

City of Monticello, Iowa

Monticello City Council Meeting November 2, 2026 at 6:00 p.m.
Monticello Renaissance Center, 220 E. 1st Street, Monticello, Iowa
Posted October 29, 2026 at 2:00 PM www.ci.monticello.ia.us

Mayor:	Shannon Poe	Staff:	
City Council:		City Administrator:	Russell Farnum
At Large:	Candy Langerman	City Clerk/Treas.:	Sally Hinrichsen
At Large:	Mary Phelan	Police Chief:	Britt Smith
At Large:	Josh Brenneman	Library Director:	Faith Brehm
At Large:	Scott Brighton	Public Works Dir.:	Nick Kahler
At Large:	Ben Duehr	Water/Wastewater Sup.:	Jim Tjaden
At Large:	Dave Goedken	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	October	19, 2026
Approval of Payroll	October	29, 2026
Approval of Treasurer's Report	August	2026
Approval of Claims List		

Resolutions:

1. **Resolution** Approving Change Order Request #9 in the increased not to exceed amount of \$15,501.67 as submitted by Bill Bruce Builders related to the Monticello Wastewater Treatment Plant Improvements

2. **Resolution** Approving Pay Request #29 to Bill Bruce Builders, Inc., Re: Wastewater Treatment Plant Improvement Project in the amount of \$640,675.19
3. **Resolution** Designating City Depositories
4. **Resolution** Approving the Final Plat of Red Bluff Subdivision, Jones County, Iowa
5. **Resolution** Approving Pay Request #3 to Ground Line Company, LLC., Re: 6th Street Ditch Restoration Project in the amount of \$62,312.21
6. **Resolution** Approving purchase of plate compactor for mini excavator from Gentec Equipment – tabled from October 19th meeting

Reports / Potential Actions:

7. Mayor
8. City Engineer
9. City Administrator
10. City Clerk
11. Public Works Director
12. Police Chief
13. Water/Wastewater Superintendent
14. Park and Recreation Director
15. Library Director
16. Ambulance Director
17. Information sharing by Council Members

Work Sessions:

18. Work Session on STBG Grant application for improvements to Route 38 near the School Campus
19. Work Session on ROW ordinance amendments

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: November 2, 2026 Council Meeting

Time: Nov 2, 2026 06:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82272269496>

Meeting ID: 822 7226 9496

One tap mobile

+13017158592,,82272269496# US (Washington DC)

+13052241968,,82272269496# US

Join by SIP

• 82272269496@zoomcrc.com

Join instructions

<https://us02web.zoom.us/join/82272269496?signature=drcwMcvn2TJwcUKJFW0JEpV2EVl9J5oHe2CZd7mm6QM>

“This employer is an equal opportunity provider & employer”

Regular Council Meeting
October 19, 2026, 6:00 P.M.
Community Media Center

Mayor Pro Tem Scott Brighton called the meeting to order. Council present were: Candy Langerman, Mary Phelan, Ben Duehr, Josh Brenneman and Dave Goedken. Also present City Clerk Sally Hinrichsen, Public Works Director Nick Kahler, Police Chief Britt Smith, Library Director Faith Brehm, Ambulance Director Lori Lynch, City Engineer Colton Ingels and City Attorney Doug Herman. City Administrator Russ Farnum joined electronically. The public was invited to attend the meeting in person, or to participate in the meeting electronically via “Zoom Meetings” or “Facebook” and were encouraged to communicate from the chat or message.

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

Scott Chally, 608 N Chestnut, requested the retaining wall be extended along his entire property width instead of the eighty feet proposed in the plans to replace the existing wall. Chally felt he was misled, when he signed the easements to the City. He would like the 6th Street Ditch Project stopped until the plans are redesigned and approved to include his requested change. When asked by Chally, Brighton said he felt the project should be completed the way it is engineered and designed and Council has a work session at the end of the meeting to discuss the matter.

Mary Melchert, 1 Spring Farm Lane reported the Jones County Migrant Inclusion Group hosted “The Pathway to U.S. Citizenship” with attorney Ry Meyer from Catholic Charities of Dubuque in August, which was very well attended. Ry Mayer will be here on October 20th to present “Is our Immigration System Broken”, which is open to the public.

Brenneman moved to approve Resolution #2026-149 Approving Appointment of Shannon Poe to fill vacant Mayor Seat, vacated by former Mayor Jake Ellwood who resigned. Phelan seconded. Roll call was unanimous.

City Clerk Hinrichsen administered the oath of office to Shannon Poe prior to her taking her seat as Mayor and presiding over the remainder of the meeting.

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

Brenneman moved to approve Resolution #2026-150 Designating the Official Public Posting Location for Meeting Notices Pursuant to Iowa Code Section 21.4. Brighton seconded. Roll call was unanimous.

Goedken moved to approve Resolution #2026-151 Appropriating funds necessary to meet the City’s Obligation to Mike Beck and Ken McDermott, known as Royal Flush Truck Wash, Inc per Development Agreement, dated March 17, 2014, and as amended, dated June 3, 2019, seconded by Phelan. Roll call was unanimous.

Langerman moved approve Resolution #2026-152 Appropriating funds necessary to meet the City's Obligation to Cobblestone Inn & Suites (formerly known as Boulders Inn Monticello) under the Development Agreement dated October 5, 2015; as amended November 20, 2017, seconded by Brenneman. Roll call was unanimous.

Phelan moved to approve Resolution #2026-153 Appropriating funds necessary to meet the City's Obligation to Orbis Manufacturing, a subsidiary of Menasha Corporation per Development Agreement dated April 3, 2017, as amended by Resolution #19-27, dated April 15, 2019, Brighton seconded. Roll call was unanimous.

Goedken moved to approve Resolution #2026-154 Appropriating funds necessary to meet the City's Obligation to Lauren Welter, successor owner of 218 West First Street, Suite "A" per Development Agreement, Brenneman seconded. Roll call was unanimous.

Goedken moved to approve Resolution #2026-155 Appropriating funds necessary to meet the City's Obligation to Paige Jacobs, LLC, successor owner of 218 West First Street, Suite "B" per Development Agreement. Brenneman seconded. Roll call was unanimous.

Goedken moved to approve Resolution #2026-156 Appropriating funds necessary to meet the City's Obligation to Jacob Thompson, successor owner of 218 West First Street, Suite "C" per Development Agreement. Phelan seconded. Roll call was unanimous.

Brenneman moved to approve Resolution #2026-157 Appropriating funds necessary to meet the City's Obligation to Mercy Care Management, Inc per Development Agreement, dated July 7, 2019. Goedken seconded. Roll call was unanimous.

Goedken moved to approve Resolution #2026-158 Appropriating funds necessary to meet the City's Obligation to McMATT Properties per Development Agreement, dated June 21, 2021. Phelan seconded. Roll was unanimous.

Brenneman moved to approve Resolution #2026-159 Appropriating funds necessary to meet the City's Obligation to BR3 Development LLC per Development Agreement, dated March 1, 2021. Brighton seconded. Roll call was unanimous.

Langerman moved to approve Resolution #2026-160 Appropriating funds necessary to meet the City's Obligation to Frontier Warehousing and Oak Street Commercial Cabinets, Inc dba Oak Street Manufacturing per Development Agreement, dated January 3, 2022, as amended November 7, 2022. Phelan seconded. Roll call was unanimous.

Langerman moved to approve Resolution #2026-161 Appropriating funds necessary to meet the City's Obligation to Manternach Custom Creations per Development Agreement, dated September 6, 2022. Brenneman seconded. Roll was unanimous.

Goedken moved to approve Resolution #2026-162 Appropriating funds necessary to meet the City's Obligation to Theisen Inc per Development Agreement, dated September 15, 2023. Duehr seconded. Roll call was unanimous.

Phelan moved to approve Resolution #2026-163 Appropriating funds necessary to meet the City's Obligation to Kwik Trip Inc per Development Agreement, dated June 16, 2025. Brighton seconded. Roll call was unanimous.

Brighton moved to approve Resolution #2026-164 Appropriating funds necessary to meet the City's Obligation to Charlie Pingelmeyer LLC per Development Agreement, dated November 3, 2025. Brenneman seconded. Roll call was unanimous.

Brenneman moved to approve Resolution #2026-165 Appropriating funds necessary to meet the City's Obligation to Robert Johnson per Development Agreement, dated February 17, 2026. Duehr seconded. Roll was unanimous.

Goedken moved to table resolution related to purchase of plate compactor for mini excavator from Gentec Equipment to the November 2nd meeting and to hold a work session on the process to fix streets. Brighton seconded. Roll call was unanimous.

Council, City Engineer, Department heads gave updates on projects and activities happening in their departments.

Council held a work session on the appeal of the determination of a vicious dog. Smith reported a dog trainer interacted with the dog today. She had no problem with the dog's temperament or behavior. The dog trainer felt he was responding well to the electric fence. Smith cautioned the Council to use the facts of the vicious dog case and not to base their decision on the quality of life of the dog. Smith stated the Council has given other dogs a second chance, in a similar situation. Smith stated the dog trainer did not recommend any additional training; however, the Council can require the additional training. Hinrichsen stated that she emailed and placed copies of the two letters received regarding the conditions of the dog. Council determined they had nothing to do with the case of the vicious dog. Consensus of Council was they would require that the dog be kept on a chain, even with the electric fence; be trained not to show aggression, length of that training would be up to the trainer and that they provide proof of insurance for the dog. Smith was directed to discuss this with the dog owner.

Council held work session giving an update of the Sixth Street Ditch Project. Goedken stated the first phase of the 6th Street Ditch Project looks great. Engineer Ingles stated the contractor is behind schedule, due to all the rain. Council discussed the fact that Challys signed the easements granting access to their property. Possible options for the Council to consider include: 1. Extend the wall and driveway to address Chally's concerns and return with revised plans; 2. Terminate the project; or 3. Proceed with the project, as designed. Attorney Herman gave a brief update on the history of the ditch and in the past Council wanted the property owners to pay for the project. This time Council agreed to do the project, as long as the property owners signed the easements, which Challys did sign the easements, both temporary and permanent, which were granted willingly, properly recorded, and legally valid. The easements are written contracts that the Council required before hiring the engineer firm to design the project and hiring the contractor to complete the work. Farnum advised if Council would decide not to proceed, they could be looking at costs the contractor has incurred and liquidated damages. To redesign the wall, Council would need DNR and Corp of Engineers to approve the

Regular Council Meeting
October 19, 2026

project and would be required to purchase stream restoration credits. Both of these options would add substantial cost to the project. Farnum stated he held several open houses to review and discuss the plans with neighboring property owners. He sat down with Challys and reviewed the plans as designed. No one has been deceived or misled in regard to this project, and no one was coerced into granting the easements. Council discussed the request Chally made regarding the fence and placing it on the wall instead of on his property. After a lengthy discussion, consensus of the Council was to proceed as the plans are designed. They asked the engineer to reach out to the contractor. Scott Chally addressed the Council and stated "You can do what you want."

Brenneman moved to adjourn at 6:51 P.M.

Shannon Poe, Mayor

Sally Hinrichsen, City Clerk/Treasurer

PAYROLL - OCTOBER 29, 2026

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
AMBULANCE	October 10 - 23, 2026				
Devin Arduser	\$ 64.00	\$ -	0.00	0.00	\$ 55.07
Christian Bell	744.94	-	0.00	0.00	579.21
Erlin Bell	754.00	-	0.00	0.00	632.31
Brian Bronemann	179.75	-	0.00	0.00	151.83
Jamie Coleman	2,519.29	57.69	0.00	12.00	1,966.95
Jordan Fullerton	739.90	-	0.00	0.00	624.96
Quinn Hansen	1,765.96	-	0.00	0.00	1,337.43
Mason Hanson	265.12	-	0.00	0.00	188.94
Sonya Johnson	70.30	-	0.00	0.00	59.38
Jayna Koffron	934.92	-	0.00	0.00	789.67
Lori Lynch	3,581.99	-	0.00	0.00	2,390.41
Coletta Matson	2,554.21	47.01	0.00	0.00	1,786.21
Sky Monty	205.29	-	0.00	0.00	163.39
Mandy Norton	187.75	-	0.00	0.00	158.59
Cory Reyner	791.95	-	0.00	0.00	668.92
Shirlee Scott	2,416.00	-	0.00	0.00	1,791.90
Reggie Welter	383.85	-	0.00	0.00	324.21
Cora Wheeler	314.88	-	0.00	0.00	265.96
TOTAL AMBULANCE	\$ 18,474.10	\$ 104.70	0.00	12.00	\$ 13,935.34
CEMETERY	October 10 - 23, 2026				
Dan McDonald	\$ 2,387.86	\$ 96.66	0.00	0.00	\$ 1,840.04
TOTAL CEMETERY	\$ 2,387.86	\$ 96.66	0.00	0.00	\$ 1,840.04
CITY HALL	October 10 - 23, 2026				
Cheryl Clark	\$ 2,497.26	\$ 11.65	0.00	36.75	\$ 1,784.26
Russ Farnum	3,757.70	-	0.00	0.00	2,593.32
Sally Hinrichsen	3,447.97	-	0.00	0.00	2,310.88
Nanci Tuel	2,409.96	44.36	0.00	0.00	1,830.21
TOTAL CITY HALL	\$ 12,112.89	\$ 56.01	0.00	36.75	\$ 8,518.67
MAYOR / COUNCIL					
Shannon Poe	\$ 209.68	\$ -	0.00	0.00	\$ 160.45
TOTAL MAYOR / COUNCIL	\$ 209.68	\$ -	0.00	0.00	\$ 160.45
LIBRARY	October 10 - 23, 2026				
Faith Brehm	\$ 2,048.41	\$ -	0.00	0.00	\$ 1,562.43
Molli Hunter	1,536.80	-	0.00	0.00	1,236.07
Penny Schmit	1,844.01	-	0.00	0.00	1,416.28
TOTAL LIBRARY	\$ 5,429.22	\$ -	0.00	0.00	\$ 4,214.78
MBC	October 10 - 23, 2026				
Milo Breitbach	\$ 1,836.54	\$ -	0.00	0.00	\$ 1,411.44
Kara Burrack	1,468.81	-	0.00	0.00	1,264.05
Jacob Oswald	2,760.42	-	0.00	0.00	2,132.90
TOTAL MBC	\$ 6,065.77	\$ -	0.00	0.00	\$ 4,808.39
POLICE	October 10 - 23, 2026				
Zach Buehler	\$ 71.12	\$ -	0.00	0.00	\$ 60.07

PAYROLL - OCTOBER 29, 2026

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
Dawn Graver	248.92	-	0.00	0.00	210.25
Erik Honda	3,099.45	-	0.00	0.00	2,281.87
Jordan Koos	3,460.64	-	0.00	0.00	2,382.40
Cole Millard	3,194.04	-	0.00	0.00	2,417.31
Johnny Norwood	3,156.90	-	0.00	0.00	2,280.93
Keanan Shannon	3,483.45	-	0.00	10.00	2,308.16
Britt Smith	3,871.46	-	0.00	0.00	2,874.11
Madonna Staner	2,020.80	-	0.00	0.00	1,512.74
Brian Tate	3,683.05	-	0.00	0.00	2,763.78
TOTAL POLICE	\$ 26,289.83	\$ -	0.00	10.00	\$ 19,091.62
ROAD USE	October 10 - 23, 2026				
Zeb Bowser	\$ 2,251.20	\$ -	0.00	8.50	\$ 1,751.76
Jacob Gravel	2,251.20	-	0.00	13.50	1,700.23
Nick Kahler	2,784.96	-	0.00	0.00	2,040.99
Jasper Scott	2,251.21	-	0.00	0.00	1,821.46
TOTAL ROAD USE	\$ 9,538.57	\$ -	0.00	22.00	\$ 7,314.44
SEWER	October 10 - 23, 2026				
Jim Tjaden	\$ 3,180.40	\$ -	0.00	0.00	\$ 2,356.62
TOTAL SEWER	\$ 3,180.40	\$ -	0.00	0.00	\$ 2,356.62
WATER	October 10 - 23, 2026				
Scott Hagen	\$ 2,472.80	\$ -	0.00	29.25	\$ 1,967.65
Josh Willms	2,312.80	-	0.00	40.50	1,946.03
TOTAL WATER	\$ 4,785.60	\$ -	0.00	69.75	\$ 3,913.68
TOTAL - ALL DEPTS.	\$ 88,473.92	\$ 257.37	0.00	150.50	\$ 66,154.03

Activity	Beginning Fund Balance	Revenue	Interest Earned	Transfers In	Expenses	Transfers Out	Ending Fund Balance	Cash on Hand	Reviewed by:			Clerk's Cash In Bank	Clerk's Cash In Bank	Investments	Investments	Ending Fund Balance
									Date:							
General	823252.69	127984.23	5832.80		172166.50	92327.50	692575.72	1350.00	118262.24	572963.48		17025.73				692575.72
Soldiers Memorial Board	16308.23	932.50			215.00		17025.73									17025.73
Park & Recreation	83418.60	9022.36	253.44		46720.14		45974.26	1900.00	40138.64	3935.62						45974.26
Recreation Set-a-Side	26385.52		81.80				26467.32		26467.32							26467.32
Youth/Adult Tournament Ckg	55404.29		94.11				55498.40									55498.40
Dare	7713.64	900.00	23.91				8637.55		8637.55							8637.55
Canine	31757.20	50.00	99.67		845.34		31061.53		25271.49	5790.04						31061.53
Insurance Fund	78881.87		254.18		1597.10		77538.95		17221.08	59817.87						77538.95
Tournament Fund	14165.47		43.91		1000.00		13209.38		13209.38							13209.38
Special Events	15858.05	1755.70	49.16		990.48		16672.43		16672.43							16672.43
Monticello Trees Forever	32257.31		100.00				32357.31		32357.31							32357.31
Fire	-13148.60	34.10		82531.00	22770.95		46645.55		46645.55							46645.55
Ambulance Operating	273549.15	21259.94	904.74		79236.67		216477.16		-51806.94	268084.10						216477.16
Hotel/Motel Tax Fund	36766.54	5550.38	114.04				42450.96		42450.96							42450.96
Fire Improvement	162302.33		503.14				162805.47		162805.47							162805.47
Earl F Lehmann Trust	239.33						239.33				239.33					239.33
Street Bond	1000.00						1000.00		1000.00							1000.00
Police Improvement	6909.78	28.00	21.42				6959.20		6959.20							6959.20
Library Improvement	73624.09	400.00	236.28		1394.89		72865.48		34811.09	38054.39						72865.48
Library	70207.71	1419.63	220.86	9796.50	14962.69		66662.01	200.00	48287.87	18174.14						66662.01
Equipment Set-A-Side	138225.90		455.13				138681.03		12847.79	125833.24						138681.03
Super Mac	5998.75		17.80		2020.80		3895.75		3739.75	156.00						3895.75
Airport	172479.51	8199.53	539.29		31465.86		149752.47		127988.34	21764.13						149752.47
Revolving Loan Fund	33901.34	802.58	106.58				34810.50		28075.25	6734.25						34810.50
Road Use Tax	125647.11	59479.77			33119.68		152007.20		121171.63	30835.57						152007.20
Road Use Tax Set-Aside	17243.22		61.68				17304.90		16716.99	587.91						17304.90
Employee Benefits	584088.33	1767.45			84344.10		501511.68		163241.72	338269.96						501511.68
TIF Tax Collections	411068.49	4065.92	1079.02				416213.43		161733.20	254480.23						416213.43
Slavka Gehret Trust	148842.43		492.65				149335.08		1705.13	147629.95						149335.08
Police Forfeiture Acct	4.95						4.95		4.95							4.95
Debt Service	158120.05	1229.67	523.36				159873.08		2993.57	156879.51						159873.08
TIF - Debt Payments	-7455.83						-7455.83		-7455.83							-7455.83
Park Improvements	231230.18	87329.80	747.73		42726.02		276581.69		130475.02	146106.67						276581.69
Library Capital Improvements	16769.35		51.98				16821.33		16821.33							16821.33
Ambulance Improvements	312367.82		1009.38				313377.20		119471.03	193906.17						313377.20
TIF Projects	35120.93						35120.93		35120.93							35120.93
Cemetery Improvements	66266.12		883.36				67149.48		4669.39	62480.09						67149.48
Capital Improvements	509059.67		142.59		8026.12		501176.14		-4705.98	40083.74						501176.14
Low Income Housing	0.00						0.00									0.00
Baty Disc Golf Course	7512.55		24.32		4850.68		2686.19		-2185.08	4871.27						2686.19
Mary Maxine Redmond Trust	8276.83		27.23				8304.06		862.90	7441.16						8304.06
Pocket Park	13166.21		42.15				13208.36		8869.47	6338.89						13208.36
Cemetery Perpetual Care	200725.30						200725.30		200725.30							200725.30
Charles S Bidwell Book Trust	90049.06		297.93		153.96		90193.03		1435.88	88757.15						90193.03
Ioma Mary Baker Trust	38040.86		125.88		49.14		38117.60		492.19	37625.41						38117.60
Water Operating	169782.35	39600.78	531.21		42947.64		166966.70		143666.40	23098.30						166966.70
Customer Deposits	43870.16	1250.00			1275.00		43845.16		42272.60	1572.56						43845.16
Water Capital Improvements	630276.32	67159.71	1999.48				699435.51		450715.65	226020.61						699435.51
Sewer Operating	2949755.17	100306.93	5899.11		47114.07		3008847.14		902373.87	1497977.95						3008847.14
Sewer Debt Service	-453490.52		0.06		100424.80		-553915.26		-553932.70	17.44						-553915.26
Sewer Capital Improvements	66789.02	10326.61	288.37				77404.00		15663.32	61740.68						77404.00
Sewer WWTF Facility Improv	330997.60				330997.60		0.00									0.00
Sewer Debt Service Reserve	0.00						0.00									0.00
Sewer Short-lived Assets	0.00						0.00									0.00
Sanitation	428225.76	69398.82	1283.89		68624.16		430274.31		163922.47	266351.84						430274.31
Sanitation Capital Improvements	10235.65		31.73				10267.38		10267.38							10267.38
Yard Waste	50953.59	3791.29	166.79		704.67		54207.00		12451.62	41755.38						54207.00
Storm Waterfund	258953.03	6758.50	838.83		753.86		265796.50		95366.39	170430.11						265796.50
Self Funded Insurance	0.00	2213.57			2213.57		0.00									0.00
Flex Spending	1206.03	1280.80			377.81		2109.02		2109.02							2109.02
Enterprise Flex Spending	107.48						107.48		107.48							107.48
	9601183.97	634286.57	26500.99	92327.50	1144109.30	92327.50	9117864.23	3450.00	2817366.71	5127291.11	1169756.41	0.00	0.00	0.00	0.00	9117864.23

City of Monticello
Bank Reconciliation Report
For the Month of August 2026

Bank Balance		
General Checking	\$2,853,135.17	
Property Tax & Water	\$5,127,291.11	
Soldiers Memorial Ckg	\$17,025.73	
Earl F Lehmann Trust	\$239.33	
Youth/Adult Tournament Ckg	\$55,498.40	
Citizen's Savings	\$1,096,992.95	
Wastewater TMT Loan Acct	\$0.00	
Total Bank Balance		\$9,150,182.69
Plus Outstanding Credit Card Pymt:		
Credit Card Payments	\$1,697.90	
Total Outstanding Credit Card Pymts		\$1,697.90
Less Unapplied Accounts Receivable		
Unapplied Accts Receivable	\$1,689.64	
Total Unapplied Accounts Recievable		\$1,689.64
Less Outstanding Checks:		
Financial/Payroll	\$35,776.72	
Soldiers Memorial		
Wastewater TMT Loan Acct		
Youth/Adult Tournament Ckg		
Total Outstanding Checks		\$35,776.72
Plus Investments:		
Time Certificates	\$0.00	
Petty Cash	\$3,450.00	
Total Investments		\$3,450.00
Treasurer's Balance		\$9,117,864.23

Prepared By: <u>Sally Hinrichsen</u>	<u>10-28-2026</u>
Sally Hinrichsen, City Clerk	Date

Reviewed by: _____	_____
Russell Farnum, City Administrator	Date

City of Monticello
Cash On Hand By Bank
For August 31st, 2026

Bank					
Account type & number	Amount	Interest rate	Maturity date	Length of investment	Purpose
F & M Bank					
Checking #700502479	\$0.00		N/A		Interim Loan Acct
Total by Bank	\$0.00				
Citizens State Bank					
Savings # 6025641	\$239.33		N/A		Earl F Lehmann Trust
Checking #394486	\$17,025.73		N/A		Soldier Memorial
Savings # 6467260	\$1,096,992.95		N/A		General Savings
Total by Bank	\$1,114,258.01				
Dutrac Credit Union					
Total by Bank	\$0.00				
Fidelity Bank & Trust					
Total by Bank	\$0.00				Soldiers Memorial
Ohnward Bank & Trust					
General Ckg/Sweep #40002008	\$2,853,135.17		N/A		General Checking
Property Tax & Water #40001992	\$5,127,291.11		N/A		General Savings
Youth/Adult Tournamt Ckg #618231	\$55,498.40		N/A		Youth/Adult Tournamt
Total by Bank	\$8,035,924.68				
Total Cash on Hand- All Banks	\$9,150,182.69				
Plus Petty Cash	\$3,450.00				Clerk's Office, Library, Aquatic Center and Berndes Center
Plus Outstanding Credit Card Pymt	\$1,697.90				
Less Unapplied Accounts Receivable	\$1,689.64				
Less Outstanding Checks	\$35,776.72				
Treasurer's Balance	\$9,117,864.23				

All of the accounts referenced above are "City" accounts, reported under the City Federal I.D. #. This is an all inclusive
 Riverside Gardeners, Inc
 Monticello Firefighters Organization, Inc
 Monticello Emergency Medical Team
 Friends of the Monticello Public Library

Report Criteria:
[Report]. Due Date = 11/03/2026

Name	Description	Invoice Amount
IOWA LAW ENFORCEMENT ACADEMY	PD TRAINING - MILLARD	25.00
LASER TECH USA INC.	PD BUILDING SUPPLIES	82.90
MONTICELLO COMM SCHOOL DISTRICT	PD FUEL	1,373.24
INFRASTRUCTURE TECHNOLOGY	PD 3CX ANNUAL LICENSE	79.50
LYNCH DALLAS P.C.	PD ATTORNEY FEES	610.00
JOHN DEERE FINANCIAL	PD SUPPLIES	14.97
LASER TECH USA INC.	PD SUPPLIES	23.14
Total 001-110: Police		2,208.75
ALLIANT ENERGY-IES	WELTER DRIVE STREETLIGHTS	134.84
Total 001-230: Streetlights		134.84
INFRASTRUCTURE TECHNOLOGY	POOL 3CX ANNUAL LICENSE	79.50
Total 001-440: Pool		79.50
JOHN DEERE FINANCIAL	CEMETERY BOOTS - MCDONALD	103.99
UNITY POINT HEALTH	CEMETERY OSHA	11.29
MONTICELLO COMM SCHOOL DISTRICT	CEMETERY FUEL	822.66
IBEN CONSTRUCTION CO INC	CEM GRAVE OPENINGS - JULY-SEPT	675.00
Total 001-450: Cemetery		1,612.94
LYNCH DALLAS P.C.	ATTORNEY FEES	120.00
Total 001-641: Attorney		120.00
INFRASTRUCTURE TECHNOLOGY	ADMIN 3CX ANNUAL LICENSE	159.00
E.O. JOHNSON CO INC	ADMIN COPIER MAINTENANCE.	260.84
Total 001-650: Administration		419.84
KELLI CERRUTO	MBC ADULT PROGRAMMING	32.00
ZACHARY D LONG	MBC BLDG REPAIR/MAINT	32.50
JOHN DEERE FINANCIAL	MBC GROUNDS SUPPLIES	3.80
JOHN DEERE FINANCIAL	MBC GROUNDS SUPPLIES	20.96
MONTICELLO COMM SCHOOL DISTRICT	MBC FUEL	240.66
INFRASTRUCTURE TECHNOLOGY	MBC 3CX ANNUAL LICENSE	79.50
SUTTON JAMES SMITH	MBC FLAG FOOTBALL OFFICIATING	120.00
TATE GREGORY SMITH	MBC FLAG FOOTBALL OFFICIATING	135.00
Total 005-430: Parks & Rec		664.22
MES SERVICE COMPANY LLC	FIRE EQUIP REPAIR/MAINT	628.21
MONTICELLO COMM SCHOOL DISTRICT	FIRE FUEL	57.14
DANKO EMERGENCY EQUIPMENT INC	FIRE EQUIP REPAIR/MAINT	1,260.00
Total 015-150: Fire		1,945.35
KIRKWOOD COMMUNITY COLLEGE	AMB ACLS RENEWALS	66.00
MONTICELLO COMM SCHOOL DISTRICT	AMB FUEL	1,209.71

Name	Description	Invoice Amount
INFRASTRUCTURE TECHNOLOGY	AMB 3CX ANNUAL LICENSE	79.50
LYNCH DALLAS P.C.	AMB ATTORNEY FEES	20.00
LASER TECH USA INC.	AMB BUILDING SUPPLIES	83.09
IOWA DEPT OF HUMAN SERVICES	AMB REFUND	4,126.76
BOUND TREE MEDICAL LLC	AMB MEDICAL SUPPLIES	63.86-
BOUND TREE MEDICAL LLC	AMB MEDICAL SUPPLIES	210.99-
BOUND TREE MEDICAL LLC	AMB MEDICAL SUPPLIES	138.48-
BOUND TREE MEDICAL LLC	AMB MEDICAL SUPPLIES	81.99
BOUND TREE MEDICAL LLC	AMB MEDICAL SUPPLIES	104.22
BOUND TREE MEDICAL LLC	AMB MEDICAL SUPPLIES	40.98
BOUND TREE MEDICAL LLC	AMB MEDICAL SUPPLIES	313.85
Total 016-160: Ambulance		5,712.77
JONES CO ECONOMIC DEVELOPMENT	HOTEL/MOTEL ECONOMIC DEVELO	15,000.00
Total 018-699: Hotel/Motel		15,000.00
CITY OF MONTICELLO	STREET BOND REFUND - COMELEC	250.00
KEITH & CAROL HAGEN	STREET BOND REFUND	250.00
PEARCE SERVICES	STREET BOND REFUND- 203 WEST	250.00
Total 023-299: Street Bonds		750.00
FAREWAY STORES #840-1	LIB IMP PROGRAMS/PROMOTIONS	5.99
FAREWAY STORES #840-1	LIB IMP PROGRAMS/PROMOTIONS	30.96
FAREWAY STORES #840-1	LIB IMP PROGRAMS/PROMOTIONS	46.33
PREMIER FURNITURE AND EQUIPMENT, LLC	LIB OTHER CAPITAL EQUIPMENT	625.12
Total 030-410: Library Improvement		708.40
JOHN DEERE FINANCIAL	LIB BUILDING SUPPLIES	10.99
INFRASTRUCTURE TECHNOLOGY	LIB 3CX ANNUAL LICENSE	159.00
Total 041-410: Library		169.99
INFRASTRUCTURE TECHNOLOGY	SUPER MAC EQUIP REPAIR/MAINT	220.00
Total 045-499: Super Mac		220.00
DAN'S OVERHEAD DOORS & MORE	AIRPORT BLDG REPAIR/MAINT	12,640.00
MONTICELLO COMM SCHOOL DISTRICT	AIRPORT FUEL	327.28
ALLIANT ENERGY-IES	20373 HWY 38 AIRPORT	68.39
ALLIANT ENERGY-IES	20373 HWY 38 TERMINAL BLDG	176.29
ALLIANT ENERGY-IES	20373 HWY 38 AIRPORT	27.83
ALLIANT ENERGY-IES	AIRPORT ELECTRIC	58.72
ALLIANT ENERGY-IES	20373 HWY 38 AIRPORT	268.96
MONTICELLO AVIATION INC	AIRPORT MANAGER	2,887.50
Total 046-280: Airport		16,454.97
JOHN DEERE FINANCIAL	RU BOOTS - MCDONALD	56.00
UNITY POINT HEALTH	RU OSHA	62.55
MONTICELLO COMM SCHOOL DISTRICT	RU FUEL	881.27
BRIAN CROWLEY	RU EQUIP REPAIR/MAINT	78.61
JOHN DEERE FINANCIAL	RU EQUIP REPAIR/MAINT	69.53
JOHN DEERE FINANCIAL	RU EQUIP REPAIR/MAINT	29.55

Name	Description	Invoice Amount
JOHN DEERE FINANCIAL	RU EQUIP REPAIR/MAINT	45.24
JOHN DEERE FINANCIAL	RU EQUIP REPAIR/MAINT	22.98
JOHN DEERE FINANCIAL	RU EQUIP REPAIR/MAINT	19.39
LAPORTE MOTOR SUPPLY	RU EQUIP REPAIR/MAINT	166.15
LAPORTE MOTOR SUPPLY	RU EQUIP REPAIR/MAINT	517.44
TRUCK CENTER HOLDINGS INC	RU EQUIP REPAIR/MAINT	28.92
TRUCK CENTER HOLDINGS INC	RU EQUIP REPAIR/MAINT	30.64
CASCADE COMMUNICATIONS CO	RU UTILITY SERVICES	89.00
INFRASTRUCTURE TECHNOLOGY	RU 3CX ANNUAL LICENSE	79.50
KROMMINGA MOTORS INC	RU EQUIPMENT RENTAL	250.00
JOHN DEERE FINANCIAL	RU SUPPLIES	15.99
SPAHN & ROSE LUMBER CO INC	RU STREET MAINTENANCE SUPPLIE	239.99
AK BROWN ENTERPRISES LLC	RU LIGHT SYSTEMS & STRUCTURE	908.00
W.W. GRAINGER INC	RU STREETLIGHT REPAIR	71.40
Total 110-210: Road Use		3,600.87
MICRO MARKETING LLC	LIB BIDWELL BOOKS	28.00
MICRO MARKETING LLC	LIB BIDWELL BOOKS	25.60
Total 502-410: Library- Bidwell Trust		53.60
CENTER POINT PUBLISHING	LIB BAKER BOOKS	52.74
Total 503-410: Library- Ioma Mary Baker Trust		52.74
UNITY POINT HEALTH	WATER OSHA	21.72
MONTICELLO COMM SCHOOL DISTRICT	WATER FUEL	460.63
CENTRAL SERVICE & SUPPLY, INC.	WATER EQUIP REPAIR/MAINT	159.95
INFRASTRUCTURE TECHNOLOGY	WATER 3CX ANNUAL LICENSE	39.75
FAREWAY STORES #840-1	WATER LAB SUPPLIES	4.48
HAWKINS WATER TREATMENT	WATER SYSTEM	489.81
IOWA ONE CALL	WATER SYSTEM	22.55
Total 600-810: Water		1,198.89
CITY OF MONTICELLO	WATER DEPOSIT REFUND - BRIGHT	15.00
CITY OF MONTICELLO	WATER DEPOSIT REFUND - DAY	50.00
CITY OF MONTICELLO	WATER DEPOSIT REFUND - WHITE C	55.33
CITY OF MONTICELLO	WATER DEPOSIT REFUND - BRANDT	30.98
CITY OF MONTICELLO	WATER DEPOSIT REFUND - FINN	114.64
JOHN BRANDT	WATER DEPOSIT REFUND	119.02
KADEN FINN	WATER DEPOSIT REFUND	35.36
WHITE COLLAR GROOMING LLC	WATER DEPOSIT REFUND	94.67
Total 602-810: Water Deposits		515.00
UNITY POINT HEALTH	SEWER OSHA	37.36
MONTICELLO COMM SCHOOL DISTRICT	SEWER FUEL	460.64
CASCADE COMMUNICATIONS CO	SEWER UTILITIES	99.00
INFRASTRUCTURE TECHNOLOGY	SEWER 3CX ANNUAL LICENSE	39.75
JOHN DEERE FINANCIAL	SEWER SUPPLIES	4.49
JOHN DEERE FINANCIAL	SEWER SUPPLIES	108.18
JOHN DEERE FINANCIAL	SEWER SUPPLIES	42.45
ENVIRONMENTAL RESOURCE ASSOC.	SEWER LAB SUPPLIES	378.77
FAREWAY STORES #840-1	SEWER LAB SUPPLIES	28.98
LASER TECH USA INC.	SEWER LAB SUPPLIES	89.86

Name	Description	Invoice Amount
IOWA ONE CALL	SEWER SYSTEM	22.55
Total 610-815: Sewer		1,227.13
UNITY POINT HEALTH	SANITATION OSHA	6.08
MONTICELLO COMM SCHOOL DISTRCT	SANITATION FUEL	103.25
JONES COUNTY SOLID WASTE	2ND QTR '27 ASSESSMENT	5,050.00
REPUBLIC SERVICES #897	RESIDENTIAL GARBAGE	22,690.16
REPUBLIC SERVICES #897	RESIDENTIAL RECYCLING	9,603.88
Total 670-840: Sanitation		37,453.37
DUBUQUE MULCH CO	YARD WASTE COMPOST	13,000.00
Total 675-840: Yard waste		13,000.00
Total :		103,303.17
Grand Totals:		103,303.17

Report Criteria:

[Report]. Due Date = 11/03/2026

CHANGE ORDER NO.: 9

Owner: City of Monticello

Engineer: Snyder & Associates

Contractor: Bill Bruce Builders

Project: Wastewater Treatment Plant
Improvements

Contract Name: Wastewater Treatment
Plant Improvements

Owner's Project No.:

Engineer's Project No.:
120.1109

Contractor's Project No.:

Date Issued: 10/26/2026

Effective Date of Change Order:
11/3/2026

The Contract is modified as follows upon execution of this Change Order:

Description: CR#38 – Add air piping to the Aero-Mod. This change order is to add two 45-degree bends and 20 ft of pipe to reroute the air piping to avoid both underground conflicts and above-ground conflicts. In reviewing the shop drawings that Aero-mod provided, they changed the layout and spacing of the air piping coming over the wall of the tanks, which pushed the air piping closer to the edge of the tank than originally shown. We had originally set up the air piping based on the layout previously provided.

CR#40 – Replacement of unsuitable soils under the biosolids roadway. This includes adding an additional 4" of rock along with triaxial geogrid.

Attachments: Bill Bruce Builders change requests 38 & 40

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ 23,448,000.00	Original Contract Times: Substantial Completion: September 26, 2026 Ready for final payment: November 25, 2026
Increase from previously approved Change Orders No. 1 to No. 8 \$ 1,098,256.81	Increase from previously approved Change Orders No.1 to No. 7: Substantial Completion: January 27, 2027 Ready for final payment: February 22, 2027
Contract Price prior to this Change Order: \$ 24,546,256.81	Contract Times prior to this Change Order: Substantial Completion: January 27, 2027 Ready for final payment: February 22, 2027
Increase due to this Change Order: \$ 15,501.67	Increase this Change Order: Substantial Completion: March 12, 2027 Ready for final payment: April 7, 2027
Contract Price incorporating this Change Order: \$ 24,561,758.48	Contract Times with all approved Change Orders: Substantial Completion: March 16, 2027 Ready for final payment: April 9, 2027

Recommended by Engineer

Accepted by Contractor

By: Nicholas Eisenbacher

Mr. [Signature]

Title: Civil Engineer

President

Date: 10/27/2026

10/27/26

Authorized by Owner

Approved by Funding Agency

By: _____

Title: _____

Date: _____



Bill Bruce Builders
900 E Franklin Street
Eldridge, IA 52748

Change Request

Date: 9/2/2026

Project: Monticello Wastewater Treatment Plant Improvements

Change Order #: 38

RFI #: #75

Date Submitted: 9/2/2026

Due Date: 9/9/2026

This Change Order Increases the amount of days to complete the job by 20 working days.

Description:

Per RFI #75, BBB and subcontractors propose to provide additional piping and labor to avoid unknown underground conflicts per RFI.

Subcontractor Cost:

KE Flatwork	\$	2,100.00
Core and Main	\$	8,620.00
Total Subcontractor Cost:		\$ 10,720.00
Subcontractor Mark-up		\$ 536.00

Special Consultants/Other Expenses

Total Special Consultants/Other Expenses \$ -	

Contractor Cost:

Project Manager - 1.0 MH - Time for Coordination	\$	84.00
Total Contractor Cost:		\$ 84.00
Contractor Mark-up		\$ 12.60
	Subtotal Amount	\$ 11,352.60
	P&P Bond	\$ 85.14
	GL Insurance	\$ 68.12
	Builder's Risk Insurance	\$ 28.38
	Grand Total	\$ 11,534.24

Approved By

Engineer:

Owner:



Name:

Name:

10/27/2026

Date:

Date:



Bid Proposal for Bill Bruce Builders - Monticello WWTP - 18" U/L C/O

CUSTOMER	BILL BRUCE BUILDERS INC 900 E Franklin St Eldridge, IA 52748 Contact: Paul Krogman (T) 563-249-6964	Job Bill Bruce Builders - Monticello WWTP - 18" U/L C/O Monticello, IA Bid Date: 08/21/2026 Bid #: 5157423
	Sales Representative Jared Kleinschmit (M) 402-992-0487 (T) 515-985-0595 Jared.Kleinschmit@coreandmain.com	Core & Main 2500 SE Enterprise Dr Grimes, IA 50111 (T) 5159864000
CONTACT		
NOTES		



Bid Proposal for Bill Bruce Builders - Monticello WWTP - 18" U/L C/O

BILL BRUCE BUILDERS INC
Job Location: Monticello, IA
Bid Date: 08/21/2026
Core & Main Bid #: 5157423

Core & Main
2500 SE Enterprise Dr
Grimes, IA 50111
Phone: 5159864000
Fax: 5159864400

Seq#	Qty	Description	Units	Price	Ext Price
10	20	18" TJ CL52 DI PIPE U/L	FT	135.00	2,700.00
20	2	18" MJ 45 C153 USA U/L	EA	1,750.00	3,500.00
30	4	18 STAR 3018 DIP REST SB AIS USA STARBOND L/ACC SGDPS18RDD	EA	375.00	1,500.00
40	4	18" REG MJ VITON GASKET	EA	230.00	920.00
50	48	3/4X4-1/2 COR-BLUE T-HEAD USA USA	EA	N/C	N/C
				Sub Total	8,620.00
				Tax	603.40
				Total	9,223.40

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/terms-of-sale/>

THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS. PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARIFFS IMPOSED BY THE U.S. GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE NEW TARIFFS ARE IMPLEMENTED. THESE ITEMS SHOULD BE PURCHASED WITH HASTE TO AVOID ANY ADDITIONAL RISING TARIFF COSTS.

Nick Eisenbacher

From: Bill Bruce <bbruce@brucebuilders.com>
Sent: Tuesday, October 13, 2026 5:20 PM
To: Nick Eisenbacher; Becky Avise
Subject: RE: Monticello WWTP | CR 038
Attachments: Revised - CR 038 - RFI #75.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender email address and know the content is safe.

I do not, but there back-up is the following:

10 hours at a rate of \$120/hr.

10 hours at a rate of \$90/hr.

2 guys 1 day with travel time.

\$2,100 total.

Bill Bruce

President



(O):563-285-9341

(C):515-975-7731

(E):bbruce@brucebuilders.com

From: Nick Eisenbacher <neisenbacher@snyder-associates.com>

Sent: Tuesday, October 13, 2026 11:37 AM

To: Becky Avise <bavise@brucebuilders.com>

Cc: Bill Bruce <bbruce@brucebuilders.com>

Subject: RE: Monticello WWTP | CR 038

Do you have a revised detail sheet for the KE Flatwork cost?

Thanks,

Nick Eisenbacher, P.E.

Civil Engineer

Snyder & Associates, Inc.

From: Becky Avise <bavise@brucebuilders.com>

Sent: Tuesday, October 13, 2026 10:58 AM

To: Nick Eisenbacher <neisenbacher@snyder-associates.com>

Cc: Bill Bruce <bbruce@brucebuilders.com>

Subject: Re: Monticello WWTP | CR 038

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender email address and know the content is safe.

Good Morning,

Attached please find revised CR 038 - RFI #75.

Thanks,

Becky Avise



900 E Franklin Street

Eldridge, IA 52748

(O): 563-285-9341

(C): 563-940-2589

(E): bavise@brucebuilders.com

From: Becky Avise

Sent: Wednesday, September 2, 2026 10:35 AM

To: Nick Eisenbacher <neisenbacher@snyder-associates.com>

Cc: Bill Bruce <bbruce@brucebuilders.com>

Subject: Monticello WWTP | CR 038

Hello,

Attached please find CR 038 – RFI #75 for the City of Monticello Wastewater Treatment Plant Improvements project.

If you have any questions, please let us know.

Thank you,

Becky Avise



900 E Franklin Street

Eldridge, IA 52748

(O): 563-285-9341

(C): 563-940-2589

(E): bavise@brucebuilders.com

Nick Eisenbacher

From: Klein, Bradley <BRADLEY.KLEIN@coreandmain.com>
Sent: Monday, October 5, 2026 9:04 AM
To: Bill Bruce
Cc: Paul Krogman
Subject: 18" Unlined DIP Time Line

Bill,

Here is a time line I pulled together from the emails I have.

06/23/26 – 18" unlined material discussion started between Paul, Cary, Myself and Andrew in my office who handles orders.

06/24/26 – 18" unlined material on order, but a few questions on some of the fittings needed. Order acknowledgement shows ship date of 09/21/26

06/26/26 – 18" unlined material order completely on order.

07/31/26 – Paul emailed asking about the status of order. This is when the lead time started to be a potential issue.

08/11/26 – Emails show me reaching out to several fabricators to see if they have any stock of pipe needed. We found 60' of pipe, but with that not fulfilling need, material was not placed on order.

09/08/26 – Learned ship date for pipe changes from 09/21/26 to 10/15/26.

09/08/26 – HDPE alternate request from Paul, this went nowhere due to temperature rating needed on pipe.

09/10/26 – Re-reached out to all fabricators on stock of 18" unlined pipe. Was able to source the 120' needed, but double the price of original order.

09/11/26 – Was able to get the ship date on 18" unlined pipe was moved up to a release date of 10/08

09/14/26 – General correspondence with BBB on lead times.

09/17/26 – Time line requested from Bill Bruce.

Thank you,

Bradley C. Klein

Outside Sales Representative
Critical Infrastructure Group (CIG)

M: 515-363-2492

Local Service, Nationwide <https://coreandmain.com/>



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Bill Bruce Builders
900 E Franklin Street
Eldridge, IA 52748

Change Request

Date: 10/26/2026

Project: Monticello Wastewater Treatment Plant Improvements

Change Order #: 40

RFI #

Date Submitted 10/26/2026

Due Date 11/2/2026

This Change Order Increases the amount of days to complete the job by 2 working days.

Description:

BBB and subcontractors propose to provide the following:

For the added paved road on the South side of the Biosolids Building, the subgrade and available fill dirt lacks stability. Central proposed to increase the depth of rock subbase to 12" and install triaxial geogrid to strengthen the subgrade.

Subcontractor Cost:

Central Excavating	\$ 3,627.00
Total Subcontractor Cost:	\$ 3,627.00
Subcontractor Mark-up	\$ 181.35

Special Consultants/Other Expenses

Total Special Consultants/Other Expenses	\$ -

Contractor Cost:

Project Manager - 1.0 MH - Time for Coordination	\$ 84.00
Total Contractor Cost:	\$ 84.00
Contractor Mark-up	\$ 12.60
Subtotal Amount	\$ 3,904.95
P&P Bond	\$ 29.29
GL Insurance	\$ 23.43
Builder's Risk Insurance	\$ 9.76
Grand Total	\$ 3,967.43

Approved By

Engineer:

Owner:



Name:

Name:

10/27/2026

Date:

Date:

Change Order Request

Central Excavating, Inc
1805 State Street, Suite 104
Bettendorf, IA 52722

Central No: 2404
Date: 10/20/2026

To:
BILL BRUCE BUILDERS
900 E. FRANKLIN STREET
ELDRIDGE, IA 52748

Attention: BILL BRUCE
Project Name: MONTICELLO WWTP IMPROVEMENTS
Project No: S & A: 120.1109.08

Remarks or Description of Work:

For the added paved road on the South side of the Biosolids Building, the subgrade and available fill dirt lacks stability. Central proposed to increase the depth of rock subbase to 12" and install triaxial geogrid to strengthen the subgrade.

	Description	Unit Type	Quantity	Unit Price	Extension
	Add Geogrid	LS	1	\$ 2,050.00	\$ 2,050.00
	Add 4" of Subbase	LS	1	\$ 1,925.00	\$ 1,925.00
	Deduct for 4" of Dirt Not Placed In Fill	LS	1	\$ (875.00)	\$ (875.00)
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -

7% Overhead, 10% Markup

Overhead & Profit \$ 527.00
TOTAL \$ 3,627.00

Central Excavating, Inc.

By: Jesse Spain

Date: 10/20/2026

City of Monticello, Iowa

RESOLUTION

Approving Change Order Request #9 in the increased not to exceed amount of \$15,501.67 as submitted by Bill Bruce Builders related to the Monticello Wastewater Treatment Plant Improvements

WHEREAS, Bill Bruce Builders is contracted with the City to complete the Monticello Wastewater Treatment Plant Improvements, and

WHEREAS, Bill Bruce Builders has submitted Change Order Request #9 tied to add two 45-degree bends and 20 ft of pipe to reroute the air piping to avoid both underground conflicts and aboveground conflicts for Aero-Mod., with a total net change in contract price to increase in the amount of \$15,501.67, and

WHEREAS, The City Engineer has reviewed the proposed Change Order #8 and recommends that it be approved by the City Council.

NOW THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve Change Order #9 submitted by Bill Bruce Builders related to the Monticello Wastewater Treatment Plant Improvements in the not to exceed increase amount of \$15,501.67.

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 2nd day of October, 2026.

Shannon Poe, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer



October 26, 2026

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

RE: CONTRACTOR'S APPLICATION FOR PAYMENT #29- 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 #29 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, site work, electrical site work, installation of walkways and handrails on top of the Aero-Mod tank, modifications to the existing shop building, work associated with change order #6, and site 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 #29 of \$640,675.19 to Bill Bruce Builders, Inc.

Respectfully,

SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink that reads 'Nick Eisenbacher'.

Nick Eisenbacher, P.E.
Project Engineer

Enclosure: Bill Bruce Builders, Inc Contractor's Application for Payment #29

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> Engineer: <u>Snyder & Associates, Inc.</u> Contractor: <u>Bill Bruce Builders, Inc.</u> Project: <u>Wastewater Treatment Plant (WWTP) Improvements</u> Contract: <u>Wastewater Treatment Plant Improvements</u>	Owner's Project No.: <u>120.1109.08</u> Engineer's Project No.: <u>120.1109.08</u> Contractor's Project No.: <u>20231024</u>
Application No.: <u>29</u> Application Date: <u>10/13/2026</u>	
Application Period: From <u>9/1/2026</u> to <u>9/30/2026</u>	

1. Original Contract Price	\$ 23,448,000.00 -
2. Net change by Change Orders	\$ 1,098,256.81 -
3. Current Contract Price (Line 1 + Line 2)	\$ 24,546,256.81 -
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 21,047,314.90 -
5. Retainage	
a. <u>5%</u> X <u>\$17,346,259.17</u> Work Completed	\$ 867,312.96 -
b. <u>5%</u> X <u>\$3,701,055.73-</u> Stored Materials	\$ 185,052.79 -
c. Total Retainage (Line 5.a + Line 5.b)	\$ 1,052,365.75 -
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 19,994,949.16 -
7. Less previous payments (Line 6 from prior application)	19,354,273.96
8. Amount due this application	\$ 640,675.19 -
9. Balance to finish, including retainage (Line 3 - Line 6)	\$ 4,551,307.66 -

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: <u>Bill Bruce Builders, Inc.</u>	
Signature: <u></u>	Date: <u>10/26/2026</u>

Recommended by Engineer By: <u></u> Title: <u>Civil Engineer</u> Date: <u>10/27/2026</u>	Approved by Owner By: _____ Title: _____ Date: _____
Approved by Funding Agency By: _____ Title: _____ 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.: 29 **From** 9/1/2026 **to** 9/30/2026 **Application Date:** 10/13/26

A	B	C	D	E	F	G	H	I
ITEM #	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED & STORED TO DATE (D + E + F)	% (G / C)	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	1,557,475.10	55,624.11		1,613,099.21	81%	389,368.79
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	715,214.09	75,164.68		790,378.77	83%	159,621.23
9	Rebar Labor	1,000,000.00	870,000.00	40,000.00		910,000.00	91%	90,000.00
10	Concrete - Aeromod	1,610,500.00	1,141,350.00	114,135.00		1,255,485.00	78%	355,015.00
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	296,000.00			296,000.00	99%	4,000.00
17	Placement on Project	179,200.00	167,000.00	10,000.00		177,000.00	99%	2,200.00
18	Digging for Electrical/Concrete around pipes	100,000.00	100,000.00			100,000.00	100%	0.00
19	Sluice Gates/Slides Gates Install	50,000.00				0.00	0%	50,000.00
20	Liquid Process Pipe Install	50,000.00	24,000.00			24,000.00	48%	26,000.00
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	13,760.00		165,000.00	83%	34,400.00
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	66,000.00			66,000.00	100%	0.00
36	Demolition of Metal Panels	12,800.00		12,800.00		12,800.00	100%	0.00
37	Metal Panel Install	45,980.00		45,980.00		45,980.00	100%	0.00
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	30,090.00			30,090.00	100%	0.00
42	Painting	124,931.00	124,931.00			124,931.00	100%	0.00
43	Specialties	8,030.00				0.00	0%	8,030.00
44	Lab Equipment - End Loader	179,000.00	179,000.00			179,000.00	100%	0.00
45	Lab Equipment - Hotsy Pressure Washer	7,800.00	7,800.00			7,800.00	100%	0.00
46	Refrigerated Composite Sampler	27,500.00				0.00	0%	27,500.00
47	Plumbing / HVAC	499,980.00	494,304.89			494,304.89	99%	5,675.11
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	675,000.00			675,000.00	100%	0.00
50	Electrical - Site Work	310,613.00	306,321.14	4,291.86		310,613.00	100%	0.00
51	Electrical - Building Power and Equipment	310,612.00	307,688.24			307,688.24	99%	2,923.76
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	12,850.00	350.00		13,200.00	90%	1,400.00
55	Retaining Walls	43,207.00				0.00	0%	43,207.00

56	MOBILIZATION	219,649.00	164,736.91	10,982.22		175,719.13	80%	43,929.87
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			124,633.73	124,633.73	29%	300,123.27
70	BYPASS PUMPING	145,830.00				0.00	0%	145,830.00
71	STORM SEWER AND DRAIN TILE	59,390.00				0.00	0%	59,390.00
72	TRUCK DUMP TANK & SANITARY	52,864.00	12,928.37			12,928.37	24%	39,935.63
73	STRUCTURE EXCAVATION	334,347.00	334,347.00			334,347.00	100%	0.00
74	STRUCTURE BACKFILL	283,748.00	198,623.86			198,623.86	70%	85,124.14
75	STRUCTURE SUBBASE	204,903.00	204,903.00			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	22,000.00	6,000.00		28,000.00	82%	6,000.00
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	14,400.00			14,400.00	100%	0.00
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	62,819.00	37,931.00		100,750.00	100%	0.00
96	Fabricated Stainless Steel - Materials	170,000.00	164,881.08	5,118.92		170,000.00	100%	0.00
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	638,391.68	106,618.47		745,010.15	80%	186,469.85
Original Contract Totals		\$ 23,448,000.00	\$ 15,774,506.32	\$ 538,756.26	\$ 3,701,055.73	\$ 20,014,318.31	85%	\$ 3,433,681.69

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.: 29	From	9/1/2026	to	9/30/2026	Application Date:	10/13/26
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A	B	C	D	E	F	G	H	I
ITEM #	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED & STORED TO DATE (D + E + F)	% (G / C)	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)	(19,455.71)			(19,455.71)	100%	0.00
	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
5	Unsuitable Soils North Side of Control Building	6,916.09	6,916.09			6,916.09	100%	0.00
	Delete Explosion Proof Operators	(19,903.40)				0.00	0%	(19,903.40)
	Unsuitable Soils	40,145.09	40,145.09			40,145.09	100%	0.00
	ITC #12	(2,461.00)				0.00	0%	(2,461.00)
	RFI #69	12,270.98	9,029.56			9,029.56	74%	3,241.42
6	CR #32 - Electrical Breakers	9,491.49		9,491.49		9,491.49	100%	0.00
	CR #34 - Controls Building Welder Receptalce	1,513.46		1,513.46		1,513.46	100%	0.00
7	CR #29 - MH-1	10,763.06				0.00	0%	10,763.06
	CR #35 - Adjust piping to the Flow Meter	19,820.64				0.00	0%	19,820.64
8	CR #37 - ITC #19	18,172.67				0.00	0%	18,172.67
	CR #39 - ITC #21	10,536.66				0.00	0%	10,536.66
Change Order Totals		\$ 1,098,256.81	\$ 1,021,991.64	\$ 11,004.95	\$ -	\$ 1,032,996.59		\$ 65,260.22

Original Contract and Change Orders													
Project Totals	\$	24,546,256.81	\$	16,796,497.96	\$	549,761.21	\$	3,701,055.73	\$	21,047,314.90		\$	3,498,941.91

Contractor's Application for Payment

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

Application Date: 10/13/26

[illegible]



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
9/11/2026

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

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Mel Foster Insurance 3218 E 35th St Ct Davenport IA 52807		CONTACT NAME: Randy Shwanz PHONE (A/C No, Ext): 563-359-5446 E-MAIL ADDRESS: randys@melfosterinsurance.com FAX (A/C, No): 563-359-6432	
INSURED Central Excavating Inc 1805 State Street Suite 104 Bettendorf IA 52722		INSURER(S) AFFORDING COVERAGE INSURER A: Pacific Insurance Company, Limited INSURER B: WEST BEND INS. CO. INSURER C: INSURER D: INSURER E: INSURER F:	NAIC # 10046 15350

COVERAGES

CERTIFICATE NUMBER: 1356245755

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:			B422906	9/23/2026	9/23/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			B422906	9/23/2026	9/23/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION \$ 0			B422906	9/23/2026	9/23/2027	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
B	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) if yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ N	N/A	B422913	9/23/2026	9/23/2027	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A B	Professional/Pollution Liability Rented/Leased Equipment Installation Floater			37CPIAE3577 B422906 B422906	8/29/2026 9/23/2026 9/23/2026	8/29/2027 9/23/2027 9/23/2027	Limit Limit Limit 2,000,000 160,000 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Stored materials valued at \$124,633.73

CERTIFICATE HOLDER

CANCELLATION

County Materials Corporation
120 Union Street
Holmen, WI 54636

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

AUTHORIZED REPRESENTATIVE

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2540673

PLANT PAGE 1	TIME OF 1	DATE 09/10/26	50292	SHIP TO 073-0475	SALES PERSON 1s	TRUCK/DRIVER Picked Up	4346539-00
BUYER NAME CENTRAL EXCAVATING INC 3847 EAST 59th ST DAVENPORT IA 52807				DELIVERY LOCATION WWT IMPROVEMENTS ZONE 7 MONTICELLO IA 52310			
SHIPPING WAREHOUSE IOWA CITY (HOLMEN PIPE)				TERMS CHARGE	PURCHASE ORDER Stored Materials		SLUMP 242,540
LOAD/LOCATION	STOCK # / DESCRIPTION			QTY ORDERED	QTY DELIVERED	UNIT PRICE	AMOUNT
Whee: 36	SP73-0475-015H-73-23 EFFLUENT PS WET WELL Mon 12T(120x192x12w) 12/24H Keyed			1.00		23600	23,600.00
Whee: 36	SP73-0475-015G-73-23 EFFLUENT PS WET WELL Ris 120x192x12w-60H Keyed			1.00		21000	21,000.00
Whee: 36	SP73-0475-015F-73-23 EFFLUENT PS WET WELL Ris 120x192x12w-48H Keyed			1.00		16800	16,800.00
Whee: 36	SP73-0475-015E-73-23 EFFLUENT PS WET WELL Ris 120x192x12w-48H Keyed			1.00		16800	16,800.00
Whee: 36	SP73-0475-015D-73-23 EFFLUENT PS WET WELL Ris 120x192x12w-48H Keyed			1.00		17033.73	17,033.73
Whee: 36	SP73-0475-015C-73-23 EFFLUENT PS WET WELL Ris 120x192x12w-48H Keyed			1.00		16800	16,800.00
Whee: 36	SP73-0475-015B-73-23 EFFLUENT PS WET WELL Ris 120x192x12w-36H Flt tp kyd btt			1.00		12600	12,600.00
Whee: 36	COM			1.00		0.000	0.00
Billing for stored materials produced in August 2025.							
LEAVE PLANT	ARRIVE JOB SITE	START	FINISH	ARRIVE PLANT			

SubTotal 124633.73
Taxes 0.00
INVOICE TOTAL 124633.73

Visit Us At: countymaterials.com

		X
LOADED	DRIVER	RECEIVED IN GOOD ORDER

Signatory represents that they have actual and apparent authority to bind Buyer. The signature above binds the Buyer to the terms and conditions (INCLUDING THE EXCLUSIVE LIMITED WARRANTY AND EXCLUSIVE REMEDY FOR BREACH OF WARRANTY) contained on the reverse side of this ticket. Signature binds Buyer to defend, indemnify, and hold harmless Seller from any and all claims, including claims for bodily injury, property damage, business loss, or any other incidental or consequential damage, arising out of the delivery, loading, unloading, or installation of the Product(s). If Buyer fails to sign, the terms and conditions of this document shall become binding upon Seller's delivery or commencement of delivery. Any additional terms and conditions proposed by Buyer, whether written or verbal, are rejected and shall be of no force or effect unless expressly consented to in writing by the Seller. These terms and conditions supersede all previous quotations and agreements pertaining to the Products unless otherwise previously agreed to by the Seller in writing. Any declaration of unenforceability of a provision shall be as narrow as possible and shall not affect the enforceability of the other provisions.

WHITE - OFFICE COPY • YELLOW/PINK - CUSTOMER COPY • GREEN - YARD

780-0003 Rev 03/21

<i>Shipped</i>		<i>Invoice Date</i>	<i>Invoice #</i>
09/10/2026		09/10/2026	4346539-00
<i>Warehouse</i>	<i>Taken By</i>	<i>PO #</i>	<i>Page #</i>
73	ls	Stored Materials	1 of 1
<i>Invoice Due Date:</i>			

Cust: 50292

*** DUPLICATE ***

Ship To **WWT IMPROVEMENTS**
ZONE 7
MONTICELLO, IA 52310

REMIT TO:
COUNTY MATERIALS CORPORATION
PO BOX 88937
MILWAUKEE, WI 53288-8937

Bill To: **CENTRAL EXCAVATING INC**
3847 EAST 59th ST
DAVENPORT, IA 52807

UPDATED INFORMATION:

Please send all LIEN WAIVERS to: LIENWAIVERS@COUNTYMATERIALS.COM
All other inquiries email: ACCOUNTSRECEIVABLE@COUNTYMATERIALS.COM

<i>Ln #</i>	<i>Product And Description</i>	<i>Quantity Shipped</i>	<i>Qty UM</i>	<i>Unit Price</i>	<i>Amount (Net)</i>
2	SP73-0475-015H-73-23	1.00	each	23,600.000	23,600.00
	EFFLUENT PS WET WELL Mono Base 12T(120x192x12w) 12/24H Keyed				
3	SP73-0475-015G-73-23	1.00	each	21,000.000	21,000.00
	EFFLUENT PS WET WELL Riser 120x192x12w-60H Keyed				
5	SP73-0475-015F-73-23	1.00	each	16,800.000	16,800.00
	EFFLUENT PS WET WELL Riser 120x192x12w-48H Keyed				
6	SP73-0475-015E-73-23	1.00	each	16,800.000	16,800.00
	EFFLUENT PS WET WELL Riser 120x192x12w-48H Keyed				
7	SP73-0475-015D-73-23	1.00	each	17,033.730	17,033.73
	EFFLUENT PS WET WELL Riser 120x192x12w-48H Keyed				
8	SP73-0475-015C-73-23	1.00	each	16,800.000	16,800.00
	EFFLUENT PS WET WELL Riser 120x192x12w-48H Keyed				
9	SP73-0475-015B-73-23	1.00	each	12,600.000	12,600.00
	EFFLUENT PS WET WELL Riser 120x192x12w-36H Flt tp kyd btt				
10	COM	1.00	each	.000	.00
Billing for stored materials produced in August 2025.					

8.00 Lines Total

Quantity Shipped Total **8.00**

Sub Total **124,633.73**
Invoice Total **124,633.73**



Production Check		CERTIFIED
EFFLUENT PS WET WELL		
SP73-0475-015B-73-23		
Central Excavating - WWT Improvements		
120x192x36 (Riser B)		
CMCH	STORM INLET	 COUNTY MATERIALS CORPORATION
PRODUCTION DATE	8-15-2025	QC CHECK
PRODUCTION FINAL	8-15-2025	VERIFIED



Production Check		CERTIFIED
EFFLUENT PS WET WELL		
SP73-0475-015C-73-23		
Central Excavating - WWT Improvements		
120x192x48 (Riser E)		
CMCH	STORM INLET	 COUNTY MATERIALS CORPORATION
PRODUCTION DATE	8-14-2025	QC CHECK
PRODUCTION FINAL	8-14-2025	VERIFIED

Production Check		CERTIFIED
Effluent PS Wet Well		
SP73-0475-015F-73-23		
Central Excav - WWT Improvements		
120x192x48 (Riser F)		
CMCH	STORM INLET	COUNTY MATERIALS CORPORATION
PRODUCTION DATE	8.13.2025	QC CHECK:
PRODUCTION FINAL	8.13.2025	VERIFIED

Production Check		CERTIFIED
EFFLUENT PS WET WELL		
SP73-0475-015D-73-23		
Central Excava - WWT Improvements		
120x192x48 (Riser)		
CMCH	STORM INLET	COUNTY MATERIALS CORPORATION
PRODUCTION DATE	8.13.2025	QC CHECK:
PRODUCTION FINAL	8.13.2025	VERIFIED



Production Check	CERTIFIED	
Effluent PS Wet Well		
SP73-0475-015E-73-23		
Central Excav - WWT Improvements		
120x192x48 (Riser E)		
CMCH	STORM INLET	 COUNTY MATERIALS CORPORATION
PRODUCTION DATE	8.12.2025	QC CHECK:
PRODUCTION FINAL	8.12.2025	VERIFIED:

City of Monticello, Iowa

RESOLUTION

Approving Pay Request #29 to Bill Bruce Builders, Inc., Re: Wastewater Treatment Plant Improvement Project in the amount of \$640,675.19

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 29th pay request in the amount of \$640,675.19, 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 29th pay request from Bill Bruce Builders, Inc., in the amount of \$640,675.19, same reflecting the maintenance of a 5% retainer for work completed and stored materials. Council further authorizes City Clerk Sally Hinrichsen to sign the USDA form RD 440-11 to submit to USDA for review, in absence of the City Administrator.

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 2nd day of November, 2026.

Shannon Poe, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

City Council Meeting Prep. Date: 10/28/2026 Preparer: Sally Hinrichsen		Agenda Item: # 3 Agenda Date: 11/02/2026
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Communication Page

Agenda Items Description: Resolution Designating City Depositories

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: Designating banks City Treasurer is authorized to deposit City funds into.

Background Information:

By State Code the City is required to designate the City Depositories

The proposed resolution will result in designating the City Depositories and maximum amount allowed in each depository.

City is working with Bonding Attorney and USDA to close on the Interim Loan for the Wastewater Treatment Facility on December 4th. Not knowing how the pay-off will affect the City accounts, this is a precaution to avoid conflict with Iowa Code.

Staff Recommendation: Staff recommends that the Council adopt the proposed resolution designating the City Depositories, as provided by the Iowa Code.

Iowa Code 12C.4 Location of depositories

Deposits by the treasurer of state shall be in depositories located in this state; by a county officer or county public hospital officer or merged area hospital officer, in depositories located in the county or in an adjoining county within this state; by a memorial hospital treasurer, in a depository located within this state which shall be selected by the memorial hospital treasurer and approved by the memorial hospital commission; **by a city treasurer or other city financial officer, in depositories located in the county in which the city is located or in an adjoining county**, but if there is no depository in the county in which the city is

located or in an adjoining county then in any other depository located in this state which shall be selected as a depository by the city council; by a school treasurer or by a school secretary in a depository within this state which shall be selected by the board of directors or the trustees of the school district; by a township clerk in a depository located within this state which shall be selected by the township clerk and approved by the trustees of the township. However, deposits may be made in depositories outside of Iowa for the purpose of paying principal and interest on bonded indebtedness of any municipality when the deposit is made not more than ten days before the date the principal or interest becomes due. Further, the treasurer of state may maintain an account or accounts outside the state of Iowa for the purpose of providing custodial services for the state and state retirement fund accounts. Deposits made for the purpose of completing an electronic financial transaction pursuant to section 8B.32 or 331.427 may be made in any depository located in this state.

City of Monticello, Iowa

RESOLUTION #

Designating City Depositories

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

WHEREAS, The Monticello City Council is required by the State of Iowa to designate City depositories and the maximum amounts for each depository; and

WHEREAS, The city staff recommends the following depositories and amounts be set:

Name of Depository: And Location	Maximum Deposit In Effect Under Prior Resolution:	Maximum Deposit This Resolution:
Citizens State Bank 117 W 1 st St, Monticello, IA	\$ 15,000,000.00	\$15,000,000.00
Ohnward Bank & Trust 305 S Main St, Monticello, IA	\$20,000,000.00	\$50,000,000.00
F & M Bank 111 E 1 st St, Monticello, IA	\$15,000,000.00	\$40,000,000.00
Fidelity Bank & Trust 216 W 1 st St, Monticello, IA	\$ 6,500,000.00	\$ 6,500,000.00
DuTrac Community Credit Union 337 S Main St, Monticello, IA	\$ 250,000.00	\$ 250,000.00

NOW THEREFORE, BE IT RESOLVED that this City Council of Monticello, Iowa does hereby approve the Depositories and Amounts effective November 3, 2026.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal for the City of Monticello, Iowa to be affixed. Done this 2nd day of November 2026.

Shannon Poe, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

City Council Meeting Prep. Date: 10/28/2026 Preparer: Russell Farnum		Agenda Item: # 4 Agenda Date: 11/02/2026
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Communication Page

<u>Agenda Items Description:</u> Final Plat of Red Bluff Subdivision (Hall)
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<u>Type of Action Requested:</u> Resolution			
<u>Attachments & Enclosures:</u> Plats and locator maps	<table border="1"> <tr> <td> <u>Fiscal Impact:</u> Budget Line Item: Budget Summary: Expenditure: Revenue: </td> <td> </td> </tr> </table>	<u>Fiscal Impact:</u> Budget Line Item: Budget Summary: Expenditure: Revenue:	
<u>Fiscal Impact:</u> Budget Line Item: Budget Summary: Expenditure: Revenue:	 		

Summary: Attached please find a proposed Final Plat for Red Bluff Subdivision, for a 7-acre parcel of land located on North Business 151 and River Road.

The plat would divide the 7-ish acre Hall property into two parcels, each just over 3.5 acres. The north parcel has 28 feet of frontage on Business 151, and the south parcel has over 400 feet of frontage on River Road.

While the north parcel would not appear to meet the City’s requirements for frontage on a public road, it is an existing parcel and the neighboring properties are owned by others. There is no way to correct that issue. Further, the property widens out substantially to the south, so the 28-foot frontage is sufficient for a driveway to be constructed on the property, while a home could easily be constructed behind the appropriate front yard setback line.

Chapter 170.17 of the City’s subdivision code specifically states:

12. Lots.

A. The lot size, width, depth, shape and orientation shall be appropriate for the location of the subdivision and for the type of development and use contemplated.

That same section of the Subdivision Ordinance later refers to the lots complying with the City’s zoning requirements. Since this property is unincorporated, the City’s zoning does not apply. If this plat meets the County’s requirements, it should be sufficient to meet the City’s concerns.

The property is unincorporated but within the City’s 2-mile review radius. The proposed plats don’t change anything in the area, and would be compatible with the surrounding development. City

services cannot be provided to this land in a timely manner, and the new lot will not significantly impact the future growth or development of the City.

Recommendation: The Planning and Zoning Board on October 27, and recommended approval.

City of Monticello, Iowa

RESOLUTION NO.

Approving the Final Plat of Red Bluff Subdivision, Jones County, Iowa

WHEREAS, There has been filed with the City Clerk a Final Plat of Red Bluff Subdivision, Jones County, Iowa and

WHEREAS, The City Planning and Zoning Board has reviewed the Final Plat and recommends that it be approved, and

WHEREAS, Said final plat has been examined by the City Council and they find that the same conforms to the statutes and ordinances relating thereto; and

WHEREAS, The City Council concurs that the final plat of Red Bluff Subdivision, Jones County, Iowa, should be approved.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve the Final Plat of Red Bluff Subdivision, Jones County, Iowa.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal of the City of Monticello, Iowa to be affixed hereto.
Done this 2nd day of November, 2026.

Shannon Poe, Mayor

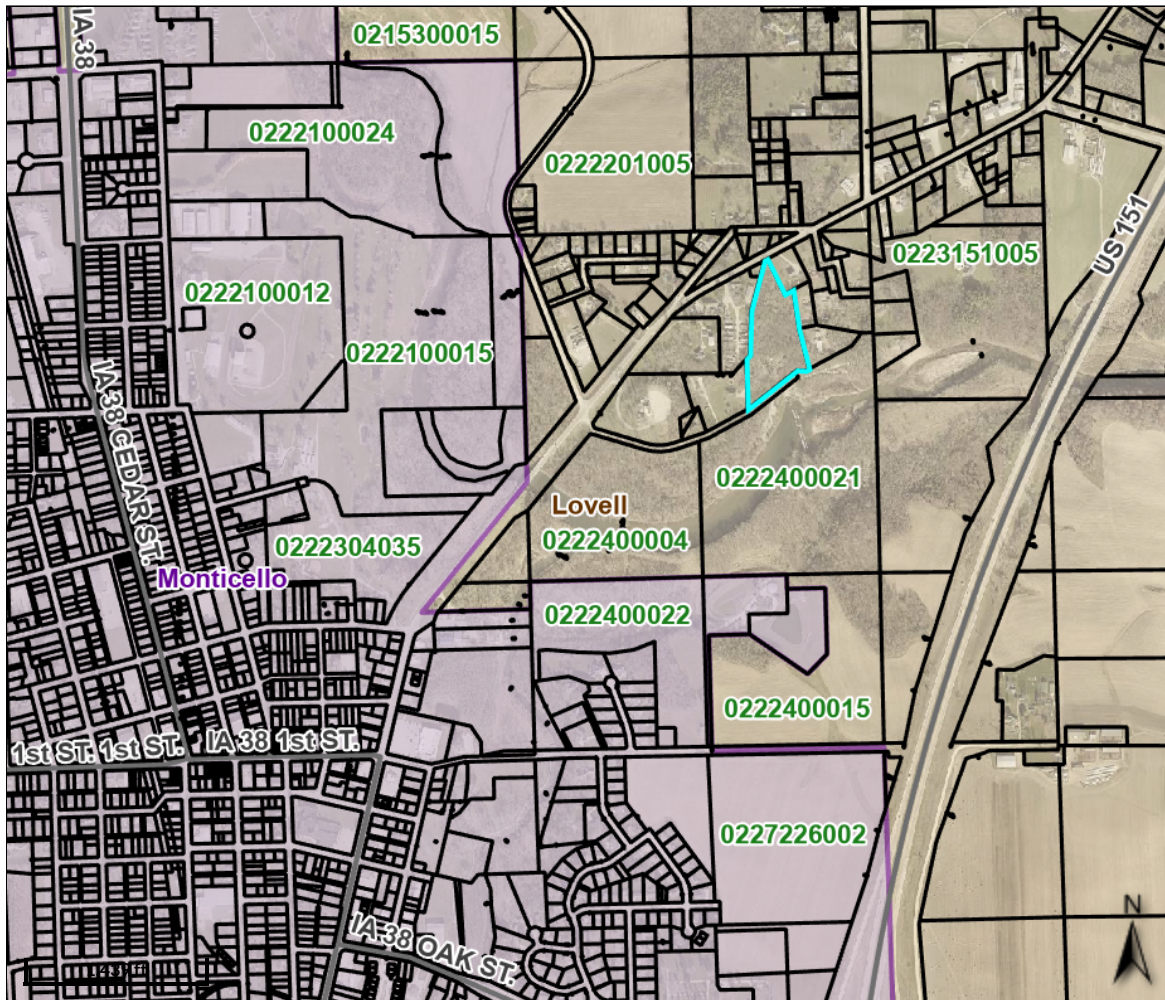
Attest:

Sally Hinrichsen, City Clerk/Treasurer

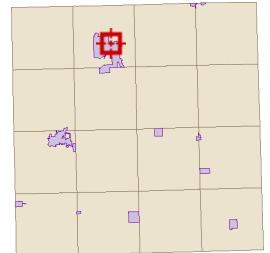


Jones County, IA

KEY MAP



Overview



Legend

- Corporate Limits
- Political Townships
- Parcels
- Cartography
- Major Roads

Parcel ID	0222278014	Alternate ID	n/a	Owner Address	HALL, ROWDY J & HALL, DUSTIN W
Sec/Twp/Rng	22-86-03	Class	R		2024 LARRY DR NE
Property Address	21462 RIVER RD	Acreage	7.84		CEDAR RAPIDS, IA 52402
	MONTICELLO				
District	LOVMO				
Brief Tax Description	22 86 03 PARCEL A EXC PARCELS 95-90 & 2022-12				
	(Note: Not to be used on legal documents)				

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

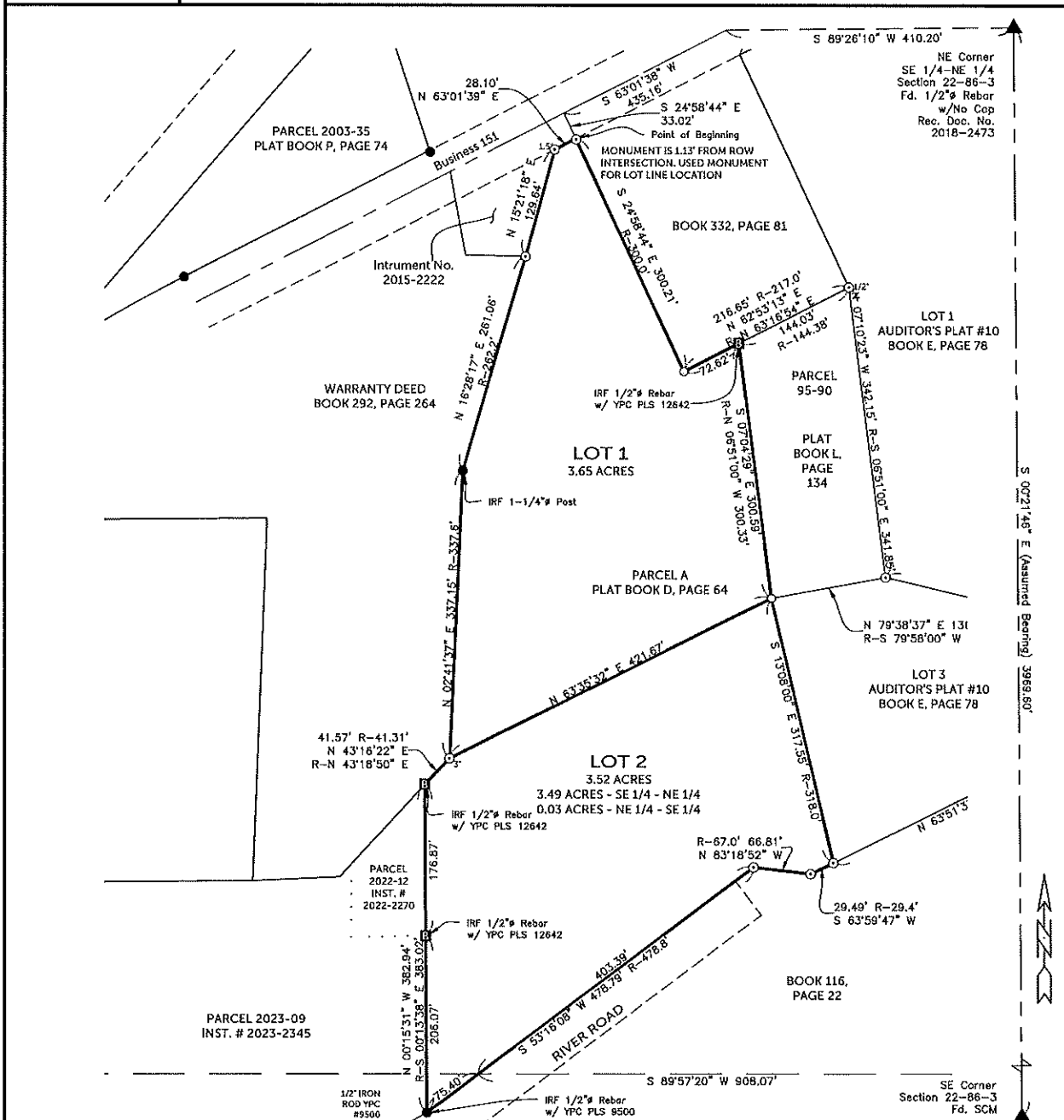
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Last Data Uploaded: 11/12/2025 4:30:58 PM

Developed by SCHNEIDER
GEOSPATIAL

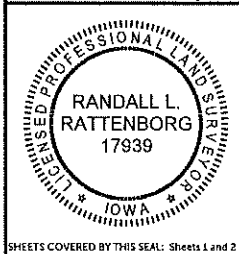
COUNTY: Jones
SECTION 22, T 86 N, R 3 W
ALIQUOT PART: SE 1/4 - NE 1/4, NE 1/4 - SE 1/4
CITY:
SURVEY: Red Bluff Subdivision
BLOCK: LOTS: Lot 1 and Lot 2
PROPRIETOR: Rowdy J. Hall & Dustin W. Hall
REQUESTED BY: Rowdy J. Hall
SURVEYOR: Randy Rattenborg
COMPANY: BURRINGTON GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

SUBDIVISION PLAT **Red Bluff Subdivision; Part of Parcel A in the SE 1/4 of the NE 1/4 and in the NE 1/4 of the SE 1/4 of Section 22, Township 86 North, Range 3 West of the 5th P.M., Jones County, Iowa**



SURVEYED ON: June 16, 2025
SURVEY REQUESTED BY: Rowdy J. Hall

G:\Civil3D_Survey\Jones County\T86N_R3W Lovell\T86N R3W Lovell IaRCS 2022.dwg



PROPRIETORS: Rowdy J. Hall and Dustin W. Hall

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027

BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 25-022

SCALE: 1" = 120'

DATE: Sept. 28, 2025

DRAWN BY: dm/RLR

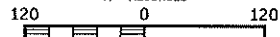
CHECKED BY: RR/ddk

GPS BOX: T86N R3W Lovell

SHEET 1 OF 2

LEGEND

- ▲ SECTION CORNER
- FOUND 1/2" REBAR OR AS NOTED
- FOUND 1" IRON PIPE (UNLESS NOTED)
- SET 1/2" REBAR w/ORANGE CAP #17939
- SECTION LINE
- QUARTER LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- R RECORDED



SCALE: 1" = 120'

Red Bluff Subdivision; Part of Parcel A in the SE 1/4 of the NE 1/4 and in the NE 1/4 of the SE 1/4 of Section 22, Township 86 North, Range 3 West of the 5th P.M., Jones County, Iowa

Red Bluff Subdivision; Part of Parcel A in the Southeast Quarter of the Northeast Quarter and in the Northeast Quarter of the Southeast Quarter of Section 22, Township 86 North, Range 3 West of the 5th P.M., Jones County, Iowa more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of said Section 22;

Thence South 86°26'10" West, 410.20 feet along the North Line of the Southeast Quarter of the Northeast Quarter to the Center Line of Business 151;

Thence South 63°10'38" West, 435.16 feet along said Center Line to the Extension of the Westerly Line of a Deed, recorded in Book 332, Page 81 on file in the Jones County Recorder's office in Anamosa, Iowa;

Thence South 24°58'44" East, 33.02 feet along said Westerly Line to the South Right-of-Way Line of Business 151, the Point of Beginning;

Thence continuing South 24°58'44" East, 300.21 feet along the said Westerly Line to the Southerly Line of said Deed;

Thence North 62°53'13" East, 72.62 feet along said Southerly Line to the Westerly Line of Parcel 95-90, recorded in Plat Book L, Page 134 on file in the Jones County Recorder's office in Anamosa, Iowa;

Thence South 07°04'29" East, 300.59 feet along said Westerly Line of said Parcel 95-90 to the West Line of Lot 3 of Auditors Plat #10, recorded in Book E, Page 78 on file in the Jones County Recorder's office in Anamosa, Iowa;

Thence South 13°08'00" East, 317.55 feet along said West Line of said Lot 3 to the North Line of a Deed Recorded in Book 116, Page 22 on file in the Jones County Recorder's office in Anamosa, Iowa;

Thence South 63°59'47" West, 29.49 feet along said North Line;

Thence North 83°18'52" West, 66.81 feet along said North Line;

Thence South 53°16'08" West, 478.79 feet along said North Line and the North Right-of-Way Line of River Road to the East Line of Parcel 2023-09, recorded in Instrument #2023-2345 on file in the Jones County Recorder's office in Anamosa, Iowa;

Thence North 00°15'31" West, 382.94 feet along said East Line of Parcel 2023-09, to Easterly Line of a Warranty Deed recorded in Book 292, Page 264 on file in the Jones County Recorder's office in Anamosa, Iowa;

Thence North 43°16'22" East, 41.57 feet along the Easterly Line of said Warranty Deed;

Thence North 02°41'37" East, 337.15 feet along the Easterly Line of said Warranty Deed;

Thence North 16°28'17" East, 261.06 feet along the Easterly Line of said Warranty Deed, to the East Line of a Warranty Deed Recorded in Instrument Number 2015-2222 on file in the Jones County Recorder's office in Anamosa, Iowa

Thence North 15°21'18" East, 129.64 feet along said East Line to the said South Right-of-Way Line of said Business 151;

Thence North 63°01'39" East, 28.10 feet along said South Line of Business 151 to the Point of Beginning.

Containing 7.17 Acres,
Subject to Easements of Record.





October 28th, 2026

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

RE: 6TH STREET DITCH RESTORATION
PAY REQUEST #3

Dear Mayor and City Council,

Enclosed for your review and approval is Pay Request #3 for work completed on the 6th Street Ditch Restoration project.

Payment for this period includes costs associated with earthwork, sidewalk and curb replacement, handrail installation, permanent seeding, and erosion control. This is the final pay request for the work east of N. Cedar Street.

We have reviewed the pay estimate and find it in agreement with the work completed to date. We, therefore, recommend approval of Pay Request #3 in the amount of **\$62,312.21** to Ground Line Company, LLC.

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

Respectfully,

SNYDER & ASSOCIATES, INC.

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

Colton Ingels, P.E.
Project Engineer

Enclosure: Pay Request #3

Cc: Russ Farnum, City of Monticello
Jacob Connolly, Ground Line Company, LLC

APPLICATION FOR PARTIAL PAYMENT NO. 3

PROJECT: 6TH STREET DITCH RESTORATION

S&A PROJECT NO.:

123.0022.08

OWNER: CITY OF MONTICELLO
CONTRACTOR: GROUND LINE COMPANY, LLC
ADDRESS: 4782 COUNTY RD E17
ONSLow, IA 52321

DATE: October 26, 2026

PAYMENT PERIOD: September 20, 2026
to October 23, 2026

1. CONTRACT SUMMARY:

Original Contract Amount: \$ 770,077.00
Net Change by Change Order: \$ 11,429.00
Contract Amount to Date: \$ 781,506.00

CONTRACT PERIOD: TOTAL CALENDAR DAYS:

Original Contract Date: July 20, 2026

Original Contract Completion Date: November 20, 2026
Late Start Date: August 17, 2026

2. WORK SUMMARY:

Total Work Performed to Date: \$ 241,053.87
Retainage: 3% \$7,231.62
Total Earned Less Retainage: \$233,822.25
Less Previous Applications for Payment: \$ 171,510.04
AMOUNT DUE THIS APPLICATION: \$62,312.21

Added by Change Order:

Current Contract Completion Date: November 20, 2026

3. CONTRACTOR'S CERTIFICATION:

The undersigned CONTRACTOR certifies that:

(1) all previous progress payments received from OWNER on account of Work done under the contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with the Work covered by prior Applications for Payment; and

(2) title to all materials and equipment incorporated in said Work or otherwise listed in or covered by the application for Payment are free and clear of all liens, claims, security interests, and encumbrances

Ground Line Company, LLC

CONTRACTOR

By
Jacob Connolly

DATE: 10-28-2026

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

Snyder & Associates, Inc.

ENGINEER

By
Colton Ingels, P.E.

DATE: 10-26-2026

5. OWNER'S APPROVAL

City of Monticello

OWNER

By
Shannon Poe, Mayor

DATE:

6. DETAILED ESTIMATE OF WORK COMPLETED:

ITEM NO.	DESCRIPTION	CONTRACT ITEMS				COMPLETED WORK THIS PERIOD			COMPLETED WORK TO DATE		
		PLAN QTY.	UNIT	UNIT COST	COST TOTAL	QTY. TO DATE	CO #	COST TOTAL	QTY. TO DATE	CO #	COST TOTAL
1.	Clearing and Grubbing	1	LS	\$ 12,400.00	\$ 12,400.00			\$ -	0.5		\$ 6,200.00
2.	Topsoil, On-site	466	CY	\$ 12.00	\$ 5,592.00			\$ -	350		\$ 4,200.00
3.	Topsoil, Off-site	311	CY	\$ 70.00	\$ 21,770.00			\$ -	235		\$ 16,450.00
4.	Excavation, Class 13	1407	CY	\$ 27.00	\$ 37,989.00	100		\$ 2,700.00	800		\$ 21,600.00
5.	Subbase, Special Backfill, 4"	262	SY	\$ 26.00	\$ 6,812.00	36		\$ 936.00	36		\$ 936.00
6.	Subbase, Special Backfill, 12"	45	SY	\$ 26.00	\$ 1,170.00	20		\$ 520.00	20		\$ 520.00
7.	Removal of Structure, Pedestrian Bridge	2	EA	\$ 500.00	\$ 1,000.00			\$ -	2		\$ 1,000.00
8.	Removals, Retaining Wall	349	LF	\$ 66.00	\$ 23,034.00			\$ -	191		\$ 12,606.00
9.	Foundation Treatment Material	90.4	TON	\$ 40.00	\$ 3,616.00			\$ -	95.84		\$ 3,833.60
10.	Excavation, Class 20	283.9	CY	\$ 35.00	\$ 9,936.50			\$ -	283.9		\$ 9,936.50
11.	Rock Excavation	27	CY	\$ 1,000.00	\$ 27,000.00			\$ -			\$ -
12.	Replacement of Unsuitable Backfill Material	56	CY	\$ 120.00	\$ 6,720.00			\$ -			\$ -
13.	Storm Sewer, Trenched, RCP, 36"	10	LF	\$ 450.00	\$ 4,500.00			\$ -			\$ -
14.	Removal of Storm Sewer, RCP, 36"	6	LF	\$ 420.00	\$ 2,520.00			\$ -			\$ -
15.	Culvert Cleaning	1	LS	\$ 2,500.00	\$ 2,500.00			\$ -	0.75		\$ 1,875.00
16.	Curb and Gutter, 2.5', 7"	91	LF	\$ 65.00	\$ 5,915.00	40		\$ 2,600.00	40		\$ 2,600.00
17.	Structural Concrete (Miscellaneous)	337.2	CY	\$ 945.00	\$ 318,654.00			\$ -	31.25		\$ 29,531.25
18.	Reinforcing Steel	19277	LB	\$ 1.90	\$ 36,626.30			\$ -	4391		\$ 8,342.90
19.	Removal of Sidewalk	9	SY	\$ 52.00	\$ 468.00			\$ -	9		\$ 468.00
20.	Removal of Driveway	224	SY	\$ 25.00	\$ 5,600.00			\$ -			\$ -
21.	Sidewalk, PCC, 4"	9	SY	\$ 250.00	\$ 2,250.00	9		\$ 2,250.00	9		\$ 2,250.00
22.	Driveway, Paved, PCC, 6"	228	SY	\$ 97.00	\$ 22,116.00			\$ -			\$ -
23.	Driveway, Granular, 8"	228	SY	\$ 13.50	\$ 3,078.00			\$ -			\$ -
24.	Curb and Gutter Removal	91	LF	\$ 23.00	\$ 2,093.00	40		\$ 920.00	40		\$ 920.00
25.	Temporary Traffic Control	1	LS	\$ 7,500.00	\$ 7,500.00	0.25		\$ 1,875.00	0.5		\$ 3,750.00
26.	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 1 & Bonded Fiber Matrix	0.31	AC	\$ 10,500.00	\$ 3,255.00	0.27		\$ 2,835.00	0.27		\$ 2,835.00
27.	Hydraulic Seeding, Seeding and Fertilizing Type as Specified (No Mulching)	0.27	AC	\$ 8,500.00	\$ 2,295.00	0.21		\$ 1,785.00	0.21		\$ 1,785.00
28.	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 4	0.58	AC	\$ 6,500.00	\$ 3,770.00			\$ -			\$ -
29.	Filter Sock, 12"	886	LF	\$ 4.00	\$ 3,544.00			\$ -	390		\$ 1,560.00
30.	Filter Socks, Removal	886	LF	\$ 1.00	\$ 886.00	290		\$ 290.00	390		\$ 390.00
31.	Temporary RECP, Type 4	1594	SY	\$ 2.85	\$ 4,542.90	985		\$ 2,807.25	985		\$ 2,807.25
32.	Rip Rap, Class E	40	TON	\$ 95.00	\$ 3,800.00			\$ -	34.71		\$ 3,297.45
33.	Rip Rap, Soil Choked	72	TON	\$ 165.00	\$ 11,880.00			\$ -	107.91		\$ 17,805.15
34.	Stabilized Construction Exit	123	SY	\$ 22.00	\$ 2,706.00			\$ -	51.11		\$ 1,124.42
35.	Grid-Tied Concrete Block Mat	141	SY	\$ 182.00	\$ 25,662.00	72		\$ 13,104.00	72		\$ 13,104.00
36.	GTCBM Concrete Anchor Trench	14	LF	\$ 138.00	\$ 1,932.00	14		\$ 1,932.00	14		\$ 1,932.00
37.	Temporary Sediment and Erosion Controls	1	LS	\$ 4,500.00	\$ 4,500.00	0.5		\$ 2,250.00	0.5		\$ 2,250.00
38.	Removal of Fence, Wood	101	LF	\$ 15.00	\$ 1,515.00			\$ -			\$ -
39.	Removal of Fence, Vinyl	73	LF	\$ 15.00	\$ 1,095.00			\$ -	73		\$ 1,095.00
40.	Wood Fence, 6'	101	LF	\$ 60.00	\$ 6,060.00			\$ -			\$ -
41.	Construction Fencing	480	LF	\$ 13.50	\$ 6,480.00			\$ -	385		\$ 5,197.50
42.	Segmental Block Retaining Wall	96	SF	\$ 90.00	\$ 8,640.00			\$ -	101.33		\$ 9,119.70
43.	Handrail, Aluminum	318	LF	\$ 127.00	\$ 40,386.00	141		\$ 17,907.00	141		\$ 17,907.00
44.	Removal of Handrail	45	LF	\$ 8.00	\$ 360.00			\$ -	24		\$ 192.00
45.	Mobilization	1	LS	\$ 22,000.00	\$ 22,000.00			\$ -	0.5		\$ 11,000.00
46.	Maintenance of Postal Service	1	LS	\$ 464.30	\$ 464.30	0.5		\$ 232.15	0.5		\$ 232.15
47.	Maintenance of Solid Waste	1	LS	\$ 444.00	\$ 444.00			\$ -	0.5		\$ 222.00
48.	Concrete Washout	1	LS	\$ 500.00	\$ 500.00			\$ -			\$ -
49.	Dewatering	1	LS	\$ 15,000.00	\$ 15,000.00			\$ -	0.5		\$ 7,500.00
50.	Erosion & Water Discharge Control	1	LS	\$ 2,500.00	\$ 2,500.00	0.5		\$ 1,250.00	0.5		\$ 1,250.00
51.	Temporary Shoring	1	LS	\$ 25,000.00	\$ 25,000.00			\$ -			\$ -
		TOTAL ORIGINAL CONTRACT = \$				TOTAL		\$ 56,193.40		TOTAL \$ 229,624.87	
CHANGE ORDER SUMMARY:											
CO1.1	N. Cedar Street Culvert Wing Wall Saw-Cut	1	LS	3,383.00	\$ 3,383.00		CO1	\$ -	1	CO1	\$ 3,383.00
CO2.1	Removal of Sidewalk	27	SY	50.00	\$ 1,350.00	27	CO2	\$ 1,350.00	27	CO2	\$ 1,350.00
CO2.2	Sidewalk, PCC, 4"	27	SY	248.00	\$ 6,696.00	27	CO2	\$ 6,696.00	27	CO2	\$ 6,696.00
		TOTAL CHANGE ORDERS = \$						\$ 8,046.00		\$ 11,429.00	
		TOTAL CONTRACT & CHANGE ORDERS						\$ 64,239.40		\$ 241,053.87	
		\$781,506.00									

City of Monticello, Iowa

RESOLUTION #

**Approving Pay Request #3 to Ground Line Company, LLC.,
Re: 6th Street Ditch Restoration Project in the amount of \$62,312.21**

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

WHEREAS, Ground Line Company, LLC. contracted with the City for the construction of public improvements described in general, as 6th Street Ditch Restoration Project, and

WHEREAS, Ground Line Company, LLC. their 3rd pay request in the amount of \$62,312.21, which has been reduced by the contractually agreed upon 3% 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 3rd pay request from Ground Line Company, LLC., in the amount of \$62,312.21, same reflecting the maintenance of a 3% retainer 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 2nd day of November, 2026.

Shannon Poe, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

City Council Meeting
Prep. Date: October 14, 2026
Preparer: Nick Kahler



Agenda Item: 6
Agenda Date: November 2, 2026

Communication Page

Agenda Items Description: Approving purchase of plate compactor for mini excavator from Gentec Equipment

Type of Action Requested:

Attachments & Enclosures:

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

001-210-6723
Capital equip/facility

Synopsis: We would like to purchase a plate compactor for our mini excavator

Background Information: We use a mini excavator for digging up streets that need repaired or when we have a water main break. Upon finishing what needs to be done under the street we simply fill the hole back in with rock and level it up leaving the packing of the rock to be done by the traffic driving over it. The purchase of a plate packer for the mini excavator would greatly help in expediting the replacement of the concrete or asphalt of the street. We could pack the rock as we fill up the hole and not need to let it sit for traffic to pack it in. That would give us the ability to get the asphalt put back in or get a concrete crew there sooner to replace the street and get it back open for traffic faster. We have found a plate packer from Gentec that fits our mini excavator. We have other Gentec equipment that we use often and like. The cost of the plate packer, mounting pins, and hydraulic hoses needed is \$7,654.00.

Staff Recommendation: We recommend the approval of purchasing a plate packer from Gentec for \$7,654.00

City of Monticello, Iowa

RESOLUTION

Approving purchase of plate compactor for mini excavator from Gentec Equipment

WHEREAS, The City of Monticello Public Works Department has proposed the purchase of a plate compactor for the Mini Excavator; and has presented the Council with information about the proposed purchase, and

WHEREAS, The Public Works Department finds that the plate compactor would greatly help in expediting the replacement of the concrete or asphalt of the street. We could pack the rock as we fill up the hole and not need to let it sit for traffic to pack it in. That would give us the ability to get the asphalt put back in or get a concrete crew there sooner to replace the street and get it back open for traffic faster, and

WHEREAS, The proposed plate compactor can be purchased with Road Use funds as the primary uses are on the streets and other project sites, and

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve of the purchase of a plate compactor for the Mini Excavator from Gentec Equipment with a purchase price of \$7,6540,00 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 2nd day of November, 2026.

Shannon Poe, Mayor

Attest:

Sally Hinrichsen, City Clerk/Treasurer

City Council Meeting
Prep. Date: 10/28/2026
Preparer: Sally Hinrichsen



Agenda Item: # 7-17
Agenda Date: 11/2/2026

Communication Page

Agenda Items Description: Reports

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

Attachments & Enclosures:

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Reports / Potential Actions:

7. Mayor
8. City Engineer
9. City Administrator
10. City Clerk
11. Public Works Director
12. Police Chief
13. Water/Wastewater Superintendent
14. Park and Recreation Director
15. Library Director
16. Ambulance Director
17. Information sharing by Council Members

City Council Meeting Prep. Date: 10/28/2026 Preparer: Russell Farnum		Agenda Item: #18 Agenda Date: 11/02/2026
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Communication Page

<u>Agenda Items Description:</u> Worksession on STBG Grant Application

<u>Type of Action Requested:</u> Discussion												
<u>Attachments & Enclosures:</u> <table border="1"> <tr><td>STBG Grant Pre-application</td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>	STBG Grant Pre-application			<u>Fiscal Impact:</u> <table border="1"> <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:	
STBG Grant Pre-application												
Budget Line Item:												
Budget Summary:												
Expenditure:												
Revenue:												

Synopsis: The City has been notified by the Iowa DOT of required improvements to Route 38/Oak Street due to the school campus expansion.

The DOT has Surface Transportation Block Grant (“STBG”) funding available for the project. The program provides up to \$1.6 million for transportation improvements such as this. There is a local match requirement, and the funding will vary depending upon which other projects may need to be funded in Jones County. The grant funding in our region is administered through ECICOG.

Nate Kass from Snyder Engineering, the City Engineer, has prepared an application for that grant funding which is due on December 1.

There are three elements of the project that are in process, which will also impact the grant amount and the needed funding for the improvements. First, Snyder is updating the original Traffic Impact Study (“TIS”) from the School Campus (at School District expense). This will provide a more accurate picture of the traffic impacts from the new grade school, and the actual impacts that are from the prior High School and Middle School projects and surrounding traffic growth at that location.

Second, the DOT is reviewing the current speed limit of 45 mph through that area, and is considering dropping it to 35 mph. This lower speed would change the design of the improvements, which could make a safer “feel” for that section of roadway.

Lastly, we’ve asked the DOT to reconsider their preferred recommendation of a continuous turn lane through that section of roadway. As we previously discussed with Council, dedicated intersection improvements with clear left turn lanes at the intersections, is safer and costs less than a long continuous turn lane from Dollar General to the Hwy 151 interchange. The DOT will not make a decision on that issue until the updated Traffic Study is complete.

For these reasons, the grant application reflects the anticipated cost of the full, continuous left turn lane improvement through that corridor. While not the City's preferred option, it is what the DOT prefers and we would need sufficient funding to construct that improvement if DOT will not change their preference.

If lower cost improvements are approved by the DOT, the grant can be amended to a smaller amount.

The pre-application we have filed with ECICOG requests the full \$1.6 million in STBG funding, with a \$225,000 local match. Again, those amounts can change if the cost of the project can be lowered, or if other projects in the County also need funding. This can change the City's match, up or down, as well.

Recommendation: Either Patrick Schwickerath or Nate Kass will be present at the worksession and can answer any questions or concerns from Council. Council discussion and direction is requested. Approval of the grant application is anticipated at the November 16 Council meeting, so the application can be submitted by the December 1 application deadline.

Region 10
Regional Planning Affiliation (RPA 10)
Application for Surface Transportation Block Grant (STBG)
Funds

FY 2028-2031

General Information

Applicant Agency: City of Monticello

Contact (Name and Title): Russ Farnum, City Administrator

Complete Mailing Address: 200 East First Street

Street Address and/or PO Box No.			
<u>Monticello</u>	<u>IA</u>	<u>52310</u>	<u>(319) 465-3577</u>
City	State	Zip	Daytime Phone No.

If more than one agency or organization is involved in this project, please state the name, contact person, mailing address, and telephone number of the second agency. (Attach an additional page if more than two agencies are involved.)

Agency: _____

Contact (Name and Title): _____

Complete Mailing Address: _____

Street Address and/or PO Box No.			
_____	_____	_____	_____
City	State	Zip	Daytime Phone No.

Project Title: Oak Street Turn Lanes

Proposed Federal Fiscal Year for Funding
(October 1-September 30 fiscal year):

☒

FY 2028

☐

FY2029

☐

FY 2030

☐

FY 2031

Project Description: (including length if applicable):

If your response exceeds the character limit, attach additional information on a separate sheet

The project consists of adding turn lanes to Oak Street (IA 38) due to increased traffic along the school campus. A traffic impact study update is underway to determine the extents of the project and details of improvements. Right turn lanes are planned at the entrance to the high school parking lot and at Spring Farm Lane. A dedicated left turn lane is planned at Spring Farm Lane. Two-Way Left Turn Lanes are being considered from the bridge over Kitty Creek to east of Spring Farm Lane. Improvements will include pavement widening, pavement markings, and signage. Pavement widening may include curb and gutter construction and associated storm sewer improvements.

Project Category

Check all boxes that apply to your project.

STBG Projects

- | | |
|---|---|
| ☐ New road construction | ☐ Road replacement or reconstruction |
| ☐ New bridge construction | ☐ Bridge replacement or reconstruction |
| ☒ Expansion of transit facilities | ☐ Purchase of transit capital |

Project Cost

Indicate projected project cost:

Item	Cost	Explanation
Land/site acquisition costs	\$ 0	Easements not anticipated.
Construction/material costs	\$ 1,600,000	TWLT and dedicated turn lanes.
Engineering/consulting costs	\$ 225,000	Design and construction admin.
Capital acquisition (explain)	\$ 0	N/A
Other (explain)	\$ 0	N/A
Total Cost	\$ 1,825,000	

Indicate proposed cost share (the total of local and federal share shall equal the project cost shown above):

	Local Share	Federal Share Requested	Total
Project Cost	\$ 225,000	\$ 1,600,000	\$ 1,825,000
% of Project Cost	12%	88%	

Narrative Information

1. Write a brief narrative of the project. Describe the current conditions and an outline of the proposed project concept. In addition, describe the existing demand for the project (i.e. description of users, current service conditions, and anticipated service counts). Include a description of the anticipated time schedule for planning, design, and proposed completion of the project.

If your response exceeds the character limit, attach additional information on a separate sheet

The site is currently a two-lane, rural cross section with 45 MPH speed limit that is reduced to 35 MPH during certain periods during school hours (signs with flashing amber lights). The project proposes to add turn lanes due to an increase in traffic due to the consolidation of all grades to the school campus on the south side of Oak Street west of Spring Farm Lane.

The turn lanes are proposed for improved safety due to the high volume of turning traffic during peak hours at school drop-off and pick up times. The drivers have a wide range of experience levels due to the nature of high school students present and Oak Street being the access to the Highway 151 interchange just to the east.

The project planning is underway with a traffic impact study started. Design is to follow and expected to be completed in late FY27 to be ready for construction in FY28.

2. Describe below why the sponsoring agency is applying for funding. Include a description of how this project will allow the sponsor to meet the stated need (i.e. transportation safety improvements, improved economic development opportunities, reductions in energy consumption, development of alternative transportation modes, improved mobility of the general public and/or persons with disabilities, enhanced distribution of regional products, or improved inter-regional cooperation).

If your response exceeds the character limit, attach additional information on a separate sheet

The City is applying for funding as a reaction to the increased congestion created by consolidation of all grades at the school campus. The limitations on school funding expenditures does not allow the school district to fund improvements on the public road infrastructure, thus leaving the City responsible for the proposed roadway improvements.

The turn lanes will improve safety by shifting slower, turning traffic out of the through lanes. This will help to maintain free flow of traffic while also providing safe turn movements.

3. Has any part of this project been started?

☐

No

☒

Yes, explain below

Planning has begun with a traffic impact study underway.

Certification

To the best of my knowledge and belief, all information included in this application is true and accurate, including the commitment of all physical and financial resources. This application has been duly authorized by the participating local authority. I understand that this endorsement binds the participating local government(s) to assume responsibility for adequate maintenance of any new or improved facilities.

I understand that although this information is sufficient to secure a commitment of funds, an executed contract between the applicant and the Iowa Department of Transportation (Iowa DOT) is required prior to the authorization of funds. I also understand that any expenses incurred prior to said contract will not be eligible for reimbursement. In addition, if the project contract with the Iowa DOT is not signed within three years of the original programming, I understand that funding may be withdrawn.

Representing the City of Monticello

Signature

Date

Russ Farnum, City Administrator

Typed Name and Title

Date

City Council Meeting
Prep. Date: 10/28/2026
Preparer: Russell Farnum



Agenda Item: # 19
Agenda Date: 11/02/2026

Communication Page

Agenda Items Description: Worksession on ROW Ordinance amendments

Type of Action Requested: Discussion

Attachments & Enclosures:

Draft amendments and comments

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

Synopsis: The City needs to update its ROW ordinance to properly address both major infrastructure projects (such as fiber optic network installations) and one-time repairs such as sewer service replacements.

Many issues came up as part of the fiber projects that occurred in the recent past, as well as water service or sewer service repairs that have occurred over time that were not repaired in a proper or timely fashion.

The very rough draft proposed updates are attached. These are drafted in “redline” format with proposed new language shown in underline, and deletions shown with strikeout. Some notes for further consideration or Council discussion are shown in “balloons” in the right column.

A second attachment includes comments from Patrick Schwickerath, City Engineer.

Council input on the proposed changes is requested before preparation of a more thorough draft for Attorney and Council review. Issues such as permit fees, bond amounts, and details of repairs should be determined.

Recommendation: Council discussion and direction is requested.

135.09 EXCAVATIONS.

No person shall dig, excavate, or in any manner disturb any street, parking or alley except in accordance with the following:

1. Permit Required. No excavation shall be commenced without first obtaining a permit. A written application for such permit shall be filed with the City and shall contain, at a minimum, the following information, as well as additional information as may be required by the Public Works Director:

A. An exact description of the property, by lot and street number, in front of or along which it is desired to excavate, or an accurate scale map of the routing and location of proposed new infrastructure or improvements;

B. A statement of the purpose, for whom and by whom the excavation is to be made;

C. The person and/or contractor responsible for the refilling of said excavation and restoration of the street or alley surface; and

D. Date of commencement of the work and estimated completion date.

2. Public Convenience. Streets and alleys shall be opened in the manner that will cause the least inconvenience to the public and admit the uninterrupted passage of water along the gutter on the street. All excavations shall include proper traffic management in accordance with the MUTCD. All excavations on State Route 38, or along any County highways, shall require an IDOT and/or County permit in addition to the City permit.

3. Barricades, Fencing and Lighting. Adequate barricades, fencing and warning lights meeting standards specified by the City shall be so placed as to protect the public from hazard. Any costs incurred by the City in providing or maintaining adequate barricades, fencing or warning lights shall be paid to the City- which shall be the responsibility of by the permit holder/property owner. The Public Works Director may provide barricades and/or other traffic control at the expense of the permit holder/property owner, paid in advance.

4. Bond Required. The applicant shall post with the City a penal bond in the minimum sum of \$1,000.00 issued by a surety company authorized to issue such bonds in the State. The bond shall guarantee the permittee's payment for any damage done to the City or to public property, and payment of all costs incurred by the City in the course of administration of this section. In lieu of a surety bond, a cash deposit of \$1,000.00 may be filed with the City. The term of the bond shall include the time from permit application until the repair is expected to be completed, including the restoration of public property and the one-year warranty period of those repairs. The City retains to right to collect upon this bond during the full warranty period of the restoration.

5. Restoration of Public Property. Streets, sidewalks, alleys and other public property disturbed in the course of the work shall be restored to the condition of the property prior to the commencement of the work, or in a manner satisfactory to the City, at the expense of

Commented [CM1]: Need to determine an appropriate bond amount and amend Chapter 90 (water service), Chapter 96.04 (sewers) to be consistent – Chpt 90 says \$1000 bond or \$150 cash. Right of way permit application says \$250 bond.

Could consider "sliding scale" bond depending upon extent of project.

Commented [CM2]: This should be a performance bond or surety and/or letter of credit. Consult with City Attorney.

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Commented [CM3]: How do they restore the property prior to the work being done?

the permit holder/property owner. Portland cement or asphaltic concrete must extend at least one-half inch above the adjacent surfacing. All repairs shall meet the following minimum standards:

- a. Terrace/Parkway shall be filled to 1" above existing grade with good quality pulverized topsoil and seeded with an appropriate grass mix. Any street trees that were removed as part of the excavation shall be replaced with a new tree meeting the City specifications for street trees.
- b. Sidewalks shall be replaced with a minimum 4" PCC matching the width of the intersecting sections of sidewalk, upon a minimum XXX" compacted subgrade. Any pedestrian ramps impacted by an excavation must be replaced with new ramps meeting current ADA standards and the requirements of SUDAS Design Manual Chapter 12, including the proper installation of truncated domes.
- c. Trench Backfill shall be in compliance with Figure 9D-1.08 in SUDAS Chapter 9D. All backfill shall be compacted in no more than 6 inch lifts. Backfill material shall be maximum 1" clean crushed limestone (spec?).
- d. Concrete Streets shall be fully saw-cut and replaced to the next joint which is not less than three feet (3') from the top edge of the excavation. All joints shall have epoxy-coated reinforcement rod tied in a minimum of (6 inches?) into the existing concrete surface, located in the center of the vertical face of the concrete, and not more than every (12"??) horizontally around the perimeter of the face of the repair surface, and tied into the reinforcement grid of the repair panel. Concrete shall be placed in depth to match the adjacent concrete, but not less than six inches.
- e. Asphalt Streets shall be saw cut not less than three feet (3') beyond the top edge of the excavation and not less than one full lane width. Hot mix asphalt shall be placed and roller compacted, and placed in temperatures of at least 40 degrees Fahrenheit and rising. Asphalt shall be placed at a depth of not less than four inches (4") in thickness.
- f. Sealcoat Streets shall be saw cut not less than three feet beyond the top edge of the excavation and repaired with hot mix asphalt, roller compacted, at a depth of not less than (2"??) thick.
- g. Combination Pavement or Other Streets: Streets or alleys currently finished in brick, combinations of brick and other paving materials, combinations of concrete and asphalt, or alleys finished in rock, shall be completed and restored to specifications determined by the Public Works Director.
- h. Trails or other infrastructure shall be replaced or repaired to match existing at a minimum with like-kind subgrade and surfacing materials to the satisfaction of the Public Works Director.

Commented [CM4]: Why would the repair be ½" ABOVE the adjacent surface? Recommend deleting this sentence entirely.

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Commented [CM5]: Do we need better specs?

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Commented [CM6]: Ames does not allow clean stone with no fines? What do we want here?

Commented [CM7]: Any other specs we should add?

Commented [CM8]: We have a lot of brick streets, paved-over brick streets, and gravel alleys that would not meet "c, d, or e" above this

i. Potholing shall be backfilled with (sand or clean rock?) compacted in not more than six inch lifts. Surface material shall be repaired with the same specifications above, except final surface placement shall not be required to be full-lane and/or full-joint, but shall not be less than two feet in any dimension.

Commented [CM9]: Not sure 1" clean rock is best choice for small trenches and/or compaction?

j. Cold/Inclement weather may delay permanent repairs. In such instances backfill shall be placed and compacted as required, with a temporary patch placed and compacted to be flush with the existing pavement. Temporary repairs due to weather do not relieve the contractor/owner from completing the final repair within a period of no more than six months.

k. Guarantee: All restoration work shall be guaranteed by the Owner/contractor for a period of not less than one year.

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6. Inspection. All work shall be subject to inspection by the City. Backfill shall not be deemed completed, and no resurfacing of any improved street or alley surface shall begin, until such backfill is inspected and approved by the City. The permit holder/property owner shall provide the City with notice at least 24 hours prior to the time when inspection of backfill is desired. Backfill shall be with sand, vebro-packed

Commented [CM10]: "vebro" is clearly a typo...

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7. Completion by the City. Should any excavation in any street or alley be discontinued or left open and unfinished for a period of 24 hours after the approved completion date, or in the event the work is improperly done, the City has the right to finish or correct the excavation work and charge any expenses for such work to the permit holder/property owner. All barricades, fencing, signage and detours shall remain in place until the street has been repaired to the satisfaction of the Public Works Director.

8. Responsibility for Costs. All costs and expenses incident to the excavation shall be borne by the permit holder and/or property owner. The permit holder and owner shall indemnify the City from any loss or damage that may directly or indirectly be occasioned by such excavation.

9. Notification. At least 48 hours prior to the commencement of the excavation, excluding Saturdays, Sundays and legal holidays, the person performing the excavation shall contact the Statewide Notification Center and provide the center with the information required under Section 480.4 of the Code of Iowa.

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10. Permit Fee. A permit fee of \$10.00 shall be payable at the time of filing the application with the City. A separate permit shall be required for each excavation.

Commented [CM11]: Need to determine appropriate permit fees. Chapter 90 (water) has fees of \$125 for residential and \$150 for commercial. Chapter 96.02 (sewer) has permit fee of \$125. ROW permit application form says \$150 permit fee.

11. Permit Issued. Upon approval of the application, filing of bond, and payment of any required fees, a permit shall be issued.

Also should excavation permit be instead of water or sewer free, or in addition to the repair or connection permit?

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Recommend updating to: Except as otherwise expressly provided by state or federal law, no person, right-of-way user, public utility, franchisee, or contractor acting on behalf of such person or entity shall excavate, trench, bore, plow, install, construct, reconstruct, repair, replace, maintain, abandon, remove, or otherwise disturb or occupy any public right-of-way without first obtaining a permit from the City.

Consider renaming to: RIGHT-OF-WAY WORK AND EXCAVATION PERMITS

135.09 EXCAVATIONS.

No person shall dig, excavate, or in any manner disturb any street, parking or alley except in accordance with the following: mobilization, , or right of way disturbance at least seven days before work is planned to begin.

1. Permit Required. No excavation shall be commenced without first obtaining a permit. A written application for such permit shall be filed with the City and shall contain, at a minimum, the following information, as well as additional information as may be required by the Public Works Director:

A. An exact description of the property, by lot and street number, in front of or along which it is desired to excavate, or an accurate scale map of the routing and location of proposed new infrastructure or improvements;

B. A statement of the purpose, for whom and by whom the excavation is to be made;

C. The person and/or contractor responsible for the refilling of said excavation and restoration of the street or alley surface; and

Utility Owner and franchise along with applicant contractor contact information (as applicable)

D. Date of commencement of the work and estimated completion date.

Consider adding:

- The approved permit and plans must be available at the work site.
- Work must conform to the approved limits, alignment, method, and schedule.
- Material changes require written City approval.
- The permit cannot be transferred without City approval.

2. Public Convenience. Streets and alleys shall be opened in the manner that will cause the least inconvenience to the public and admit the uninterrupted passage of water along the gutter on the street. All excavations shall include proper traffic management in accordance with the MUTCD. All excavations on State Route 38, or along any County highways, shall require an IDOT and/or County permit in addition to the City permit.

Does this open the City up to liability? Could require compliance with the then current version of SUDAS and MUTCD.

3. Barricades, Fencing and Lighting. Adequate barricades, fencing and warning lights meeting standards specified by the City shall be so placed as to protect the public from hazard. Any costs incurred by the City in providing or maintaining adequate barricades, fencing or warning lights which shall be the responsibility of the permit holder/property owner. The Public Works Director may provide barricades and/or other traffic control at the expense of the permit holder/property owner, paid in advance.

4. Bond Required. The applicant shall post with the City a penal bond in the minimum sum of \$1,000.00 issued by a surety company authorized to issue such bonds in the State. The bond shall guarantee the permittee's payment for any damage done to the City or to public property, and payment of all costs incurred by the City in the course of administration of this section. In lieu of a surety bond, a cash deposit of \$1,000.00 may be filed with the City. The term of the bond shall include the time from permit application until the repair is expected to be completed, including the restoration of public property and the one-year warranty period of those repairs. The City retains to right to collect upon this bond during the full warranty period of the restoration.

Should there be an insurance requirement (e.g. general liability, additional insured status for the City, etc)

5. Restoration of Public Property. Streets, sidewalks, alleys and other public property disturbed in the course of the work shall be restored to the condition of the property prior to the commencement of the work, or in a manner satisfactory to the City, at the expense of

Consider adding a narrow exception for a permit allowing immediate work when necessary to address an imminent threat to life, property, or essential service, provided that the utility:

Notifies the City immediately or as soon as practicable.
Contacts emergency services when required.
Obtains Iowa One Call emergency notification as applicable.
Submits a permit application by the next business day.
Provides as-built information and completes permanent restoration.
Remains responsible for traffic control, safety, inspection, and costs.

Define "emergency" narrowly so it cannot be used for routine service connections, scheduling convenience, or failure to apply for a permit.

the permit holder/property owner. Portland cement or asphaltic concrete must extend at least one-half inch **above** the adjacent surfacing. All repairs shall meet the following minimum standards:

- a. Terrace/Parkway shall be filled to 1" **above** existing grade with good quality pulverized topsoil and seeded with an **appropriate grass mix**. Any street trees that were removed as part of the excavation shall be replaced with a new tree meeting the City specifications for street trees.

To account for trench settlement?

6"

then current

- b. Sidewalks shall be replaced with a minimum 4" PCC matching the width of the intersecting sections of sidewalk, upon a minimum **XXX**" compacted subgrade. Any pedestrian ramps impacted by an excavation must be replaced with new ramps meeting current ADA standards and the requirements of SUDAS Design Manual Chapter 12, including the proper installation of truncated domes.

This may change over time with SUDAS updates

Design Manual

- c. Trench Backfill shall be in compliance with **Figure 9D-1.08 in SUDAS Chapter 9D**. All backfill shall be compacted in no more than 6 inch lifts. Backfill material shall be **maximum 1" clean crushed limestone (spec?)**.

special backfill in compliance with Iowa DOT Aggregate Gradation Table Gradation Number 31.

- d. Concrete Streets shall be fully saw-cut and replaced to the next joint which is not less than three feet (3') from the top edge of the excavation. **All joints shall have epoxy-coated reinforcement rod tied in a minimum of (6 inches?) into the existing concrete surface, located in the center of the vertical face of the concrete, and not more than every (12"??) horizontally around the perimeter of the face of the repair surface, and tied into the reinforcement grid of the repair panel. Concrete shall be placed in depth to match the adjacent concrete, but not less than six inches.**

Recommend changing to: Concrete patches shall comply with the then current version of SUDAS specifications and the Full Depth PCC Patch requirements and details.

- e. Asphalt Streets shall be saw cut not less than three feet (3') beyond the top edge of the excavation and not **less** than one full lane width. Hot mix asphalt shall be placed and roller compacted, and placed in temperatures of at least 40 degrees Fahrenheit and rising. Asphalt shall be placed at a depth of not less than four inches (4") in thickness (minimum of two lifts with maximum aggregate size of 1/2" and in compliance with the then current version of SUDAS).

Recommend changing to: bituminous seal coat in compliance with the then current version of SUDAS specifications.

- f. Sealcoat Streets shall be saw cut not less than three feet beyond the top edge of the excavation and repaired with **hot mix asphalt, roller compacted, at a depth of not less than (2"??) thick.**

- g. Combination Pavement or Other Streets: Streets or alleys currently finished in brick, **com**binations of brick and other paving materials, combinations of concrete and asphalt, or alleys finished in rock, shall be completed and restored to specifications determined by the Public Works Director.

This seems like a good approach

- h. Trails or other infrastructure shall be replaced or repaired to match existing at a minimum with like-kind subgrade and surfacing materials to the satisfaction of the Public Works Director.

/subbase

including reinforcing

- i. Potholing shall be backfilled with (sand ~~or~~ clean rock?) compacted in not more than six inch lifts. Surface material shall be repaired with the same specifications above, except final surface placement shall not be required to be full-lane and/or full-joint, but shall not be less than two feet in any dimension.
- j. Cold/Inclement weather may delay permanent repairs. In such instances backfill shall be placed and compacted as required, with a temporary patch placed and compacted to be flush with the existing pavement. Temporary repairs due to weather do not relieve the contractor/owner from completing the final repair within a period of no more than six months.
- k. Guarantee: All restoration work shall be guaranteed by the Owner/contractor for a period of not less than one year.

What if there is a 6" core taken from the pavement?

Settlement of pavement patches in excess of 1/4" shall require replacement.

6. Inspection. All work shall be subject to inspection by the City. Backfill shall not be deemed completed, and no resurfacing of any improved street or alley surface shall begin, until such backfill is inspected and approved by the City. The permit holder/property owner shall provide the City with notice at least 24 hours prior to the time when inspection of backfill is desired. Backfill shall be with sand, vibro packed.

Backfill is covered above.

7. Completion by the City. Should any excavation in any street or alley be discontinued or left open and unfinished for a period of 24 hours after the approved completion date, or in the event the work is improperly done, the City has the right to finish or correct the excavation work and charge any expenses for such work to the permit holder/property owner. All barricades, fencing, signage and detours shall remain in place until the street has been repaired to the satisfaction of the Public Works Director.

Should something be added for City authorization to stop unpermitted work?

8. Responsibility for Costs. All costs and expenses incident to the excavation shall be borne by the permit holder and/or property owner. The permit holder and owner shall indemnify the City from any loss or damage that may directly or indirectly be occasioned by such excavation.

9. Notification. At least 48 hours prior to the commencement of the excavation, excluding Saturdays, Sundays and legal holidays, the person performing the excavation shall contact the Statewide Notification Center and provide the center with the information required under Section 480.4 of the Code of Iowa.

10. Permit Fee. A permit fee of \$10.00 shall be payable at the time of filing the application with the City. A separate permit shall be required for each excavation.

11. Permit Issued. Upon approval of the application, filing of bond, and payment of any required fees, a permit shall be issued.

There are code requirements that could impact what is charged.

CITY OF MONTICELLO, IOWA

Right-of-Way Excavation Permit Application

Please provide the following with regard to the property in front of or along which the excavation, trenching, and/or boring will occur

Property Owner:	_____	Building Address:	_____
Address:	_____	Lot Number:	_____
City/State/Zip Code:	_____	Plat Name:	_____
Phone:	_____	Current Zoning:	_____

Please explain the purpose for which the work is being completed:

For whom is the work being performed? (If same as above please note "same as above".)

Name: _____
Street Address: _____
City/State/Zip Code: _____
Phone: _____

Please identify the name of the company performing the work and the name of the company performing the follow up backfilling and/or restoration work?

Excavation Company Info.

Company Name: _____
Contact Name: _____
Street Address: _____
City/State/Zip Code: _____
Company Phone: _____
Contact Cell Phone: _____

Backfilling / Restoration Info.

Company Name: _____
Contact Name: _____
Street Address: _____
City/State/Zip Code: _____
Company Phone: _____
Contact Cell Phone: _____

Project Commencement Date: _____
Estimated Project Completion Date: _____

OFFICE USE ONLY

Date Received: _____

Received By: _____

Permit Fee Received: _____ (\$150.00)

Street Bond Received: _____ (\$250.00)

(Required if there will be any excavation or drilling of holes in the sidewalk, curb and gutter, or street.)

I hereby acknowledge that I have completed the above and foregoing Permit Application and state that the above information is true and correct to the best of my knowledge and belief. I further acknowledge the obligation of the Excavation Company to comply with any and all relevant local, state, and/or national laws/regulations applicable to the work to be performed. I also understand the obligation of the Excavation Company to repair any damage to the surrounding ground, sidewalk, driveway approach, curb and gutter, and street should damage occur during the project. Cracked concrete and/or holes drilled/bored in concrete will require full panel replacement to the satisfaction of the City of Monticello.

Print Name of Excavation Company

Signature of Company Representative

Date

Approved

Denied – Denied (reason) _____

City Representative
(Public Works Director or City Administrator)

Date