner of Section 34, Township 86 North, Range 3 West, of the Fifth Principal Meridian, Jones County, Iowa; Thence S01°57'16"E, along the East Line of the Northwest Quarter of said Section 34, a distance of 936.72 feet, to the POINT OF BEGINNING; Thence continuing S01°57'16"E, along said East Line, 248.74 feet; Thence S88°02'44"W, 366.50 feet; Thence S52°33'45"W, 338.80 feet; Thence S40°52'23"W, 252.94 feet; Thence S78°44'13"W, 323.04 feet; Thence Southwesterly, 139.13 feet, along a 180.00 foot radius curve, concave Northwesterly, whose 135.69 foot chord bears S36°33'57"W; Thence S01°27'03"E, 542.69 feet, to a Point on the North Line of the South 401 feet of the Northwest Quarter of said Section 34; Thence S88°34'37"W, along said North Line, 568.76 feet, to the Southeast Corner of Brad Stephen's Fourth Addition, in accordance with the Recorded Plat thereof; Thence N04°45'44"W, along the East Line of said Brad Stephen's Fourth Addition, 262.98 feet, to the Northeast Corner thereof; Thence S88°34'37"W, along the North Line of said Brad Stephen's Fourth Addition, 436.46 feet, to the Northwest Corner thereof, and a Point on the Easterly Right-of-Way Line of South Main Street (US Business 151); Thence N04°49'20"W, along said Easterly Right-of-Way Line, 319.01 feet, to the Northwest Corner of Parcel 2013-34, in accordance with the Recorded Plat thereof; Thence N88°37'23"E, along the North Line of said Parcel 2013-34, a distance of 436.59 feet, to the Northeast Corner thereof; Thence N04°43'01"W, 300.41 feet, to the Northeast Corner of Parcel 2013-33, in accordance with the Recorded Plat thereof; Thence S88°27'36"W, along the North Line of said Parcel 2013-33, a distance of 437.07 feet, to the Northwest Corner thereof, and a Point on the Easterly Right-of-Way Line of South Main Street (US Business 151); Thence N04°49'20"W, along said Easterly Right-of-Way Line, 60.10 feet, to the Southwest Corner of Parcel 2005-173, in accordance with the Recorded Plat thereof; Thence N88°27'36"E, along the South Line of said Parcel 2005-173, a distance of 435.60 feet, to the Southeast Corner thereof; Thence N04°49'20"W, along the East Line of said Parcel 2005-173, and the East Line of Brad Stephen's Third Addition, in accordance with the Recorded Plat thereof, 300.54 feet, to the Northeast Corner of said Brad Stephen's Third Addition; Thence S88°27'36"W, along the North Line of said Brad Stephen's Third Addition, 435.60 feet, to the Northwest Corner thereof, and a Point on the Easterly Right-of-Way Line of South Main Street (US Business 151); Thence N04°49'20"W, along said Easterly Right-of-Way Line, 354.78 feet; Thence S85°10'40"W, 97.78 feet, to a Point on the Westerly Right-of-Way Line of South Main Street (US Business 151); Thence N05°28'17"W, along said Westerly Right-of-Way Line, 756.51 feet; Thence N84°31'43"E, 103.36 feet, to the intersection of the Easterly Right-of-Way Line of South Main Street (US Business 151), and the Southerly Right-of-Way Line of Bradley Drive; Thence Northeasterly, 68.03 feet, along said Southerly Right-of-Way Line on a 183.00 foot radius curve, concave Northwesterly, whose 67.64 foot chord bears N65°27'10"E; Thence N54°48'12"E, along said Southerly Right-of-Way Line, 146.76 feet; Thence Northeasterly, 68.60 feet, along said Southerly Right-of-Way Line, on a 117.00 foot

radius curve, concave Southeasterly, whose 67.62 foot chord bears N71°35'58"E; Thence N88°23'44"E, along said Southerly Right-of-Way Line, 315.55 feet; Thence Northeasterly, 132.78 feet, along said Southerly Right-of-Way Line, on a 183.00 foot radius curve, concave Northwesterly, whose 129.88 foot chord bears N67°36'36"E; Thence S04°49'20"E, 1481.96 feet; Thence N85°10'40"E, 360.00 feet; Thence N05°04'05"W, 21.24 feet; Thence N87°17'59"E, 195.18 feet; Thence N45°28'26"E, 291.13 feet; Thence N53°30'47"E, 209.16 feet; Thence N24°19'54"E, 75.63 feet; Thence S78°47'16"E, 626.35 feet, to the POINT OF BEGINNING. Said Annexation Area contains 52.74 Acres, and is subject to easements and restrictions of record;

AND

BMR Investments Property

Commencing at the Northwest Corner of Section 34, Township 86 North, Range 3 West, of the Fifth Principal Meridian, Jones County, Iowa; Thence S00°03'12"E, along the West Line of the Northwest Quarter of said Section 34, a distance of 1234.22 feet; Thence S89°24'55"E, 376.11 feet, to the Northwest Corner of Parcel 2005-173, in accordance with the Plat thereof Recorded in Plat Book Q, at Page 121 of the Records of the Jones County Recorder's Office, a Point on the Easterly Right-of-Way Line of South Main Street, and the POINT OF BEGINNING; Thence N02°51'45"W, along said Easterly Right-of-Way Line, 200.36 feet; Thence S89°24'55"E, 435.60 feet; Thence S02°51'45"E, 200.36 feet, to the Northeast Corner of said Parcel 2005-173; Thence N89°24'55"W, along the North Line of said Parcel 2005-173, a distance of 435.60 feet, to the POINT OF BEGINNING. Said Brad Stephen's Third Addition contains 2.00 Acres, and is subject to easements and restrictions of record;

AND

Hinz Property

Lot One of Brad Stephen's Fourth Addition, Parcel ID Number 0234152009, together with that adjacent portion of US Business 151 – Main Street right of way east of the centerline, said Annexation Area containing 2.63 Acres, not including the adjacent right-of-way, and is subject to easements and restrictions of record;

AND

All of the public right-of-way of S. Main Street situated in the corporate limits of the City of Monticello, Jones County, State Iowa.

City Council Meeting
Prep. Date: 5/12/2026
Preparer: Sally Hinrichsen



Agenda Item: # 6
Agenda Date: 5/18/2026

Communication Page

Agenda Items Description: **Resolution** reporting all employees' wages for calendar year ending December 31, 2025

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: State law mandates publishing of annual wages of City Employees.

Background Information: The wages of City Employees through December 31, 2025 are set out in the proposed resolution. The publishing of this resolution is a State Code requirement, and the format proposed is consistent with State requirements and past practices of the City.

Staff Recommendation: It is recommended that the proposed resolution be approved.

RESOLUTION NO. 2026-

The City Council of the City of Monticello, Iowa, a municipality organized and existing under the laws of the State of Iowa, met in regular session at the City Council Chambers, Monticello, Iowa, beginning at 6:00 p.m. on the 18th day of May, 2026.

Whereupon, the Mayor declared the following Resolution duly adopted. A Resolution reporting all employees' wages for calendar year ending December 31, 2025.

Devin C. Arduser	1132.00	Ambulance	Erik J. Honda	82353.14	Police
Laila M. Atkinson	2445.00	Pool	Samual A. Hunt	672.00	Ambulance
Joseph C. Bayne	2499.96	Fire	Molli J. Hunter	35640.86	Library
Megan S. Beaman	389.20	Ambulance	Sonya M. Johnson	2151.49	Ambulance
Christian M. Bell	11735.00	Ambulance	Nicholas L. Kahler	68456.04	Public Works Dir.
Meghan K. Besler	1722.00	Pool	Austin J. Koch	2451.56	Ambulance
Zebulyn C. Bowser	58543.51	Streets	Jayna K. Koffron	17346.41	Ambulance
Faith D. Brehm	47819.21	Library	Jordan M. Koos	86119.97	Police
Milo K. Breitbach	14875.00	Parks/Rec	Lacie R. Koppes	78.13	Pool
Bailey R. Brenneman	2435.50	Pool	Karle J. Kramer	443.13	Pool
Joshua J. Brenneman	3600.00	Council	Zoe R. Lagunes-Reynolds	3004.32	Pool
Scott S. Brighton	3600.00	Council	Candy K. Langerman	3600.00	Council
Griffin R. Brokaw	5126.25	Pub Works Seasonal	Aubrey M. Lasack	787.50	Pool
Brian P. Bronemann	5133.00	Ambulance	Kaylee J. Lawrence	2847.00	Pool
Emma R. Bruggemann	897.50	Pool	Lori M. Lynch	88517.65	Ambulance
Zachary C. Buehler	2471.02	Police	Mary Grace K. Lyons	1237.50	Pool
Macey R. Burlage	2217.75	Pool	Coletta A. Matson	69373.72	Ambulance
Kara L. Burrack	25188.00	Parks/Rec	Stella R. McDermott	382.50	Pool
Allisen E. Capron	270.38	Pool	Daniel J. McDonald	50186.87	Cemetery/Streets
Chesney S. Capron	7095.00	Pub Works Seasonal	Cole R. Millard	76008.76	Police
Collin L. Cashner	796.96	Pool	Chloe A. Mogensen	7830.76	Ambulance
Marlee M. Chapman	3912.15	Pool	Adalyn M. Monk	2568.77	Pool
Skylar R. Christensen	994.26	Pool-Parks/Rec	Sky J. Monty	47309.28	Ambulance
Cheryl M. Clark	61857.92	Clerk's Office	Tyler A. Morgan	635.00	Pool
Jamie L. Coleman	63034.78	Ambulance	Amanda S. Norton	5404.45	Ambulance
Addylin R. Donovan	415.00	Pool	Billy J. Norton	2000.04	Fire
Reece J. Drew	1809.95	Pool	Jonathan D. Norwood	8707.12	Police
Grace K. Dupuy	27283.22	Parks/Rec	Jacob J. Oswald	68155.18	Parks/Rec
Macy L. Dusakek	1672.12	Pool	Wayne C. Peach	6000.00	Mayor
Jacob D. Ellwood	3600.00	Council	Mary M. Phelan	3600.00	Council
Russell W. Farnum	100150.03	City Admin.	Kyle J. Pierson	3233.05	Ambulance
Jill K. Flynn	11248.01	Pool	Shannon L. Poe	193.60	Ambulance
Stella M. Flynn	4228.41	Pool	Brian L. Rechkemmer	684.09	Ambulance
Jordan M. Fullerton	32488.72	Ambulance	Cory J. Reyner	8840.24	Ambulance
Taylor E. Gassman	368.75	Pool	Samantha J. Ruchti	3462.91	Pool
Jensen D. Glawatz	1773.50	Pool	John T. Russ	1500.00	Fire
David J. Goedken	3600.00	Council	Eli P. Santa	940.00	Pool
Jacob R. Gravel	58019.34	Streets/Sanitation	Peyton J. Schilling	6308.51	Parks - Seasonal
Dawn M. Graver	67197.66	Police	Hunter A. Schmidt	3841.30	Ambulance
Scott M. Hagen	62122.18	Water/Sewer	Brynn E. Schmit	2450.95	Pool
Lilly C. Hall	660.00	Pool	Penny M. Schmit	42827.22	Library
Quinn M. Hansen	22615.45	Ambulance	Alexis N. Schneiter	3425.28	Pool
Mason M. Hanson	8393.34	Ambulance	Emma J. Schwendinger	3989.55	Pool
Ronald E. Herman, Jr.	2992.00	Ambulance	Jasper P. Scott	58321.78	Streets
Brett P. Herman	7152.11	Ambulance	Ryker S. Scott	1135.00	Pool
Sally M. Hinrichsen	85384.46	Clerk's Office	Shirlee M. Scott	65338.13	Ambulance

Keanan D. Shannon	81248.70	Police	Karley J. Tobiason	714.95	Pool
Kendall L. Siebels	1495.09	Pool	Nanci R. Tuel	58511.72	Clerk's Office
Britt D. Smith	96398.66	Police	Bryce T. Vaske	2662.50	Parks – Seasonal
River H. Smith	3193.77	Pool	Brayden C. Wahl	410.00	Pool
Jacqueline R. Stadtmueller	3600.00	Library - Seasonal	Ben J. Welter	3596.25	Parks – Seasonal
Jessica R. Stadtmueller	2131.28	Pool	Reginald B. Welter	19383.05	Ambulance
Katherine M. Stadtmueller	3611.38	Pool	Cora K. Wheeler	7420.16	Ambulance
Madonna M. Staner	49158.62	Police/Local Access	Joshua J. Willms	59620.22	Water/Sewer
Tiler M. Streets	1375.00	Fire	Henry E. Wolken	752.50	Pool
Alayna L. Tallman	570.00	Pool	Abigail I. Wright	3456.28	Pool
Brian J. Tate	92439.49	Police	Lily R. Wright	709.81	Pool
James D. Tjaden	74531.42	Water/Sewer	Nevaeh S. Yousse	377.50	Pool

This resolution passed and approved this 18th day of May, 2026.

Jake Ellwood, Mayor

Sally Hinrichsen, City Clerk

City Council Meeting
Prep. Date: May 8, 2026
Preparer: Nick Kahler



Agenda Item: #7
Agenda Date: May 18, 2026

Communication Page

Agenda Items Description: Approval LL Pelling sealcoat bid

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

Attachments & Enclosures:

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Synopsis: Sealcoat bid for 2026

Background Information: This year we will be sealcoating section 2 which is highlighted in blue on the map. This will include road in Merinol addition, some streets in Vanhourne addition, E 1st from Main St to Riverview Ct, Locust St, and E Washington from Main St to dead end.

Staff Recommendation: We recommend the approval of the LL Pelling sealcoat bid

City of Monticello, Iowa

RESOLUTION

Approving contracting with LL Pelling Co. to complete various sealcoating projects

WHEREAS, The City of Monticello sought a proposal from LL Pelling Co to sealcoat various locations in the community, and

WHEREAS, The Public Works Department has identified a number of locations that are in need of sealcoating maintenance work, and

WHEREAS, The Council finds the hiring of LL Pelling Co. to perform the sealcoating projects proposed to be appropriate, with the proposed estimated cost being \$95,261.30 and directs the PW Director to accept the proposals of LL Pelling Co and to schedule these projects for completion, and,

WHEREAS, The proposal notes that the final cost of all work and materials will be based on actual quantities, and

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

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal of the City of Monticello, Iowa to be affixed hereto. Done this 18th day of May, 2026.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

PROPOSAL

City Of Monticello
 Attn Nick
 200 E 1st Street
 Monticello, IA 52310

Page 2



Phone: 319 821 0488

Email: nkahlar@ci.monticello.ia.us

WWW.LLPELLING.COM

1425 W. Penn Street P.O. Box 230 North Liberty, Iowa 52317 (319) 626-4600 FAX (319) 626-4605

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

Street	From	To	L (ft)	W (ft)	TYPE OF WORK (SY)		Total
					Type A	Type B	
1st st	Main	Concrete	A			-	\$ -
			B	291	30		970
1st st	Concrete	Bridge	A			-	\$ -
			B	734	24		1,957
1st st	Bridge	Gravel	A			-	\$ -
			B	623	25		1,731
Grand st	Main	Locust	A			-	\$ -
			B	330	29		1,063
Locuat	Hwy 38	Grant	A			-	\$ -
			B	1078	29		3,474
Washington	Main	Dead End	A			-	\$ -
			B	552	29		1,779
Park Blvd	Hwy 38	Concrete	A			-	\$ -
			B	797	29		2,568
Crescent ct	Park Blvd	Park Blvd	A			-	\$ -
			B	994	29		3,203
Crescent ct	Culdesac		A			-	\$ -
			B	48	30		160

Date: 5/4/2026

Authorized Signature Randy Putnam

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

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

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

Signature _____ Date _____

Signature _____ Date _____

“Committed to Excellence since 1948”

PROPOSAL

City Of Monticello
 Attn Nick
 200 E 1st Street
 Monticello, IA 52310



WWW.LLPELLING.COM

1425 W. Penn Street P.O. Box 230 North Liberty, Iowa 52317 (319) 626-4600 FAX (319) 626-4605

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

Street	From	To	L (ft)	W (ft)	TYPE OF WORK (SY)		Total
					Type A	Type B	
Crescent ct	Culdesac						
			A				\$ -
			B	78	75		\$ 1,950.00
Lincoln Dr	Ridgeview Rd	Southhaven	A				\$ -
			B	536	29		\$ 5,181.00
Timberline Rd	Pinehaven Dr	Northhaven	A				\$ -
			B	1145	29		\$ 11,067.00
Alley At Bank Ohnward	Main	S Maple st	A	436	14	678	\$ 2,949.30
			B	436	14		\$ 2,034.00
Northhaven	Main	Southhaven	A				\$ -
			B	832	30		\$ 8,319.00
			A				\$ -
			B				\$ -
			A				\$ -
			B				\$ -
			A				\$ -
			B				\$ -
			A				\$ -
			B				\$ -
			A				\$ -
			B				\$ -

Summary of Work	Unit of Measure	Quantity	Unit Cost	Total
Type A Work	Square Yd	678	\$ 4.35	\$ 2,949.30
Type B Work	Square Yd	26,422	\$ 3.00	\$ 79,266.00
Cold Mix Patching	per ton	30.00	\$ 350.00	\$ 10,500.00
3/4" Road Stone Base Material	per ton	67.00	\$ 38.00	\$ 2,546.00
				\$ 95,261.30

NOTES: Billing on final units completed.

Date: 5/4/2026

Authorized Signature Randy Putnam

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

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

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

Signature _____ Date _____

Signature _____ Date _____

"Committed to Excellence since 1948"



NELMS ST

E 1ST ST

RIVERVIEW CT

SHOMONT DR

E WASHINGTON ST

S LOCUST ST

JAYNE DR

MONTEREY TRL

EL ST

S MAPLE ST

EL CAMINO REAL

PARK BLVD

CARMEL RD

LOCUST CT

38

E OAK ST

SOUTH ST

NORTHHAVEN DR

M ST

LINCOLN DR

RIDGEVIEW RD

TIMBERLINE RD

SOUTHHAVEN DR

PINEHAVEN DR

City Council Meeting
Prep. Date: 5/18/2026
Preparer: Britt Smith



Agenda Item: # 8
Agenda Date: 5/18/2026

Communication Page

Agenda Items Description: Resolution Authorizing the Police Department to purchase a police vehicle

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

Attachments & Enclosures:

Invoice

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

Synopsis: Resolution to allow the Police Chief to order a new patrol vehicle scheduled to be purchased after July of 2026

Background Information: Based upon our vehicle rotation schedule, the police department is due to purchase a replacement patrol vehicle during the FY '27 Fiscal Year. This vehicle will replace our 2021 Ford Interceptor Utility Hybrid which is now being re-purposed as our K-9 Patrol Vehicle. The purposed replacement vehicle will serve as our dayshift patrol vehicle.

We will have approximately \$78,000 available in our vehicle set-a-side account after July, 2026. Here is the breakdown of the funds that have, or will be, transferred into our vehicle set-a-side account by the official date of purchase.

\$13,000 5/5/26 Balance (Unused funds from last patrol vehicle purchase in FY '24)

\$25,000 FY '26 Transfer to Set-a-Side (Budgeted Transfer on 6/30/26 as part of the FY '26 budget)

\$25,000 FY '27 Transfer to Set-a-Side (Transfer made on 7/1/26 at the start of the fiscal year)

\$15,000 K-9 Vehicle Transfer to Set-a-Side: (Transfer from K-9 Fund for repurposed K-9 Vehicle)

\$78,000 Total after 7/1/26

While we would not take possession of the vehicle until August '26, we are needing to place our order with the dealership to ensure availability by the desired date. Using the funds identified above, I would like Council approval to authorize the ordering of a new patrol vehicle.

We have determined the most effective and efficient vendor for our desired vehicle is McGrath Ford in Hiawatha. While we do prefer to keep our business local, Freese Motors has said that they do not wish to involve themselves in the law enforcement vehicle market, therefore we must utilize an out of town dealer. Additionally, McGrath has started their own emergency vehicle upfitting service called Siren. This equipment installation is coordinated directly through McGrath, cutting down on the scheduling

delays and equipment ordering issues we have commonly faced in the past with the third party upfitters.

The attached quote from McGrath Ford is for a 2026 Ford Police Interceptor Utility Hybrid. This vehicle is the exact same platform as our existing 2021 Ford Police Interceptor Utility Hybrid, which has worked very well for us for the last 5 years. The hybrid feature allows the vehicle to run in electric mode at low speeds around town greatly reducing fuel consumption.

Additionally, within this quote, it includes the emergency equipment purchase and installation. Typically, once we receive a base patrol car from a vehicle vendor, we then find a vehicle upfitter to install the equipment for the additional cost. We typically find other 3rd party vendors to purchase equipment from and provide it to the upfitter for installation. Since we are purchasing the vehicle through McGrath, we are also able to purchase the equipment and have the equipment installed by their in-house upfitter, Siren.

Here is a breakdown of the vehicle purchase and equipment installation costs:

\$45,945.00	2026 Police Interceptor Utility Hybrid
<u>\$22,711.67</u>	Siren Upfit for purchase and installation of Emergency Equipment
\$68,656.67	Total Street Ready Cost

For comparative purposes, the 2026 state bid contract was awarded to Stiver's Ford in Waukee for a vehicle price of \$47,209.00 for a comparably equipped 2026 Police Interceptor Utility Hybrid. The McGrath base vehicle price is slightly less than the state bid contract. Additionally, we spend an additional \$10,000 on the vehicle upfitting, which is only a straight across equipment transfer. This current vehicle will need some updated equipment as much of the equipment does not transfer across. Purchasing the equipment through Siren saves on ordering and compatibility issues.

I encourage you to stop by our office and meet with me and review our current fleet.

Staff Recommendation: I recommend that the Council approve the ordering of the new police vehicle in the amount of \$68,656.67 to McGrath Ford.

City of Monticello, Iowa

RESOLUTION

Authorizing the Police Department to purchase a police vehicle

WHEREAS, The Monticello Police Department has a rotation to replace vehicle in the Department, and

WHEREAS, The Monticello Police Department is looking to purchase a new patrol vehicle during 2026/2027 Fiscal Year. Police Chief Britt Smith contacted McGrath Ford in Hiawatha, Iowa. We would not take possession of the vehicle until August '26, however we are needing to place our order with the dealership to ensure availability by the desired date., with a purchase price for a new vehicle is \$45,945, with an additional \$22,711.67 for Siren Upfit for purchase and installation of Emergency Equipment. Total purchase price will be \$68,656.67., and

WHEREAS, The City maintains an Equipment Set-a-Side, that the Council approves to transfer funds each year for the purchase of a new police vehicle. With the Fiscal Year 2026 transfer and the proposed Fiscal Year 2027 transfers, there would be enough to purchase the vehicle from the set-a-side funds, and

NOW THEREFORE, BE IT RESOLVED that the Council has reviewed the proposed vehicle request and does hereby approve of the Police Chief to work with McGrath Ford and place an order for a new patrol vehicle, to be purchased and paid for after July 1, 2026.

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 18th day of May, 2026.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

Prepared for: Mr. Britt Smith, Chief, City of Monticello Police Department
201 E South St
Monticello, IA 52310
Office: 319-465-3526
Email: britt@ci.monticello.ia.us
Ordering FIN Code: QI649

2026 Police Interceptor Utility AWD Base (K8A)
Price Level: 620



Client Proposal

Prepared by:
Tyler Young
Office: 319-364-0181
Quote ID: 0722.13900
Date: 03/29/2026



Prepared for: Mr. Britt Smith

Chief, City of Monticello Police Department

Prepared by: Tyler Young

03/29/2026



McGrath Ford | 1040 N. Center Point NE Hiawatha Iowa | 52233

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 620 | Quote ID: 0722.13900

Major Equipment

(Based on selected options, shown at right)

10-speed automatic

- * 18 x 8-inch front and rear black steel wheels
- * P255/60RW18 AS BSW front and rear tires
- * Lock-up transmission
- * Alternator Amps: 220A
- * All-speed ABS and driveline traction control
- * HD lead acid battery
- * Steering wheel mounted audio controls
- * 8 inch primary display
- * AM/FM
- * Auxiliary input jack
- * Vehicle body length: 198.8"
- * Standard ride suspension
- * Rear window defroster
- * Manual folding door mirrors
- * Deep tinted windows
- * Speed sensitive wipers
- * Dual-zone front climate control
- * Driver front impact airbag
- * Passenger front impact airbag

Exterior: Agate Black
 Interior: Charcoal Black w/Unique HD Cloth
 Front Bucket Seats w/Vinyl Rear

- * Class III tow rating
- * Overdrive transmission
- * Transmission electronic control
- * Stainless steel dual exhaust
- * Battery rating: 850CCA
- * Fuel tank capacity: 18.99 gal.
- * Bluetooth wireless audio streaming
- * AM/FM stereo radio
- * Seek scan
- * External memory control
- * Wheelbase: 119.1"
- * Trip computer
- * Power door mirrors
- * LED brake lights
- * Variable intermittent front windshield wipers
- * Automatic climate control
- * Rear under seat climate control ducts
- * Seat mounted side impact driver airbag
- * Seat mounted side impact front passenger airbag

As Configured Vehicle

MSRP

STANDARD VEHICLE PRICE	\$48,550.00
Order Code 500A	N/C
Tires: 255/60R18 AS BSW	Included
Wheels: 18" x 8" 5-Spoke Painted Black Steel	Included
Unique HD Cloth Front Bucket Seats w/Vinyl Rear	Included
Monotone Paint Application	STD
119" Wheelbase	STD
Radio: AM/FM/MP3 Capable	Included
50-State Emissions System	STD
SYNC Phoenix Communication & Entertainment System	Included
Charcoal Black w/Unique HD Cloth Front Bucket Seats w/Vinyl Rear	N/C
Hidden Door-Lock Plunger	\$160.00
Rear-Door Controls Inoperable	Included
Driver Only LED Bulb Spot Lamp (Whelen)	\$420.00
Noise Suppression Bonds (Ground Straps)	\$100.00
Underbody Deflector Plate	\$340.00
COV Required	N/A
Priced DORA	N/C

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. Britt Smith

Chief, City of Monticello Police Department

Prepared by: Tyler Young

03/29/2026



McGrath Ford | 1040 N. Center Point NE Hiawatha Iowa | 52233

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 620 | Quote ID: 0722.13900

Major Equipment

- * Airbag occupancy sensor
- * Electronic stability control system with anti-rollover
- * Fixed rear seats
- * Front facing rear seat
- * Height adjustable rear seat head restraints
- * 3 rear seat head restraints
- * Bucket front seats
- * Front passenger seat with 8-way directional controls
- * Manual front seat head restraint control
- * Power height adjustable driver seat
- * Power driver seat cushion tilt
- * Power height adjustable control passenger seat
- * Cloth front seat upholstery
- * Driver seat with 2-way power lumbar
- * 4-wheel disc brakes
- * Brake assist system
- * 7 airbags
- * Manual rear child safety door locks
- * 35-30-35 folding rear seats
- * Fold forward rear seatback
- * Manual rear seat head restraint control
- * Split-bench rear seat
- * Driver seat with 8-way directional controls
- * Height adjustable front seat head restraints
- * Manual reclining driver seat
- * Power driver seat fore/aft control
- * Power reclining passenger seat
- * Power passenger seat fore/aft control
- * Vinyl front seatback upholstery
- * Front passenger seat with 2-way power lumbar
- * 4-wheel antilock (ABS) brakes
- * Hill start assist

As Configured Vehicle

MSRP

Front License Plate Bracket	N/C
3.73 Axle Ratio	Included
Agate Black	N/C
Engine: 3.3L V6 Direct-Injection Hybrid System	STD
Transmission: 10-Speed Automatic	STD
Rear Console Plate	\$60.00
<hr/>	
SUBTOTAL	\$49,630.00
Destination Charge	\$1,795.00
<hr/>	
TOTAL	\$51,425.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. Britt Smith

Chief, City of Monticello Police Department

Prepared by: Tyler Young

03/29/2026



McGrath Ford | 1040 N. Center Point NE Hiawatha Iowa | 52233

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 620 | Quote ID: 0722.13900

Fuel Economy

City
N/A



Hwy
N/A

Prepared for: Mr. Britt Smith

Chief, City of Monticello Police Department

Prepared by: Tyler Young

03/29/2026



McGrath Ford | 1040 N. Center Point NE Hiawatha Iowa | 52233

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 620 | Quote ID: 0722.13900

Pricing Summary - Single Vehicle

	MSRP
<i>Vehicle Pricing</i>	
Base Vehicle Price	\$48,550.00
Options	\$1,080.00
Colors	\$0.00
Upfitting	\$0.00
Fleet Discount	\$0.00
Fuel Charge	\$0.00
Destination Charge	\$1,795.00
Subtotal	\$51,425.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. Britt Smith

Chief, City of Monticello Police Department

Prepared by: Tyler Young

03/29/2026



McGrath Ford | 1040 N. Center Point NE Hiawatha Iowa | 52233

2026 Police Interceptor Utility AWD Base (K8A)

Price Level: 620 | Quote ID: 0722.13900

Pricing Summary - Single Vehicle

Pre-Tax Adjustments

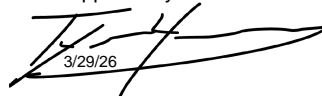
Code	Description	MSRP
McDiscount	McGrath Municipal Discount 26MY Explorer PIU Spec# 0722 GPC Ref ID: 03-849T	-\$5,480.00
SIREN-B13900	Siren Upfit To Install Police Interceptor Emergency Lighting Package As Described Below	\$22,711.67

1. Vehicle-Specific 22 Angled Console for 2020-2025 Ford Interceptor Utility - 1
2. 4" Self-Adjusting Double Cup Holder - 1
3. HAVIS: Filler Plate w/12v & USB outlets - 1
4. HAVIS: Motion Device - 1
5. HAVIS: Arm Rests - 2
6. 3 Accessory Pocket, 2.5 Deep - 1
7. Brother PocketJet Printer Mount and Armrest: Flat Surface Mounting - 1
8. Aluminum Bumper Micropulse Ultra - 1
9. Premium Package Raised Fold-Up Equipment Tray & Cargo Plate with 200 lbs Lift Struts - 1
10. Magnetic Mic - 2
11. Coax kit - 2
12. UHF Male Crimp for RG58, RG141 & LMR-200 Cable - 2
13. SOUND OFF: bluePRINT 500 Series Remote Amplifier with Link, 10-16v, 200 Watt dual-tone - 1
14. SOUND OFF: Push Button Control Panel w/Mic & compatible with bluePRINT Control Systems (REMOTE) - 1
15. bluePRINT 500 Link Vehicle Harness - 1
16. SOUND OFF: bluePRINT Remote Node with Magnetic ID - 2
17. SOUND OFF: 10 ft Harness Kit for Remote Node - 1
18. 18 inch Harness Kit for Remote Node - 1
19. SOUND OFF: 100J SPEAKER - 2
20. SOUND OFF: 100N/100J/100U Series Spkr Brkt (no drill), can hold up to two kits, Bumper Mount Center - 2
21. Universal UnderCover Screw-In LED Insert Single Lt Kit, 9-32 Vdc w/10 5-wire harness: inc insert, Lens #1 (Extreme Angle) & Inline Flasher Dual Color Blue/White - 1
22. Universal UnderCover Screw-In LED Insert Single Lt Kit, 9-32 Vdc w/10 5-wire harness: inc insert, Lens #1 (Extreme Angle) & Inline Flasher Dual Color Red/White - 1
23. Flashback Plug-In Alternating Taillight Flasher, Solid State - 2.6 f.p.s. - 1
24. 55"/140cm 10-32 Volt MPOWER 6 INCH LED LIGHTBAR W/ 25' LIN DSC TECHNOLOGY - 1
25. SOUND OFF: nFORCE Interior LED Lightbar - 1
26. SOUND OFF: Under Mirror Mount Bracket Kit (each) for use with mpower 3" and 4" Stud and Intersector Surface Mount, Driver Side - 1
27. SOUND OFF: Under Mirror Mount Bracket Kit (each) for use with mpower 3" and 4" Stud and Intersector Surface Mount, Passenger Side - 1
28. SOUND OFF: Window Shroud Kit for 4" Light w/ Stud Mount - Black - 2
29. SOUND OFF: 4" mpower Fascia w/Stud Mt 12 LED 9-32 Volt SAE w/3' Pigtail Black Housing w/Clear Lens RED/WH - 2
30. SOUND OFF: 4" mpower Fascia w/Stud Mt 12 LED 9-32 Volt SAE w/3' Pigtail Black Housing w/Clear Lens BLUE/WH - 2
31. SOUND OFF: 4" mpower Fascia w/Stud Mt 12 LED 9-32 Volt SAE w/3' Pigtail Black Housing w/Clear Lens RED - 1
32. SOUND OFF: 4" mpower Fascia w/Stud Mt 12 LED 9-32 Volt SAE w/3' Pigtail Black Housing w/Clear Lens BLUE - 1
33. SOUND OFF: obSERVE+ Dome Light - 3" Round, Dual Color - RED/WHITE - 1
34. SOUND OFF: Dome Light - Rectangular, Flush Surface Mount, White Base, 6" x 3", White LEDs - 2
35. VHF (50W, 136-174 MHz) - 1

Total	\$68,656.67
--------------	--------------------

Explorer PI: \$45,945.00
 Upfit And Install: \$22,711.67
Complete Package Total: \$68,656.67

Thank you for the opportunity to bid this unit for Monticello PD.



3/29/26

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

City Council Meeting
Prep. Date: 5/12/2026
Preparer: Britt Smith



Agenda Item: # 9
Agenda Date: 5/18/2026

Communication Page

Agenda Items Description: Resolution to approve the hiring and setting of wage for a Part-Time Police Officer

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

Attachments & Enclosures:

Proposed Resolution

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

Synopsis: Approval of the Hiring of Part-Time Police Officer Dawn Graver for the Monticello Police Department and establishing the wage.

Background Information: Officer Dawn Graver retired from the Monticello Police Department in October of 2025. She has sustained from the necessary public employment as per the IPERS requirements, making her eligible to return to public service without impacting her retirement compensation. Dawn has offered her services in part-time capacity for the Police Department for special event assistance. I have offered her a non-scheduled part-time position and am seeking Council Approval to re-hire her. Dawn maintains all of her original duty equipment and will not require re-outfitting. The part-part time employment rate as per the current employment agreement is \$32.75/hr.

Staff Recommendation: I recommend that the Council approve the hiring Dawn Graver as a part-time Police Officer with the Monticello Police Department and to authorize the starting rate of pay.

City of Monticello, Iowa

RESOLUTION

Approving the hiring of a Monticello
Part-Time Certified Police Officer and setting wage

WHEREAS, Monticello Police Department hires Part-Time Police Officers to assist in the covering of open shifts and special events in the community. They are an integral part of keeping the police department operational and allows the department to maintain 24/7 service to the community, and

WHEREAS, Police Chief Britt Smith recommends hiring Dawn Graver as part-time Certified Police Officer, and

WHEREAS, The City Council has set forth starting wages for Certified Officer at \$32.75 per hour, and

WHEREAS, The City Administrator recommends filling the Monticello Police Part-time Officer position, and

WHEREAS, The Council finds it appropriate to follow the recommendation of the City Administrator, therefore, approve hiring the part-time Certified Police Officer and wage, as previously set by City Council.

NOW, THEREFORE, The Council hereby authorizes the hiring Dawn Graver as psrt-time Monticello Certified Police Officer at the rate of \$32.75 per hour.

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 18th day of May 2026.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

City Council Meeting
Prep. Date: 05/12/2026
Preparer: Russell Farnum



Agenda Item: # 10
Agenda Date: 05/18/2026

Communication Page

Agenda Items Description: Resolution Approving Agreement with ECICOG for Nuisance Enforcement

Type of Action Requested: Resolution

Attachments & Enclosures:

Resolution

Fiscal Impact:

Budget Line Item:	Nuisance Abatement
Budget Summary:	\$ 16,000
Expenditure:	\$ 5,400
Revenue:	N/A

Synopsis:

At the last Council meeting, Council directed that a Resolution approving this Agreement be brought to Council for approval.

This Resolution will approve the agreement between City of Monticello and ECICOG to provide the contract scope of services of nuisance enforcement to the City. Mark Culver and other staff from ECICOG will be providing the services in coordination with the Police Chief. Chief Smith would still take the lead on our more egregious cases, and the Police Department in general would deal with the time-sensitive issues such as weeds and snow.

The City has just under \$10,000 in Nuisance Abatement for the remainder of FY26, and budgeted \$16,000 for nuisance abatement in FY 27 (starting July 1). That funding will cover the anticipated contract cost (\$5,400 annual) plus additional costs for court, legal fees and other expenses.

Recommendation:

Approval is recommended.

RESOLUTION NO. 2026-

Approving the Agreement and Scope of Services between City of Monticello and ECICOG Related to Nuisance Enforcement

WHEREAS, the City proposes to enter into an agreement (the “Agreement”) with ECICOG with respect to providing nuisance enforcement services in the City of Monticello, County of Jones, State of Iowa, and

WHEREAS, the Agreement would provide appropriate terms and outline the scope of services, and

NOW THEREFORE, IT IS RESOLVED by the City Council of the City of Monticello, Iowa, on this 18th day of May, 2026, by the approval of this Resolution, that the proposed Agreement between the City of Monticello and ECICOG is hereby approved, and the Mayor and Clerk are hereby authorized to execute the Agreement on behalf of the City Council.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal of the City of Monticello, Iowa to be affixed hereto. Done this 18th day of May, 2026.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

SERVICE AGREEMENT

Purpose. This SERVICE AGREEMENT is hereby entered into by the City of Monticello, Iowa (hereinafter referred to as the “City”) and the EAST CENTRAL IOWA COUNCIL OF GOVERNMENTS (hereinafter referred to as the “SERVICE PROVIDER”) for the purpose of contracting with the SERVICE PROVIDER for the Nuisance Enforcement Program services for the City.

Scope of Services. The SCOPE OF SERVICES for the Nuisance Enforcement Program services dated this date, shall be made a part of this SERVICE AGREEMENT (see attached). All provisions and language of the SCOPE OF SERVICES shall be adhered to as if they were incorporated herein.

Fee. The SERVICE PROVIDER will provide inspection services to the City at a fee. This fee shall include the cost of inspections for the program; postage (not to include certified mail), printing, travel, and other direct expenses associated with providing services to the City.

If additional, substantial unforeseen work is identified by the City for the direct benefit of the City, such services shall be provided under a separate agreement or under an addendum to this Service Agreement, which shall be agreed to by the appropriate parties upon stipulating the extra work and related costs.

Effective Dates. The effective starting date for the SERVICE AGREEMENT shall be June 1, 2026 and ongoing until either party cancels the agreement.

Termination. This SERVICE AGREEMENT may be terminated by either the City or SERVICE PROVIDER by submitting a written notice of termination to the other parties of this SERVICE AGREEMENT.

SIGNED: _____ Date: _____
City of Monticello

SIGNED: _____ Date: _____
Ellen Habel, Executive Director, ECICOG

SCOPE OF SERVICES

Nuisance Enforcement Services for the City of Monticello, IA.

The City has requested Nuisance Enforcement program services. ECICOG staff will provide the City with the following services:

- 1) Upon signing the agreement, ECICOG staff and City staff will meet to review existing codes and develop a nuisance enforcement plan which details the City's priorities.
- 2) ECICOG will proactively monitor for nuisance code violations in the City based on contracted hours and priorities outlined.
- 3) ECICOG will document any violations forwarded by the City and those identified through proactive monitoring and issue citations as warranted. ECICOG will monitor progress and issue additional citations if the violation is not corrected.
- 4) If the issue remains unresolved after the citation process, ECICOG will refer the matter to City staff for possible court action. ECICOG will not initiate court action but will provide documentation and testimony on behalf of the City.
- 5) ECICOG will email a progress report every other month detailing enforcement activities.
- 6) ECICOG cannot provide timely enforcement for weed control or snow removal.

ECICOG estimates twelve hours of work for each two-month period. To provide the service at a cost-effective rate, ECICOG will visit the City an average of 1-2 times during each two-month period. The fee for the service will be \$900 billed every two months for an annual cost of \$5,400. The service will begin June 1, 2026. Travel expenses are included in the service fee.

Additional work beyond the scope of this agreement will be charged at \$75/hour.

Service Agreement

This Scope of Services shall be attached and made part of the Service Agreement between the City and ECICOG.

City Council Meeting
Prep. Date: 5-12-2026
Preparer: Jim Tjaden



Agenda Item: # 11
Agenda Date: 5-18-2026

Communication Page

Agenda Items Description: Resolution

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

Attachments & Enclosures:

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Synopsis: Purchasing Skid Loader with Tracks

Background Information:

After we budgeted a skid loader for the 26-27 fiscal year, I received three quotes from dealers, with the Bobcat coming in the lowest cost at \$73,006.92

Staff Recommendation: We recommend purchasing the T770 T4 Compact Track Loader



Product Quotation
 Quotation Number: AU1787545
 Quote Sent Date: Apr 29, 2026
 Expiration Date: May 29, 2026

Your Bobcat Contact
Alex Urlaub
 Phone: +17012416372
 Email: alex.urlaub@doosan.com

Your Customer Contact

Deliver to
CITY OF MONTICELLO SEWER PLANT
 1105 EAST FIRST STREET
 MONTICELLO, IA

Bobcat Dealer
 Kurt Barnes
Bobcat of Cedar Rapids, Cedar Rapids, IA
 10995 High Life Court SW
 CEDAR RAPIDS, IA, 52404

Bill to
CITY OF MONTICELLO SEWER PLANT
 1105 EAST FIRST STREET
 MONTICELLO, IA

Item Name	Item Number	Quantity	Price Each	Total
T770 T4 Bobcat Compact Track Loader	M0519	1	58,232.38	58,232.38
Standard Equipment:				
92 HP Turbo Tier 4 Diesel Engine				
Air Intake Heater (Automatically Activated)				
Auxiliary Hydraulics: Variable Flow				
Backup Alarm				
Bob-Tach				
Bobcat Interlock Control System (BICS)				
Cylinder Cushioning - Lift, Tilt				
Engine/Hydraulic Systems Shutdown				
Glow Plugs (Automatically Activated)				
Horn				
Instrumentation: Engine Temp and Fuel Gauges, Hour Meter, RPM and Warning Indicators				
Lift Arm Support				
Lift Path: Vertical				
Lights, Halogen Front & Rear				
Operator Cab				
Includes: Top & Rear Windows, Seat Bar, Seat Belt				
Roll Over Protective Structure (ROPS) meets SAE-J1040 & ISO 3471				
Falling Object Protective Structure (FOPS) meets SAE-J1043 & ISO 3449, Level I; (Level II is available through Bobcat Parts)				
Parking Brake: Spring Applied, Pressure Released (SAPR)				
Solid Mounted Carriage with 5 Rollers				
Tracks: Rubber, 17.7" Wide C-Pattern				
Warranty: 2 years, or 2000 hours whichever occurs first				
Closed Cab Comfort	M0519-P12-C35	1	9,402.11	9,402.11
<i>Included:</i> Includes: Closed Cab, HVAC, Heated Cloth Air Ride Seat, Power Bob-Tach, Standard Flow, Two-Speed Travel, Deluxe Display, Standard Fan, Keyless Ignition, Single Direction Bucket Position, Ride Control, Sound Reduction Package, 7-Pin Attachment Control, Handsfree Bluetooth Radio				
Selectable Joystick Controls	M0519-R01-C04	1	0.00	0.00
80" Severe Duty Bucket	7326129	1	2,135.60	2,135.60
Standard Bolt-on tooth kit	7355991	9	56.17	505.53
4K Heavy Duty Pallet Fork Frame	7294305	1	482.60	482.60
48" 4K Heavy Duty Pallet Fork Teeth	6540182	1	357.20	357.20

Total for T770 T4 Bobcat Compact Track Loader	71,115.42
Quote Subtotal	71,115.42
Dealer PDI	300.00
Freight Charges	1,775.00
Destination Charges	262.00
Dealer Assembly Charges	148.50
Quote Total - USD	73,600.92

Comment: *Plus applicable taxes. IF Tax Exempt, please include Tax Exempt Certificate with the order.

*Prices per the NASPO Construction Equipment Master Agreement OK-SW-192-300
<https://www.naspo.valuepoint.org/portfolio/heavy-construction-industrial-equipment/clark-equipment-company/>

State and Contract Number Summary:

- AK - N-2024-CE-001
- CA - 7-24-99-51-01
- CT - #23PSX0195
- IA - OK-SW-192-300
- ID - #PADD20257303
- KS - OK-SW-192-300
- MO - CC240715001
- NE - 15993(OC)
- OK - OK-SW-192-300
- RI - 01
- SD - 17808
- SC - 4400034032
- VA - CTR022773
- VT - # 47749
- WI - 505ENT-O24-CONSTREQUIP-02

*All orders should include 1) Accounts Payable Contact and email address, 2) W9 with correct legal entity name, and 3) Bill to Address.

*Orders may be placed with the contract holder or authorized dealer as allowed by the terms and conditions of the contract. *A Copy of all orders must be provided to Heather.Messmer@Doosan.com.

*Contact Holder Information: Doosan Bobcat North America, Inc, Govt Sales, 250 E Beaton Drive, West Fargo, ND 58078. TID# 38-0425350.

*Payment Terms: Net 60 Days. Credit cards accepted.

*Remittance address: Doosan Bobcat North America, Inc , P. O. Box 74007382, Chicago, IL 60674-7382

*Questions can be submitted via email to Heather.Messmer@doosan.com or by phone at: 1-800-965-4232.

Customer Acceptance:

Quotation Number: AU1787545

Purchase Order: _____

Authorized Signature:

Print: _____ Sign: _____

Date: _____ Email: _____

Retail Purchase Order

KROMMINGA MOTORS, INC.
1810 S Main St Monticello, Iowa 52310

Fax 319-465-4688

Phone 319-465-5443

jwillms123@hotmail.com

JOSH - 319-480-5654

MONTI WASTE WATER DEPT

Phone No.

Customer's Name _____ Town _____ County _____ State _____ Zip _____

Street Address _____ VIN/Serial No. _____ Cash Price _____

Year	Make	Description	VIN/Serial No.	Cash Price
NEW	NEW	C345 TRACKLOADER W/EH CONTROLS	JAF0C345TSM469773	\$ 95,000.00
2025	HOLLAND	EH CONTROLS W/FANCY LCD SCREEN, AIR SEAT STANDARD FLOW HYDRAULICS, 17.7" TRACKS 84" LPE BUCKET W/EDGE, RADIO, 2 SPEED, HYDARULIC QUICK-TACH	NH GOV DISCOUNT	\$ (15,518.00)

*ON THE GROUND AND READY @ VINTON

SAFETY FRAME (ROPS) RECOMMENDED ON TRACTORS. PURCHASER MUST CHECK BOX IF ROPS REJECTED.
This item(s) described on this invoice are being purchased by the undersigned Iowa resident who is doing business as a Farmer Resale Qualifying Farm
Wholesaler Retailer (Permit # _____) as a tax exempt purchase for the following reason: _____
Machinery Qualifying replacement parts. Under penalty of perjury I swear that the information on this invoice is true and correct.

Signature _____ Date _____

BILL OF SALE FOR PROPERTY TAKEN IN TRADE

For value received I/we hereby bargain and sell, grant and deliver to Dealer named above.

Qty.	Description and Serial No.	Amount	Cash Price
			\$ 79,482.00
			Trade In \$ -
			Balance \$ 79,482.00
			Sales Tax \$ -
			Total \$ 79,482.00
			Down Payment \$ -
			BALANCE DUE \$ 79,482.00

We hereby certify that there is no lien, claim, debt mortgage, or encumbrance of any kind, nature or description against the property listed above now existing, of record or otherwise, and that same is free and clear and is my/our sole and absolute property.

PURCHASER'S REQUEST TO PROVIDE FINANCING

(To be completed only if financing provided by Kromminga Motors, Inc.)
The purchaser understands that the above Retail Purchase Order is on a cash price basis. The dealer will, however attempt to provide financing for such purchase if purchaser so requests, pursuant to a separate finance contract on mutually acceptable terms, subject to normal credit qualifications. THE PURCHASER'S SIGNATURE AT THE BOTTOM OF THIS PARAGRAPH ACKNOWLEDGES THAT THE PURCHASER HAS REQUESTED THE DEALER TO PROVIDE SUCH FINANCING.

Karson Kromminga
Sales, Delivery Driver, Human Resources Director, Custodian, and IT Manager
Kromminga Motors Inc./K-Motorsports
1810 South Main Street
Monticello, IA 52310
319-465-5443

SCHERRMAN'S IMPLEMENT

711 SOUTH MAIN
MONTICELLO, IOWA 52310
PH. 319-465-3519



Jim Tjoden

Date 4/29/26

To City of Monticello

From Parker Way

Location Waterdept @ Ci. Monticello IA US

Location Monticello

Subject Track Skid Loader

(Use separate memo for each subject)

2026 Case TV450B

Electric Hand Controls

Backup Camera

HVAC

Air Seat

84" LP Extended Bucket w/cut edge

2-Speed

Ride Control

Rear Object Detection Sensors

List 114, 695

Cash \$82,000

VEHICLE	0020143947	
SALES ORDER	PRINT DATE	ORDER DATE
88957777	04/29/2026	09/20/2025
PURCHASE ORDER NO.		

BILL TO	113312
SCHERRMAN'S IMPLEMENT, INC.	
13951 RTE 52	
DYERSVILLE IA	
US 52040	

SALES AREA	CURRENCY	ORDER REASON	END CUSTOMER
CNH INDUSTRIAL AMERICA LLC CONSTRUCTION EQUIP.	USD	DEALER STOCK	

Description	Origin	List Price	
PRICELIST	C107		
PRICE EFFECTIVE DATE	02/09/2026		
CONTRACT	CONT100105	Case STD Terms for US G183 M+5/M+9	
COMMERCIAL MODEL	TV450B T4_FINAL	-TV450B T4_FINAL	
ENGINE BRAND	F67KW	-FPT 67KW	
LIFT	VERT	-VERTICAL	
MAINFRAME	LARGE	-LARGE FRAME	
MODEL	TV450T4	-TV450B-RG-NA	
REGION	CE-NA	-CE-NA	
Base machine price		102,589.00	
G4G PKGS-CAS-CTL/SSL	761512	-Eh2 Gold Cab2	
LANGUAGE OPTIONS	761328	-English	
TRACK OPTIONS	8500147	-450 Mm (17.7 Inch)	
BUCKETS	761134	-84" Low Profile Extended	2,359.00
BOLT ON CUTTING EDGE	761149	-84" Bolt On Cutting Edge	386.00
REAR OBJECT DETECT	468167	-Rear Object Detection	525.00
Transport Protection	464957	-Transport Protection	
UNDERCARRIAGE	761371	-Standard Track	
CAB SEAT	761062	-Air Ride Suspension Seat	606.00
COMPLETE CAB	761311	-E-H Cab Lcd Display	5,292.00
COUPLER	761325	-Hydraulic Coupler	1,061.00
OPTION PACKAGES	761035	-Performance W/Front Electric	1,877.00
		Dealer Net	114,695.00

THIS IS NOT A TAX DOCUMENT

City of Monticello, Iowa

RESOLUTION #

Approving Purchase of Skid Loader from Bobcat of Cedar Rapids

WHEREAS, The City of Monticello Water and Wastewater Departments has proposed the purchase of a Skid Loader; and has presented the Council with information about the proposed purchase, and

WHEREAS, The Water and Wastewater Departments finds that the Skid Loader could be used by the City on various projects and tasks, and

WHEREAS, The proposed Skid Loader will be purchased with Water and Sewer funds as the primary uses are on their project sites, and

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve of the purchase of a T770 T4 Bobcat Compact Track Loader from Bobcat of Cedar Rapids with a purchase price of \$73,006.92, as proposed.

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 18th day of May, 2026.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

City of Monticello, Iowa

RESOLUTION

Approving contracting with Midwest Concrete to replace fire hydrants and purchase a valve exerciser

WHEREAS, the City of Monticello Water Department sought a quote to replace the following three fire hydrants: West First Street at the intersection of North Gill Street, below the West Tower at Celgo Avenue and on Northaven; with the City supplying the materials, and

WHEREAS, The Water Superintendent has received a quote for the materials needed to replace the fire hydrant from DSG – Cedar Rapids in the amount of \$11,085.00 for the hydrants only. If a gate valve is needed it would add an additional \$1,000 .00 per hydrant. The proposed valve exerciser would be \$2,800.00, and

WHEREAS, Water Superintendent has reviewed the quotes to replace the fire hydrants and recommends contracting with Midwest Concrete Inc to replace the hydrants, with City furnishing the materials, at a total cost of \$8,550.00, and

WHEREAS, The Council finds that the City should proceed with the proposed fire hydrant repairs, and

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve contracting with Midwest Concrete Inc to replace the hydrants, with City furnishing the materials, at a total cost of \$8,550.00, and the materials from DSG – Cedar Rapids, as set forth previously herein.

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 18th day of May, 2026.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

City Council Meeting
Prep. Date: 5-12-2026
Preparer: Jim Tjaden



Agenda Item: # 12
Agenda Date: 5-18-2026

Communication Page

Agenda Items Description: Resolution

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 three Fire Hydrants and the purchase of the valve exerciser

Background Information:

As mentioned at the last meeting, I went out for Quotes for replacing 3 Fire hydrants at West First St at the intersection of N. Gill, Below the West Tower at Celgo and on North Haven with total costs not to exceed \$19635.00 unless we need a gate valve which would add about \$1000.00 per Hydrant. Also considering the purchase of the valve exerciser

Staff Recommendation: We recommend going with Midwest Concrete to install the Hydrants and the purchase of the vale exerciser



DSG - CEDAR RAPIDS
 5715 6TH ST SW
 CEDAR RAPIDS, IA 52404-4809
 Phone 319-826-1006
 Fax 319-826-1839



Quotation

EXPIRATION DATE	QUOTE NUMBER	PAGE NO.
05/08/2026	S105577645	1 of 1
DSG - CEDAR RAPIDS 5715 6TH ST SW CEDAR RAPIDS, IA 52404-4809 Phone 319-826-1006 Fax 319-826-1839		

QUOTE TO:

SHIP TO:

CITY OF MONTICELLO
 200 E 1ST ST
 MONTICELLO, IA 52310-1501

CITY OF MONTICELLO
 200 E 1ST ST
 MONTICELLO, IA 52310-1501

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON
79643	QUOTE		Dave Roster
WRITER	SHIP VIA	TERMS	SHIP DATE
Jay Cowan	WILL CALL	Net 30 Days	04/08/2026
ORDER QTY	DESCRIPTION	Unit Price	EXT PRICE
3ea	A420 4MJ 5'6" BURY FIRE HYD 2-WAY OL RED (420-58) Pn: 506624	3695.000/ea	11085.00
1ea	4" HYMAX RW GATE VALVE OL 2NT (MUELLER) <i>Optional If needed</i> Pn: 357103	1060.000/ea	1060.00
1ea	4" C509 MJ RW GATE VALVE OL 2NT FB (MUELLER) Pn: 363467	920.000/ea	920.00
1ea	MILW 2874-22HD M18 FUEL PIPE THREADER KIT Pn: 64046	2400.000/EA	2400.00
1ea	6'-11' ADJUSTABLE BY 1' VALVE BOX KEY W/ PENTAGON DRIVE NUT (OMS) Pn: 558138	175.000/ea	175.00
1ea	OMS EXERCISER INSERT W/ 2" X PENTAGON NUT STEEL Pn: 580355	225.000/ea	225.00

TAX IS NOT INCLUDED IN PRICE ON BID/QUOTE
 All quotations are made in accordance with our interpretation of the plans and specifications and include only the materials listed, subject to correction for errors. Deviations in quantities may modify prices quoted. Due to fluctuating market conditions, the prices listed in this quote may change at any time without prior notice. In the event of a price increase, any unfilled portion of any order will be billed at the price in effect at the time of shipment. DSG shall not be liable for failure to deliver or delivery performance due to causes beyond our reasonable control.
 A Summary of DSG standard terms & conditions of sales can be found at www.dsgsupply.com/terms.

Subtotal	15865.00
S&H Charges	0.00
Amount Due	15865.00



MIDWEST CONCRETE INC.

9835 Midwest Lane
Peosta, IA 52068

P: 563.845.0947

F: 563.583.1007

E: office@midwest-concrete.net

Bid Date:

4/14/2026

Project Number:

WEST 1ST ST HYDRANT REPLACEMENT

BID ITEM NO	DESCRIPTION	QTY	UNIT	UNIT PRICE BID	EXTENSION
1	HYDRANT REPLACEMENT	3	EA	\$2,850.00	\$8,550.00

No cold weather cost included

MINOR TRAFFIC CONTROL INCLUDED. IF ANYTHING ABOVE CONES ARE NEEDED/REQUIRED, THEY WILL BE PROVIDED BY THE CITY

STAKING EXCLUDED

****Bonds & Dues are excluded****

MATERIALS TO BE PROVIDED BY THE CITY

PRICING ABOVE IS BASED ON DOING 3 OR MORE HYDRANTS. IF THE CITY DECIDES TO DO LESS THAN 3, A \$500 MOBILIZATION WILL NEED TO BE ADDED TO THE PRICE ABOVE.

TOTAL \$8,550.00

(Words)

(Numbers)



May 11, 2026

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

RE: CONTRACTOR'S APPLICATION FOR PAYMENT #24 - 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 #24 for work completed on the Wastewater Treatment Plant Improvement Project.

Application for Payment includes costs associated with the general conditions, cast-in-place concrete for the Aero-Mod Tank, painting inside of the controls building, electrical site work, and utility piping.

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 #24 in the amount of **\$338,007.13** to Bill Bruce Builders, Inc.

Respectfully,

SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Nick Eisenbacher', written over a horizontal line.

Nick Eisenbacher, P.E.
Project Engineer

Enclosure: Bill Bruce Builders, Inc Contractor's Application for Payment #24

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>24</u>	Application Date: <u>4/27/2026</u>
Application Period: From <u>4/1/2026</u>	to <u>4/30/2026</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)	\$ 18,759,262.64 -
5. Retainage	
a. <u>5%</u> X <u>\$15,086,315.64</u> Work Completed	\$ 754,315.78 -
b. <u>5%</u> X <u>\$3,672,947.00-</u> Stored Materials	\$ 183,647.35 -
c. Total Retainage (Line 5.a + Line 5.b)	\$ 937,963.13 -
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 17,821,299.51 -
7. Less previous payments (Line 6 from prior application)	17,483,292.38
8. Amount due this application	\$ 338,007.13 -
9. Balance to finish, including retainage (Line 3 - Line 6)	\$ 6,617,691.56 -

Contractor's Certification

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

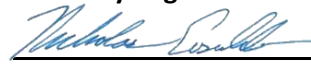
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(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:** 4/27/2026

Recommended by Engineer	Approved by Owner
By: <u></u>	By: _____
Title: <u>Civil Engineer</u>	Title: _____
Date: <u>5/11/2026</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.: 24 From 4/1/2026 to 4/30/2026 Application Date: 04/27/26

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	1,279,354.55	55,624.11		1,334,978.66	67%	667,489.34
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	570,171.43	23,272.74		593,444.17	62%	356,555.83
9	Rebar Labor	1,000,000.00	660,000.00	30,000.00		690,000.00	69%	310,000.00
10	Concrete - Aeromod	1,610,500.00	621,000.00	112,725.00		733,725.00	46%	876,775.00
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	250,000.00			250,000.00	96%	10,000.00
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	245,000.00			245,000.00	82%	55,000.00
17	Placement on Project	179,200.00	115,000.00	7,000.00		122,000.00	68%	57,200.00
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	150,000.00			150,000.00	100%	0.00
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	59,000.00	20,465.50		79,465.50	64%	45,465.50
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	262,959.00	15,530.60		278,489.60	90%	32,122.40
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	10,750.00	700.00		11,450.00	78%	3,150.00
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			0.00	0%	424,757.00
70	BYPASS PUMPING	145,830.00	0.00			0.00	0%	145,830.00
71	STORM SEWER AND DRAIN TILE	59,390.00	0.00			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	204,903.00			204,903.00	100%	0.00
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			0.00	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	27,969.00	12,350.00		40,319.00	40%	60,431.00
96	Fabricated Stainless Steel - Materials	170,000.00	73,206.08	84,175.00		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	90,479.03		473,372.21	51%	458,107.79
Original Contract Totals		\$ 23,448,000.00	\$ 13,745,162.05	\$ 355,796.98	\$ 3,672,947.00	\$ 17,773,906.03	76%	\$ 5,674,093.97

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.: 24

From 4/1/2026 to 4/30/2026

Application Date: 04/27/26

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	169,986.52			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	\$ 985,356.61	\$ -	\$ -	\$ 985,356.61		\$ 5,634.46
Original Contract and Change Orders								
Project Totals		\$ 24,438,991.07	\$ 14,730,518.66	\$ 355,796.98	\$ 3,672,947.00	\$ 18,759,262.64		\$ 5,679,728.43

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 4/1/2026 to 4/30/2026

Application Date: 04/27/26

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		I		K		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 STORED TO DATE (G+H) (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		130,359.00	0.00						
28	Pay App #2		8" Hollowcore	Advanced Precast	1	28,760.00		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		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		25,878.74	0.00						
96	Pay App #1		Fabricated Stainless Steel - Materials	Dubuque Plumbing & Heating	3	92,818.94		92,818.94		63,500.00		63,500.00	29,318.94						
40	Pay App #1		FRP Aluminum Hybrid Doors	Opening Specialists, Inc.	3	17,226.22		17,226.22					17,226.22						
49	Pay App #2		Fabricated Stainless Steel - Materials	Dubuque Plumbing & Heating	4	15,097.90		15,097.90					15,097.90						
40	Pay App #2		FRP Aluminum Hybrid Doors	Opening Specialists, Inc.	4	52,780.00		52,780.00					52,780.00						
49	Pay App #3		Fabricated Stainless Steel - Materials	Dubuque Plumbing & Heating	5	13,349.98		13,349.98					13,349.98						
99	Pay App #6		Ultraviolet Disinfection Equipment	Enaqua	6	45,897.00		45,897.00					45,897.00						
80	Pay App #1		Split-Clarator Secondary Clarifier	Aero-Mod	7	688,417.00		688,417.00					688,417.00						
84	Pay App #1		Wall mounted Walkways	Aero-Mod	7	308,612.00		308,612.00					308,612.00						
40	Pay App #3		FRP Aluminum Hybrid Doors	Opening Specialists, Inc.	7	7,148.78		7,148.78					7,148.78						
81	Pay App #2		Wall Mounted Aerators	Aero-Mod	8	371,879.00		371,879.00					371,879.00						
91	Pay App #2		Installation Materials and Spare Parts	Aero-Mod	8	91,750.00		91,750.00					91,750.00						
94	28374		Variable Frequency Motor Controllers / Controls / Subm	Electric Pump	8	926,601.00		926,601.00					926,601.00						
94	30385		Variable Frequency Motor Controllers / Controls / Subm	Electric Pump	11	505,650.00		505,650.00					505,650.00						
96	Pay App #5		Fabricated Stainless Steel - Materials	Dubuque Plumbing & Heating	19	26,408.18		26,408.18					26,408.18						
95	Pay App #5		Fabricated Stainless Steel - Labor	Dubuque Plumbing & Heating	19	12,350.00		12,350.00					12,350.00						
82	Pay App #4		Sludge Management	Aero-Mod	22	10,959.00		10,959.00					10,959.00						
83	Pay App #4		Plant Process Controls	Aero-Mod	22	123,612.00		123,612.00					123,612.00						
85	Pay App #4		Actuagted Valves	Aero-Mod	22	93,971.00		93,971.00					93,971.00						
86	Pay App #4		Sluice Gates & Hand Lift Stop Plates	Aero-Mod	22	21,206.00		21,206.00					21,206.00						
87	Pay App #4		Aeration Blower and Controls	Aero-Mod	22	205,000.00		205,000.00					205,000.00						
88	Pay App #4		Probe Module & Sensor Probes	Aero-Mod	22	19,213.00		19,213.00					19,213.00						
89	Pay App #4		Clarifier Algae Control	Aero-Mod	22	20,857.00		20,857.00					20,857.00						
90	Pay App #4		Bio-P Selector Tank Mixing	Aero-Mod	22	65,643.00		65,643.00					65,643.00						
Total						\$	3,961,944.74	\$	-	\$	3,961,944.74	\$	288,997.74	\$	-	\$	288,997.74	\$	3,672,947.00

City of Monticello, Iowa

RESOLUTION

Approving Pay Request #24 to Bill Bruce Builders, Inc., Re: Wastewater Treatment Plant Improvement Project in the amount of \$338,007.13

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 24th pay request in the amount of \$338,007.13, 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 24th pay request from Bill Bruce Builders, Inc., in the amount of \$338,007.13, same reflecting the maintenance of a 5% retainer in the cumulative total amount of \$937,963.13 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 18th day of May, 2026.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

City Council Meeting
Prep. Date: 05/14/2026
Preparer: Russell Farnum



Agenda Item: # 14
Agenda Date: 05/18/2026

Communication Page

Agenda Items Description: Adopt Plans, Specifications, and Form of Contract, Ordering Bids and Fixing Date (June 15, 2026) for Public Hearing thereon and Receiving Bids for the 6th Street Ditch Restoration Project

<u>Type of Action Requested:</u> Resolution												
<p><u>Attachments & Enclosures:</u></p> <table border="1" style="width: 100%;"> <tr><td>Resolution and Documents</td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>	Resolution and Documents			<p><u>Fiscal Impact:</u></p> <table border="1" style="width: 100%;"> <tr><td>Budget Line Item:</td><td> </td></tr> <tr><td>Budget Summary:</td><td> </td></tr> <tr><td>Expenditure:</td><td> </td></tr> <tr><td>Revenue:</td><td> </td></tr> </table>	Budget Line Item:		Budget Summary:		Expenditure:		Revenue:	
Resolution and Documents												
Budget Line Item:												
Budget Summary:												
Expenditure:												
Revenue:												

Synopsis: The 6th Street Ditch restoration project plans have been revised to reflect the easements granted and refined scope of work. Permitting is moving forward with the Corps of Engineers and the Iowa DNR.

The plans, specs and details are ready for approval by Council and authorization to go to bid. The schedule moving forward will be:

1. May 18: Council accepts the plans and sets hearing on plans etc. for June 15 and authorizes going to bid on the project;
2. June 15: Council holds hearing and approves the plans and related documents;
3. June 24: Project bids are due and City Engineer holds bid opening;
4. July 6: Council approves the bid.

The project is scoped such that work is completed by November 20, 2026, except any final seeding that may have missed the acceptable weather window.

Recommendation: Approval of the Resolution is recommended.

PROCEEDINGS TO SET DATE FOR
HEARING AND LETTING

May 18, 2026

The City Council of the City of Monticello, Iowa, met at the Monticello Renaissance Center, 220 E. 1st Street, Monticello, Iowa, on May 18, 2026, at 6:00 o'clock p.m.

The Mayor presided and the roll being called, the following named Council Members were present and absent:

Present:

Absent:

The City Council took up and considered the proposed Monticello 6th Street Ditch Restoration Project. Council Member ___ introduced the resolution next hereinafter set out and moved its adoption, seconded by Council Member ___. After due consideration thereof by the Council, the Mayor put the question upon the adoption of the said resolution and the roll being called, the following named Council Members voted:

Ayes:

Nays:

Whereupon, the Mayor declared the said motion duly carried and the said resolution adopted, as follows:

RESOLUTION NO. 2026-__

Resolution to provide for a notice of hearing on proposed plans, specifications, form of contract and estimate of cost for the Monticello 6th Street Ditch Restoration Project, and the taking of bids therefor

WHEREAS, it has been proposed that the City Council of the City of Monticello, Iowa (the "City"), undertake the authorization of a public improvement to be constructed as described in the proposed plans and specifications and form of contract prepared by Snyder & Associates, Inc. (the "Project Engineers"), which may be hereafter referred to as the "Monticello 6th Street Ditch Restoration Project " (and is sometimes hereinafter referred to as the "Project"), which proposed plans, specifications, notice of hearing and letting, and form of contract and estimate of cost (the "Contract Documents") are on file with the City Clerk; and

WHEREAS, it is necessary to fix a time and place of a public hearing on the Contract Documents and to advertise for sealed bids for the Project;

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

Section 1. The Contract Documents referred to in the preamble hereof are hereby approved in their preliminary form.

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

Section 3. June 15, 2026, at 6:00 p.m., at the Monticello Renaissance Center, 220 E. 1st Street, Monticello, Iowa, is hereby fixed as the time and place of hearing on the Contract Documents.

Section 4. The City Clerk is hereby authorized and directed to publish notice (the "Notice of Hearing") of the hearing on the Contract Documents for the Project in a newspaper of general circulation in the City, which publication shall be made at least once, not less than four (4) and not more than twenty (20) days prior to the date of the said hearing. The Notice of Hearing shall be in substantially the following form:

(Form of Notice of Hearing)

NOTICE OF HEARING

NOTICE OF PUBLIC HEARING ON PROPOSED PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATE OF COST FOR THE **MONTICELLO 6th STREET DITCH RESTORATION PROJECT** FOR THE **CITY OF MONTICELLO, IOWA**.

Public Notice is hereby given that at **6:00 P.M.** on the **15th** day of **June, 2026**, the **City Council of the City of Monticello** will, in the **Monticello Renaissance Center, 220 E. 1st Street, Monticello, Iowa,**, hold a hearing whereat said **City Council** will resolve to adopt plans, specifications, form of contract and estimate of cost for the construction of the **Monticello 6th Street Ditch Restoration Project** and, at the time, date and place specified above, or at such time, date and place as then may be fixed, to act upon proposals and enter into contract for the construction of said improvements.

General Nature of the Public Improvement

This project involves approximately 500 LF of stream restoration and 215 LF of retaining wall replacement within the City of Monticello. This includes grading to realign the stream, retaining wall removal, proposed PCC and block retaining walls, flexamat, and installation of erosion control features. The Engineer's Opinion of Probable Construction cost is \$760,000.

At said hearing, the **City Council** will consider the proposed plans, specifications, form of contract and estimate of cost for said project, the same now being on file in the **office of the City Clerk, Monticello City Hall**, reference to which is made for a more detailed and complete description of the proposed improvements, and at said time and place the said Council will also receive and consider any comments/objections to said plans, specifications and form of contract or to the estimated cost of said improvements made by any interested party.

This Notice is given by authority of the **City of Monticello, Iowa**.

Sally Hinrichsen, City Clerk

Published in the **Monticello Express** on _____

Section 5. The City Council hereby delegates to the City Clerk the duty of receiving sealed bids for the construction of the Project Electronic bids for the work comprising each improvement as stated below must be filed before 11:00 A.M. local time on June 24, 2026. Bids shall be submitted electronically via the QuestCDN VirtuBid system. No alternate electronic bid submittals or paper bids will be accepted. At such time, the City Council hereby delegates to the City Clerk and/or the Project Engineers the duty of opening and announcing the results of the bids received. Monday, July 6, 2026, at 6:00 p.m. at the Community Media Center, Monticello Renaissance Center, 220 E. 1st Street, Monticello, Iowa, is hereby fixed as the time and place that the Council will consider the bids received in connection therewith.

Section 6. The amount of the bid security to accompany each bid is hereby fixed at five (5) % of the total amount of the bid.

Section 7. The City Clerk and/or the Project Engineers are hereby directed to give notice of the bid letting for the Project by posting notice (the "Notice to Bidders") at least once, not less than thirteen (13) and not more than forty-five (45) days prior to the date set for receipt of bids, in each of the following three places: (i) in a relevant contractor plan room service with statewide circulation; (ii) in a relevant construction lead generating service with statewide circulation; and (iii) on an internet site sponsored by either the City or a statewide association that represents the City. The Notice to Bidders shall be in substantially the following form:

(Form of Notice to Bidders)

NOTICE TO BIDDERS

JURISDICTION OF City of Monticello PUBLIC IMPROVEMENT PROJECT

Notice is hereby given that a public hearing will be held by the City of Monticello on the proposed contract documents (plans, specifications, and form of contract) and estimated cost for the improvement at its meeting at 6:00 P.M. on June 15, 2026, in the Monticello Renaissance Center, 220 E. 1st Street, Monticello, Iowa, for the construction of the Monticello 6th Street Ditch Restoration Project.

Electronic bids for the work comprising each improvement as stated below must be filed before 11:00 A.M. local time on June 24, 2026. Bids shall be submitted electronically via the QuestCDN VirtuBid system. No alternate electronic bid submittals or paper bids will be accepted. Bids will not be able to be electronically submitted after the deadline for submission of bids. Refer to the Instructions to Bidders for additional information.

Electronic proposals will be opened and bids tabulated at 11:00 A.M. on June 24, 2026. The bid opening will be conducted via Microsoft Teams and teleconference. At the time of the opening of bids, you may enter the virtual bid opening meeting by clicking on the following URL: <https://teams.microsoft.com/meet/21915602373005?p=rmOzooqAA2tinbpWcFL>. You may also phone into the bid opening by calling (515) 598-4967 and entering the conference code 107665944#. The bid results will be read aloud and posted in the Teams meeting. Results will be considered by the City of Monticello at its meeting on July 6, 2026.

Work on the improvement may commence in accordance with the written Notice to Proceed following approval of the contract by the City of Monticello City Council, and be completed as stated below. The work shall be performed regularly and diligently throughout the duration of the project.

Electronic copies of the contract documents are available at no cost by clicking on the "Bids" link at www.snyder-associates.com and choosing 6th Street Ditch Restoration on the left. Project information, engineer's cost opinion, and planholder information is also available at no cost at this website. Plans may be examined at this site without providing login information, but downloads require the user to register for a free membership at QuestCDN.com. Downloading electronic contract documents is strongly encouraged, but hard copies of the project documents may be obtained from Snyder & Associates, Inc. at 900 Bell Drive SW, Cedar Rapids, Iowa 52404 at no cost. Those desiring to obtain hard copies must make an appointment to pick up the documents by calling 319-362-9394. No drop-ins will be allowed. The contract documents are available in the City of Monticello City Council, Administrative Office and may be examined at 200 East First Street, Monticello, Iowa.

Contact Patricia Foote for document distribution or any questions via phone: (319) 362-9394, or email: pfoote@snyder-associates.com.

By virtue of statutory authority, preference will be given to products and provisions grown and coal produced within the State of Iowa, and to Iowa domestic labor, to the extent lawfully required under Iowa statutes.

In accordance with Iowa statutes, a resident bidder shall be allowed a preference as against a nonresident bidder from a state or foreign country if that state or foreign country gives or requires any preference to bidders from that state or foreign country, including but not limited to any preference to bidders, the imposition of any type of labor force preference, or any other form of preferential treatment to bidders or laborers from that state or foreign country. The preference allowed shall be equal to the preference given or required by the state or foreign country in which the nonresident bidder is a resident. In the instance of a resident labor force preference, a nonresident bidder shall apply the same resident labor force preference to a public improvement in this state as would be required in the construction of a public improvement by the state or foreign country in which the nonresident bidder is a resident.

General Nature of the Public Improvement

6th Street Ditch Restoration – This project involves approximately 500 LF of stream restoration and 215 LF retaining wall replacement within the City of Monticello. This includes grading to realign the stream, retaining wall removal, proposed PCC and block retaining walls, flexamat, and installation of erosion control features. The Engineer’s Opinion of Probable Construction cost is \$760,000.

Site access to private property during the letting process shall require scheduling a meeting with City Staff to access the full project area. Contact City Administrator Russ Farnum at (319) 465-3577.

Each bidder shall accompany its bid with bid security as defined in Iowa Code Section 26.8, as security that the successful bidder will enter into a contract for the work bid upon and will furnish after the award of contract a corporate surety bond, in a form acceptable to the Jurisdiction, for the faithful performance of the contract, in an amount equal to 100% of the amount of the contract. The bidder’s security shall be in the amount fixed in the Instruction to Bidders and shall be in the form of a cashier’s check or a certified check drawn on an FDIC insured bank in Iowa or on an FDIC insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a bid bond on the form provided in the contract documents with corporate surety satisfactory to the Jurisdiction. The bid shall contain no condition except as provided in the specifications.

The **City of Monticello** reserves the right to defer acceptance of any bid for a period of up to sixty (60) calendar days after receipt of bids and no bid may be withdrawn during this period. If requested, the bid security of unsuccessful bidders shall be promptly returned as soon as the successful bidder is determined or within thirty (30) days, whichever is sooner.

Each successful bidder will be required to furnish a corporate surety bond in an amount equal to 100% of its contract price. Said bond shall be issued by a responsible surety approved by **City of Monticello** and shall guarantee the faithful performance of the contract and the terms and conditions therein contained and shall guarantee the prompt payment of all material and

labor, and protect and save harmless the City of Monticello from claims and damages of any kind caused by the operations of the contract and shall also guarantee the maintenance of the improvement caused by failures in materials and construction for a period of two years from and after acceptance of the contract. The guaranteed maintenance period shall be four years.

The City of Monticello, in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

Contractor shall fully complete the portion of the project east of N. Cedar Street (Highway 38) no later than September 30, 2026, which includes final seeding. Contractor shall fully complete the project no later than November 20, 2026, except for final seeding if seeding is placed outside of the seeding window. Should the contractor fail to complete the work in this timeframe, liquidated damages of One Thousand (\$1,000) per calendar day will be assessed for work not completed within the designated contract term.

The City of Monticello does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the jurisdiction.

This Notice is given by authority of the City of Monticello

/s/ _____

City of Monticello

Posted to <https://www.mbionline.com> website and www.ci.monticello.ia.us and statewide services on May 19, 2026.

Section 8. All provisions set out in the attached forms of notice are hereby recognized and prescribed by the City Council and all resolutions or orders or parts thereof, to the extent the same may be in conflict herewith, are hereby repealed.

Passed and approved May 18, 2026.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

••••

On motion and vote, the meeting adjourned.

Jake Ellwood, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

ATTESTATION CERTIFICATE:

STATE OF IOWA
COUNTY OF JONES
CITY OF MONTICELLO

SS:

I, the undersigned, City Clerk of the City of Monticello, Iowa, do hereby certify that the transcript hereto attached is a true, correct and complete copy of all the records of the City relating to fixing a time and place of hearing on the proposed plans, specifications and form of contract, and estimated cost for the construction of the Monticello 6th Street Ditch Restoration Project and directing publication of a Notice of Hearing announcing the time and place fixed therefor; and fixing a time and place for the taking of bids for the construction of the Project and directing posting of a Notice to Bidders announcing the time and place fixed therefor.

WITNESS MY HAND this 18th day of May, 2026.

Sally Hinrichsen, City Clerk/Treasurer

NOTICE OF HEARING PUBLICATION
CERTIFICATE:

STATE OF IOWA
COUNTY OF JONES
CITY OF MONTICELLO

SS:

I, the undersigned, City Clerk of the City of Monticello, Iowa, do hereby certify that pursuant to the resolution of its City Council fixing a date of hearing on the proposed plans and specifications, form of contract and estimated cost for the Monticello 6th Street Ditch Restoration Project, the Notice of Hearing, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this ____ day of _____, 2026.

Sally Hinrichsen, City Clerk/Treasurer

(Attach here publisher's affidavit of publication of the Notice of Hearing.)

(PLEASE NOTE: Do not date and return this certificate until you have received the publisher's affidavit and have verified that the Notice of Hearing was published on the date indicated in the affidavit, but please return all other completed pages to us as soon as they are available.)

NOTICE TO BIDDERS POSTING CERTIFICATE – CONTRACTOR PLAN ROOM/LEAD GENERATING SERVICE:

STATE OF IOWA
COUNTY OF JONES
CITY OF MONTICELLO

SS:

I, the undersigned, City Clerk of the City of Monticello, Iowa, do hereby certify that pursuant to the resolution of its City Council setting the date of the bid letting for the Monticello 6th Street Ditch Restoration Project , the Notice to Bidders, of which the printed slip attached to the affidavit hereto attached is a true and complete copy, was posted on the date and in the relevant contractor plan room service/construction lead generating service specified in such affidavit, which contractor plan room service/construction lead generating service has a statewide circulation.

WITNESS MY HAND this ____ day of _____, 2026.

Sally Hinrichsen, City Clerk/Treasurer

(Attach here the affidavit of posting of the Notice to Bidders from the contractor plan room service/construction lead generating service.)

(PLEASE NOTE: Do not date and return this certificate until you have received the affidavit of posting from the contractor plan room service/construction lead generating service and have verified that the Notice to Bidders was posted on the date indicated in the affidavit, but please return all other completed pages to us as soon as they are available.)

NOTICE TO BIDDERS POSTING CERTIFICATE – SPONSORED INTERNET SITE:

STATE OF IOWA
COUNTY OF JONES
CITY OF MONTICELLO

SS:

I, the undersigned, City Clerk of the City of Monticello, Iowa, do hereby certify that pursuant to the resolution of its City Council setting the date of the bid letting for the Monticello 6th Street Ditch Restoration Project, the Notice to Bidders provided for therein was posted on the website of the Iowa League of Cities and/or on the City's website on ____, 2026.

WITNESS MY HAND this ____ day of _____, 2026.

Sally Hinrichsen, City Clerk/Treasurer

(Attach here the affidavit of posting of the Notice to Bidders from the Iowa League of Cities and/or a screenshot of the Notice to Bidders as posted on the City's website, showing the date of posting)



OPINION OF PROBABLE PROJECT COSTS
6TH STREET DITCH REHABILITATION
FROM N CHESNUT STREET TO EAST OF N CEDAR STREET
 MONTICELLO, IOWA
 126.0022.08

ITEM #	ITEM CODE	DESCRIPTION	UNIT	Total	UNIT PRICE	TOTAL PRICE
1	2010-C	Clearing and Grubbing	LS	1	\$ 5,000.00	\$ 5,000.00
2	2010-D-1	Topsoil, On-site	CY	466	\$ 20.00	\$ 9,320.00
3	2010-D-3	Topsoil, Off-site	CY	311	\$ 40.00	\$ 12,440.00
4	2010-E	Excavation, Class 13	CY	1407	\$ 25.00	\$ 35,175.00
5	2010-J	Subbase, Special Backfill, 4"	SY	262	\$ 7.00	\$ 1,834.00
6	2010-J	Subbase, Special Backfill, 12"	SY	45	\$ 21.00	\$ 945.00
7	2010-K-1	Removal of Structure, Pedestrian Bridge	EA	2	\$ 1,600.00	\$ 3,200.00
8	2010-999-A	Removals, Retaining Wall	LF	349	\$ 140.00	\$ 48,860.00
9	2010-999-B	Foundation Treatment Material	TON	90.4	\$ 110.00	\$ 9,944.00
10	2010-999-C	Excavation, Class 20	CY	283.9	\$ 175.00	\$ 49,682.50
11	3010-B	Rock Excavation	CY	27	\$ 100.00	\$ 2,700.00
12	3010-D	Replacement of Unsuitable Backfill Material	CY	56	\$ 30.00	\$ 1,680.00
13	4020-A-1	Storm Sewer, Trenched, RCP, 36"	LF	10	\$ 225.00	\$ 2,250.00
14	4020-D	Removal of Storm Sewer, RCP, 36"	LF	6	\$ 30.00	\$ 180.00
15	4050-999-A	Culvert Cleaning	LS	1	\$ 5,500.00	\$ 5,500.00
16	7010-E	Curb and Gutter, 2.5', 7"	LF	91	\$ 40.00	\$ 3,640.00
17	7010-999-A	Structural Concrete (Miscellaneous)	CY	337.2	\$ 650.00	\$ 219,180.00
18	7010-999-B	Reinforcing Steel	LB	19277	\$ 2.00	\$ 38,554.00
19	7030-A-1	Removal of Sidewalk	SY	9	\$ 12.00	\$ 108.00
20	7030-A-3	Removal of Driveway	SY	224	\$ 16.00	\$ 3,584.00
21	7030-E	Sidewalk, PCC, 4"	SY	9	\$ 55.00	\$ 495.00
22	7030-H-1	Driveway, Paved, PCC, 6"	SY	228	\$ 75.00	\$ 17,100.00
23	7030-H-2	Driveway, Granular, 8"	SY	228	\$ 16.00	\$ 3,648.00
24	7040-I	Curb and Gutter Removal	LF	91	\$ 16.00	\$ 1,456.00
25	8030-A	Temporary Traffic Control	LS	1	\$ 10,000.00	\$ 10,000.00
26	9010-B	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 1 & Bonded Fiber Matrix	AC	0.31	\$ 8,000.00	\$ 2,480.00
27	9010-B	Hydraulic Seeding, Seeding and Fertilizing Type as Specified (No Mulching)	AC	0.27	\$ 5,500.00	\$ 1,485.00
28	9010-B	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 4	AC	0.58	\$ 4,000.00	\$ 2,320.00
29	9040-D-1	Filter Sock, 12"	LF	886	\$ 4.00	\$ 3,544.00
30	9040-D-2	Filter Socks, Removal	LF	886	\$ 1.00	\$ 886.00
31	9040-E	Temporary RECP, Type 4	SY	1594	\$ 2.50	\$ 3,985.00
32	9040-J	Rip Rap, Class E	TON	40	\$ 70.00	\$ 2,800.00
33	9040-J	Rip Rap, Soil Choked	TON	72	\$ 80.00	\$ 5,760.00
34	9040-O-1	Stabilized Construction Exit	SY	123	\$ 30.00	\$ 3,690.00
35	9040-X-1	Grid-Tied Concrete Block Mat	SY	141	\$ 80.00	\$ 11,280.00
36	9040-X-2	GTBCM Concrete Anchor Trench	LF	14	\$ 40.00	\$ 560.00
37	9040-999-A	Temporary Sediment and Erosion Controls	LS	1	\$ 3,000.00	\$ 3,000.00
38	9060-E	Removal of Fence, Wood	LF	101	\$ 10.00	\$ 1,010.00
39	9060-E	Removal of Fence, Vinyl	LF	73	\$ 10.00	\$ 730.00
40	9060-999-A	Wood Fence, 6'	LF	101	\$ 80.00	\$ 8,080.00
41	9060-999-B	Construction Fencing	LF	480	\$ 7.00	\$ 3,360.00
42	9071-A	Segmental Block Retaining Wall	SF	96	\$ 55.00	\$ 5,280.00
43	9080-B	Handrail, Aluminum	LF	318	\$ 175.00	\$ 55,650.00
45	11,020-A	Mobilization	LS	1	\$ 60,000.00	\$ 60,000.00
46	11,030-A	Maintenance of Postal Service	LS	1	\$ 1,500.00	\$ 1,500.00
47	11,030-B	Maintenance of Solid Waste	LS	1	\$ 1,500.00	\$ 1,500.00
48	11,050-A	Concrete Washout	LS	1	\$ 1,000.00	\$ 1,000.00
49	000-999-A	Dewatering	LS	1	\$ 25,000.00	\$ 25,000.00
50	000-999-B	Erosion & Water Discharge Control	LS	1	\$ 20,000.00	\$ 20,000.00
51	000-999-C	Temporary Shoring	LS	1	\$ 50,000.00	\$ 50,000.00

TOTAL PROJECT COST: \$ 761,375.00

CONSTRUCTION PLANS FOR CITY OF MONTICELLO

JONES COUNTY, IOWA

6TH STREET DITCH RESTORATION

BID DATE: 6/24/2026

THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2026 VERSION OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) MANUAL.

CITY COUNCIL MEMBERS

JAKE ELLWOOD, MAYOR

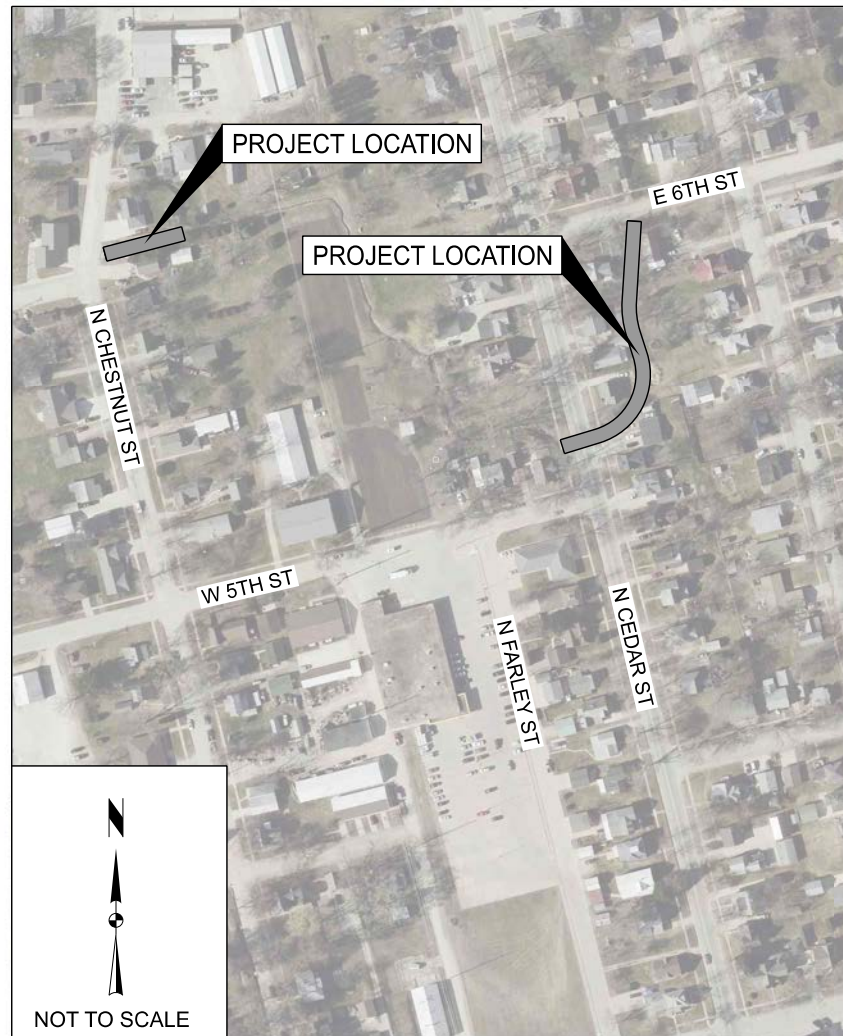
JOSH BRENNEMAN
SCOTT BRIGHTON
BEN DUEHR
DAVE GOEDKEN
CANDY LANGERMAN
MARY PHELAN

SALLY HINRICHSEN, CITY CLERK
RUSSELL FARNUM, CITY ADMINISTRATOR
NICK KAHLER, PUBLIC WORKS DIRECTOR

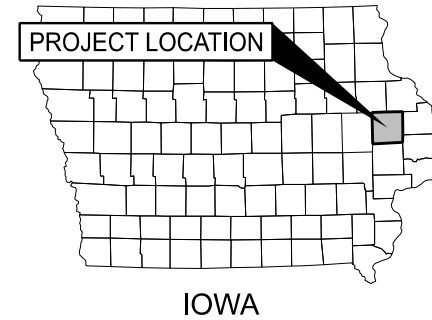
INDEX OF SEALS		
SHEET NO.	NAME	TYPE
A.1	COLTON J. INGELS	CIVIL
G.1	TIM W. FORINASH	LAND SURVEYOR
A.1	CRAIG G. GERMAN	STRUCTURES

LEGEND

Features	Existing	Proposed
SPOT ELEVATION	93.0	x93.0
CONTOUR ELEVATION	93	93
FENCE (BARBED, FIELD, HOG)	-x-x-	-x-x-
FENCE (CHAIN LINK)	-H-H-	-H-H-
FENCE (WOOD)	-W-W-	-W-W-
FENCE (SILT)	-S-S-	-S-S-
TREE LINE	-T-T-	-T-T-
TREE STUMP	-TS-TS-	-TS-TS-
DECIDUOUS TREE OR SHRUB	(Symbol)	(Symbol)
CONIFEROUS TREE OR SHRUB	(Symbol)	(Symbol)
COMMUNICATION	(Symbol)	(Symbol)
OVERHEAD COMMUNICATION	C(+)	C
FIBER OPTIC	OC(+)	OC
UNDERGROUND ELECTRIC	FO(+)	FO
OVERHEAD ELECTRIC	E(+)	E
GAS MAIN WITH SIZE	OE(+)	OE
HIGH PRESSURE GAS MAIN WITH SIZE	4" G(+)	4" G
WATER MAIN WITH SIZE	4" HPG(+)	4" HPG
SANITARY SEWER WITH SIZE	8" W(+)	8" W
DUCT BANK	8" S(+)	8" S
TEST HOLE LOCATION FOR SUE W/ID	2x1	
(*) DENOTES THE SURVEY QUALITY SERVICE LEVEL FOR UTILITIES		
SANITARY MANHOLE	(Symbol)	(Symbol)
STORM SEWER WITH SIZE	12" ST	12" ST
STORM MANHOLE	(Symbol)	(Symbol)
SINGLE STORM SEWER INTAKE	(Symbol)	(Symbol)
DOUBLE STORM SEWER INTAKE	(Symbol)	(Symbol)
FIRE HYDRANT	(Symbol)	(Symbol)
FIRE HYDRANT ON BUILDING	(Symbol)	(Symbol)
WATER MAIN VALVE	(Symbol)	(Symbol)
WATER SERVICE VALVE	(Symbol)	(Symbol)
WELL	(Symbol)	(Symbol)
UTILITY POLE	(Symbol)	(Symbol)
GUY ANCHOR	(Symbol)	(Symbol)
UTILITY POLE WITH LIGHT	(Symbol)	(Symbol)
UTILITY POLE WITH TRANSFORMER	(Symbol)	(Symbol)
STREET LIGHT	(Symbol)	(Symbol)
YARD LIGHT	(Symbol)	(Symbol)
ELECTRIC BOX	(Symbol)	(Symbol)
ELECTRIC TRANSFORMER	(Symbol)	(Symbol)
TRAFFIC SIGN	(Symbol)	(Symbol)
COMMUNICATION PEDESTAL	(Symbol)	(Symbol)
COMMUNICATION MANHOLE	(Symbol)	(Symbol)
COMMUNICATION HANDHOLE	(Symbol)	(Symbol)
FIBER OPTIC MANHOLE	(Symbol)	(Symbol)
FIBER OPTIC HANDHOLE	(Symbol)	(Symbol)
GAS VALVE	(Symbol)	(Symbol)
GAS MANHOLE	(Symbol)	(Symbol)
GAS APPARATUS	(Symbol)	(Symbol)
FENCE POST OR GUARD POST	(Symbol)	(Symbol)
UNDERGROUND STORAGE TANK	(Symbol)	(Symbol)
ABOVE GROUND STORAGE TANK	(Symbol)	(Symbol)
SIGN	(Symbol)	(Symbol)
SATELLITE DISH	(Symbol)	(Symbol)
MAILBOX	(Symbol)	(Symbol)
SOIL BORING	(Symbol)	(Symbol)



VICINITY MAP



INDEX OF SHEETS	
NO.	DESCRIPTION
A.1	TITLE & LEGEND SHEET
A.2	PROJECT LOCATION MAP
B.1-B.3	TYPICAL SECTIONS AND DETAILS
C.1-C.4	NOTES, QUANTITIES & ESTIMATE REFERENCE
D.1-D.2	GRADING PLAN & CHANNEL PROFILE
G.1-G.4	SURVEY CONTROL & REFERENCE INFO.
H.1	CONSTRUCTION LIMITS & ACCESS
J.1-J.2	TRAFFIC CONTROL AND STAGING PLAN
L.1-L.2	GEOMETRIC, STAKING AND JOINTING
Q.1	REMOVALS
R.1-R.2	EROSION AND SEDIMENT CONTROL
V.1-V.11	RETAINING WALLS
V.20	SEGMENTAL BLOCK RETAINING WALL
W.1-W.7	MAINLINE CROSS SECTIONS

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

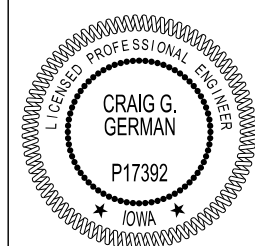
QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE- GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

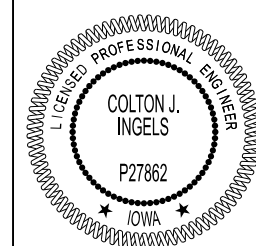
UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Craig G. German
Craig G. German, P.E. Date: 2026-05-13
License Number P17392
My License Renewal Date is December 31, 2026
Pages or sheets covered by this seal:
V.1-V.11



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Colton J. Ingels
Colton J. Ingels, P.E. Date: 5/13/2026
License Number P27862
My License Renewal Date is December 31, 2026
Pages or sheets covered by this seal:
ALL EXCEPT G, H, & V.1-V.11

6TH STREET DITCH RESTORATION
TITLE SHEET

CITY OF MONTICELLO, IOWA

SNYDER & ASSOCIATES, INC.

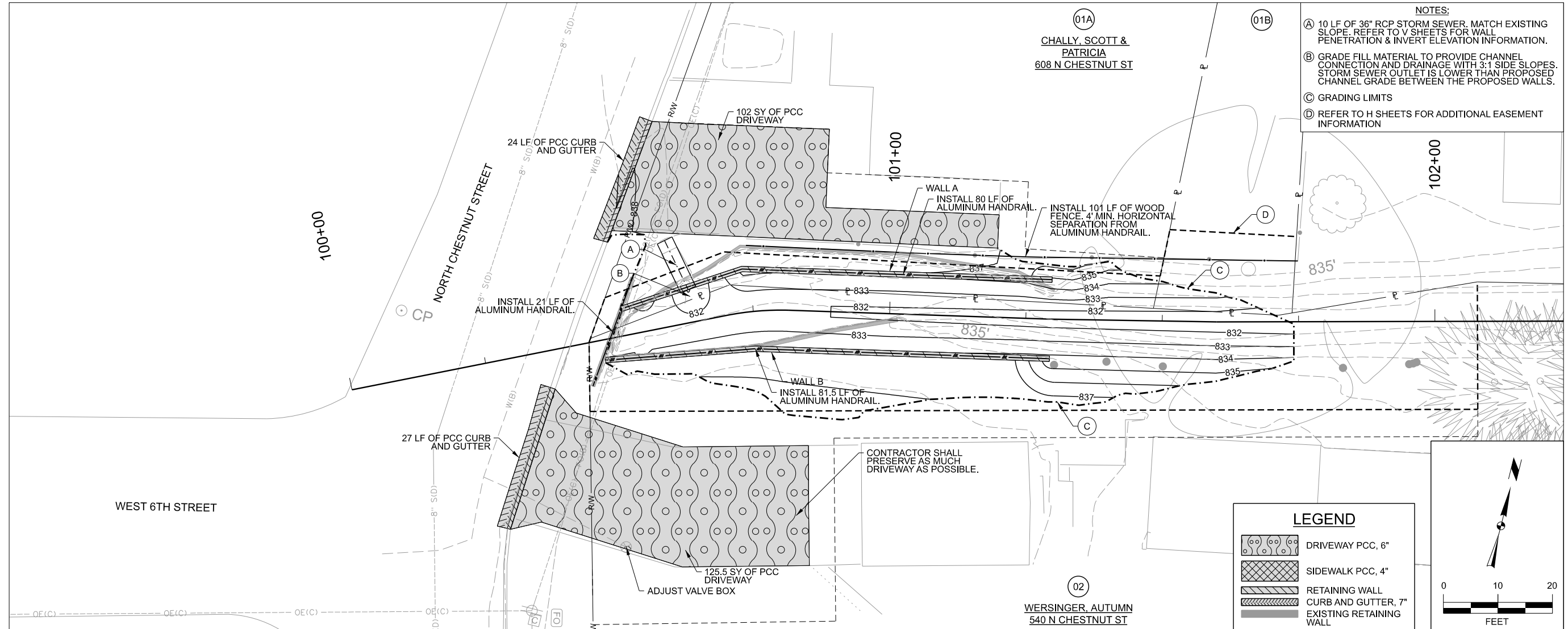


Project No: 123.0022
Sheet A.1

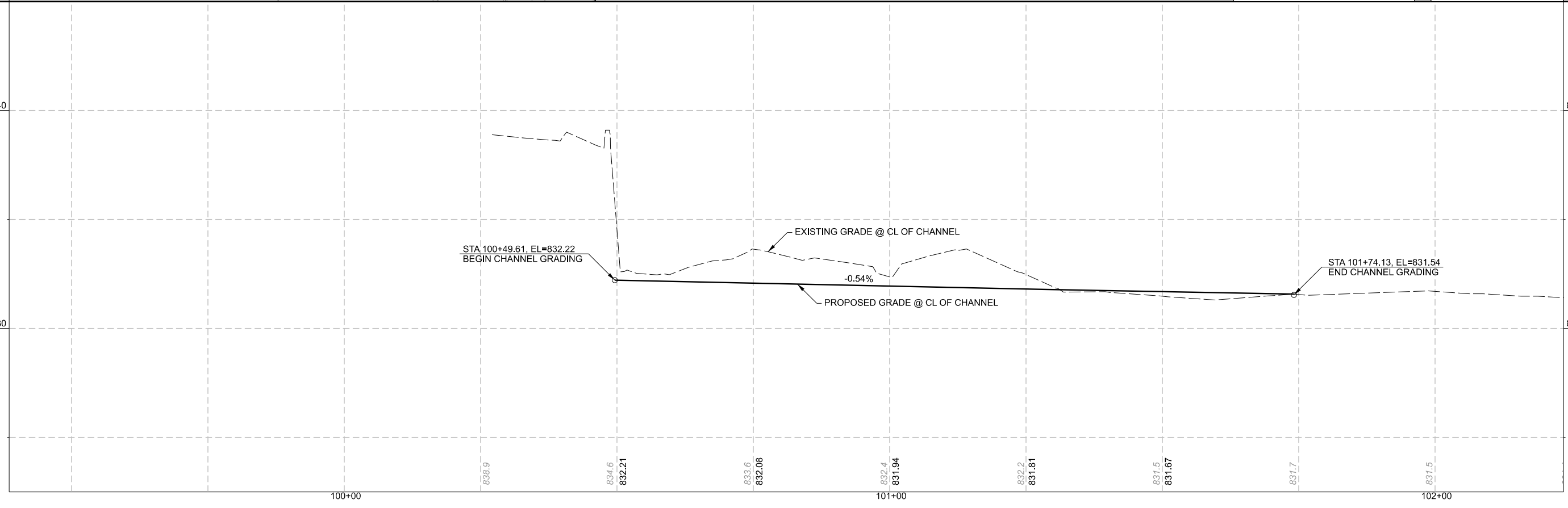
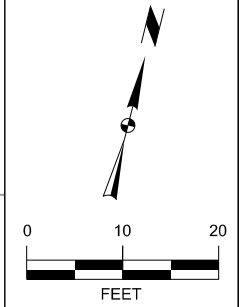
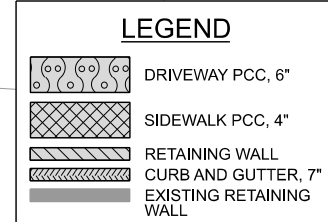
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Engineer: CJI	Checked By: PDS		
Technician: RWS	Date: 5/13/2026		
Field Bk:			
Project No:	123.0022		
Sheet	A.1		

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- NOTES:**
- (A) 10 LF OF 36" RCP STORM SEWER, MATCH EXISTING SLOPE. REFER TO V SHEETS FOR WALL PENETRATION & INVERT ELEVATION INFORMATION.
 - (B) GRADE FILL MATERIAL TO PROVIDE CHANNEL CONNECTION AND DRAINAGE WITH 3:1 SIDE SLOPES. STORM SEWER OUTLET IS LOWER THAN PROPOSED CHANNEL GRADE BETWEEN THE PROPOSED WALLS.
 - (C) GRADING LIMITS
 - (D) REFER TO H SHEETS FOR ADDITIONAL EASEMENT INFORMATION



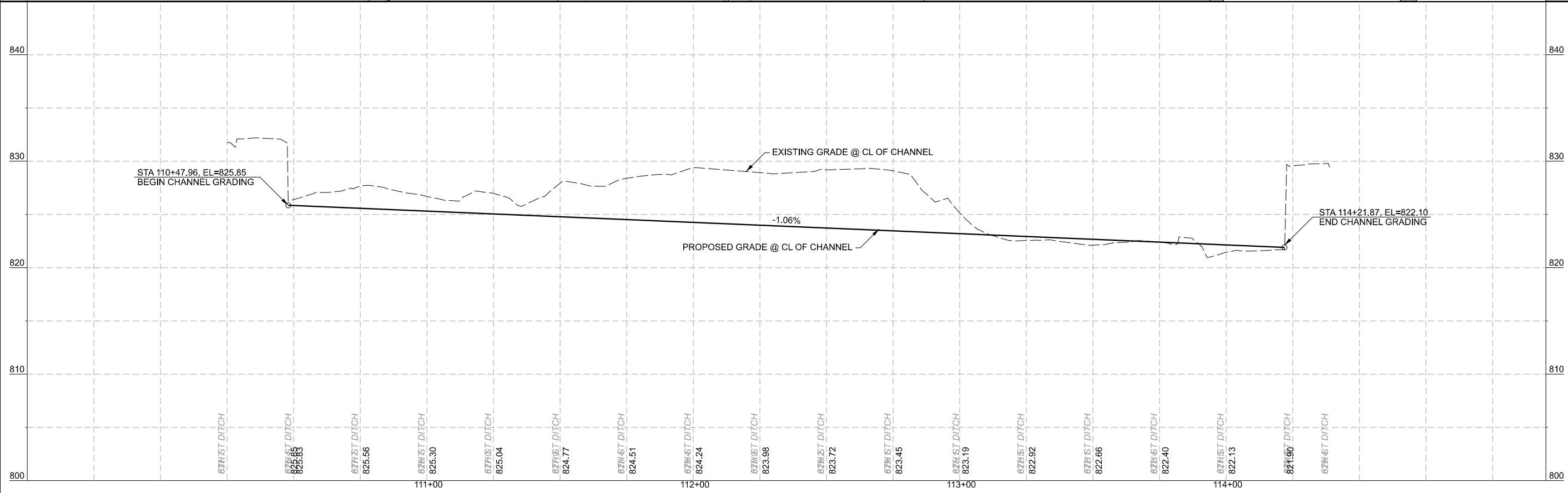
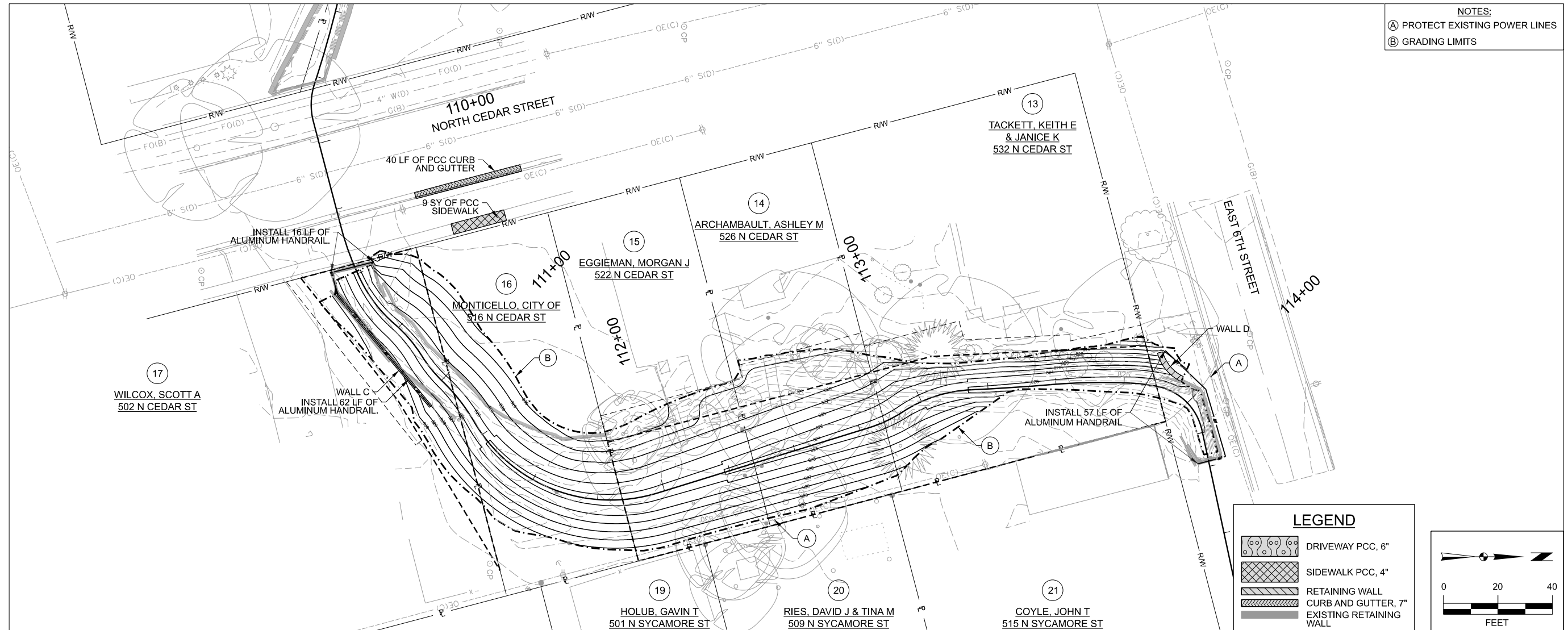
MARK	REVISION	DATE	BY
Engineer: CJI	Checked By: PDS		
Technician: RWS	Date: 5/13/2026		

Project No: 123.0022
 Sheet D.1

6TH STREET DITCH RESTORATION
GRADING PLAN AND CHANNEL PROFILE
CITY OF MONTICELLO, IOWA
SNYDER & ASSOCIATES, INC.
 900 BELL DRIVE S.W.
 CEDAR RAPIDS, IA 52404
 319-362-9394 | www.snyder-associates.com

SNYDER & ASSOCIATES
 Project No: 123.0022
 Sheet D.1

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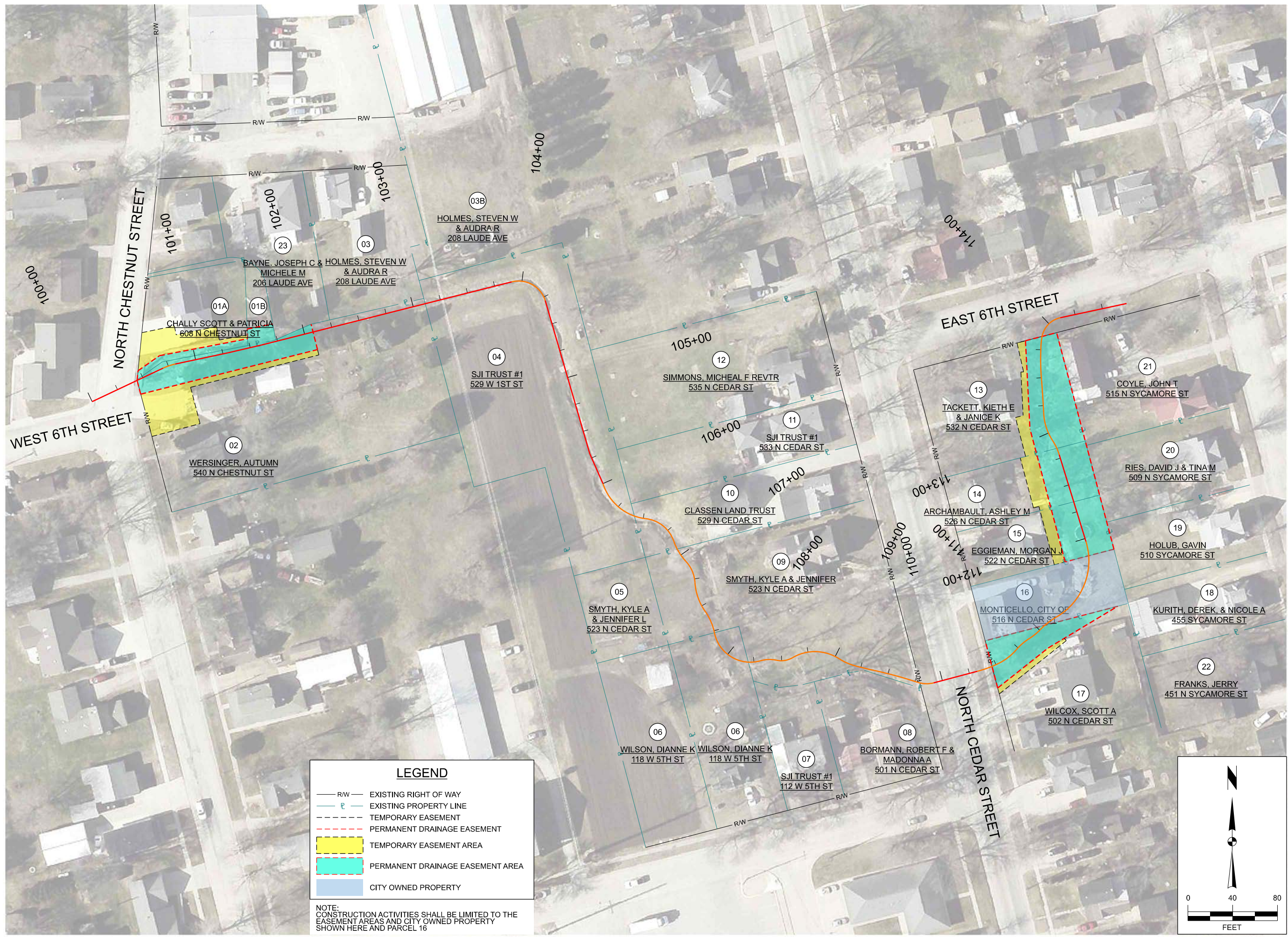
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MARK	Engineer: CJI	Checked By: PDS	
	Technician: RWS	Date: 5/13/2026	T-R-S:
Project No: 123.0022			Sheet D.2

6TH STREET DITCH RESTORATION
 GRADING PLAN AND CHANNEL PROFILE
 CITY OF MONTICELLO, IOWA
SNYDER & ASSOCIATES, INC.

SNYDER & ASSOCIATES
 Project No: 123.0022
 Sheet D.2

900 BELL DRIVE S.W.
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 319-362-9394 | www.snyder-associates.com

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LEGEND	
— RW —	EXISTING RIGHT OF WAY
— P —	EXISTING PROPERTY LINE
- - - - -	TEMPORARY EASEMENT
- - - - -	PERMANENT DRAINAGE EASEMENT
[Yellow dashed box]	TEMPORARY EASEMENT AREA
[Cyan dashed box]	PERMANENT DRAINAGE EASEMENT AREA
[Blue box]	CITY OWNED PROPERTY

NOTE:
 CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE
 EASEMENT AREAS AND CITY OWNED PROPERTY
 SHOWN HERE AND PARCEL 16

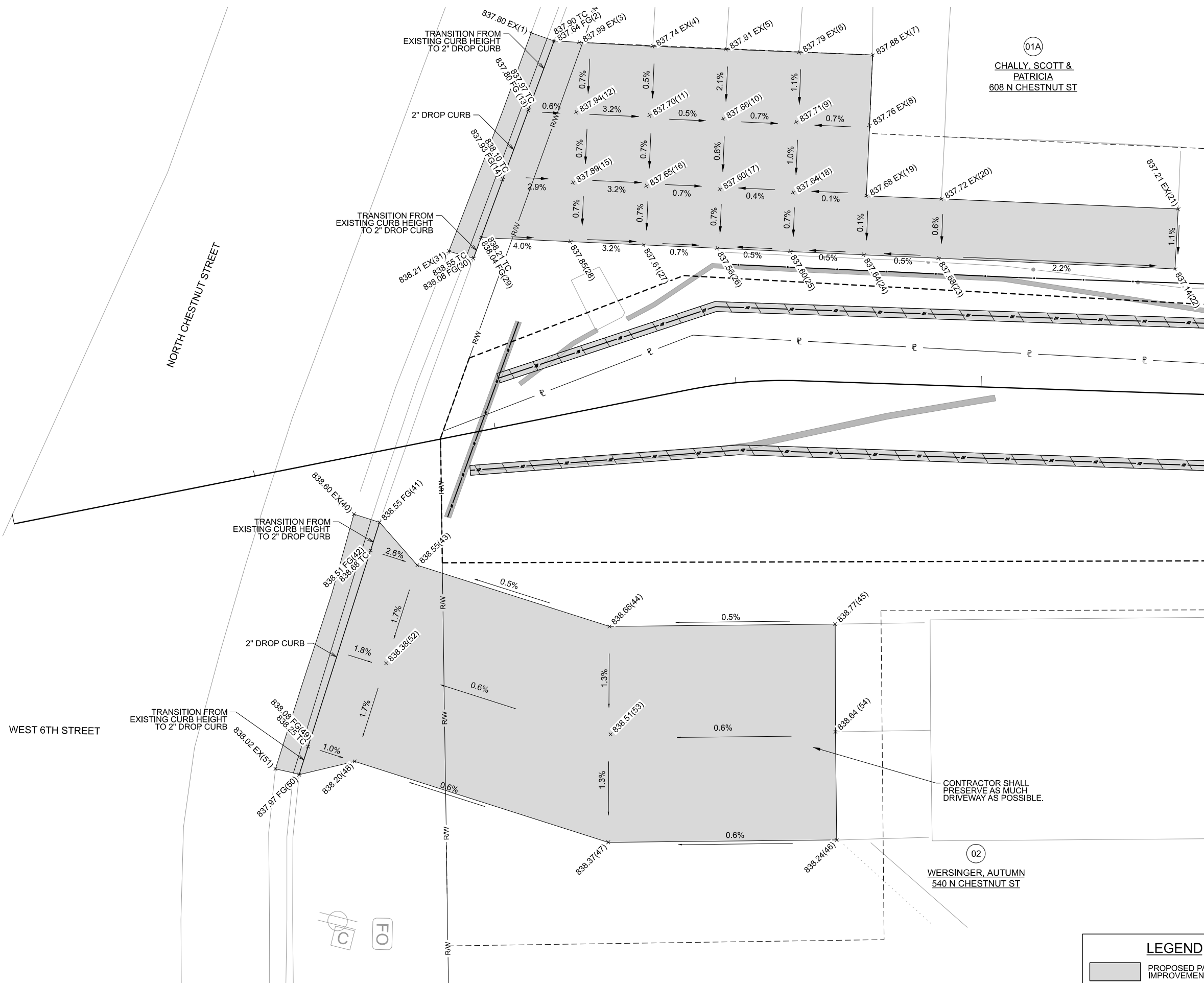
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Engineer: CJI	Checked By: PDS		
Technician: RWS	Date: 5/13/2026	Field Bk:	Pg:
Project No: 123.0022			Sheet H.1

6TH STREET DITCH RESTORATION
CITY OF MONTICELLO, IOWA
 CONSTRUCTION LIMITS & ACCESS
SNYDER & ASSOCIATES, INC.
 900 BELL DRIVE S.W.
 CEDAR RAPIDS, IA 52404
 319-362-9394 | www.snyder-associates.com



Project No: 123.0022
 Sheet H.1

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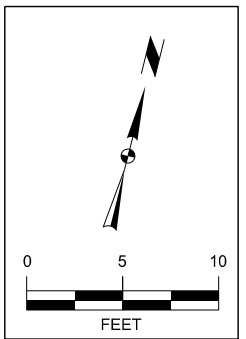
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2	100+63.58	-37.54 LT
3	100+66.09	-36.90 LT
4	100+71.99	-35.12 LT
5	100+76.37	-33.98 LT
6	100+80.83	-33.46 LT
7	100+87.81	-33.44 LT
8	100+87.74	-26.25 LT
9	100+80.71	-26.35 LT
10	100+75.84	-26.92 LT
11	100+71.08	-28.21 LT
12	100+64.39	-29.98 LT
13	100+59.65	-31.15 LT
14	100+55.70	-24.72 LT
15	100+62.67	-23.00 LT
16	100+69.95	-21.21 LT
17	100+75.20	-19.79 LT
18	100+80.56	-19.16 LT
19	100+87.66	-19.06 LT
20	100+95.31	-19.01 LT
21	101+19.48	-18.81 LT
22	101+19.37	-12.69 LT
23	100+95.25	-12.96 LT
24	100+87.59	-13.04 LT
25	100+80.41	-13.14 LT
26	100+74.55	-13.83 LT
27	100+68.51	-15.37 LT
28	100+61.23	-17.16 LT
29	100+52.39	-19.33 LT
30	100+51.22	-17.43 LT
31	100+48.88	-18.60 LT
40	100+34.17	5.784 RT
41	100+36.57	7.112 RT
42	100+35.12	9.738 RT
43	100+39.50	12.156 RT
44	100+57.49	22.099 RT
45	100+85.96	24.672 RT
46	100+86.86	46.677 RT
47	100+53.08	43.655 RT
48	100+29.34	30.537 RT
49	100+24.97	28.118 RT
50	100+23.51	30.744 RT
51	100+21.26	29.705 RT
52	100+34.42	21.346 RT
53	100+55.46	32.91 RT
54	100+86.36	35.65 RT

NOTE: ALL ELEVATIONS ARE TOP OF SLAB UNLESS OTHERWISE NOTED
 EX=MATCH EXISTING
 FG=FORM GRADE
 TC=TOP OF CURB

CONTRACTOR SHALL PRESERVE AS MUCH DRIVEWAY AS POSSIBLE.

LEGEND

■ PROPOSED PAVEMENT IMPROVEMENTS



MARK	REVISION	DATE	BY
Engineer: CJI	Checked By: PDS		
Technician: RWS	Date: 5/13/2026		

Project No: 123.0022
 Sheet L.1

6TH STREET DITCH RESTORATION

GEOMETRIC, STAKING AND JOINTING

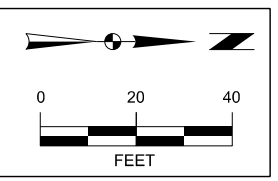
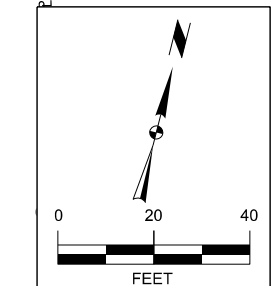
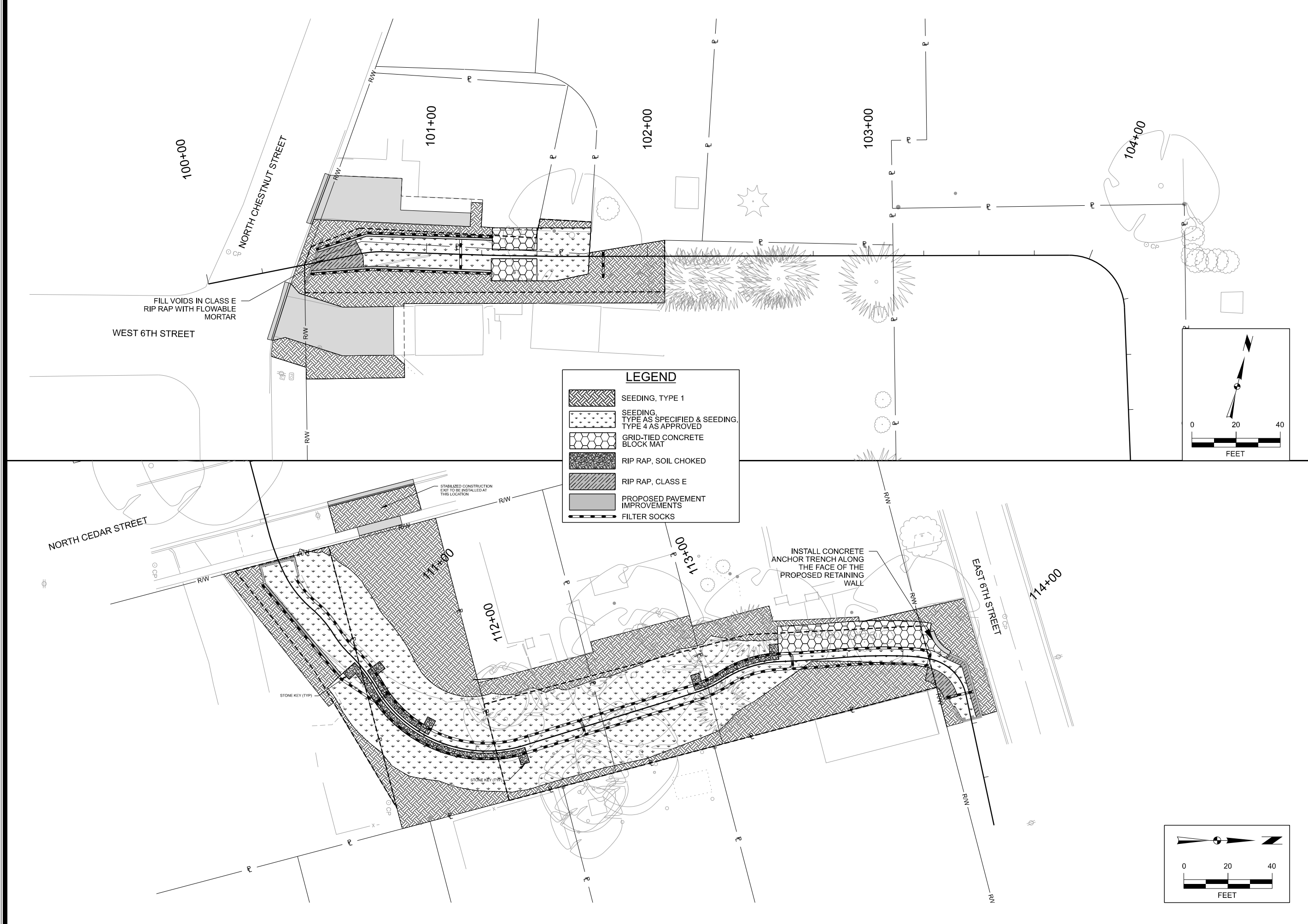
CITY OF MONTICELLO, IOWA

SNYDER & ASSOCIATES, INC.

900 BELL DRIVE S.W.
 CEDAR RAPIDS, IA 52404
 319-362-9394 | www.snyder-associates.com

Project No: 123.0022
 Sheet L.1

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MARK	REVISION	DATE	BY
Engineer: CJI	Checked By: PDS		
Technician: RWS	Date: 5/13/2026	Field Bk:	Pg:
Project No: 123.0022			Sheet R.2

6TH STREET DITCH RESTORATION
EROSION AND SEDIMENT CONTROL
CITY OF MONTICELLO, IOWA
SNYDER & ASSOCIATES, INC.
 900 BELL DRIVE S.W.
 CEDAR RAPIDS, IA 52404
 319-362-9394 | www.snyder-associates.com

Project No: 123.0022
 Sheet R.2

City Council Meeting
Prep. Date 5/13/2026
Preparer: Sally Hinrichsen



Agenda Item: #
Agenda Date: 5/18/2026

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:

- 15. Mayor
- 16. City Engineer
- 17. City Administrator
- 18. Library Director
- 19. Ambulance Director
- 20. City Clerk
- 21. Public Works Director
- 22. Police Chief
- 23. Water/Wastewater Superintendent
- 24. Park and Recreation Director
- 25. Information sharing by Council Members