

City of Monticello, Iowa

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Re-Posted on September 29, 2017 at 5:00 p.m.

Monticello City Council Regular Meeting October 02, 2017 @ 6:00 p.m.

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

Mayor: Dena Himes

City Council:

At Large: Dave Goedken

At Large: Brian Wolken, Mayor Pro Tem

Ward #1: Rob Paulson

Ward #2: Johnny Russ

Ward #3: Chris Lux

Ward #4: Tom Yeoman

City Administrator: Doug Herman

Staff:

City Clerk/Treas.: Sally Hinrichsen

Public Works Dir.: Brant LaGrange

City Engineer: Patrick Schwickerath

Police Chief: Britt Smith

Ambulance Dir.: C.J. Johnson

- 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.

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

September 18, 2017

Approval of Payroll

September 28, 2017

Approval of Bill List

Motions: None

Public Hearing:

1. **Public Hearing** on Proposed Amendments to Urban Renewal Area and Urban Renewal Plan.
2. **Public Hearing** on Proposed Development Agreement between the City of Monticello and B & J Hauling & Excavation, Inc.

Resolutions:

3. **Resolution** to approve Amendments to Urban Renewal Area and Urban Renewal Plan.
4. **Resolution** to approve Development Agreement between City of Monticello and B & J Hauling and Excavation, Inc.
5. **Resolution** to approve proposal related to City owned lot located at 224 N. Chestnut Street and to direct staff to negotiate agreement with party associated with chosen proposal.

6. **Resolution** to Finally Accept North Water Tower Repainting and Maintenance Project, release Retainage, and approve Change Order #1.
7. **Resolution** to approve Pay Request #1 from Schaus -Vorhies related to the Monticello Airport Ten-T Hangar project in the amount of \$31,192.30
8. **Resolution** to approve Eastern Iowa Excavating & Concrete, LLC Pay Request #2 and Change Order #1 related to the 2017 Main Street HMA Project.
9. **Resolution** to approve Taylor Construction, Inc. Pay Request #2, Re: 2017 E. 1st Street Bridge replacement project in the amount of \$66,824.14.
10. **Resolution** to approve Eastern Iowa Excavating and Concrete Pay Request #6 Re: South Street Reconstruction Project in the amount of \$35,745.84.
11. **Resolution** to approve Plat of Survey to Parcel 2017-70 (Adams Property, Two-Mile Jurisdiction)
12. **Resolution** to approve Plat of Survey to Parcel 2017-71 (Schoon Property)

Ordinances:

13. **Ordinance** to amend Chapter 63.01 of the Code Re: Speed Limits. (S. Cedar St.)
(2nd Reading)

Reports / Potential Action:

- Urban Chicken training October 12, 2017
- Milkweed Update
- Garbage / Recycling
- Bradley properties (Nuisance)
- Fire Dpt. Hydrant Repair List, 2016

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.

Regular Council Meeting – Official
September 18, 2017 - 6:00 P.M.
Community Media Center

Mayor Dena Himes called the meeting to order. Council present: Dave Goedken, Brian Wolken, Rob Paulson, Johnny Russ and Tom Yeoman. Also present were City Administrator Doug Herman, Deputy City Clerk Cheryl Clark, Public Works Director Brant LaGrange and Police Chief Britt Smith. Council member Chris Lux arrived later in the meeting.

Herman noted that the agenda was posted with the addition of Item 5(a); however, the packets were sent out prior to the addition. Yeoman moved to approve the agenda, Russ seconded, roll call unanimous.

Renee and Chad Adams were present during Open Forum to discuss the hog barn they plan to construct on a piece of land they purchased along Highway 38 North. Council member Chris Lux arrived. Herman stated that the proposed construction is within the 2-mile jurisdiction of Monticello, so it will go before Planning & Zoning within the next week or so, then to Council for official action on October 2nd. Herman stated that it's not likely that the City will expand that direction and Council agreed with that sentiment.

Russ moved to approve the consent agenda, Wolken seconded, roll call unanimous.

Mayor Himes opened the public hearing on the proposed amendment to the Electric Franchise Agreement. Herman reported that Alliant has no justification to take the administrative fee any longer, so it will be reduced to zero. No public comments were received, and City Staff reported that they had not received any oral or written comments. Mayor Himes closed the public hearing. Wolken moved to suspend the requirement that a proposed ordinance be considered and voted on for passage at two prior meetings prior to the meeting at which it is to be finally acted upon, as provided by Section 380.3 of the Code of Iowa, and place Ordinance #706 to Amend the Electric Franchise Agreement upon final passage, Paulson seconded, roll call unanimous.

Yeoman moved to approve Resolution #17-105 to approve payment of retainage to B & J Hauling and Excavating related to 10 T Hangar grading and paving project, Goedken seconded, roll call unanimous.

Goedken moved to approve Resolution #17-106 to approve partial abatement of South Street Assessments for Calvin Zimmerman and Michael Elkin, Russ seconded, roll call unanimous.

Council heard from parties interested in purchasing and redeveloping the City owned property located at 224 N. Chestnut Street. After much discussion, Russ moved to approve Resolution #17-107 to approve proposal related to City owned lot located at 224 N. Chestnut Street and to direct staff to negotiate an agreement with Norm Zimmerman, Goedken seconded. Ayes: Russ, Goedken and Yeoman. Nays: Wolken, Paulsen and Lux. Consensus of the Council was to place the item on the next agenda for additional consideration.

Yeoman moved to approve Resolution #17-108 to approve Urban Chicken Permit Application and related fees, Russ seconded, roll call unanimous.

Yeoman moved to approve Resolution #17-109 to schedule Public Hearing on consideration of Development Agreement between City of Monticello and B & J Hauling & Excavation, Inc., Russ seconded, roll call unanimous. Public Hearing is set for October 2, 2017 at 6 PM.

Smith recommended enacting the business district speed limit of 20 miles per hour on South Cedar Street from First Street to Washington Street. Goedken introduced and moved Ordinance #707 amending Monticello Code of Ordinances 63.01 Re: Speed Limits, first reading and in title only, Russ seconded, Roll call unanimous.

Herman reported that there will be Urban Chicken Training on October 12, 2017.

Herman is working with the Extension Office to set up a meeting with Mike Felton and a Master Gardener in regard to the significant growth of milkweed in his yard. Wolken stated that he spoke with representatives from the Dubuque Arboretum and Mines of Spain who stated that they may be willing to help if a Master Gardener is unavailable.

Herman reported that he has been made aware of discussions related to the center turn lane painted arrows on South Main Street. Even though it appears that the turning arrows shouldn't be pointing westward in the Oak/Main area, if it is a turning lane, both arrow directions are required.

LaGrange stated that the contractor was supposed to be back to finish up South Main Street last Thursday but they haven't returned yet. He will contact them to determine their plan and estimated completion date.

Herman generally discussed the written engineer's report that was provided to the City Council.

Herman reported that Dave Lumpa was penalized \$5,000 but that \$4,250 was suspended, contingent upon him coming into full compliance with City requirements related to a rear yard fence and nuisance issues related to his rear yard within ninety (90) days. Herman has been directed to file a progress report with the Court every 30 days. If Lumpa fails to come into compliance, the Court may impose the suspended portion of the penalty.

Herman reported that after withholding rent during the water tower project, ComElec paid when questioned about it and they are totally up to date at this time.

Herman met with Jared Lasley, REM Electric, about library lot lighting and Lasley will have a lighting supplier here late this week to look at options. Kaye Junion, 245 North Arminda Avenue, indicated that she fell in that area last year and that it was very dark.

Wolken moved to take a five minute recess, then go into closed session under §21.5(1)(i) of the Iowa Code to "evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent irreparable

injury to that individual's reputation and that individual requests a closed session, Russ seconded. Ayes: Wolken, Russ, Lux, Yeoman, Goedken and Paulson. Nays: None. Carried.

Russ moved, Wolken seconded to end the closed session and return to open session. Ayes: Russ, Wolken, Yeoman, Goedken, Paulson and Lux. Nays: None. Carried. Herman was directed to proceed as discussed.

Russ moved to adjourn the Council meeting at 7:56 P.M., roll call vote unanimous.

Dena Himes, Mayor

Cheryl Clark, Deputy City Clerk

Regular Council Meeting – Unofficial
September 18, 2017 - 6:00 P.M.
Community Media Center

Mayor Dena Himes called the meeting to order. Council present: Dave Goedken, Brian Wolken, Rob Paulson, Johnny Russ and Tom Yeoman. Also present were City Administrator Doug Herman, Deputy City Clerk Cheryl Clark, Public Works Director Brant LaGrange and Police Chief Britt Smith. Council member Chris Lux arrived later in the meeting.

Herman noted that the agenda was posted with the addition of Item 5(a); however, the packets were sent out prior to the addition. Yeoman moved to approve the agenda, Russ seconded, roll call unanimous.

Renee and Chad Adams were present during Open Forum to discuss the hog barn that they plan to construct on a piece of land they purchased along Highway 38 North. Renee Adams stated that the property has been surveyed off and is all up to code, so they are ready to move forward. They spoke with neighboring property owner Russ Hughes, who had no concerns on the project. Chad Adams stated that the property has been re-zoned to agricultural use. Council member Chris Lux arrived. Herman stated that the proposed construction is within the 2-mile jurisdiction of Monticello, so it will go before Planning & Zoning within the next week or so, then to Council for official action on October 2nd. Renee Adams stated that they have two other hog barns on Jones-Delaware Road and Goedken didn't feel it would be an issue, if there were already two in the area. Herman stated that it's not likely that the City will expand that direction. Council acknowledged that their only right to review was related to the new plat of survey, not in regard to the issue of property use.

Russ moved to approve the consent agenda, Wolken seconded, roll call unanimous.

Mayor Himes opened the public hearing on the proposed amendment to the Electric Franchise Agreement. Herman reported that Alliant has no justification to take the administrative fee any longer, so it will be reduced to zero. The same franchise fee will be collected, but the portion that used to go to Alliant will now come to the City. No public comments were received, and City Staff reported that they had not received any oral or written comments. Mayor Himes closed the public hearing. Wolken moved to suspend the requirement that a proposed ordinance be considered and voted on for passage at two prior meetings prior to the meeting at which it is to be finally acted upon, as provided by Section 380.3 of the Code of Iowa, and place Ordinance #706 to Amend the Electric Franchise Agreement upon final passage. Paulson seconded, roll call unanimous.

Herman reported that the City retained some of the money due to B & J Hauling and Excavating for the 10 T Hangar project until final seeding and rock clean-up on the site was complete. Herman, Airport Manager Paul Elmegreen and Brian Monk with B & J Hauling and Excavating reached an agreement to have the City remove the silt fence and mow the areas of concern with Monk agreeing to hire a contractor to apply fertilizer to the area. This agreement included a reduction in the retainage amount by \$500.00, due to work being done by City staff with City equipment. The retainage withheld since December totals \$3,871.28, this payment totals

\$3,371.28 after a \$500.00 reduction. It will be paid after application of fertilizer by B & J's contractor and receipt of any applicable lien waivers from B & J's independent contractors. Yeoman moved to approve Resolution #17-105 to approve payment of retainage totaling \$3,371.28 after \$500.00 reduction to B & J Hauling and Excavating related to 10 T Hangar grading and paving project, Goedken seconded, roll call unanimous.

Herman stated that Calvin Zimmerman and Michael Elkin both appear eligible for partial abatements of the final assessment schedule based upon recent concrete improvements associated with their property. In the past, the City has allowed a partial abatement of the proposed assessments if the property owner has replaced the same concrete now being removed and replaced within the last ten years. Both property owners installed new driveways in the 2013-2014 time frame, which would provide an abatement of 70%, with a 10% assessment for each of the three years that the concrete had been at least partially in use. Goedken moved to approve Resolution #17-106 to approve a 70% abatement for the driveway approach assessments for Calvin Zimmerman and Michael Elkin on South Street, Russ seconded, roll call unanimous.

Herman stated that the final decision for the lot at 224 N. Chestnut Street won't be made tonight, that the Council needs to look at the proposals and determine if either should be looked at, then give Herman permission to work with the selected party. Goedken questioned what the status of the sidewalk repairs is. Herman stated that the panels that need repaired may be damaged during construction. Goedken felt that the panels should be replaced and Herman stated the City will look into those few panels. Tom Harmon from 234 N. Chestnut St. stated that he got his bid in on time and felt that the other party had two weeks to get their bid submitted. He didn't feel that tax revenue should be solely looked at, as the Council approves tax abatements on projects. The addition to his home would make his wife's life easier, due to some medical issues. Herman stated that Norm Zimmerman's bid was submitted timely, but Lux requested more information, which was submitted later, that Zimmerman provided what was initially required on a timely basis. Bill Hosch, husband of Patrice Lambert, of Cascade stated that he believes that Zimmerman could build the proposed home on a different lot in the community. Pat Lambert stated that their family has owned the property next to Al's garage his entire life and he feels the right decision is to sell the property to the neighbors. He stated that tax money is important but felt the difference would be minimal and the neighbors he talked to think Harmon should get the property. Lambert stated that he felt the City didn't do anything with the Hughes property for 40 years and Himes disagreed, saying the City has been vocal about doing something since at least 1995. Lambert stated Harmon's initial price is higher than Zimmerman's, so he feels they should be given a fair chance. Herman stated that the Jones County Assessor estimated the rough value of the Harmon addition to be \$50,000 and the rough value of the home proposed by Zimmerman to be \$200,000. Michelle Lambert-Glanz from Marion stated that Harmon has resided in his home since 1979 and questioned Zimmerman's plan. She felt very disappointed and stabbed in the back. Himes stated that no decision has been made yet and Lambert-Glanz requested that the Council consider more than the financial aspect and keep an open mind. Russ asked Herman for an estimate of tax revenues assuming the Assessor's estimate was accurate. Herman estimated that the annual taxes on the Zimmerman proposed house would be approximately \$3,100 while the Zimmerman proposed addition would be approximately \$770 per year. Patrice Lambert stated that she

formerly owned the neighboring property and had submitted many complaints on the Hughes property. Yeoman stated that there is a system that has to be followed, the City just couldn't go in and fix issues. She stated that they would not allow the property to go to shambles. Norm Zimmerman stated that he proposes to construct a family home on the lot, and that he is committed to the architectural design of the area. Construction would start in 2018 and be finished in early 2019. He may not reside there, but it would be family. Yeoman stated that the Council has a fiduciary responsibility to the community. Goedken questioned if Harmon's could add on in any other direction and Harmon stated not really, as there is a cement retaining wall in the alley, which makes it not very practical. Lisa Harmon stated that there is no way to gain entry level access on the back side of the home and she has safety concerns for herself. Tom Harmon stated that he started off \$5,000 higher than Zimmerman, so feels it's petty to just look at tax money. Wolken stated that he was unaware that neighbors were interested in the property. Goedken stated that he has to look out for the best interest of the community, though it's tough. Russ moved to approve Resolution #17-107 to approve proposal related to City owned lot located at 224 N. Chestnut Street and to direct staff to negotiate an agreement with Norm Zimmerman, Goedken seconded. Ayes: Russ, Goedken and Yeoman. Nays: Wolken, Paulsen and Lux. Moving forward, Herman stated Council could ask for proposals again and could possibly get more or lose what they already have. Wolken felt it should be sold to the neighbors and Paulson agreed, stating that they lived next to the mess for years. Goedken questioned the status of the garage and Herman stated that the City needs to hire a contractor to get it taken down. Lux questioned if Zimmerman could build a house on the lot and Lambert could have the garage. Wayne Peach of 108 Monk Court stated that a house could be constructed anywhere, but the Harmon's home addition could only be done on that lot. Goedken stated that history and preservation is important to Zimmerman and Zimmerman agreed, inviting the Council out to his farm to see what he has done. Herman stated this item could be approved as a motion and in that event the Mayor could choose to break the tie vote but didn't have to. However, Herman pointed out that the Council could continue to be at an impasse down the road when a resolution transferring the property was necessary. Yeoman stated that until a decision is made, the City needs to make the sidewalk repairs and keep the lawn mowed. Consensus of the Council was to place the item on the next agenda for consideration again.

Paulson questioned if there was much interest in urban chickens and Wolken felt there is. Himes stated many raise them for health reasons and hobby and stated that the limit is 6 so they're not in competition with the farmers markets or grocery stores. Goedken questioned if their deposit would be kept on file in case there are problems and Himes asked if the deposit should be lower. Wolken felt that the higher deposit makes people really consider their decision to have urban chickens and also makes them more responsible. Gerry Muller stated that the chickens carry diseases and Herman stated the ability to have chickens in the City has already passed; the issue on tonight's issue being tied to the permitting process and fees. Himes expressed that if there are already chicken owners in town that they must now follow the rules. Yeoman moved to approve Resolution #17-108 to approve Urban Chicken Permit Application and related fees, Russ seconded, roll call unanimous.

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LaGrange stated that the contractor was supposed to be back to finish up South Main Street last Thursday but they haven't returned yet. He will contact them to determine their schedule and proposed completion date.

Herman reviewed the Engineer's written report with the City Council.

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Russ moved, Wolken seconded to end the closed session and return to open session. Ayes: Russ, Wolken, Yeoman, Goedken, Paulson and Lux. Nays: None. Carried. Herman was directed to proceed as discussed.

Russ moved to adjourn the Council meeting at 7:56 P.M., roll call vote unanimous.

Dena Himes, Mayor

Cheryl Clark, Deputy City Clerk

PAYROLL - SEPTEMBER 28, 2017

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
AMBULANCE	Sept. 11 - 24, 2017				
Dawn Brus	\$ 781.20	\$ -	0.00	48.38	\$ 568.90
Mary Intlekofer	1,822.80	-	9.00	132.50	974.13
C.J. Johnson	1,923.08	-	0.00	0.00	1,209.23
Brandon Kent	1,855.35	32.55	0.00	0.00	1,179.00
Matthew Kunkle	248.40	-	0.00	0.00	191.10
Lori Lynch	2,734.20	390.60	0.00	0.00	1,444.62
Christopher Moore	279.45	-	0.00	0.00	235.05
Shelly Searles	1,822.80	-	0.00	18.00	1,361.40
Brenda Surom	520.80	-	0.00	0.00	385.40
Christopher Ward	1,738.80	-	0.00	0.00	1,343.81
TOTAL AMBULANCE	\$ 13,726.88	\$ 423.15	9.00	198.88	\$ 8,892.64
CEMETERY	Sept. 9 - 22, 2017				
Dan McDonald	\$ 1,572.00	\$ -	0.00	0.00	\$ 1,099.15
TOTAL CEMETERY	\$ 1,572.00	\$ -	0.00	0.00	\$ 1,099.15
CITY HALL	Sept. 10 - 23, 2017				
Cheryl Clark	\$ 1,667.50	\$ 67.50	0.00	0.00	\$ 1,062.24
Doug Herman	3,970.71	-	0.00	0.00	2,794.52
Sally Hinrichsen	2,368.18	-	0.00	0.00	1,618.20
Nanci Tuel	1,360.00	-	0.00	0.00	883.49
Amanda Wygle	112.50	-	0.00	0.00	91.97
TOTAL CITY HALL	\$ 9,478.89	\$ 67.50	0.00	0.00	\$ 6,450.42
COUNCIL / MAYOR					
Dave Goedken	\$ 100.00	\$ -	0.00	0.00	\$ 92.60
Dena Himes	300.00	-	0.00	0.00	233.95
Chris Lux	100.00	-	0.00	0.00	92.60
Rob Paulson	100.00	-	0.00	0.00	92.35
Johnny Russ	100.00	-	0.00	0.00	92.35
Brian Wolken	100.00	-	0.00	0.00	92.60
Tom Yeoman	100.00	-	0.00	0.00	92.35
TOTAL COUNCIL / MAYOR	\$ 900.00	\$ -	0.00	0.00	\$ 788.80
LIBRARY	Sept. 11 - 24, 2017				
Kyle Gassman	\$ 268.52	\$ -	0.00	0.00	\$ 231.00
Molli Hunter	342.00	-	0.00	0.00	289.49
Penny Schmit	935.20	-	0.00	0.00	676.74
Madonna Thoma-Kremer	648.55	-	0.00	0.00	540.35
Michelle Turnis	1,517.58	-	0.00	0.00	945.12
Amanda Wygle	57.50	-	0.00	0.00	47.00
TOTAL LIBRARY	\$ 3,769.35	\$ -	0.00	0.00	\$ 2,729.70
MBC	Sept. 11 - 24, 2017				
Jacob Oswald	\$ 1,846.15	\$ -	0.00	0.00	\$ 1,359.76
Casey Reyner	1,538.46	-	0.00	0.00	1,040.77
Amanda Wygle	45.00	-	0.00	0.00	36.79
TOTAL MBC	\$ 3,429.61	\$ -	0.00	0.00	\$ 2,437.32

PAYROLL - SEPTEMBER 28, 2017

DEPARTMENT	GROSS PAY	OT PAY	COMP HRS. ACCRUED	COMP TOTAL	NET PAY
POLICE	Sept. 11 - 24, 2017				
Dawn Graver	\$ 2,174.76	\$ -	0.00	0.00	\$ 1,471.37
Erik Honda	1,837.84	-	0.00	11.25	1,346.22
Jordan Koos	1,997.40	-	0.00	31.50	1,419.87
Britt Smith	2,443.56	-	0.00	0.00	1,742.98
Madonna Staner	1,414.40	-	0.00	0.00	1,049.27
Brian Tate	2,063.04	-	0.00	0.00	1,511.93
Robert Urbain	2,103.24	-	0.00	38.50	1,446.00
TOTAL POLICE	\$ 14,034.24	\$ -	0.00	81.25	\$ 9,987.64
ROAD USE	Sept. 9 - 22, 2017				
Billy Norton	\$ 1,586.75	\$ 14.74	0.00	0.00	\$ 981.78
Wayne Yousse	1,572.01	-	0.00	0.00	1,037.94
TOTAL ROAD USE	\$ 3,158.76	\$ 14.74	0.00	0.00	\$ 2,019.72
SANITATION	Sept. 9 - 22, 2017				
Michael Boyson	\$ 1,524.00	\$ -	0.00	0.00	\$ 1,016.96
Nick Kahler	1,572.00	-	0.00	0.00	1,026.82
Chris Taylor	1,572.00	-	0.00	0.00	1,008.70
TOTAL SANITATION	\$ 4,668.00	\$ -	0.00	0.00	\$ 3,052.48
SEWER	Sept. 9 - 22, 2017				
Tim Schultz	\$ 1,635.19	\$ 15.19	0.00	0.00	\$ 1,108.31
Jim Tjaden	1,900.00	-	0.00	0.00	1,332.02
TOTAL SEWER	\$ 3,535.19	\$ 15.19	0.00	0.00	\$ 2,440.33
WATER	Sept. 9 - 22, 2017				
Brant LaGrange	\$ 2,020.38	\$ -	0.00	0.00	\$ 1,369.58
Jay Yanda	1,888.25	68.25	0.00	0.00	1,319.95
TOTAL WATER	\$ 3,908.63	\$ 68.25	0.00	0.00	\$ 2,689.53
TOTAL - ALL DEPTS.	\$ 62,181.55	\$ 588.83	9.00	280.13	\$ 42,587.73

ACCOUNTS PAYABLE ACTIVITY **CLAIMS REPORT**

VENDOR NAME	REFERENCE	VENDOR TOTAL	CHECK#	CHECK DATE
ACCOUNTS PAYABLE CLAIMS				

	GENERAL			
	POLICE DEPARTMENT			
BAKER PAPER CO INC	PD BUILDING SUPPLIES	10.56		
KONICA MINOLTA BUSINESS	PD OFFICE SUPPLIES	72.98		
		=====		
	POLICE DEPARTMENT	83.54		
	AQUATIC CENTER			
RYLEE BAUER	POOL LIFEGUARD CERTIFICATION	160.00		
JOHN DEERE FINANCIAL	POOL EQUIP REPAIR/MAINT	17.38		
RILEIGH LAMBERT	POOL LIFEGUARD CERTIFICATION	250.00		
MOUNT VERNON CONSTRUCTION INC	POOL CAULKING CONTRACT	10,190.00		
		=====		
	AQUATIC CENTER	10,527.38		
	CEMETERY			
IBEN CONSTRUCTION CO INC	CEM GRAVE OPENINGS - AUG.	650.00		
INNOVATIVE AG SERVICES CO	CEMETERY GROUNDS SUPPLIES	135.20		
LINDA KAHLER	PUBLIC WORKS CLOTHING	142.50		
		=====		
	CEMETERY	927.70		
	ENGINEER			
SNYDER & ASSOCIATES, INC	ORBIS REVIEW FEES	1,040.14		
		=====		
	ENGINEER	1,040.14		
	CITY HALL/GENERAL BLDGS			
ALMOST FAMOUS DANCE STUDIO	CH AUDIT DEPOSIT REFUND	500.00		
BAKER PAPER CO INC	CH BUILDING SUPPLIES	136.14		
BOSS OFFICE SUPPLIES & SYS INC	CH OFFICE SUPPLIES	12.94		
IMFOA	CH TRAINING - CLARK	125.00		
JOHN DEERE FINANCIAL	CH BUILDING REPAIR/MAINT	39.67		
BRIAN KRAMER	CH MISC CONTRACT WORK	45.00		
WELTER STORAGE EQUIP CO., INC.	CH FOLDING CHAIRS/CARTS	5,732.50		
		=====		
	CITY HALL/GENERAL BLDGS	6,591.25		
		=====		
	GENERAL	19,170.01		
	MONTICELLO BERNDES CENTER			

PARKS

ACCOUNTS PAYABLE ACTIVITY

CLAIMS REPORT

VENDOR NAME	REFERENCE	VENDOR TOTAL	CHECK#	CHECK DATE
BAKER PAPER CO INC	MBC BUILDING SUPPLIES	146.00		
BLADE PEST CONTROL INC	MBC PEST CONTROL	68.00		
FAREWAY STORES #840-1	MBC CONCESSIONS	17.16		
FREESE MOTORS INC	MBC RANGER REPAIR/MAINT	48.26		
JOHN DEERE FINANCIAL	MBC BUILDING SUPPLIES	9.99		
SPAHN & ROSE LUMBER CO INC	MBC SUPPLIES	6.79		
		=====		
	PARKS	296.20		
		=====		
	MONTICELLO BERNDES CENTER	296.20		
	AMBULANCE			
	AMBULANCE			
AIRGAS USA, LLC	AMB MEDICAL SUPPLIES	216.27		
AMERIGROUP	AMB OVERPAYMENT REFUND	151.89		
BAKER PAPER CO INC	AMB BUILDING SUPPLIES	10.57		
FREESE MOTORS INC	AMB VEHICLE REPAIR/MAINT	1,629.87		
STERICYCLE, INC.	AMB PHARMACEUTICAL DISPOSAL	79.35		
		=====		
	AMBULANCE	2,087.95		
		=====		
	AMBULANCE	2,087.95		
	HOTEL/MOTEL TAX			
	HOTEL/MOTEL			
WINDSTREAM IOWA-COMM. INC.	HOTEL/MOTEL PHONE	49.44		
		=====		
	HOTEL/MOTEL	49.44		
		=====		
	HOTEL/MOTEL TAX	49.44		
	LIBRARY IMPROVEMENT			
	LIBRARY			
DEMCO INC	LIB IMP PROGRAMS/PROMOTIONS	160.22		
		=====		
	LIBRARY	160.22		
		=====		
	LIBRARY IMPROVEMENT	160.22		
	LIBRARY			
	LIBRARY			
BAKER & TAYLOR BOOKS	LIB BOOKS	566.29		

ACCOUNTS PAYABLE ACTIVITY

CLAIMS REPORT

VENDOR NAME	REFERENCE	VENDOR TOTAL	CHECK#	CHECK DATE
CENTER POINT PUBLISHING	LIB BOOKS	46.74		
DEMCO INC	LIB SHIPPING	14.42		
FAREWAY STORES #840-1	LIB PROGRAMS/PROMOTIONS	40.51		
JOHN DEERE FINANCIAL	LIB BUILDING SUPPLIES	5.69		
MICRO MARKETING LLC	LIB AUDIO RECORDINGS	159.96		
MADONNA THOMA-KREMER	LIB TRAVEL/CONFERENCE	68.01		
		=====		
	LIBRARY	901.62		
		=====		
	LIBRARY	901.62		
		=====		
	AIRPORT			
	AIRPORT			
WEBER STONE CO INC	AIRPORT BLDG ENGRAVING	1,510.00		
		=====		
	AIRPORT	1,510.00		
		=====		
	AIRPORT	1,510.00		
		=====		
	ROAD USE			
	STREETS			
BITUMINOUS MATERIALS & SUPPLY	RU STREET MAINTENANCE SUPPLIES	9,526.27		
CINTAS CORPORATION	OSHA SUPPLIES	11.12		
JOHN DEERE FINANCIAL	RU SUPPLIES	71.95		
LINDA KAHLER	PUBLIC WORKS CLOTHING	467.00		
KERP'S SERVICE CENTER, INC.	RU VEHICLE REPAIR/MAINT	657.24		
LAPORTE MOTOR SUPPLY	RU VEHICLE REPAIR/MAINT	163.52		
NEXT GENERATION PLBG & HTG	BUILDING REPAIR/MAINT	183.00		
L.L. PELLING CO	RU STREET MAINTENANCE SUPPLIES	2,316.25		
		=====		
	STREETS	13,396.35		
		=====		
	ROAD USE	13,396.35		
		=====		
	TRUST/SLAVKA GEHRET FUND			
	LIBRARY			
BAKER & TAYLOR BOOKS	LIB GEHRET BOOKS	53.68		
MICRO MARKETING LLC	LIB GEHRET BOOKS	38.49		
		=====		
	LIBRARY	92.17		
		=====		
	TRUST/SLAVKA GEHRET FUND	92.17		

CAPITAL IMPROVEMENT

ACCOUNTS PAYABLE ACTIVITY

CLAIMS REPORT

VENDOR NAME	REFERENCE	VENDOR TOTAL	CHECK#	CHECK DATE
	STREETS			
SNYDER & ASSOCIATES, INC	CAP IMP - 2016 S MAIN REHAB	49,171.85		
	STREETS	49,171.85		
	CAPITAL IMPROVEMENT	49,171.85		
	MARY MAXINE REDMOND TRUST			
	LIBRARY			
MONTICELLO CHAMBER OF COMMERCE	LIB REDMOND PROGRAMMING	100.00		
	LIBRARY	100.00		
	MARY MAXINE REDMOND TRUST	100.00		
	POCKET PARK			
	PARKS			
JOSH IBEN	POCKET PARK MAINTENANCE	217.50		
	PARKS	217.50		
	POCKET PARK	217.50		
	WATER			
	WATER			
BEHREND'S CRUSHED STONE	WATER SYSTEM	65.75		
BOSS OFFICE SUPPLIES & SYS INC	WATER SUPPLIES	1.79		
CINTAS CORPORATION	OSHA SUPPLIES	11.13		
IOWA ONE CALL	WATER SYSTEM	31.50		
LINDA KAHLER	PUBLIC WORKS CLOTHING	266.00		
KERP'S SERVICE CENTER, INC.	WATER VEHICLE REPAIR/MAINT	421.24		
LAPORTE MOTOR SUPPLY	WATER/SEWER TOOL BOXES	317.99		
LASLEY ELECTRIC LLC	WATER METERS	37.91		
MUNICIPAL SUPPLY INC	WATER METERS	928.00		
NEXT GENERATION PLBG & HTG	BUILDING REPAIR/MAINT	183.00		
WHITE HAWK PLUMBING & HEATING	WATER SYSTEM	336.00		
	WATER	2,600.31		
	WATER	2,600.31		
	CUSTOMER DEPOSITS			

ACCOUNTS PAYABLE ACTIVITY **CLAIMS REPORT**

VENDOR NAME	REFERENCE	VENDOR TOTAL	CHECK#	CHECK DATE
	WATER			
CITY OF MONTICELLO	WATER DEPOSIT REFUND-SPENCER	112.98		
DEREK SPENCER	WATER DEPOSIT REFUND	97.02		
		=====		
	WATER	210.00		
		=====		
	CUSTOMER DEPOSITS	210.00		
	WATER CAPITAL IMPROVEMENT			
	WATER			
SNYDER & ASSOCIATES, INC	2016 WATER TOWER PAINTING	5,108.32		
		=====		
	WATER	5,108.32		
		=====		
	WATER CAPITAL IMPROVEMENT	5,108.32		
	SEWER			
	SEWER			
CINTAS CORPORATION	OSHA SUPPLIES	11.13		
HACH COMPANY	SEWER SUPPLIES	164.12		
IOWA ONE CALL	SEWER SYSTEM	31.50		
JOHN DEERE FINANCIAL	SEWER OSHA - GLOVES	11.99		
LINDA KAHLER	PUBLIC WORKS CLOTHING	275.00		
KROMMINGA MOTORS INC	SEWER EQUIP REPAIR/MAINT	33.00		
LAPORTE MOTOR SUPPLY	WATER/SEWER TOOL BOXES	356.84		
M TOWN TIRE & AUTO	SEWER EQUIP REPAIR/MAINT	31.00		
MC2, INC.	SEWER UV BULBS	11,709.20		
MUNICIPAL SUPPLY INC	SEWER SYSTEM	419.00		
NEXT GENERATION PLBG & HTG	BUILDING REPAIR/MAINT	183.00		
WHITE HAWK PLUMBING & HEATING	SEWER SYSTEM	125.00		
WINDSTREAM IOWA-COMM. INC.	SEWER PHONE	49.44		
		=====		
	SEWER	13,400.22		
		=====		
	SEWER	13,400.22		
	SANITATION			
	SANITATION			
CINTAS CORPORATION	OSHA SUPPLIES	11.13		
LINDA KAHLER	PUBLIC WORKS CLOTHING	273.00		
JEAN KRUEGER	SANITATION ELEC TAG REFUND	15.00		
MIDWEST ELECTRONIC RECOVERY	SANITATION E-WASTE	691.50		
NEXT GENERATION PLBG & HTG	BUILDING REPAIR/MAINT	183.00		

ACCOUNTS PAYABLE ACTIVITY CLAIMS REPORT

VENDOR NAME	REFERENCE	VENDOR TOTAL	CHECK#	CHECK DATE
	SANITATION	1,173.63		
	SANITATION	1,173.63		
**** SCHED TOTAL ****		109,645.79		
***** REPORT TOTAL *****		109,645.79		

ACCOUNTS PAYABLE ACTIVITY
CLAIMS FUND SUMMARY

FUND	FUND NAME	TOTAL	CHECK#	DATE
001	GENERAL	19,170.01		
005	MONTICELLO BERNDES CENTER	296.20		
016	AMBULANCE	2,087.95		
018	HOTEL/MOTEL TAX	49.44		
030	LIBRARY IMPROVEMENT	160.22		
041	LIBRARY	901.62		
046	AIRPORT	1,510.00		
110	ROAD USE	13,396.35		
178	TRUST/SLAVKA GEHRET FUND	92.17		
332	CAPITAL IMPROVEMENT	49,171.85		
339	MARY MAXINE REDMOND TRUST	100.00		
375	POCKET PARK	217.50		
600	WATER	2,600.31		
602	CUSTOMER DEPOSITS	210.00		
604	WATER CAPITAL IMPROVEMENT	5,108.32		
610	SEWER	13,400.22		
670	SANITATION	1,173.63		

City Council Meeting
Prep. Date: 09/26/17
Preparer: Doug Herman



Agenda Item: 1+3
Agenda Date: 10/02/2017

Agenda Items Description: Public Hearing on proposed Amendment of Urban Renewal Area and Amendment of Urban Renewal Plan to include property commonly known as 218 W. 1st Street within Urban Renewal Area and to include the building demolition and renovation within the Urban Renewal Plan as an authorized project. **Resolution** to Approve Amendments to follow Public Hearing.

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

Attachments & Enclosures:

Proposed Resolution
Area and Plan Amendment

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Synopsis: The Public Hearing is a necessary step in adding this property to the Urban Renewal Area and the project to the Urban Renewal Plan.

Background Information: The property, formerly owned by Ron and Diana Digman, located at 218 W. 1st Street had become quite dilapidated and in need of significant upgrade or demolition. Brian Monk, owner of B & J Excavating, owns the building next door and had interest in seeing the building next to him addressed, cleaned up, or removed. In discussions with Brian and the prior owner a deal was worked out for B & J to acquire the property. It came clear very quickly that the building needed to go. Brian has put a plan together to demolish the building and to erect a new brick storefront for three commercial entities. He was not prepared to move forward unless and until he could get at least two commitments to the new buildings which will be set up as condo type units to be individually owned by the occupants.

Based upon my discussions with Brian I put together proposed/potential incentives to assist him with the demolition and development of the property. The potential incentives, obviously tied to Council consideration and approval, would benefit both B & J as the developer and the subsequent owners who will have "build out" responsibilities related to their portion of the structure. The City Council preliminarily supported said incentives subject to public input tonight and further Council consideration.

We have not had an agreement just like this in the past, however, we have not had a project just like this in the past either. The proposal is kind of a hybrid, with provisions similar to those in the Welter Addition. (In the Welter Addition new, undeveloped ground was being purchased and the TIF Grant bought down the purchase price per acre. In this case, the ground being bought has a dilapidated building located on it that needs to be removed before redevelopment and the lot is much smaller than an acre as it is a "downtown" lot.)

The total current property valuation of the existing building and lot is \$45,810 producing taxes in the amount of \$1,076. I would estimate the new structure to be valued similar to the N. Main offices that house Dr. Woken, Family Chiropractic, Edward Jones or Armin Plaza locations that house Subway, Kelehers, Edward Jones and Pure Image Salon. The total valuation of the four units that comprise Armin Plaza is \$572,420. Because that amount is based upon 4 units, not three, I will reduce the total valuation by 25% which takes it to \$429,315. Now, because those units are also served by off street parking and may be a bit larger, I will reduce that total by 20%, bringing the total valuation to \$343,452. If my calculations are in the ballpark, which I believe they are, the total valuation increase of the 218 W. 1st Street property would climb from right at \$45,000 to \$345,000, a \$300,000 increase or an increase of approximately 7 times the current valuation. Taxes could rise from \$1,076 per year to over \$7,000 per year.

I have discussed two grants payable to the developer of the lot, B & J, totaling \$20,000, \$5,000 when the buildings are demolished and the lot is clear and \$15,000 when the new 3 unit building is constructed and ready for build-out by the owners of each unit. Each unit would then also be eligible for a ten year partial tax rebate.

So, if my above math is correct we could collect \$70,000 in taxes over ten years. During that time frame we would pay the developer \$20,000 and approximately \$37,500 in rebates, a total payout of \$57,500, leaving the City with \$12,500 in tax receipts that were not rebated or granted. (Assuming approximate current tax rates and laws) (I have reduced my estimated valuations in the communication page from the estimates I used in the attached letter to Brian Monk.) If the existing building stands and the valuation remains the same, the City at current tax rates and laws will receive right at \$11,000 over ten years. If the building is demolished and the lot remains vacant the City will receive right at \$6,000, just over half of the tax payment, over the next ten years. Therefore, even with the rebates and grants the new building will create more new taxes to the City than either of the other options over the next ten year.

Staff Recommendation: I recommend that the Mayor open the Public Hearing, accept public comment if any, close the Public Hearing, and that the Council then consider the proposed Resolution to amend the Urban Renewal Area and Plan to allow this project to move forward with potential incentives.

2017 ADDITION (Amendment #2) TO
THE MONTICELLO URBAN RENEWAL
AREA DESIGNATION AND
AMENDMENT TO URBAN RENEWAL
PLAN HEARING

Monticello, Iowa

October 02, 2017

The City Council of the City of Monticello, Iowa, met on October 02, 2017, at 6:00 o'clock, p.m., at the Mary Lovell LeVan, Monticello Renaissance Center, Community Media Center, 220 East First Street, Monticello, Iowa for the purpose of conducting a public hearing on a proposed amendment to the Monticello Urban Renewal Area and the Monticello Urban Renewal Plan that would designate additional grounds or areas to become subject to the terms and provisions of the Monticello Urban Renewal Plan and would specifically add the B & J Hauling and Excavation project at 218 W. 1st Street to the plan. The Mayor presided and the roll being called the following members of the Council were present and/or absent:

Present:

Absent:

The City Council investigated and found that notice of the intention of the Council to conduct a public hearing on the proposed amendment to the Monticello Urban Renewal Area and the Monticello Urban Renewal Plan that would designate additional grounds or areas to become subject to the terms and provisions of the Monticello Urban Renewal Plan and would specifically add the B & J Hauling and Excavation project at 218 W. 1st Street to the plan had been published according to law and as directed by the Council and that this is the time and place at which the Council shall receive oral or written objections from any resident or property owner of the City. All written objections, statements, and evidence heretofore filed were reported to the City Council, and all oral objections, statements, and all other exhibits presented were considered.

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

None.

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

Council Member _____ moved the adoption of a resolution entitled “A Resolution to Declare Necessity and Establish an Urban Renewal Area, pursuant to Section 403.4 of the Code of Iowa and approve Urban Renewal Plan Amendment for the 2017 Addition (Amendment #2) to the Monticello Urban Renewal Area”, seconded by Council Member _____. After due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes:

Nays:

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

RESOLUTION NO. 17-__

A resolution to declare necessity and establish an urban renewal area by amending the current Urban Renewal Area, pursuant to Section 403.4 of the Code of Iowa, and to approve the 2017 Addition (Amendment #2) to the Monticello Urban Renewal Area, adding the B & J Hauling and Excavation project at 218 W. 1st Street to the plan.

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

WHEREAS, the City Council (the “Council”) of the City of Monticello (the “City”) has previously created the Monticello Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property within the following legal description:

B & J Hauling & Excavation property located at 218 W. 1st Street, Monticello, Iowa legally described as follows: Lot 429; and that part of LOT 430 lying South and West of a line commencing at the Southeast corner thereof, and running thence Northwesterly to a point on the West line thereof 25 feet South of the Northwest corner thereof; **ALL IN RAILROAD ADDITION TO MONTICELLO, IOWA. EXCEPTING FROM ALL OF THE ABOVE THE FOLLOWING:** Commencing at the Southeast corner of Lot 429 of Railroad Addition to the City of Monticello, Iowa, thence Westerly along the South line of said lot 50 feet; thence north at a right angle to a point on a line in Lot 430 of Railroad Addition, said line being described as commencing at the Northeast corner of Lot 429 Railroad Addition thence running Westerly to a point on the West line of Lot 430, 25 feet South of the Northwest corner thereof; thence Easterly from said point to the Northeast corner of said Lot 429; thence Southerly along the East line of said Lot to point of beginning.

-and-

WHEREAS, the proposal demonstrates that sufficient need exists to warrant the finding that the area described above is a blighted area and an area prime for economic development; and that the development of such area is necessary and in the interest of the public health, safety or welfare of the residents of the municipality

WHEREAS, notice of a public hearing by the City Council of the City on the question of establishing said area as an urban renewal area and on a proposed urban renewal plan amendment for the 2017 Addition, Amendment #2, to the Monticello Urban Renewal Area, adding the B & J Hauling and Excavation project at 218 W. 1st Street to the plan, was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Council has conducted said hearing; and

WHEREAS, the Planning and Zoning Commission of the City has reviewed and commented on the proposed urban renewal plan amendment; and

WHEREAS, copies of the urban renewal plan amendment, notice of public hearing and notice of a consultation meeting with respect to the urban renewal plan amendment were mailed to the Jones County Board of Supervisors through the County Auditor and the Monticello Community School District through the School District Superintendent; the consultation meeting was held on the 27th day of September, 2017; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

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

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa, is found to exist in the City of Monticello within the boundaries of the property, the legal description of same being set out previously within the body of this Resolution.

Section 2. The area identified in Section 1 hereof is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa, and is hereby designated the 2017 Addition, Amendment #2, to the Monticello Urban Renewal Area.

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

Section 4. The amendment to the urban renewal plan for the Monticello Urban Renewal Area, adding the B & J Hauling and Excavation project at 218 W. 1st Street to the plan, a copy of said Amendment being attached hereto and made a part hereof, is hereby in all respects approved.

Section 5. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved October 02, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, City Clerk

• • • •

Upon motion and vote, the meeting adjourned.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, City Clerk

STATE OF IOWA)
COUNTY OF JONES)§
CITY OF MONTICELLO)

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City aforementioned, and that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the Council preliminary to and in connection with designating an urban renewal area and approving the urban renewal plan amendment for the 2017 Addition, Amendment #2, to the Monticello Urban Renewal Area in the City.

WITNESS MY HAND and the seal of the City hereto affixed this 11 day of February, 2017.

Sally Hinrichsen, City Clerk

(Seal)

(Please attach to this certificate a copy of the minutes or a resolution of the Planning and Zoning Board showing the consideration of the proposed amendments by the Board.)

CITY OF MONTICELLO
2017 Amendment Number 2
to the
MONTICELLO URBAN RENEWAL PLAN

Approved by Resolution No. 17-____
_____, 2017

The Urban Renewal Plan (the "Plan"), for the Monticello Urban Renewal Area (the "Area"), is being amended for the purpose of identifying a new urban renewal project to be undertaken therein.

- 1. Identification of Projects.** By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project description:

Name of Project: 218 W. 1st Street Commercial Redevelopment Project, an Urban Renewal and Economic Development Project.

Name of Urban Renewal Area: Monticello Urban Renewal Area

Year of Establishment of Urban Renewal Area: 1992 as amended in 1996, 2000, 2001, 2007, 2010, 2011, and 2015

Date of Council Approval of Project: _____, 2017

Location and Description of Economic Development Project: The project is proposed to include the demolition of existing structures located on 218 W. 1st Street, said building having been the subject of Nuisance, Dangerous Building, and Building Maintenance Code violations and being in a general state of disrepair and decay, and the construction of a one story steel frame with brick front commercial building, same to house three individual storefronts.

Description of Use of TIF: The City has preliminarily approved the use of incentives to facilitate this project, including a grant to the Developer and tax rebates to the owner of each of the three units.

Grant: The City has preliminarily agreed to pay the developer the sum of \$5,000 upon demolition of the existing structures and \$15,000 upon the final construction of the building, which shall not include interior build out that will be the responsibility of the purchaser of each unit.

Tax Rebates: Tax rebates are tied to the taxable valuation of finished improvements and are, therefore, hard to estimate at this time. However, the rebates are based upon the following ten-year schedule: 85%, 80%, 75%, 70%, 65%, 60%, 55%, 50%, 45% and

40%. Under this provision, the news taxes created by the development reduced by the debt service levies of all taxing jurisdictions, the school physical plant and equipment levy, and the other protected levies, if any, will be rebated to the developer consistent with the above schedule and percentage. The rebated sums will be paid from tax increment received by the City and deposited into the City TIF fund. The following estimated total rebates assume a taxable value of \$343,452, based solely on estimated construction costs, with a 10% tax rollback, and a consistent millage rate of \$35.18460, with no reduction in value associated with the commercial property tax credit that currently exists, protected portions of the tax levy, value of the property prior to the construction of the improvement, or any increases in valuation that may occur over the ten year rebate period. Based upon those assumptions the tax rebates would total approximately: \$37,500 (It is estimated, based upon the same assumptions noted above, that tax receipts over said ten (10) year period would total \$70,000)

The maximum economic development grant totals \$20,000 and the total rebates are estimated to not exceed \$37,500, a total of \$57,500 between the grant and rebates.

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

Constitutional debt limit of the City:	\$11,426,224
Outstanding general obligation debt of the City ¹ :	\$ 4,685,000
Proposed debt to be incurred in connection with this Amendment ² :	\$ 57,500

¹ After June 1, 2017 principal payments the General Obligation Debt of the City equals \$4,535,000. Rebate agreement payments due in FY '18 total approximately \$ 150,000. Those two obligations together total \$ _____.

² The debt incurred herein shall be subject to annual appropriation by the City Council.

**NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED AND AMENDED
MONTICELLO URBAN RENEWAL AREA AND ON PROPOSED URBAN RENEWAL
PLAN AMENDMENT**

Notice Is Hereby Given: That at 6:00 o'clock p.m. on the 2nd day of October, 2017, at the Mary Lovell LeVan, Monticello Renaissance Center, Community Media Center, 220 East First Street, Monticello, Iowa, there will be conducted a public hearing on the question of designating an expanded Monticello Urban Renewal Area, pursuant to Chapter 403, Code of Iowa, by adding and including the property described as follows: Property commonly known as 218 W. 1st Street, Monticello, Iowa legally described as follows: Lot 429; and that part of LOT 430 lying South and West of a line commencing at the Southeast corner thereof, and running thence Northwesterly to a point on the West line thereof 25 feet South of the Northwest corner thereof; **ALL IN RAILROAD ADDITION TO MONTICELLO, IOWA. EXCEPTING FROM ALL OF THE ABOVE THE FOLLOWING:** Commencing at the Southeast corner of Lot 429 of Railroad Addition to the City of Monticello, Iowa, thence Westerly along the South line of said lot 50 feet; thence north at a right angle to a point on a line in Lot 430 of Railroad Addition, said line being described as commencing at the Northeast corner of Lot 429 Railroad Addition thence running Westerly to a point on the West line of Lot 430, 25 feet South of the Northwest corner thereof; thence Easterly from said point to the Northeast corner of said Lot 429; thence Southerly along the East line of said Lot to point of beginning. The proposed amendment to the Urban Renewal Area brings the property described above under the plan and makes it subject to the provisions of the plan. The subject matter of the Public Hearing will also include a proposed amendment to the Urban Renewal Plan for the Monticello Urban Renewal Area pursuant to Chapter 403, Code of Iowa, a copy of said amendment being on file for public inspection in the office of the City Clerk. The proposed amendment to the Urban Renewal Plan provides that the City of Monticello will offer a grant to the Developer of a new three storefront commercial structure on this property and tax rebates, on a sliding percentage scale over ten years, to the owners of each of the individual three commercial storefronts. At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Sally Hinrichsen
City Clerk

City Council Meeting
Prep. Date: 09/26/17
Preparer: Doug Herman



Agenda Item: 2 & 4
Agenda Date: 10/02/2017

Agenda Items Description: Public Hearing on proposed Development Agreement between the City of Monticello and B & J Hauling and Excavation related to project at 218 W. 1st Street and **Resolution** approving same.

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

Attachments & Enclosures:

Proposed Resolution
Development Agreement

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Synopsis: The Public Hearing is a necessary step in the Development Agreement process.

Background Information: The draft development agreement is consistent with earlier discussions of the City Council that supported moving forward with a potential agreement.

Based upon my discussions with Brian I put together proposed/potential incentives to assist him with the demolition and development of the property. The potential incentives, obviously tied to Council consideration and approval, would benefit both B & J as the developer and the subsequent owners who will have “build out” responsibilities related to their portion of the structure.

We have not had an agreement just like this in the past, however, we have not had a project just like this in the past either. The proposal is kind of a hybrid, with provisions similar to those in the Welter Addition. (In the Welter Addition new, undeveloped ground was being purchased and the TIF Grant bought down the purchase price per acre. In this case, the ground being bought has a dilapidated building located on it that needs to be removed before redevelopment and the lot is much smaller than an acre as it is a “downtown” lot.)

The total current property valuation of the existing building and lot is \$45,810 producing taxes in the amount of \$1,076. I would estimate the new structure to be valued similar to the N. Main offices that house Dr. Woken, Family Chiropractic, Edward Jones or Armin Plaza locations that house Subway, Kelehers, Edward Jones and Pure Image Salon. The total valuation of the four units that comprise Armin Plaza is \$572,420. Because that amount is based upon 4 units, not three, I will reduce the total valuation by 25% which takes it to \$429,315. Now, because those units are also served by off street parking and may be a bit larger, I will reduce that total by 20%, bringing the total valuation to \$343,452. If my calculations are in the ballpark, which I believe they are, the total valuation increase of the 218 W. 1st Street property would climb from right at \$45,000 to \$345,000, a \$300,000 increase

or an increase of approximately 7 times the current valuation. Taxes could rise from \$1,076 per year to over \$7,000 per year.

I have discussed two grants payable to the developer of the lot, B & J, totaling \$20,000, \$5,000 when the buildings are demolished and the lot is clear and \$15,000 when the new 3 unit building is constructed and ready for build-out by the owners of each unit. Each unit would then also be eligible for a ten year partial tax rebate.

So, if my above math is correct we could collect \$70,000 in taxes over ten years. During that time frame we would pay the developer \$20,000 and approximately \$37,500 in rebates, a total payout of \$57,500, leaving the City with \$12,500 in tax receipts that were not rebated or granted. (Assuming approximate current tax rates and laws) (I have reduced my estimated valuations in the communication page from the estimates I used in the attached letter to Brian Monk.) If the existing building stands and the valuation remains the same, the City at current tax rates and laws will receive right at \$11,000 over ten years. If the building is demolished and the lot remains vacant the City will receive right at \$6,000, just over half of the tax payment, over the next ten years. Therefore, even with the rebates and grants the new building will create more new taxes to the City than either of the other options over the next ten years.

Staff Recommendation: I recommend that the Mayor open the Public Hearing, accept public comment if any, close the Public Hearing, and that the Council then consider the proposed Resolution to approve the proposed Development Agreement.

DATE FOR HEARING ON
DEVELOPMENT AGREEMENT AND
TAX INCREMENT PAYMENTS

(B & J Hauling & Excavation)

Monticello, Iowa

October 02, 2017

A meeting of the City Council of the City of Monticello, Iowa, was held at the Monticello Renaissance Center, Community Media Room, Monticello, Iowa, 6:00 o'clock p.m., on October 02, 2017 pursuant to the rules of the Council.

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

Present:

Absent:

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

Ayes:

Nays:

Abstained:

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

RESOLUTION NO. 17-__

Approving a Development Agreement with B & J Hauling and Excavation,
including tax increment payments in an amount not to exceed \$57,500

WHEREAS, the City of Monticello, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Monticello Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, this City Council has adopted an ordinance providing for the division of taxes levied on taxable property in various Urban Renewal Areas pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa, which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City proposes to enter into an agreement (the “Development Agreement”) with B & J Hauling and Excavation (the “Developer”) with respect to the demolition of a dilapidated structure located at 218 W. 1st Street and the construction of a three unit storefront on said lot, and

WHEREAS, the Development Agreement would provide financial incentives to the Developer in the form of incremental property tax payments in an amount not to exceed \$57,500, including \$20,000 in grants and up to \$37,500 in tax rebates to the Developer, or successor owners of the storefronts, under the authority of Section 403.9(1) of the Code of Iowa, rebating a portion of real estate taxes paid for a number of years, and

WHEREAS, the City Council scheduled a public hearing on the proposed Development Agreement for tonight’s meeting, October 02, 2017, at 6:00 p.m., and

WHEREAS, The City Council has held the public hearing as scheduled.

NOW THEREFORE, IT IS RESOLVED by the City Council of the City of Monticello, Iowa, on this 2nd day of October, 2017, by the approval of this Resolution, does hereby approve the proposed Development Agreement and incentives offered therein.

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 October, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Monticello, Iowa (the "City") and B & J Hauling & Excavation, Inc. ("Developer") as of the _____ day of _____, 2017.

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

WHEREAS, the Developer has acquired certain real property which is currently located adjacent to the Urban Renewal Area and more specifically described on Exhibit A hereto (the "Property"), with the Developer intending to undertake the demolition of the existing structure and the construction of a new commercial steel frame building with a brick/stone front and three independent storefronts (the "Project"); and

WHEREAS, the Developer has requested tax increment financing assistance with respect to the Project and the City Council finds that the benefits of the project to the community are substantial and that the use of incentives, including TIF, to entice the construction of the project, are appropriate; and

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

1. That a public purpose will reasonably be accomplished by the dispensing or use of proposed grant funds. That the removal and replacement, or significant renovation, of decrepit, decayed, and/or outdated structures in the downtown area should be promoted by the City Council and that without City promotion and involvement it is much less likely that said efforts will be undertaken.
2. The Council has considered the overall impact the proposed development will have on the community, weighing the overall benefits of the business, including the receipt of taxes, and finds that the benefits to the citizens, local businesses, and tax base of the City warrant the incentives, and outweigh the amount of funds to be granted and/or rebated pursuant to the terms of this Development Agreement.
3. This grant, and development agreement in general, is not being used to attract a business presently located within the state to relocate to another portion of the state.

NOW THEREFORE, the parties hereto agree as follows:

A. Developer's Covenants

1. The Developer, as owner of the property, agrees to the demolition of the existing structures within forty-five (45) days of the approval of this Development Agreement.
2. The Developer agrees to obtain a building permit to construct the proposed improvements within thirty (30) days of the approval of this Development Agreement.
3. The Developer agrees to commence construction of the proposed three storefront one story commercial building within sixty (60) days of the approval of this Development Agreement.
4. The Developer agrees to comply with all Ordinances of the City of Monticello, including Zoning Ordinances and other applicable building regulations.
5. The Developer agrees to make timely payment of all property taxes as they come due throughout the term of this Agreement with respect to the Property and to submit proof of payment to the City Clerk when requested.

B. City's Covenants

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

This Agreement assumes that the taxable valuation of the completed Project will go on the property tax rolls as of January 1, 2019. Based thereon, the first tax payment based upon 100% valuation would be made in September, 2020. Accordingly, the Rebate Payments will be made on or about the 1st of December and the 1st of June each fiscal year, beginning on December 1, 2020 and continuing to and including June 1, 2030 or until such earlier time as the aggregate amount of Total Payments (as hereinafter defined) made under this Agreement equals \$57,500.

Each Rebate Payment shall be in an amount which represents a percentage (the "Annual Percentage") of the Incremental Property Tax Revenues available to the City with respect to the Property during the 6 months immediately preceding each Payment date reduced by the Repayment Deduction (as hereinafter set forth). Incremental Property Tax Revenues are produced by multiplying the consolidated property tax levy (city, county, school, etc.) times the incremental valuation of the Property, then subtracting debt service

levies of all taxing jurisdictions, subtracting the school district physical plant and equipment levy and subtracting any other levies which may be exempted from such calculation by action of the Iowa General Assembly, all of said deductions being generally referred to as the "Repayment Deduction". The Annual Percentages shall be as follows:

- Year 1: 85%
- Year 2: 80%
- Year 3: 75%
- Year 4: 70%
- Year 5: 65%
- Year 6: 60%
- Year 7: 60%
- Year 8: 50%
- Year 9: 45%
- Year 10: 40%

2. **Grant Payments.** The City further agrees to make a series of economic development grants. (The "Grant Payments") The Grant Payments and the Rebate Payments are collectively referred to as the Total Payments. The Grant Payments shall be made to the Developer as follows:

- a. **Grant Payments related to Agreement to Demolish Existing Structures and to rebuild:** The City will provide a grant, payable in two installments, to the developer, as follows:

- 1). \$5,000 TIF Grant to the Developer upon completion of demolition of existing structures and lot grading.
- 2). \$15,000 TIF Grant to the Developer upon satisfactory completion of new structure, to include three storefronts as presented, to be a steel frame building with brick/stone building front, with purchasers of each unit being responsible for build out.

3. **Security and Debt Certification.** The Total Payments shall not constitute general obligations of the City, but shall be made solely and only from incremental property taxes received by the City from the Jones County Treasurer which are attributable to the Property, in the case of the Rebate Payments, and the Monticello Urban Renewal Area with respect to the Grant Payments.

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

If in any given fiscal year the City Council determines to not obligate the then-considered Appropriated Amount, the City will be under no obligation to fund the Payments scheduled to become due in the following fiscal year, and the Developer will have no rights whatsoever to compel the City to make such Payments or to seek damages relative thereto. A determination by the City Council to not obligate funds for any particular fiscal year's Payments shall not render this Agreement null and void and the Developer may make future requests for appropriation.

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

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

C. Administrative Provisions

1. This Agreement may not be amended or assigned by either party without the written consent of the other party.
2. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.
3. This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with laws of the State of Iowa.

The City and the Developer have caused this Agreement to be signed, and the City's seal to be affixed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

City of Monticello, Iowa

By _____
Dena Himes, Mayor

Attest:

Sally Hinrichsen, City Clerk

B & J Hauling and Excavation, Inc.

Brian Monk, President

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

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

Lot 429; and that part of LOT 430 lying South and West of a line commencing at the Southeast corner thereof, and running thence Northwesterly to a point on the West line thereof 25 feet South of the Northwest corner thereof; ALL IN RAILROAD ADDITION TO MONTICELLO, IOWA. EXCEPTING FROM ALL OF THE ABOVE THE FOLLOWING: Commencing at the Southeast corner of Lot 429 of Railroad Addition to the City of Monticello, Iowa, thence Westerly along the South line of said lot 50 feet; thence north at a right angle to a point on a line in Lot 430 of Railroad Addition, said line being described as commencing at the Northeast corner of Lot 429 Railroad Addition thence running Westerly to a point on the West line of Lot 430, 25 feet South of the Northwest corner thereof; thence Easterly from said point to the Northeast corner of said Lot 429; thence Southerly along the East line of said Lot to point of beginning.

City Council Meeting
Prep. Date: 09/29/17
Preparer: Doug Herman



Agenda Item: # 5
Agenda Date: 10/02/17

Communication Page

Agenda Items Description: Resolution to approve proposal related to City owned lot located at 224 N. Chestnut Street and to direct staff to negotiate agreement with chosen proposal.

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

Attachments & Enclosures:

Resolution

Proposals from Harmon and Zimmerman

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

Synopsis: At direction of Council two proposals have been received with regard to the Al Hughes lot.

Background Information: Council sought proposals from interested parties to purchase and "redevelop" the Al Hughes lot at 224 N. Chestnut Street. Two proposals have come in, generally as follows:

1. **Tom & Lisa Harmon:** Neighbor to Al Hughes lot proposes to purchase lot for \$25,000. His plan includes an addition to his home which would include a bathroom, utility/laundry room, and 2.5 stall garage, with siding to match existing home and driveway to Chestnut Street. They propose to sell of the property on the east side of the alleyway to the Lambert family who will either remodel or demolish the existing structure. Construction planned for calendar year 2018.
2. **Norm Zimmerman:** Norm proposes to build a new craftsman style house with a carriage style two story building on the back lot. The house to include three bedrooms on the second floor with a main floor of approximately 1300 square feet with a basement to include a family room and two car garage. The Carriage house would be approximately 30' x 30' with a work shop on the main level and a studio on the upper level. The house would be built with insulated concrete forms (ICF) from basement to the attic. Construction planned for calendar year 2018

Both parties indicate a plan to buy materials locally. Both have presented their proposals to the City Council.

The Council previously indicated that it was interested in the following considerations;

1. Highest and Best Use of the lot.
2. Sale price of the lot.
3. Taxable basis of the lot.
4. Fit with the neighborhood.
5. Timing of improvements.

Because the Council has commented that one of the considerations will be potential future taxable basis I shared the two proposals with the County Assessor and asked him for feedback on potential tax basis of each proposed project. Generally, he indicated that he would expect the Zimmerman proposal to result in taxable valuation of \$200,000 and the Harmon proposal to result in taxable valuation of \$50,000.

Comments made at the last meeting and other potential considerations from and since last meeting:

1. Harmon/Lambert have lived next to Hughes lot for years and deserve the opportunity to buy it.
2. Harmon/Lambert have offered \$5,000 more than Zimmerman.
3. Zimmerman proposal will net significantly more taxes than the Harmon/Lambert proposal over the years.
4. Zimmerman proposal will add a user to water/sewer/sanitation services.
5. Zimmerman proposal will add a new home to an older neighborhood which should increase overall value to other properties in the neighborhood.

Update: Pursuant to past direction of the City Council the Al Hughes Garage has been knocked down. A question was raised by a Lambert family member in regard to the asbestos inspection. I directed Brant to the file as I was out of town. Upon his review it was not clear whether or not the garage had been inspected, and if so whether there were any samples taken. Brant spoke to Mark Hogan, owner of Environmental Mgmt. Services to determine whether or not they had tested any materials in the garage while on site performing the property asbestos inspection. It is my understanding that Mark indicated that no samples had been taken as the building did not appear to have any suspect materials. (It was a wood building with steel roof and concrete floor.) Brant advised Mark that there were asphalt shingles beneath the steel roof. Mark indicated that he would send someone down to take a sample for analysis to be on the safe side. The sample was collected and we should hear back on Monday or Tuesday whether they contained a regulated amount of asbestos. The asphalt house shingles were not asbestos containing and that is thought to be the case with these shingles as well.

During the last Council meeting I was asked to estimate the amount of property taxes that would be created from a \$200,000 newly constructed residence and a \$50,000 addition. My rough estimate to the Council was that a \$200,000 home would produce \$3,100 taxes (gross) while a \$50,000 addition would produce \$775 taxes (gross) (In general, if the value estimates

are presumed to be true and both are taxed as single family residential properties, the taxes produced by the new home should be four times that created by the addition. To be clear, the number I provided was "total" taxes, not just the City share of taxes. (During the last meeting I prefaced my estimated taxes by saying that I was using an approximate tax rate per \$1,000 of valuation of \$30.00 that included City, School, and County taxes and also noting that the actual number would be closer to \$32.00. I also indicated that I was using an approximate residential rollback of 50%.) (Actual rollback for next year will be closer to 56% than 50%, meaning that 56% of the value will be subject to taxation.)

The Jones County Treasurer was asked to calculate actual taxes to be generated based upon current/actual rates. (Dena had stopped at the Treasurer's Office and Amy informed her that the tax numbers shown in the Express were not accurate. As I was out of town I contacted Amy by e-mail and asked if she would clarify her statement and actually provide me the calculations she based her opinion on. Amy responded that the total taxes, based on the estimated valuations of \$200k and \$50k (No homestead or other deductions) would be as follows:

	\$200,000 improvement	\$50,000 improvement	Difference
Gross Taxes	\$4,006.76	\$1,001.69	\$3,005.07
City Share / Taxes	\$1,579.07	\$ 394.77	\$1,184.30

The Council discussed how many years it would take to recoup the \$5,000 difference in purchase price. Assuming a constant tax rate, accurate valuation estimates, and a static rollback, it would take 4.2 years of tax collections for the City to collect taxes from a \$200,000 improvement as opposed to a \$50,000 improvement to offset a \$5,000 difference in purchase price. (This calculation does not factor in any underlying value of the lot or reductions in taxation based upon the standard tax abatements that would be made available to either project, resulting in lower tax receipts from both properties for the first five (5) years. (The first \$75,000 of improvement would not be subject to taxation for five years. So, there would be no new taxes from the Harmon proposal for five years and tax calculations on the Zimmerman proposal would start at \$125,000, before rollback, again assuming the "rough" value estimates provided by the County Assessor.)

Recommendation: I recommend that the Council approve the proposed Resolution directing staff to move forward with one of the proposals, meeting with the party associated with the chosen proposal to work on the terms of an agreement. (Thereafter, a public hearing will be scheduled where additional public comment can be received before a final decision is made.)

The City of Monticello, Iowa

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

RESOLUTION # 17-__

Resolution to approve proposal related to City owned lot located at 224 N. Chestnut Street and to direct staff to negotiate agreement with party associated with chosen proposal.

WHEREAS, the City Council previously directed that proposals be sought from parties interested in the purchase of the City owned property located at 224 N. Chestnut Street, and

WHEREAS, notice was published for two consecutive weeks in the Monticello Express seeking proposals, and

WHEREAS, two proposals were received, and the Council having considered the positive impacts to the community of both projects, including but not limited to the following considerations:

1. Highest and Best Use of the lot.
2. Sale price of the lot.
3. Taxable basis of the lot.
4. Fit with the neighborhood.
5. Timing of improvements.

finds that the proposal presented by _____ will bring the greatest return to the City and that the City Administrator should be directed to proceed with the negotiation of a purchase agreement with _____.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby direct the City Administrator to negotiate the terms of a purchase agreement between the City of Monticello and _____ related to the City owned property at 224 N. Chestnut Street, Monticello, Iowa.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and caused the Great Seal of the City of Monticello, Iowa to be affixed hereto.
Done this 2nd day of October, 2017.

Attest:

Dena Himes, Mayor

Sally Hinrichsen, City Clerk

Sale or Public Owned Property

The sale of Public Owned property must follow the guidelines set forth within Iowa Code §364.7 (Disposal of Property)

Where are we at and what steps remain with regard to the potential sale of the 224 N. Chestnut Street Property?

1. City owns the property.
2. City desires to sell property.
 - a. City may have preferences for use to which property is to be put by potential buyer?
 - i. For Ex.: Home addition, new home that fits character of neighborhood, not a vacant lot, time of improvement, likely tax valuation of improvement.
 - b. Sale Price: Council will consider sale price but has no obligation to sell to the party offering the highest amount.
3. City advertised for proposals and received two proposals.
4. Council gave initial consideration to proposals, desired more information from Zimmerman.
5. Council to give further consideration to proposals tonight.
 - a. May or may not have additional Zimmerman information. I have contacted him to let him know that the Council requested additional information and he reported that an architect had been working on a plan set and that he was promised the plan set by Monday the 18th at the latest.
6. Council may take action tonight or defer to a future meeting. (Keep in mind that neither proposal involves immediate construction, both looking to 2018. Time is not of the essence.)
7. The action proposed last meeting and again tonight, if the Council chooses to take action, is to direct the City Administrator to work with either Harmon or Zimmerman on an agreement related to their proposed purchase of the property.
 - a. Terms may include a commitment to build "X" within a certain timeframe, may include a provision that allows the City to reacquire the property if "X" has not occurred within an agreed upon timeframe. Others....
8. Once the terms of an "agreement" are reached I will ask the City Council to schedule a Public Hearing on the proposed sale as required by Iowa Code §364.7 "Disposal of Property"
9. The Council will hold the Public Hearing, accept public comment on the proposed sale, after which the Council may take action on the proposed sale.
10. If approved, final steps would be taken to update the abstract, get it to the buyer's atty. for review, prepare documents to transfer the property, finalize and sign any agreement related to the sale, and then transfer the property, recording necessary documents.

Note: Depending upon the direction taken by the City Council a decision needs to be firmed up whether or not to tear down the existing garage. (My understanding is that the Council desires to have said garage removed, but confirmation of that point is sought. That confirmation can be added to tonight's Resolution should the Council desire to do so.)

TO: CITY COUNCIL MONTICELLO, IOWA

FROM: TOM & LISA HARMON
234 NORTH CHESTNUT MONTICELLO

PROPOSAL FOR PROPERTY AT 224 NORTH CHESTNUT:

OUR PLAN IF WE ARE ABLE TO BUY THE PROPERTY IS TO ATTACH AN ADDITION TO OUR HOUSE ON THE SOUTH SIDE CONSISTING OF A BATHROOM, UTILITY/LAUNDRY ROOM, AND 2 1/2 STALL GARAGE. THE DESIGN IS NOT YET SET IN STONE, BUT THE TOTAL DIMENSION WILL BE AROUND 48X24 FEET. WE WILL RAISE THE GRADE TO OUR FLOOR LEVEL TO MAKE ENTRY ZERO STEPS. THE GARAGE WILL FACE WEST AND CONNECT TO N. CHESTNUT VIA CEMENT DRIVEWAY. THE ADDITION WILL BE SIDED AND ROOFED TO MATCH OUR HOUSE.

THE PART OF THE PROPERTY EAST OF THE ALLEY WE WILL SELL OFF TO THE LAMBERT FAMILY. THEY HAVE INDICATED THEY WILL TEAR DOWN OR REMODEL THE GARAGE ON THE EAST SIDE . IF WE GET THE PROPERTY WE PLAN CONSTRUCTION IN THE CALENDAR YEAR 2018.

ALL CONSTRUCTION MATERIAL WILL BE BOUGHT LOCALLY.

AT THIS TIME WE ARE OFFERING \$25,000.00 FOR THE PROPERTY.

Harmens

234 N cheetnut

Wall
kickout

Utility Room

Bathroom

Cement Drive
to N. Chestnut

Garage 24' x 36'



Norm: (319)480-6676
Office: (319)465-4472
Fax: (319)465-7058

19243 Stone Bridge Road, Monticello, Iowa 52310

August 31, 2017

RE: Lot at 224 North Chestnut Street, Monticello, IA
Including Front Lot 59 x 122
And Back Lot 50 x 88

BID

We plan on building a Craftsman style home with a Carriage style two story building on the back lot.

The house to include 3 bedrooms on the second floor, the main floor of approx. 1,300 sq. ft., and a basement family room and 2 car garage. The Carriage house to be approx. 30' x 30' with a work shop on the main level and a studio on the second level.

The house will be constructed of insulated concrete forms (ICF) from the basement floor to the rafters.

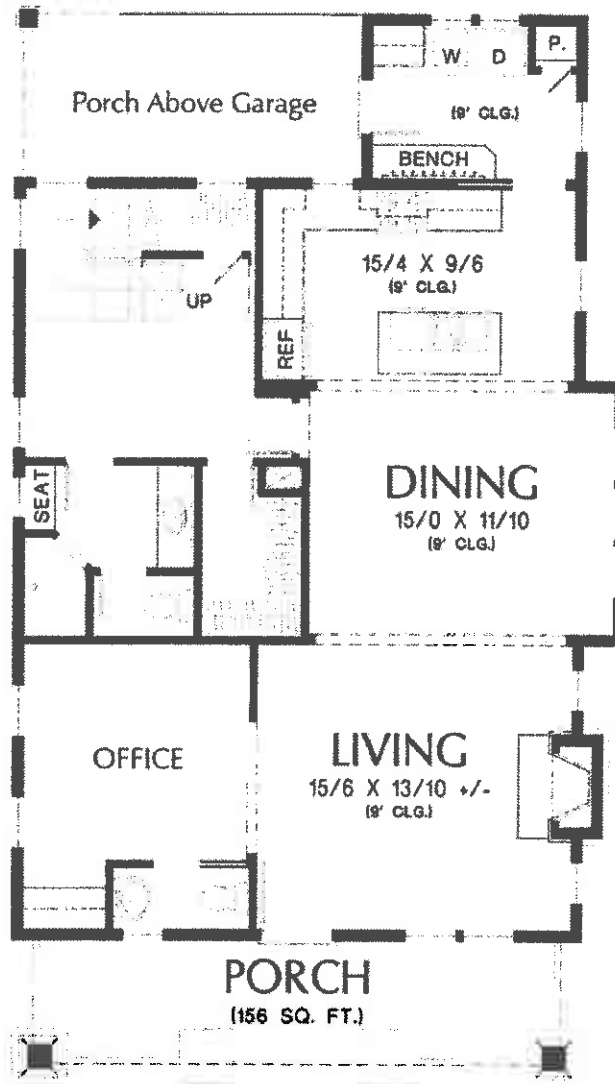
Offer Price for both lots..... \$20,000.00

Thank you.

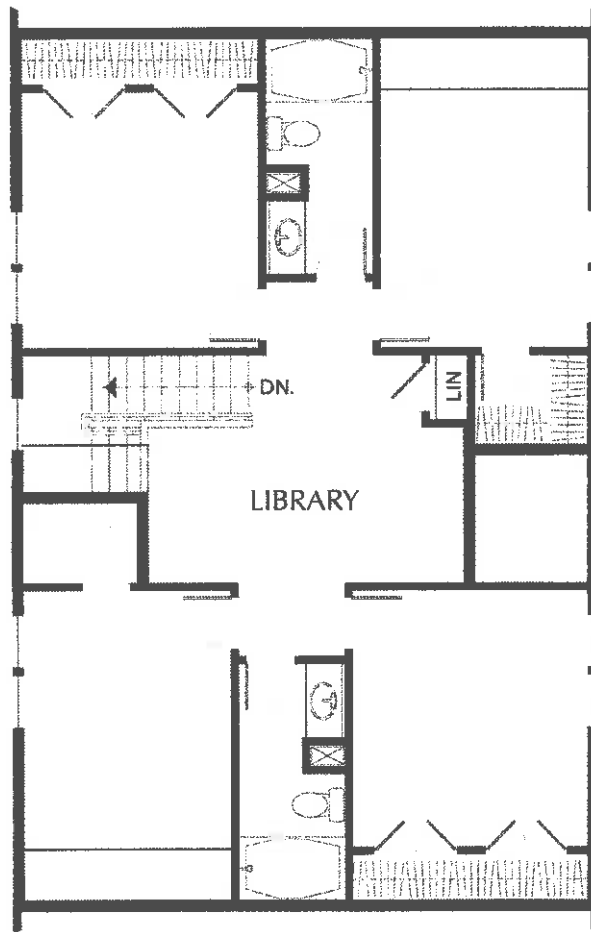
Norm Zimmerman
Zimmerman Buildings Inc.
19243 Stone Bridge Road
Monticello, IA 52310
Cell # 319-480-6676
TAX ID # 38-3664664

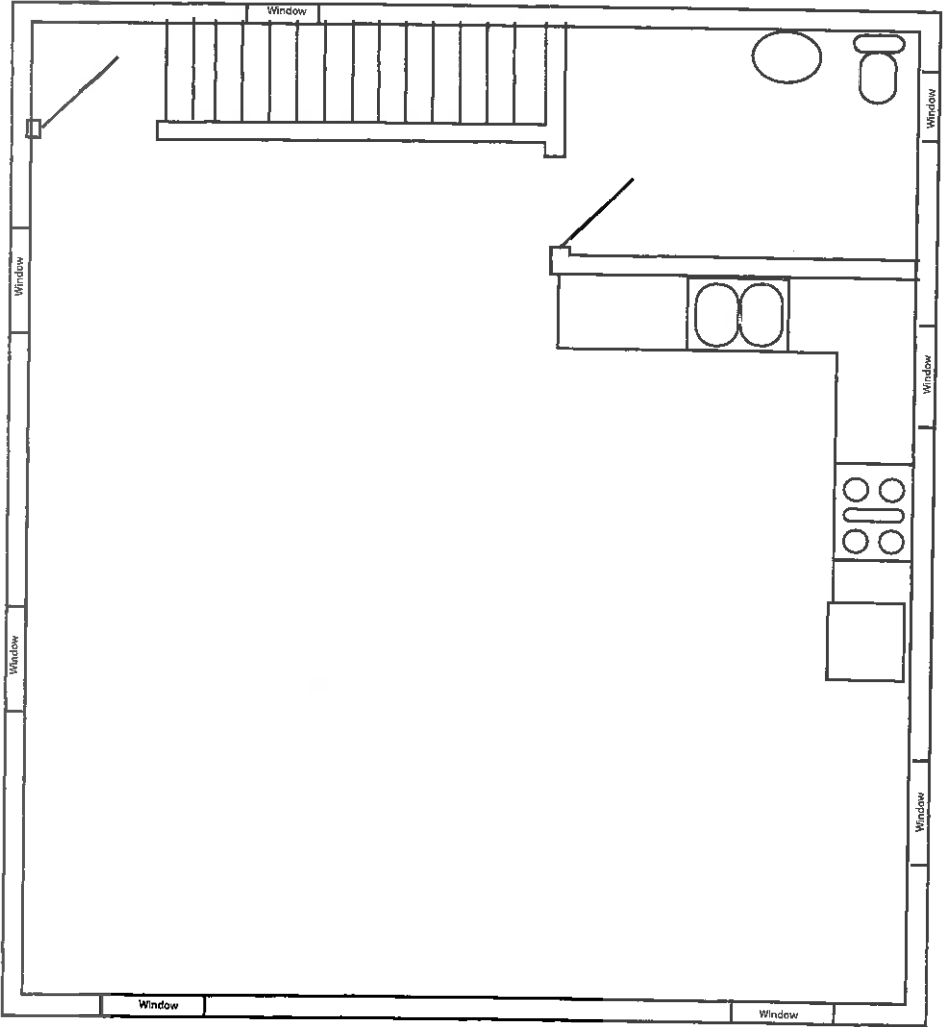






⊗ Couple weeks to come up w/2 plan.





City Council Meeting
Prep. Date: 09/26/17
Preparer: Doug Herman



Agenda Item: # 6
Agenda Date: 10/02/17

Communication Page

Agenda Items Description: Resolution to finally Accept North Water Tower Repainting and Maintenance Project, release Retainage, and approve Change Order #1

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

Attachments & Enclosures:

Resolution
Pav Estimate/Request #2
Snyder Recommendation

Fiscal Impact:

Budget Line Item:	
Budget Summary:	Water Tower Cap. Project
Expenditure:	\$19,329
Revenue:	

Synopsis: Final acceptance of project, release of retainage in amount of \$19,329, and approval of Change Order reducing project cost by \$8,820.

Background Information: The City Engineer recommends that the water tower project be closed out and accepted and that the retainage be released with approval of a change order to recognize a deduct of \$8,820 which represents funds budgeted for repairs that were not needed.

Recommendation: I recommend that the Council approve the proposed Resolution finally accepting the project, authorizing payment to Utility Services Co., Inc. in the amount of \$19,329, and approving change order #1, a deduct of \$8,820.

The City of Monticello, Iowa

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

RESOLUTION #17-__

To finally Accept Water Tower Project, release Retainage, and approve Change Order #1

- WHEREAS,** The City of Monticello, Iowa is an incorporated city within Jones County, Iowa; and
- WHEREAS,** Utility Service Company, Inc. contracted with the City to sand blast, prime, and paint the water tower on W. 1st Street, and
- WHEREAS,** Utility Service Company, Inc. has completed the project and the City Engineer has recommended that the City accept the project as complete, release the retainage in the amount of \$19,329, and approve Change Order #1 in the negative amount of \$8,820, and
- WHEREAS,** The Council finds it appropriate to recognize the project as complete and to accept same, to release the retainage in the amount of \$19,329, and to approve the negative change order in the amount of \$8,820, reflecting savings on the project.

NOW THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby finally accept the Water Tower Project, approve payment of retainage to Utility Services Co. in the amount of \$19,329, and approve Change Order #1 in the negative amount of \$8,820.

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 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, City Clerk



October 02, 2017

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

RE: Pay Request #3 – Change Order #1 – Final Project Acceptance
North Water Tower Repainting Maintenance Project
S & A Project # - 116.0022.08
Contractor: Utility Service Co., Inc.

Dear Mayor & Council:

Enclosed for your review and approval is Pay Request #3 from Utility Service Co., Inc. and Change Order #1 for the project referenced above.

We have reviewed the improvements associated with the North Water Tower Repainting and Maintenance project and find them to be acceptable and in general conformance with the contract documents. We, therefore, recommend Final Acceptance of the project along with approval of Pay Request #3 (release of 5% retainage) in the amount of \$19,329.00 to Utility Service Co., Inc; however, this payment shall be withheld for a minimum of 30 days and after receipt of all lien waivers, in accordance with State law. Please note that upon acceptance of the project, the date of the resolution associated with acceptance will be the start date of the two (2) year warranty period.

Further, we recommend approval of Change Order #1 including a deduction in the amount of (\$6,620.00). The original contract value with Utility Service Co. Inc. was for \$395,400.00. In consideration of the savings of Change Order #1, the final contract amount is \$386,580.00. A 2.23% cost savings is achieved.

If you have any additional questions or comments regarding this project, please feel free to contact me. Patrick Schwickerath, P.E. will plan to attend the next Council Meeting on Monday, October 2nd if you prefer to go over any questions or concerns you may have at that time.

Sincerely,

SNYDER & ASSOCIATES, INC.


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

Enclosure: Pay Request #3, Change Order #1
cc: J. Ross Smith, P.E., Utility Service Co., Inc.

Application and Certificate for Payment

AIA Document G702

Page 1 of 2

Owner: City of Monticello, IA
 Engineer: Snyder & Associates, Inc Att: Andrew Barry
 5005 Bowling Street SW, Suite A,
 Cedar Rapids, IA 52404

Application No: 3 FINAL
 Period To: 9/14/2017
 Proj #: 136637
 SR#: 809299

Distribution to:
 Owner:
 Engineer: X
 Contractor:

Project: 2017 North Water Tower Repainting and Maintenance Project
 From Contractor: SUEZ WATER | ADVANCED SOLUTIONS
 UTILITY SERVICE CO., INC.
 P.O. BOX 1350
 PERRY, GA 31069

Remit To: UTILITY SERVICE CO., INC
 PO BOX 674233
 DALLAS, TX 75267-4233

Contractor Application for Payment

Application is made for payment as shown in connection with the
 Contract Continuation Sheet, AIA Document G703

1 Original Contract Sum	\$	395,400.00
2 Net Changes by Change Order	\$	(8,820.00)
3 Contract Sum to Date	\$	386,580.00
4 Work Completed to Date	\$	386,580.00
5 Stored Materials	\$	-
6 Total Completed & Stored to Date:	\$	386,580.00
(Column G on G703)		
7 Retainage:		
a 5% of Completed Work	\$	-
b % of Stored Material	\$	-
(Column F on G703)		
Total Retainage	\$	-
8 Total Earned Less Retainage	\$	386,580.00
9 Less Previous Certificates for Payment	\$	367,261.00
10 Current Payment Due	\$	19,329.00
11 Balance To Finish, Including Retainage	\$	-

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work Covered by the Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Contractor: Suez Water | Advanced Solutions (Utility Service Co. Inc.)

By: [Signature]
 Notary: [Signature] Date: 9/14/2017
 State of: Georgia Title: Project Engineer
 County of: Peach
 Subscribed and sworn to before me this the 14th day of Sept, 2017

Engineer's Certificate for Payment

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality to the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified.

Amount Certified: \$19,329.00

(Attach explanation if amount certified differs from the amount applied for. INITIAL ALL figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified)

Engineer: Snyder & Associates - ASB

By: [Signature] Date: 09/14/17

(This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor Named herein. Issuance payment and acceptance of payment are without prejudice to any right Of the Owner or Contractor under this Contract.)



Change Order Summary	Additions	Deductions
Total changes approved in previous month by Owner	\$0.00	\$0.00
Total approved for this month	\$0.00	-\$8,820.00
Totals	\$0.00	-\$8,820.00
Net Changes by Change Order		-\$8,820.00

Continuation Sheet

AIA Document G703

Page 2 of 2

City of Monticello, IA

AIA Documents G 702, APPLICATION AND CERTIFICATE FOR PAYMENT containing Contractor's signed Certification, is attached in tabulations below, amounts are stated to the nearest dollar.
Use Column 1 on Contracts where variable retainage for line items may apply.

Application No: 3 FINAL
Application Date 1/0/1900
Period To: 9/14/2017
Proj #: 136637
SR#: 806299

A	B	C	D	E	F	G	H	I	
Work Completed									
Item #	Description of Work	Scheduled Value	From Previous Application (D + E)	This Period	Materials Presently Stored (Not in D or E)	Total Completed and Stored to Date (D+E+F)	% (G/C)	Balance to Finish	Retainage (ff Variable Rate)
1.A	Interior surface preparation & prime coat	\$ 45,300.00	\$ 45,300.00	\$ -	\$ -	\$ 45,300.00	100%	\$ -	\$ 2,286.00
1.B	Interior final coat	\$ 30,200.00	\$ 30,200.00	\$ -	\$ -	\$ 30,200.00	100%	\$ -	\$ 1,510.00
1.C	Exterior surface preparation and prime coat	\$ 83,500.00	\$ 93,600.00	\$ -	\$ -	\$ 93,500.00	100%	\$ -	\$ 4,675.00
1.D	Exterior intermediate coat	\$ 31,200.00	\$ 31,200.00	\$ -	\$ -	\$ 31,200.00	100%	\$ -	\$ 1,680.00
1.E	Exterior finish coat	\$ 62,100.00	\$ 62,100.00	\$ -	\$ -	\$ 62,100.00	100%	\$ -	\$ 3,105.00
1.F	Containment	\$ 103,100.00	\$ 103,100.00	\$ -	\$ -	\$ 103,100.00	100%	\$ -	\$ 5,155.00
2	Tank repairs (80 hr @ \$250/hr)	\$ 20,000.00	\$ 11,180.00	\$ 8,820.00	\$ -	\$ 20,000.00	100%	\$ -	\$ 1,000.00
3	North water tower tenant coordination	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	100%	\$ -	\$ 250.00
4	Painting - 1 "Monticello" logo	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	100%	\$ -	\$ 250.00
CO#1	Remove unused tank repairs	\$ (8,820.00)	\$ -	\$ (8,820.00)	\$ -	\$ (8,820.00)	100%	\$ -	\$ (441.00)
	RETENTION								\$ (19,329.00)


CHANGE ORDER NO.

1OWNER: City of MonticelloPROJECT: 2017 North Water Tower Repainting
and Maintenance ProjectS&A Job No.: 116.0022.08TO: Utility Service Co., Inc.
Contractor
PO Box 1350
Address
Perry, GA 31069
City, State, Zip

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

Item	Description	Quantity Added / (Deducted)	Unit	Unit Price	Total
2	Tank Repairs (80 hr @ \$250/hr)	1.00	LS	\$ (8,820.00)	\$ (8,820.00)
This change will result in a net increase/(decrease) in the cost of the project of <u>- \$8,820.00</u> This change order will result in a net change in the contract completion time of <u>0</u> days. This change will result in a net increase/(decrease) to the project of <u>0</u> Working Days					

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

By 
Contractor - Utility Service Co., Inc.Date 9-14-17By 
Engineer - Snyder & Associates, Inc.Date 09/14/2017By _____
Owner - City of Monticello

Date _____

Attachments: None.

Subcontractor's Lien Waiver

To: City of Monticello, IA
200 E First St
Monticello IA 52310
Re: North Water Tower
201 N Arminda Ave

Date: 9-22-2017

Gentlemen:

I hereby acknowledge that Utility Service Co., Inc. has paid in full for all labor employed, all equipment utilized, and all services purchased from Classic Protective Coatings, Inc. in the performance of this Contract.

Classic Protective Coatings, Inc
(Subcontractor)

By: Barb Burntvedt

Name: Barb Burntvedt, Controller
(type or print)

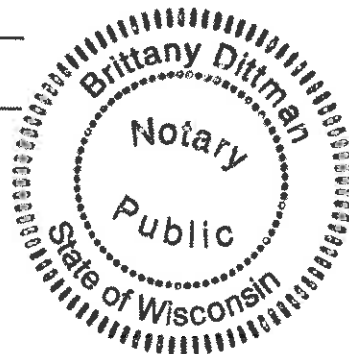
State of: { Wisconsin }

County of: { Dunn }

Subscribed and sworn to before me this 22 day of September 2017.

Notary Public: Brittany Dittman

My Commission Expires: June 15, 2021



TNEMEC COMPANY INC.

6800 Corporate Drive Kansas City, MO 64120-1372 TEL: 816-483-3400 FAX: 816-326-4296 www.tnemeccom



FINAL WAIVER OF LIEN

TO WHOM IT MAY CONCERN:

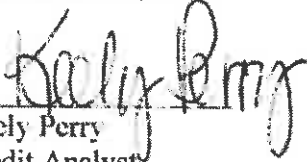
Whereas, the undersigned, TNEMEC COMPANY, INC., has furnished material to: **CLASSIC PROTECTIVE COATINGS** for the job described as:

**NORTH WATER TOWER
CITY OF MONTICELLO, IA**

\$52,629.04

Now, therefore, the undersigned, does hereby waive and release any and all lien or claim of or right to lien, with respect to and on the above material, fixtures, apparatus, or machinery furnished, and on the moneys or other consideration due or to become due from the owner.

September 27, 2017



Keely Perry
Credit Analyst

City Council Meeting
Prep. Date: 09/26/17
Preparer: Doug Herman



Agenda Item: # 7
Agenda Date: 10/02/17

Communication Page

Agenda Items Description: Resolution to approve Pay Request #1 from Schaus-Vorhies related to the Monticello Airport Ten-T Hangar project in the amount of \$31,192.30

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

Attachments & Enclosures:

Resolution

Pay Estimate/Request #1 (to be provided)

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

Ten-T Hangar Project

\$31,192.30

Synopsis: Approval of Pay Request #1 related to Ten-T Hangar project in the amount of \$31,192.30.

Background Information: The City Engineer recommends that Pay Request #1 be approved. The basis for the payment is that costs have been incurred in relation to traffic control and the preparation of shop drawings by Erect-A-Tube.

Recommendation: I recommend that the Council consider the approval of Pay Request #1 from Schaus-Vorhies in relation to the Monticello Airport Ten-T Hangar project.

The City of Monticello, Iowa

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

RESOLUTION #17-__

To approve Pay Request #1 related to the Monticello Airport Ten-T Hangar project, to Schaus-Vorhies in the amount of \$31,192.30

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

WHEREAS, Schaus-Vorhies was hired to construct a Ten-T Hangar at the Monticello Airport, and

WHEREAS, The City Engineer has reviewed the first pay request from Schaus-Vorhies related to said project and recommends that it be paid in the amount of \$31,192.30, and

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

NOW THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve Pay Request #1 from Schaus-Vorhies and authorizes payment in the amount of \$31,192.30.

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 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, City Clerk



SNYDER
& ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

October 02, 2017

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

RE: Pay Request #1
Monticello Regional Airport (MXO) - 2017 Tee Hangar Project
S & A Project # - 117.0240.08
FAA Project # - 3-19-0061-008-2017
Contractor: Schaus-Vorhies Contracting

Dear Council:

Enclosed for your review and approval is Pay Request #1 from Schaus-Vorhies Contracting for the project referenced above (signed copies will be delivered at the October 2nd Council Meeting). We have reviewed the pay estimate and find it in agreement with the work completed to date. We, therefore, recommend approval of Pay Request #1 for this project in the amount of **\$31,192.30** to Schaus-Vorhies Contracting.

If you have any questions or comments regarding this project, please feel free to contact me. Patrick Schwickerath, P.E. will plan to attend the next Council Meeting on Monday, October 2nd if you prefer to go over any questions or concerns you may have at that time. Patrick will also provide an overall project update during the meeting.

Sincerely,

SNYDER & ASSOCIATES, INC.

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

Enclosure: Pay Request #1

cc: Gus Schaus, Schaus-Vorhies Contracting

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 OF 2 PAGES

TO OWNER:
City of Monticello
200 East First Street
Monticello, IA 52310
FROM CONTRACTOR:
Schaus-Vorhies Contracting
400 N 2nd Str
Fairfield, IA 52556

PROJECT:
Monticello Regional Airport (MXO)
2017 TEE Hangar
Monticello, IA 52310
VIA ENGINEER:
Snyder & Associates, Inc.
5005 Bowling Street SW, Suite A
Cedar Rapids, IA 52404

APPLICATION NO: 1

PERIOD TO: 9/30/2017

Distribution to:

☐ Owner
☐ Architect
☐ Contractor
☐ CM
☒ Engineer

PROJECT #: 62282

CONTRACT DATE: 08/07/17

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$ 556,736.80
2. Net change by Change Orders \$
3. CONTRACT SUM TO DATE (Line 1 +/- 2) \$ 556,736.80
4. TOTAL COMPLETED & STORED TO DATE (Column J on G703) \$ 32,834.00
5. RETAINAGE:
a. 5.0% % of Completed Work \$ 1,641.70
(Column G+H on G703)
b. 5.0% % of Stored Material \$
(Column I on G703)
Total Retainage (Line 5a + 5b or
Total in Column L of G703) \$ 1,641.70
6. TOTAL EARNED LESS RETAINAGE \$ 31,192.30
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$
8. CURRENT PAYMENT DUE \$ 31,192.30
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 625,544.50

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: Shu Schaus Date: 9-26-2017State of IowaSubscribed and sworn to before me this 26th day of SEPT, 2017.

Notary Public:

My Commission expires: 5/19/20

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with Contract Documents, based on on-site observations and the data comprising application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 31,192.30

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ENGINEER: Snyder & Associates - A/BBy: [Signature] Date: 09/26/17

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

AIA document G702-APPLICATION AND CERTIFICATION FOR PAYMENT-1992 EDITION-AIA-C-1992 THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20008-5292

Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Document's Authenticity from the Licensee.

CONTINUATION SHEET

AIA DOCUMENT G703

Page 2 of 2 Pages

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retinage for line items may apply.

Monticello, IA 52310

APPLICATION NO: 1

APPLICATION DATE: 9/22/2017

PERIOD TO: 9/30/2017

PROJECT NO: 62282

Item No.	Description of Work	Unit Price	Billed Quantity	Plan Quantity	Scheduled Value	Work Completed		Materials Presently Stored (Not in G or H)	Total Completed And Stored To Date (G + H + J)	% (J/F)	Balance To Finish (F - J)	Retainage
						From Previous Application (G + H)	This Period					
1.2	Safety Plan, Traffic Control, and Mobilization	\$97,503.95	0.11	1	\$97,503.95		\$11,121.00		11,121.00	11.41%	86,382.95	556.05
2.2	Unclassified Excavation	\$9.32		805	\$7,502.60						7,502.60	
3.2	Subbase Course	\$6.44		2412	\$15,533.28						15,533.28	
4.2	Installation and Removal of Silt Fence	\$4.26		1020	\$4,345.20						4,345.20	
5.2	Portland Cement Concrete	\$51.89		710	\$36,841.90						36,841.90	
6.2	Seeding	\$3,940.60		0.8	\$3,152.40						3,152.40	
7.2	Topsoiling	\$6.39		650	\$4,153.50						4,153.50	
8.2	Mulching	\$3,301.60		0.8	\$2,641.20						2,641.20	
9.2	Construction Survey	\$3,727.50		1	\$3,727.50						3,727.50	
10.2	Electrical Service Extension	\$7,455.00		1	\$7,455.00						7,455.00	
11.2	Ten-Unit Nested Tee Hangar, Complete, 54' x 264'	\$473,880.27	0.05	1	\$473,880.27		\$21,713.00		21,713.00	4.58%	452,167.27	1,085.65
GRAND TOTALS					656,736.80		32,834.00		32,834.00	5.00%	623,902.80	1,641.70

User may obtain validation of this document by requesting of the licensee a completed AIA Document D401 - Certification of Document's Authenticity

AIA DOCUMENT G703 - CONTINUATION SHEET FOR G702 - 1992 EDITION - AIA - 1992

THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W. WASHINGTON, D.C. 20005-5232

G703-1992



ERECT-A-TUBE, INC.
701 WEST PARK STREET
PO BOX 100
HARVARD IL 60033

INVOICE

PAGE 1

INVOICE DATE 07/26/2017

INVOICE NO ENGSR

S
O SCHAUS-VORHIES CONTRACTING, INC.
L 400 NORTH 2ND STREET
D FAIRFIELD, IA 52556
ATTN: DERRICK ALTENA
T VIA E-MAIL & U.S. MAIL
O

S
H
I
P
T
O

TOTAL DUE: \$20,387.60

SLS 1	SLS 2	DUE DATE	DISC DUE DATE	ORDER NO	ORDER DATE	SHIP DATE	SHIP NO
		PER CONTRACT					

TERMS DESCRIPTION	CUSTOMER P.O. NUMBER	SHIP VIA
PER CONTRACT		

ITEM ID	TX CL	UNIT OF MEASURE	ORDERED	SHIPPED	UNIT PRICE	EXTENSION
ENGINEERING SERVICES PERTAINING TO ONE (1) 10-UNIT N54-48 AIRCRAFT HANGAR TO BE BUILT AT MONTICELLO REGIONAL AIRPORT, MONTICELLO, IOWA					\$20,387.60	\$20,387.60

TAXABLE	NONTAXABLE	FREIGHT	SALES TAX	MISC CHARGE	TOTAL
					\$20,387.60

1.5% MONTHLY INTEREST ON BALANCES OVER 30 DAYS

print. 8/21/17

City Council Meeting
Prep. Date: 09/29/17
Preparer: Doug Herman



Agenda Item: 8
Agenda Date: 10/02/2017

Communication Page

Agenda Items Description: Resolution to approve Eastern Iowa Excavating & Concrete, LLC Pay Request #2 and Change Order #1 related to the 2017 Main Street HMA Project.

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

Attachments & Enclosures:

Resolution
Snyder Recommendation with Pay Request

Fiscal Impact:

Budget Line Item:	S. Main Project
Budget Summary:	n/a
Expenditure:	\$493,503.54
Revenue:	n/a

Synopsis: Eastern Iowa was hired to perform the 2017 Main Street HMA project.

Background Information: Eastern Iowa has submitted their second pay request in relation to the 2017 Main Street HMA Project and the engineer has recommended that it be approved. Total work completed to date totals \$519,950.77, reflecting an increase of \$26,447.23 from the original contract amount. The increases, as explained by the City Engineer are largely tied to increased quantities for curb and gutter replacements, full depth repair patches and asphalt.

Staff Recommendation: I recommend that the Council consider approval of Eastern Iowa's Pay Request #2 and Change Order #1 related to the 2017 Main Street HMA Project.

The City of Monticello, Iowa

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

RESOLUTION #17-__

Approving Pay Request #2 in the amount of \$133,130.74 and Change Order #1 in the amount of \$26,447.23, submitted by Eastern Iowa Excavating & Concrete Re: 2017 Main Street HMA Project.

- WHEREAS,** Eastern Iowa Excavating & Concrete contracted with the City to perform the 2017 Main Street HMA project, and
- WHEREAS,** Eastern Iowa Excavating & Concrete has submitted their 2nd pay request in the amount of \$133,130.74 which reflects 5% retainage, with total retainage held to date after this payment in the amount of \$25,997.54, and
- WHEREAS,** Eastern Iowa Excavating & Concrete has also submitted Change Order #1 in the amount of \$26,447.23, said Change Order being largely tied to increased costs associated with curb and gutter replacements, full depth repair patches, and asphalt, and
- WHEREAS,** The City will be reimbursed a large portion of this expense after the submission of a request for reimbursement through the IDOT, and
- WHEREAS,** The City Engineer has reviewed pay request #2 and Change Order #1 and recommends their approval.

NOW THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve Pay Request #2 submitted by Eastern Iowa Excavating & Concrete, Re: 2017 Main Street HMA project, and authorizes payment in the amount of \$133,130.74, maintaining a 5% retainage that totals \$25,997.54 after this payment, and also approves Change Order #1 in the amount of \$26,447.23

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, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, City Clerk



September 27, 2017

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

Subject: Application for Partial Payment No. 2 and Change Order No. 1
H.M.A. Resurfacing
Snyder & Associates Project # - 115.0339.08
Contractor: Eastern Iowa Excavating & Concrete, LLC

Dear Council:

Enclosed for your review and approval is the Application for Partial Payment No. 2 and Change Order No. 1 from Eastern Iowa Excavating & Concrete, LLC for the project referenced above (paper copies will be delivered at the October 2nd Council Meeting). We have reviewed the pay application and change order and find them to be in agreement with the work completed to date. The total work completed to date is \$519,950.77, which is an increase of \$26,447.23 from the original contract amount. The primary contributors to the additional project cost includes the increase in quantity for curb and gutter replacements, full depth repair patches and asphalt. We, therefore, recommend approval of Application for Partial Payment No. 2 and Change Order No. 1 for this project in the amount of **\$133,130.74** to Eastern Iowa Excavating & Concrete, LLC.

If you have any questions or comments regarding this project, please feel free to contact me. I plan to attend the next Council Meeting on Monday, October 2nd if you prefer to go over any questions or concerns you may have at that time.

Sincerely,

SNYDER & ASSOCIATES, INC.

Patrick Schwickerath, P.E.
Project Manager

Encl. Application for Partial Payment No. 2 and Change Order No. 1 (Five copies)

Cc: Lynne White, Eastern Iowa Excavating & Concrete, LLC

APPLICATION FOR PARTIAL PAYMENT NO. 2

PROJECT: H.M.A. Resurfacing
OWNER: City of Monticello
CONTRACTOR: Eastern Iowa Excavating & Concrete, LLC
ADDRESS: 121 Nixon Street SE, PO Box 189
Cascade, IA 52033-0189
DATE: September 22, 2017

SB/S&A PROJECT NO.: 115.0339.08
IOWA DOT PROJECT NO.: STPN-038-3(55)--2J-53

PAYMENT PERIOD: 08/30/17 to 09/22/17

1. CONTRACT SUMMARY:

Original Contract Amount - Division 1:	\$ 248,427.61
Original Contract Amount - Division 2:	\$ 245,075.93
Original Contract Amount - Total:	\$ 493,503.54
Net Change by Change Order to Date - Division 1:	\$ (119.57)
Net Change by Change Order to Date - Division 2:	\$ (2,006.23)
Net Change by Change Order to Date:	\$ (2,125.80)
Contract Amount to Date:	\$ 491,377.74

CONTRACT PERIOD:

Letting Date:	May 3, 2017
Late Start Date:	8/14/2017
Original Calendar Days:	80
Current Calendar Days: as of 09/22/17	21

2. WORK SUMMARY:

Total Work Performed to Date - Division 1:	\$ 273,646.76
Total Work Performed to Date - Division 2:	\$ 246,304.01
Total Work Performed to Date:	\$ 519,950.77
Retainage - Division 1: 5%	\$ 13,682.34
Retainage - Division 2: 5%	\$ 12,315.20
Retainage Total: 5%	\$ 25,997.54
Liquidated Damages: \$750/day for 0 days	\$
Total Earned Less Retainage - Division 1:	\$ 259,964.42
Total Earned Less Retainage - Division 2:	\$ 233,988.81
Total Earned Less Retainage:	\$ 493,953.23
Less Previous Applications for Payment - Division 1:	\$ 197,193.75
Less Previous Applications for Payment - Division 2:	\$ 163,628.74
Less Previous Applications for Payment - Total:	\$ 360,822.49
AMOUNT DUE THIS APPLICATION - DIVISION 1:	\$ 62,770.67
AMOUNT DUE THIS APPLICATION - DIVISION 2:	\$ 70,360.07
AMOUNT DUE THIS APPLICATION - TOTAL:	\$ 133,130.74

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

Eastern Iowa Excavating & Concrete, LLC
CONTRACTOR

By _____ DATE: _____

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

Snyder & Associates, Inc.
ENGINEER

By _____ DATE: _____

5. OWNER'S APPROVAL

City of Monticello
OWNER

By _____ DATE: _____

APPLICATION FOR PARTIAL PAYMENT NO. 2

PROJECT: H.M.A. Resurfacing
OWNER: City of Monticello
CONTRACTOR: Eastern Iowa Excavating & Concrete, LLC
ADDRESS: 121 Nixon Street SE, PO Box 189
Cascade, IA 52033-0189
DATE: September 22, 2017

SB/S&A PROJECT NO.: 115 0339.08
IOWA DOT PROJECT NO.: STPN-038-3(55)-2J-53

PAYMENT PERIOD: 08/30/17 to 09/22/17

1. CONTRACT SUMMARY:

Original Contract Amount - Division 1:	\$ 248,427.61
Original Contract Amount - Division 2:	\$ 245,075.93
Original Contract Amount - Total:	\$ 493,503.54
Net Change by Change Order to Date - Division 1:	\$ (119.57)
Net Change by Change Order to Date - Division 2:	\$ (2,006.23)
Net Change by Change Order to Date:	\$ (2,125.80)
Contract Amount to Date:	\$ 491,377.74

CONTRACT PERIOD:

Letting Date:	May 3, 2017
Late Start Date:	8/14/2017
Original Calendar Days:	80
Current Calendar Days: as of 09/22/17	21

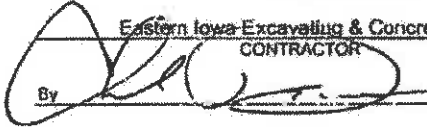
2. WORK SUMMARY:

Total Work Performed to Date - Division 1:	\$ 273,646.76
Total Work Performed to Date - Division 2:	\$ 246,304.01
Total Work Performed to Date:	\$ 519,950.77
Retainage - Division 1: 5%	\$ 13,682.34
Retainage - Division 2: 5%	\$ 12,315.20
Retainage Total: 5%	\$ 25,997.54
Liquidated Damages:	\$
\$750/day for 0 days	
Total Earned Less Retainage - Division 1:	\$ 259,964.42
Total Earned Less Retainage - Division 2:	\$ 233,988.81
Total Earned Less Retainage:	\$ 493,953.23
Less Previous Applications for Payment - Division 1:	\$ 197,193.75
Less Previous Applications for Payment - Division 2:	\$ 163,628.74
Less Previous Applications for Payment - Total:	\$ 360,822.49
AMOUNT DUE THIS APPLICATION - DIVISION 1:	\$ 62,770.67
AMOUNT DUE THIS APPLICATION - DIVISION 2:	\$ 70,360.07
AMOUNT DUE THIS APPLICATION - TOTAL:	\$ 133,130.74

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

By  Eastern Iowa Excavating & Concrete, LLC
CONTRACTOR

DATE: 9-26-17

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

Snyder & Associates, Inc.
ENGINEER
By 

DATE: 09/27/17

5. OWNER'S APPROVAL

City of Monticello
OWNER

By _____ DATE: _____

14 DETAILED ESTIMATE OF WORK COMPLETED - DIVISION 1 (CITY OF MONTICELLO):

ITEM NO.	DESCRIPTION OF WORK	QUANTITY			UNIT	UNIT PRICE	TOTAL COST	WORK COMPLETED		TOTAL COMPLETED	%	CO#
		EST	ACTUAL	THIS PERIOD				PREVIOUS	THIS PERIOD			
1	EXCAVATION, CLASS 10, WASTE	6.00	6.00		CY	\$48.50	\$ 291.00	\$ -	\$ -	\$ 291.00	100%	
2	TOPSOIL, FURNISH AND SPREAD	8.00	8.00	8.00	CY	\$44.00	\$ 352.00	\$ -	\$ 352.00	\$ 352.00	100%	
3	MODIFIED SUBBASE	27.00	45.17		CY	\$88.40	\$ 2,386.80	\$ 3,993.03	\$ -	\$ 3,993.03	167%	
4	CLEANING AND PREPARATION OF BASE	0.32	0.32	0.16	MILE	\$11,500.00	\$ 3,680.00	\$ 1,840.00	\$ 1,840.00	\$ 3,680.00	100%	
5	PATCHES, FULL-DEPTH REPAIR	149.90	206.61		SY	\$112.00	\$ 16,721.60	\$ 23,140.32	\$ -	\$ 23,140.32	138%	
6	REMOVAL OF C/RB	3.12	5.42		STA	\$3,700.00	\$ 11,544.00	\$ 20,054.00	\$ -	\$ 20,054.00	174%	
7	PAVEMENT SCARIFICATION	7,516.70	8,063.72		SY	\$1.85	\$ 13,905.90	\$ 14,917.88	\$ -	\$ 14,917.88	107%	
8	TRAFFIC SIGNALIZATION	1.00	0.95	0.95	LS	\$18,500.00	\$ 18,500.00	\$ -	\$ 17,575.00	\$ 17,575.00	95%	
9	SUBBASE (PATCHES)	149.90	206.61		SY	\$27.35	\$ 4,083.96	\$ 5,650.78	\$ -	\$ 5,650.78	138%	
10	HOT MIX ASPHALT HIGH TRAFFIC, INTERMEDIATE COURSE, 1/2 IN. MIX	634.30	687.31		TON	\$48.00	\$ 30,446.40	\$ 33,470.88	\$ -	\$ 33,470.88	110%	
11	HOT MIX ASPHALT HIGH TRAFFIC, SURFACE COURSE, 1/2 IN. MIX, NO SPECIAL FRICTION REQUIREMENT	655.40	757.72	430.02	TON	\$48.00	\$ 31,459.20	\$ 15,729.60	\$ 20,640.96	\$ 36,370.56	116%	
12	ASPHALT BINDER, PG 58-28H, HIGH TRAFFIC	77.90	79.92	25.81	TON	\$425.00	\$ 32,852.50	\$ 22,996.75	\$ 10,969.25	\$ 33,966.00	103%	
13	HOT MIX ASPHALT PAVEMENT SAMPLES	0.50	0.50	0.25	LS	\$650.00	\$ 325.00	\$ 162.50	\$ 162.50	\$ 325.00	100%	
14	REMOVAL, AS PER PLAN				LS	\$1,050.00	\$ -	\$ -	\$ -	\$ -		
15	MANHOLE ADJUSTMENT, MINOR	5.00	3.50		EACH	\$955.00	\$ 4,775.00	\$ 3,342.50	\$ -	\$ 3,342.50	70%	
16	MANHOLE ADJUSTMENT, MAJOR	1.00			EACH	\$1,850.00	\$ 1,850.00	\$ -	\$ -	\$ -	0%	
17	INTAKE ADJUSTMENT, MINOR	1.00	1.00		EACH	\$1,150.00	\$ 1,150.00	\$ 1,150.00	\$ -	\$ 1,150.00	100%	
18	INTAKE ADJUSTMENT, MAJOR	2.00	1.50	0.50	EACH	\$2,025.00	\$ 4,050.00	\$ 2,025.00	\$ 1,012.50	\$ 3,037.50	75%	
19	REMOVAL OF SIDEWALK				SY	\$24.00	\$ -	\$ -	\$ -	\$ -		
20	SIDEWALK, P.C. CONCRETE, 4 IN.				SY	\$41.00	\$ -	\$ -	\$ -	\$ -		
21	SIDEWALK, P.C. CONCRETE, 6 IN.				SY	\$57.50	\$ -	\$ -	\$ -	\$ -		
22	DETECTABLE WARNINGS				SF	\$42.50	\$ -	\$ -	\$ -	\$ -		
23	CURB AND GUTTER, P.C. CONCRETE, 2.5 FT.	284.70	542.00		LF	\$44.00	\$ 12,526.80	\$ 23,848.00	\$ -	\$ 23,848.00	190%	
24	CURB AND GUTTER, P.C. CONCRETE, 3.0 FT.	29.30			LF	\$47.50	\$ 1,391.75	\$ -	\$ -	\$ -	0%	
25	HANDHOLES AND JUNCTION BOXES				EACH	\$1,800.00	\$ -	\$ -	\$ -	\$ -		
26	REMOVE AND REINSTALL SIGN AS PER PLAN	6.00	8.00	8.00	EACH	\$160.00	\$ 960.00	\$ -	\$ 1,280.00	\$ 1,280.00	133%	
27	REMOVAL OF TYPE A SIGN	9.00	9.00	9.00	EACH	\$54.00	\$ 486.00	\$ -	\$ 486.00	\$ 486.00	100%	
28	PERFORATED SQUARE STEEL TUBE POSTS	172.50	153.50	153.50	LF	\$10.50	\$ 1,811.25	\$ -	\$ 1,611.75	\$ 1,611.75	89%	
29	PERFORATED SQUARE STEEL TUBE POST ANCHOR, TRIANGULAR SLIP BASE ASSEMBLY	16.00			EACH	\$138.00	\$ 2,208.00	\$ -	\$ -	\$ -	0%	
30	TYPE A SIGNS, SHEET ALUMINUM	69.00	69.00	69.00	SF	\$13.00	\$ 897.00	\$ -	\$ 897.00	\$ 897.00	100%	
31	INSTALL TYPE A SIGN	11.00			EACH	\$55.00	\$ 605.00	\$ -	\$ -	\$ -	0%	
32	PAINTED PAVEMENT MARKING, WATERBORNE OR SOLVENT-BASED	138.98	136.54	77.58	STA	\$9.50	\$ 1,320.31	\$ 560.12	\$ 737.01	\$ 1,297.13	98%	
33	PAINTED SYMBOLS AND LEGENDS, WATERBORNE OR SOLVENT-BASED	23.00	23.00	23.00	EACH	\$110.00	\$ 2,530.00	\$ -	\$ 2,530.00	\$ 2,530.00	100%	
34	PAVEMENT MARKINGS REMOVED	12.15	12.92	12.92	STA	\$175.00	\$ 2,126.25	\$ -	\$ 2,261.00	\$ 2,261.00	106%	
35	SYMBOLS AND LEGENDS REMOVED	2.00	2.00	2.00	EACH	\$112.00	\$ 224.00	\$ -	\$ 224.00	\$ 224.00	100%	
36	TRAFFIC CONTROL	0.50	0.50	0.25	LS	\$9,500.00	\$ 4,750.00	\$ 2,375.00	\$ 2,375.00	\$ 4,750.00	100%	
37	FLAGGERS	40.00	26.50		EACH	\$450.00	\$ 18,000.00	\$ 11,925.00	\$ -	\$ 11,925.00	66%	
38	MOBILIZATION	0.50	0.50		LS	\$38,000.00	\$ 19,000.00	\$ 19,000.00	\$ -	\$ 19,000.00	100%	
39	VALVE BOX EXTENSION	0.00	6.50	1.00	EACH	\$200.00	\$ -	\$ 1,100.00	\$ 200.00	\$ 1,300.00		
40	MULCHING, BOYDED FIBER MATRIX	0.01	0.01	0.01	ACRE	\$31,000.00	\$ 310.00	\$ -	\$ 310.00	\$ 310.00	100%	
41	SEEDING AND FERTILIZING (URBAN)	0.01	0.01	0.01	ACRE	\$73,000.00	\$ 730.00	\$ -	\$ 730.00	\$ 730.00	100%	
42	PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE, 9 IN. DIA.	34.00			LF	\$3.50	\$ 119.00	\$ -	\$ -	\$ -	0%	
43	REMOVAL OF PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE	34.00			LF	\$1.75	\$ 59.50	\$ -	\$ -	\$ -	0%	
TOTAL ORIGINAL CONTRACT = \$ 248,427.61								THIS PERIOD TOTAL TO DATE \$ 68,193.97 \$ 273,766.33 110%				

CHANGE ORDER SUMMARY:		QUANTITY			UNIT	UNIT PRICE	TOTAL COST	WORK COMPLETED		TOTAL COMPLETED	%	CO#
Change Order No. 1		EST	ACTUAL	THIS PERIOD				PREVIOUS	THIS PERIOD			
44	Repair Damage to City Traffic Lights	1.00	1.00	1.00	LS	\$2,046.62	\$ 2,046.62	\$ -	\$ 2,046.62	\$ 2,046.62	100%	CI-1
45	Perforated Square Steel Tube Post Anchor, Break-Away Soil Installation	16.00	16.00	16.00	EACH	\$31.20	\$ 499.20	\$ -	\$ 499.20	\$ 499.20	100%	CI-2
46	Payment Adjustment Incentive/Disincentive for HMA Mixture Field Voids	-2,665.39	-2,665.39	-2,665.39	EACH	\$1.00	\$ (2,665.39)	\$ -	\$ (2,665.39)	\$ (2,665.39)	100%	CI-3
TOTAL CHANGE ORDER NO. 1 = \$ (119.57)								\$ (119.57) \$ (119.57)				
TOTAL CHANGE ORDERS = \$ (119.57)												
TOTAL CONTRACT & CHANGE ORDERS \$ 248,308.04								THIS PERIOD TOTAL TO DATE \$ 68,074.40 \$ 273,848.70				

1. DETAILED ESTIMATE OF WORK COMPLETED - DIVISION 2 (IOWA DEPARTMENT OF TRANSPORTATION):

ITEM NO.	DESCRIPTION OF WORK	QUANTITY			UNIT	UNIT PRICE	TOTAL COST	WORK COMPLETED		TOTAL COMPLETED	%	CO#
		EST	ACTUAL	THIS PERIOD				PREVIOUS	THIS PERIOD			
1	EXCAVATION, CLASS 10, WASTE	60.00	60.00	10.00	CY	\$48.50	\$ 2,910.00	\$ 2,425.00	\$ 485.00	\$ 2,910.00	100%	
2	TOPSOIL, FURNISH AND SPREAD	76.00	70.00	70.00	CY	\$44.00	\$ 3,080.00	\$ -	\$ 3,080.00	\$ 3,080.00	90%	
3	MODIFIED SUBBASE				CY	\$88.40	\$ -	\$ -	\$ -	\$ -		
4	CLEANING AND PREPARATION OF BASE	0.30	0.30	0.15	MILE	\$11,500.00	\$ 3,450.00	\$ 1,725.00	\$ 1,725.00	\$ 3,450.00	100%	
5	PATCHES, FULL-DEPTH REPAIR		139.64		SY	\$112.00	\$ -	\$ 15,639.68	\$ -	\$ 15,639.68		
6	REMOVAL OF CURB				STA	\$3,700.00	\$ -	\$ -	\$ -	\$ -		
7	PAVEMENT SCARIFICATION	8,617.10	8,680.48		SY	\$1.85	\$ 15,941.64	\$ 16,058.89	\$ -	\$ 16,058.89	101%	
8	TRAFFIC SIGNALIZATION				LS	\$18,500.00	\$ -	\$ -	\$ -	\$ -		
9	SUBBASE (PATCHES)		139.64		SY	\$27.35	\$ -	\$ 3,819.15	\$ -	\$ 3,819.15		
10	HOT MIX ASPHALT HIGH TRAFFIC, INTERMEDIATE COURSE, 1/2 IN. MIX	727.00	754.26		TON	\$48.00	\$ 34,896.00	\$ 36,204.48	\$ -	\$ 36,204.48	104%	
11	HOT MIX ASPHALT HIGH TRAFFIC, SURFACE COURSE, 1/2 IN. MIX, NO SPECIAL FRICTION REQUIREMENT	751.30	830.81	455.16	TON	\$48.00	\$ 36,062.40	\$ 18,031.20	\$ 21,847.68	\$ 39,878.88	111%	
12	ASPHALT BINDER, PG 58-28H, HIGH TRAFFIC	88.70	87.08	24.99	TON	\$425.00	\$ 37,697.50	\$ 26,388.25	\$ 10,620.75	\$ 37,009.00	98%	
13	HOT MIX ASPHALT PAVEMENT SAMPLES	0.50	0.50	0.25	LS	\$650.00	\$ 325.00	\$ 162.50	\$ 162.50	\$ 325.00	100%	
14	REMOVAL, AS PER PLAN	1.00	1.00		LS	\$1,050.00	\$ 1,050.00	\$ 1,050.00	\$ -	\$ 1,050.00	100%	
15	MANHOLE ADJUSTMENT, MINOR	9.00	4.50		EACH	\$855.00	\$ 8,595.00	\$ 4,297.50	\$ -	\$ 4,297.50	50%	
16	MANHOLE ADJUSTMENT, MAJOR				EACH	\$1,850.00	\$ -	\$ -	\$ -	\$ -		
17	INTAKE ADJUSTMENT, MINOR	2.00	3.00		EACH	\$1,150.00	\$ 2,300.00	\$ 3,450.00	\$ -	\$ 3,450.00	150%	
18	INTAKE ADJUSTMENT, MAJOR				EACH	\$2,025.00	\$ -	\$ -	\$ -	\$ -		
19	REMOVAL OF SIDEWALK	309.50	309.50		SY	\$24.00	\$ 7,428.00	\$ 7,428.00	\$ -	\$ 7,428.00	100%	
20	SIDEWALK, P.C. CONCRETE, 4 IN.	234.70	219.50	219.50	SY	\$41.00	\$ 9,622.70	\$ -	\$ 8,999.50	\$ 8,999.50	94%	
21	SIDEWALK, P.C. CONCRETE, 6 IN.	110.80	108.42	108.42	SY	\$57.50	\$ 6,342.25	\$ -	\$ 6,234.15	\$ 6,234.15	98%	
22	DETECTABLE WARNINGS	266.00	256.00	256.00	SF	\$42.50	\$ 11,305.00	\$ -	\$ 10,880.00	\$ 10,880.00	96%	
23	CURB AND GUTTER, P.C. CONCRETE, 2.5 FT.				LF	\$44.00	\$ -	\$ -	\$ -	\$ -		
24	CURB AND GUTTER, P.C. CONCRETE, 3.0 FT.				LF	\$47.50	\$ -	\$ -	\$ -	\$ -		
25	HANDHOLES AND JUNCTION BOXES	1.00	1.00		EACH	\$1,800.00	\$ 1,800.00	\$ 1,800.00	\$ -	\$ 1,800.00	100%	
26	REMOVE AND REINSTALL SIGN AS PER PLAN	9.00			EACH	\$160.00	\$ 1,440.00	\$ -	\$ -	\$ -	0%	
27	REMOVAL OF TYPE A SIGN	8.00	8.00	8.00	EACH	\$54.00	\$ 432.00	\$ -	\$ 432.00	\$ 432.00	100%	
28	PERFORATED SQUARE STEEL TUBE POSTS	83.50	86.20	86.20	LF	\$10.50	\$ 911.75	\$ -	\$ 905.10	\$ 905.10	92%	
29	PERFORATED SQUARE STEEL TUBE POST ANCHOR, TRIANGULAR SLIP BASE ASSEMBLY	9.00			EACH	\$138.00	\$ 1,242.00	\$ -	\$ -	\$ -	0%	
30	TYPE A SIGNS, SHEET ALUMINUM	48.00	48.00	48.00	SF	\$13.00	\$ 624.00	\$ -	\$ 624.00	\$ 624.00	100%	
31	INSTALL TYPE A SIGN	7.00			EACH	\$55.00	\$ 385.00	\$ -	\$ -	\$ -	0%	
32	PAINTED PAVEMENT MARKING, WATERBORNE OR SOLVENT-BASED	114.73	119.99	71.45	STA	\$9.50	\$ 1,089.94	\$ 461.13	\$ 678.78	\$ 1,199.91	105%	
33	PAINTED SYMBOLS AND LEGENDS, WATERBORNE OR SOLVENT-BASED	28.00	26.00	26.00	EACH	\$110.00	\$ 3,080.00	\$ -	\$ 2,860.00	\$ 2,860.00	93%	
34	PAVEMENT MARKINGS REMOVED	4.45			STA	\$175.00	\$ 778.75	\$ -	\$ -	\$ -	0%	
35	SYMBOLS AND LEGENDS REMOVED				EACH	\$112.00	\$ -	\$ -	\$ -	\$ -		
36	TRAFFIC CONTROL	0.50	0.50	0.25	LS	\$9,500.00	\$ 4,750.00	\$ 2,375.00	\$ 2,375.00	\$ 4,750.00	100%	
37	FLAGGERS	40.00	26.50		EACH	\$450.00	\$ 18,000.00	\$ 11,925.00	\$ -	\$ 11,925.00	66%	
38	MOBILIZATION	0.50	0.50		LS	\$38,000.00	\$ 19,000.00	\$ 19,000.00	\$ -	\$ 19,000.00	100%	
39	VALVE BOX EXTENSION	9.00			EACH	\$200.00	\$ 1,800.00	\$ -	\$ -	\$ -	0%	
40	MULCHING, BONDED FIBER MATRIX	0.07	0.04	0.04	ACRE	\$31,000.00	\$ 2,170.00	\$ -	\$ 1,240.00	\$ 1,240.00	57%	
41	SEEDING AND FERTILIZING (URBAN)	0.07	0.04	0.04	ACRE	\$73,000.00	\$ 5,110.00	\$ -	\$ 2,920.00	\$ 2,920.00	57%	
42	PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE, 3 IN. DIA.	380.00			LF	\$3.50	\$ 1,330.00	\$ -	\$ -	\$ -	0%	
43	REMOVAL OF PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE	380.00			LF	\$1.75	\$ 665.00	\$ -	\$ -	\$ -	0%	
TOTAL ORIGINAL CONTRACT = \$ 245,075.92								THIS PERIOD TOTAL TO DATE \$ 76,069.46 \$ 248,310.24 101%				

CHANGE ORDER SUMMARY:		QUANTITY			UNIT	UNIT PRICE	TOTAL COST	WORK COMPLETED		TOTAL COMPLETED	%	CO#
Change Order No. 1		EST	ACTUAL	THIS PERIOD				PREVIOUS	THIS PERIOD			
44	Perforated Square Steel Tube Post Anchor, Break-Away Soil Installation	9.00	9.00	9.00	EACH	\$ 31.20	\$ 280.80	\$ -	\$ 280.80	\$ 280.80	100%	CI-2
45	Payment Adjustment Incentive/Disincentive for HMA Mixture Field Voids	-2,287.03	-2,287.03	-2,287.03	EACH	\$ 1.00	\$ (2,287.03)	\$ -	\$ (2,287.03)	\$ (2,287.03)	100%	CI-3
TOTAL CHANGE ORDER NO. 1 = \$ (2,006.23)								\$ (2,006.23) \$ (2,006.23)				
TOTAL CHANGE ORDERS = \$ (2,006.23)												
TOTAL CONTRACT & CHANGE ORDERS \$ 243,069.69								THIS PERIOD TOTAL TO DATE \$ 74,063.23 \$ 246,304.01				

CHANGE ORDER NO.		One (1)								
PROJECT: 2017 Monticello H.M.A. Resurfacing City of Monticello, IA		CONTRACTOR: Eastern Iowa Excavating 121 Nixon Street SE, P.O. Box 189 Cascade, IA 52033-0189								
OWNERS: City of Monticello (Division 1) Iowa Department of Transportation (Division 2)		SNYDER & ASSOCIATES PROJECT #: 115.0339.08								
You are directed to make the following changes in this contract:										
C1-1	Repair Damage to City Traffic Lights									
C1-2	Perforated Square Steel Tube Post Anchor, Break-Away Soil Installation									
C1-3	Payment Adjustment Incentive/Disincentive for HMA Mixture Field Voids									
Reason for changes:										
C1-1	The City agreed to pay the Contractor to fix the traffic signal conduits that were damaged during excavation.									
C1-2	The City and Contractor agreed to use break-away soil anchors for the traffic signs instead of the triangular slip base assemblies that were specified in the plans.									
C1-3	Required per Iowa DOT Section 2303									
Cost Breakdown: (Quantities are Estimated)										
Item	Description	Bid Quantity	Updated Quantity		Quantity Change		Unit	Unit Price	Total	
			Division 1	Division 2	Division 1	Division 2			Division 1	Division 2
C1-1	Traffic Signal Conduit Repair	0	1	0	1	0	LS	\$2,046.62	\$ 2,046.62	-
C1-2	Perforated Square Steel Tube Post Anchor, Break-Away Soil Installation	0	16	9	16	9	EA	\$ 31.20	\$ 499.20	\$ 280.80
C1-3	Payment Adjustment Incentive/Disincentive for HMA Mixture Field Voids	0	-2665.39	-2287.03	-2665.39	-2287.03	EA	\$ 1.00	\$ (2,665.39)	\$ (2,287.03)
This change will result in a net increase in the cost of the project of:									\$ (119.57)	\$ (2,006.23)
This change will result in a net increase in the allowable time for the project of:							Deadline for This Work Only:		Completed	
							Change in Working Days:		Working days will be determined at a later date	
							Working Days		Cost	
									Division 1	Division 2
Approved Original Contract Amount							80 Calendar Days		\$ 248,427.61	\$ 245,075.93
Total of Previous Approved Change Orders							N/A		\$ -	\$ -
Project Total Prior to This Change Order							N/A		\$ 248,427.61	\$ 245,075.93
Change Order No. 1:							N/A		\$ (119.57)	\$ (2,006.23)
CONTRACT TOTAL (INCLUDING ALL CHANGE ORDERS TO-DATE):							N/A		\$ 248,308.04	\$ 243,069.70

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


By:	_____	Date:	_____
	Engineer - Snyder & Associates, Inc. (approval recommended)		
By:	_____	Date:	_____
	Contractor - Eastern Iowa Excavating & Concrete, LLC		
By:	_____	Date:	_____
	Owner - City of Monticello (Division 1)		
By:	_____	Date:	_____
	Owner - Iowa Department of Transportation (Division 2)		

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

By: 

Engineer - Snyder & Associates, Inc. (Approval is premeditated)

Date: 09/27/17

By: 

Contributor - Eastern Iowa Excavating & Concrete, LLC

Date: 9.26.17

By: _____
Owner - City of Monticello (Division 1)

Date: _____

By: _____
Owner - Iowa Department of Transportation (Division 2)

Date: _____

City Council Meeting
Prep. Date: 09/29/17
Preparer: Doug Herman



Agenda Item: # 9
Agenda Date: 10/02/17

Communication Page

Agenda Items Description: Resolution to approve Taylor Construction, Inc. Pay Request #2, Re: 2017 E. 1st Street Bridge replacement project in the amount of \$66,824.14

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

Attachments & Enclosures:

Resolution

Engineer Recommendation and Pay Req. #2

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

E. 1st St. Bridge Cap. Project

\$66,824.14

Synopsis: Approval of Taylor Construction, Inc. Pay Request #1 related to E. 1st Street Bridge project.

Background Information: Taylor Construction submits its' second pay request associated with the E. 1st Street Bridge project. The City Engineer has reviewed the pay request and recommends that it be approved.

The total value of completed work comes in at \$117,284.51. This project has a 3% retainer. The original contract amount totals \$504,845.24.

The amount recommended for payment totals \$66,824.14. Retainage, after this payment, will total \$3,518.54. (The City will file for reimbursement through the State IDOT for the share of this project to be covered by Federal Bridge funding.)

Recommendation: I recommend that the Council approve the proposed Resolution authorizing payment to Taylor Construction, Inc. in the amount of \$66,824.14.

The City of Monticello, Iowa

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

RESOLUTION #17-__

Approving Pay Request #2 in the amount of \$66,824.14 submitted by Taylor Construction, Inc. Re: 2017 E. 1st Street Bridge Replacement Project.

WHEREAS, Taylor Construction, Inc. contracted with the City to replace the E. 1st Street Bridge lying over Kitty Creek, and

WHEREAS, Taylor Construction, Inc. has submitted their 2nd pay request in the amount of \$66,824.14 which reflects 3% retainage, with total retainage held to date after this payment in the amount of \$3,518.54, and

WHEREAS, The City will be reimbursed a large portion of this expense after the submission of a request for reimbursement through the IDOT, with the funding coming from Federal Bridge Funds, and

WHEREAS, The City Engineer has reviewed pay request #2 and recommends its approval.

NOW THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve Pay Request #2 submitted by Taylor Construction, Inc. Re: 2017 E. 1st Street Bridge Replacement Project, and authorizes payment in the amount of \$66,824.14, maintaining a 3% retainage in the amount of \$3,518.54.

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, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, City Clerk



September 27, 2017

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

Subject: Application for Partial Payment No. 2
Bridge Replacement – East First Street Over Kitty Creek
Snyder & Associates Project # - 116.0093.08A
Contractor: Taylor Construction, Inc.

Dear Council:

Enclosed for your review and approval is the Application for Partial Payment No. 2 from Taylor Construction, Inc. for the project referenced above (paper copies will be delivered at the October 2nd Council Meeting). We have reviewed the pay application and find it to be in agreement with the work completed to date. We, therefore, recommend approval of Application for Partial Payment No. 2 for this project in the amount of **\$66,824.14** to Taylor Construction, Inc.

If you have any questions or comments regarding this project, please feel free to contact me. I plan to attend the next Council Meeting on Monday, October 2nd if you prefer to go over any questions or concerns you may have at that time.

Sincerely,

SNYDER & ASSOCIATES, INC.

Patrick Schwickerath, P.E.
Project Manager

Encl. Application for Partial Payment No. 2 (Five copies)

Cc: Krista Taylor, Taylor Construction, Inc.

APPLICATION FOR PARTIAL PAYMENT NO. 2

PROJECT: Bridge Replacement - East First Over Kitty Creek
OWNER: City of Monticello
CONTRACTOR: Taylor Construction, Inc.
ADDRESS: 7314 Columbus
New Vienna, IA 52065
DATE: September 27, 2017

SB/S&A PROJECT NO.: 116.0093.08A
IOWA DOT PROJECT NO.: BROS-5182(604)--8J-53

PAYMENT PERIOD: 08/26/17 to 09/22/17

1. CONTRACT SUMMARY:

Original Contract Amount: \$ 504,845.24
Net Change by Change Order: \$ -
Contract Amount to Date: \$ 504,845.24

CONTRACT PERIOD:

Letting Date: June 20, 2017
Late Start Date: 7/24/2017
Original Working Days: 70 Days
Current Working Days: 29 Days
as of 09/22/17

2. WORK SUMMARY:

Total Work Performed to Date: \$ 117,284.51
Retainage: 3% \$ 3,518.54
Liquidated Damages: \$
\$1,000/day for 0 days
Total Earned Less Retainage: \$ 113,765.97
Less Previous Applications for Payment: \$ 46,941.83
AMOUNT DUE THIS APPLICATION: \$ 66,824.14

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

Taylor Construction Inc.
CONTRACTOR

By _____ DATE: _____

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

Snyder & Associates, Inc.
ENGINEER

By _____ DATE: _____

5. OWNER'S APPROVAL

City of Monticello
OWNER

By _____ DATE: _____

APPLICATION FOR PARTIAL PAYMENT NO. 2

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OWNER: City of Monticello
CONTRACTOR: Taylor Construction, Inc.
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New Vienna, IA 52065
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Taylor Construction Inc.

CONTRACTOR

By Kenneth L. Taylor

DATE: 9-27-17

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

Snyder & Associates, Inc.

ENGINEER

By Patrick Schneider

DATE: 09/27/17

5. OWNER'S APPROVAL

City of Monticello

OWNER

By _____

DATE: _____

11 DETAILED ESTIMATE OF WORK COMPLETED:

ITEM NO.	DESCRIPTION OF WORK	QUANTITY			UNIT	UNIT PRICE	TOTAL COST	WORK COMPLETED		TOTAL COMPLETED	%	CO#
		EST	ACTUAL	THIS PERIOD				PREVIOUS	THIS PERIOD			
1	EXCAVATION, CL 10, CHANNEL	1,321.00	222.00	222.00	CY	\$3.75	\$ 4,953.75	\$ -	\$ 832.50	\$ 832.50	17%	
2	REMOVAL OF EXISTING BRIDGE	1.00	1.00		LUMP	\$3,000.00	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 3,000.00	100%	
3	EXCAVATION, CL 20	118.00	59.00	59.00	CY	\$90.00	\$ 10,620.00	\$ -	\$ 5,310.00	\$ 5,310.00	50%	
4	STRUCTURAL CONCRETE (BRIDGE)	229.50	24.20	24.20	CY	\$545.00	\$ 125,077.50	\$ -	\$ 13,189.00	\$ 13,189.00	11%	
5	REINFORCING STEEL, EPOXY COATED	57,361.00	3,483.00	3,483.00	LB	\$0.80	\$ 45,888.80	\$ -	\$ 2,786.40	\$ 2,786.40	6%	
6	CONCRETE BARRIER RAILING	222.00			LF	\$86.00	\$ 19,092.00	\$ -	\$ -	\$ -	0%	
7	PILES, STEEL, HP 10X42	1,330.00	1,340.00	890.00	LF	\$30.00	\$ 39,900.00	\$ 13,500.00	\$ 26,700.00	\$ 40,200.00	101%	
8	CONCRETE ENCASEMENT OF H-PILES, HP 10X42 (P10L TYPE 3)	278.10	235.00	101.08	LF	\$60.00	\$ 16,686.00	\$ 8,035.20	\$ 6,064.80	\$ 14,100.00	85%	
9	ENGINEERING FABRIC	1,577.00	267.00	267.00	SY	\$3.75	\$ 5,913.75	\$ -	\$ 1,001.25	\$ 1,001.25	17%	
10	REVIEMENT, CLASS C	2,114.00	303.37	235.52	TON	\$21.25	\$ 44,922.50	\$ 1,439.69	\$ 5,006.93	\$ 6,446.61	14%	
11	CONSTRUCTION SURVEY	1.00	0.25		LUMP	\$8,000.00	\$ 8,000.00	\$ 2,000.00	\$ -	\$ 2,000.00	25%	
12	MOBILIZATION	1.00	0.50	0.25	LUMP	\$21,000.00	\$ 21,000.00	\$ 5,250.00	\$ 5,250.00	\$ 10,500.00	50%	
13	CLEARING AND GRUBBING	0.70	0.70		ACRE	\$2,000.00	\$ 1,400.00	\$ 1,400.00	\$ -	\$ 1,400.00	100%	
14	SPECIAL BACKFILL	57.10			TON	\$17.50	\$ 999.25	\$ -	\$ -	\$ -	0%	
15	EXCAVATION, CL 15, WASTE	1,936.00	1,256.00		CY	\$4.50	\$ 8,812.00	\$ 5,625.00	\$ -	\$ 5,625.00	63%	
16	TOPSOIL, FURNISH AND SPREAD	464.30			CY	\$18.30	\$ 8,517.40	\$ -	\$ -	\$ -	0%	
17	SUBGRADE STABILIZATION MATERIAL, POLYMER GRID	369.80			SY	\$2.00	\$ 739.60	\$ -	\$ -	\$ -	0%	
18	MODIFIED SUBBASE	168.10			CY	\$26.00	\$ 4,370.60	\$ -	\$ -	\$ -	0%	
19	GRANULAR SHOULDER, TYPE A	121.00			TON	\$18.00	\$ 2,178.00	\$ -	\$ -	\$ -	0%	
20	PAVED SHOULDER, PCC, 7 IN	26.70			SY	\$125.00	\$ 3,337.50	\$ -	\$ -	\$ -	0%	
21	SHOULDER FINISHING, EARTH	3.80			STA	\$400.00	\$ 1,520.00	\$ -	\$ -	\$ -	0%	
22	BRIDGE APPROACH, BR-201	344.00			SY	\$135.00	\$ 46,440.00	\$ -	\$ -	\$ -	0%	
23	HMA STD TRAFFIC, BASE COURSE, 1/2 IN MIX	98.54			TON	\$79.43	\$ 7,827.63	\$ -	\$ -	\$ -	0%	
24	HMA STD TRAFFIC, INTERMEDIATE COURSE, 1/2 IN MIX	49.27			TON	\$79.43	\$ 3,913.52	\$ -	\$ -	\$ -	0%	
25	HMA STD TRAFFIC, SURFACE COURSE, 1/2 IN MIX, NO FRICTION	33.94			TON	\$90.58	\$ 3,077.68	\$ -	\$ -	\$ -	0%	
26	ASPHALT BINDER, PG 58-28S, STD TRAFFIC	11.88			TON	\$357.00	\$ 4,241.16	\$ -	\$ -	\$ -	0%	
27	LONGITUDINAL GROOVING IN CONCRETE	588.50			SY	\$10.00	\$ 5,885.00	\$ -	\$ -	\$ -	0%	
28	APRONIS, METAL, 24 IN DIA	2.00			EACH	\$950.00	\$ 1,900.00	\$ -	\$ -	\$ -	0%	
29	SUBDRAIN, LONGITUDINAL, (SHOULDER) 6 IN DIA	477.00			LF	\$17.00	\$ 8,109.00	\$ -	\$ -	\$ -	0%	
30	SUBDRAIN OUTLET, DR-304	1.00			EACH	\$300.00	\$ 300.00	\$ -	\$ -	\$ -	0%	
31	STORM SEWER GRAVITY MAIN, TRENCHED, HDPE, 24 IN	40.00			LF	\$42.00	\$ 1,680.00	\$ -	\$ -	\$ -	0%	
32	REMOVE SEWER PIPE LESS THAN OR EQUAL TO 36 IN	59.00	50.00	50.00	LF	\$80.00	\$ 4,720.00	\$ 1,600.00	\$ 2,400.00	\$ 4,000.00	85%	
33	BRIDGE END DRAIN, DR-402	2.00			EACH	\$2,000.00	\$ 4,000.00	\$ -	\$ -	\$ -	0%	
34	REMOVAL OF PAVEMENT	656.80	140.00		SY	\$6.50	\$ 4,269.20	\$ 910.00	\$ -	\$ 910.00	21%	
35	SAFETY CLOSURE	2.00	2.00		EACH	\$140.00	\$ 280.00	\$ 280.00	\$ -	\$ 280.00	100%	
36	REMOVAL OF TYPE A SIGN	5.00	5.00		EACH	\$60.00	\$ 300.00	\$ 300.00	\$ -	\$ 300.00	100%	
37	WOOD POSTS FOR TYPE A OR B SIGNS, 4 IN X 6 IN	36.00			LF	\$14.00	\$ 504.00	\$ -	\$ -	\$ -	0%	
38	TYPE A SIGNS, SHEET ALUMINUM	17.00			SF	\$20.00	\$ 340.00	\$ -	\$ -	\$ -	0%	
39	INSTALL TYPE A SIGN	5.00			EACH	\$50.00	\$ 250.00	\$ -	\$ -	\$ -	0%	
40	TRAFFIC CONTROL	1.00	0.30		LUMP	\$3,500.00	\$ 3,500.00	\$ 1,050.00	\$ -	\$ 1,050.00	30%	
41	MANHOLE ADJUSTMENT, MAJOR	1.00			EACH	\$1,000.00	\$ 1,000.00	\$ -	\$ -	\$ -	0%	
42	MULCHING, BFM	1.20			ACRE	\$4,500.00	\$ 5,400.00	\$ -	\$ -	\$ -	0%	
43	SEEDING AND FERTILIZATION (RURAL)	0.20			ACRE	\$1,600.00	\$ 320.00	\$ -	\$ -	\$ -	0%	
44	SEEDING AND FERTILIZATION (URBAN)	0.20			ACRE	\$1,800.00	\$ 360.00	\$ -	\$ -	\$ -	0%	
45	NATIVE GRASS SEEDING	0.20			ACRE	\$2,400.00	\$ 480.00	\$ -	\$ -	\$ -	0%	
46	SPECIAL DITCH CONTROL, WOOD EXCELSIOR MAT	92.00			SQ	\$4.50	\$ 414.00	\$ -	\$ -	\$ -	0%	
47	STABILIZING CROP - SEEDING AND FERTILIZING	0.60			ACRE	\$1,400.00	\$ 840.00	\$ -	\$ -	\$ -	0%	
48	SILT FENCE	1,260.00	155.00		LF	\$3.25	\$ 4,095.00	\$ 503.75	\$ -	\$ 503.75	12%	
49	REMOVAL OF SILT FENCE	1,260.00			LF	\$1.00	\$ 1,260.00	\$ -	\$ -	\$ -	0%	
50	MAINTENANCE OF SILT FENCE	126.00			LF	\$3.50	\$ 441.00	\$ -	\$ -	\$ -	0%	
51	FLOATING SILT CURTAIN (HANGING)	400.00	150.00		LF	\$20.00	\$ 8,000.00	\$ 3,000.00	\$ -	\$ 3,000.00	38%	
52	MAINTENANCE OF FLOATING SILT CURTAIN	200.00	50.00	50.00	LF	\$7.00	\$ 1,400.00	\$ -	\$ 350.00	\$ 350.00	25%	
53	MOBILIZATIONS, EROSION CONTROL	2.00	1.00		EACH	\$500.00	\$ 1,000.00	\$ 500.00	\$ -	\$ 500.00	50%	
54	MOBILIZATIONS, EMERGENCY EROSION CONTROL	1.00			EACH	\$1,000.00	\$ 1,000.00	\$ -	\$ -	\$ -	0%	
TOTAL ORIGINAL CONTRACT = \$ 504,845.24								THIS PERIOD TOTAL TO DATE \$ 88,890.88 \$ 117,284.51 23%				

City Council Meeting
Prep. Date: 09/29/17
Preparer: Doug Herman



Agenda Item: # 10
Agenda Date: 10/02/17

Communication Page

Agenda Items Description: Resolution to approve Eastern Iowa Excavating and Concrete Pay Request #6 Re: South Street Reconstruction Project in the amount of \$35,745.84.

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

Attachments & Enclosures:

Resolution

Pay Request and Engineer Recommendation

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

E. South Street

\$35,745.84

Synopsis: Approval of Eastern Iowa Pay Request #6.

Background Information: Eastern Iowa submits its' sixth pay request related to the E. South Street project and the City Engineer, after having performed a final review and ensuring that all punch list items were dealt with, recommends that it be approved in the amount of \$35,745.84 which reflects an overall cost that comes in \$17,641.82 less than the original contract. (Difference tied to lower product quantities than originally estimated.)

Recommendation: I recommend that the Council consider approval of the proposed Resolution authorizing payment to Eastern Iowa Excavating & Concrete in the amount of \$35,745.84.

The City of Monticello, Iowa

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

RESOLUTION #17-

Approving Pay Request #6 in the amount of \$35,745.84 submitted by Eastern Iowa Excavating & Concrete related to the E. South Street Reconstruction project.

- WHEREAS,** The City of Monticello, Iowa is an incorporated City within Jones County, Iowa; and
- WHEREAS,** Eastern Iowa Excavating & Concrete, Inc. contracted with the City to perform specified improvements associated with the reconstruction of E. South Street, and
- WHEREAS,** Eastern Iowa has submitted their 6th pay request in the amount of \$35,745.84, and
- WHEREAS,** The City Engineer previously completed a final inspection of the project and created a punch list which has been fully addressed by the Contractor, and reviewed pay request #6 and recommends that it be approved.

NOW THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve Pay Request #6 submitted by Eastern Iowa Excavating & Concrete, Inc. and authorizes payment in the amount of \$35,745.84.

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, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, City Clerk



September 27, 2017

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

Subject: Pay Estimate #6 (Final)
2016 East South St. Reconstruction
Snyder & Associates Project # - 115.0703.08
Contractor: Eastern Iowa Excavating & Concrete, LLC

Dear Council:

Enclosed for your review and approval is Pay Estimate #6 (Final) from Eastern Iowa Excavating & Concrete, LLC for the project referenced above. We have conducted a final inspection of the work completed by Eastern Iowa Excavating & Concrete, LLC after the punch list items were addressed. We find the project to be acceptable and the work completed for this project to be in conformance with the plans, specifications, and other project documents. The total cost including all change orders is \$714,916.88, which is a decrease of \$17,641.82 from the original contract amount. The reason for this cost difference is due to several bid items that had a higher estimated quantity than what was needed for construction. We, therefore, recommend approval of Pay Estimate #6 in the amount of **\$35,745.84** to Eastern Iowa Excavating & Concrete, LLC. We have received sign lien waivers from Eastern Iowa Excavating & Concrete, LLC. The remaining project cost (retainage) should be paid to the Eastern Iowa Excavating & Concrete, LLC either on or after October 26th, 2017.

If you have any questions or comments regarding this project, please feel free to contact me. I plan to attend the next Council Meeting on Monday, October 2nd if you prefer to go over any questions or concerns you may have at that time.

Sincerely,
SNYDER & ASSOCIATES, INC.

Patrick Schwickerath, P.E.
Project Manager

Encl. Pay Estimate #6 (Final)

Cc: Lynne White, Eastern Iowa Excavating & Concrete, LLC

PAY ESTIMATE #6
2016 East South St. Reconstruction
115.0703.08
City of Monticello
9/26/2017

Item No.	Item Code	Description	Est. Qty.	Unit	Contract Amount		Completed to Date		Completed This Period	
					Unit Price	Extended Amount	Qty	\$ Amount	Qty	\$ Amount
1	2010-108-C-0	Clearing and Grubbing	1	LS	\$ 885.00	\$ 885.00	1.00	\$ 885.00	-	
2	2010-108-D-3	Topsoil, Off-Site, 6"	222	CY	\$ 30.65	\$ 6,804.30	90.00	\$ 2,758.50	-	
3	2010-108-E-0	Excavation, Class 10	1,585	CY	\$ 13.50	\$ 21,397.50	1,585.00	\$ 21,397.50	-	
4	2010-108-G-0	Subgrade Preparation	4,036	SY	\$ 1.00	\$ 4,036.00	-	\$ -	-	
5	2010-108-H-0	Subgrade Treatment, Geogrid Type 4	4,133	SY	\$ 5.30	\$ 21,904.90	4,133.00	\$ 21,904.90	-	
6	2010-108-H-0	Subgrade Treatment, Geotextile	4,133	SY	\$ 0.95	\$ 3,513.05	4,133.00	\$ 3,513.05	-	
7	2010-108-I-0	Subbase, 4" (Modified)	492	SY	\$ 6.00	\$ 2,952.00	492.00	\$ 2,952.00	-	
8	2010-108-I-0	Subbase, 12" (Modified)	4,133	SY	\$ 10.50	\$ 43,396.50	4,133.00	\$ 43,396.50	-	
9	2010-108-L-0	Compaction Testing	1	LS	\$ 1,050.00	\$ 1,050.00	1.00	\$ 1,050.00	-	
10	2010-108-M-0	Sampling and Testing for Petroleum Contamination (Remediation)	4	EA	\$ 750.00	\$ 3,000.00	1.00	\$ 750.00	-	
11	2010-108-N-0	Excavation and Disposal of Contaminated Soil	126	CY	\$ 24.75	\$ 3,118.50	-	\$ -	-	
12	3010-108-C-0	Trench Foundation	116	TON	\$ 22.00	\$ 2,552.00	46.24	\$ 1,017.28	-	
13	3010-108-D-0	Replacement of Unsuitable Backfill Material	1	LS	\$ 75,000.00	\$ 75,000.00	1.00	\$ 75,000.00	-	
14	3010-108-F-0	Trench Compaction Testing	1	LS	\$ 1,550.00	\$ 1,550.00	1.00	\$ 1,550.00	-	
15	4010-108-A-1	Sanitary Sewer Gravity Main, Trenched, PVC, SDR 26, 8"	342	LF	\$ 32.50	\$ 27,365.00	838.00	\$ 27,170.00	-	
16	4010-108-A-1	Sanitary Sewer Gravity Main, Trenched, AWWA C900, 8"	20	LF	\$ 57.50	\$ 1,150.00	20.00	\$ 1,150.00	-	
17	4010-108-E-0	Sanitary Sewer Service Reconnection	12	EA	\$ 1,350.00	\$ 16,200.00	9.00	\$ 12,150.00	-	
18	4010-108-H-0	Removal of Sanitary Sewer	868	LF	\$ 2.75	\$ 2,387.00	868.00	\$ 2,387.00	-	
19	4020-108-A-1	Storm Sewer, Trenched, RCP, 15"	441	LF	\$ 56.85	\$ 25,070.85	450.00	\$ 25,582.50	-	
20	4020-108-A-1	Storm Sewer, Trenched, RCP, 18"	228	LF	\$ 63.00	\$ 14,364.00	228.00	\$ 14,364.00	-	
21	4020-108-C-0	Removal of Storm Sewer, All Types and Sizes	651	LF	\$ 3.50	\$ 2,278.50	651.00	\$ 2,278.50	-	
22	4040-108-A-0	Subdrain, Type 1 Corrugated PVC or PE, 6"	1,256	LF	\$ 12.50	\$ 15,700.00	1,256.00	\$ 15,700.00	-	
23	4040-108-C-0	Subdrain Cleanout, Type A-1, 6"	8	EA	\$ 450.00	\$ 3,600.00	8.00	\$ 3,600.00	-	
24	4040-108-C-0	Subdrain Cleanout, Type B, 24"	1	EA	\$ 1,150.00	\$ 1,150.00	1.00	\$ 1,150.00	-	
25	4040-108-E-0	Subdrain Sewer Service Stub, Corrugated PVC or PE, 2"	7	EA	\$ 365.00	\$ 2,555.00	7.00	\$ 2,555.00	-	
26	5010-108-A-1	Water Main, Trenched, DIP, 4"	20	LF	\$ 70.50	\$ 1,410.00	20.00	\$ 1,410.00	-	
27	5010-108-A-1	Water Main, Trenched, DIP, 8"	160	LF	\$ 46.00	\$ 7,360.00	142.00	\$ 6,532.00	-	
28	5010-108-A-1	Water Main, Trenched, AWWA C900, 8"	762	LF	\$ 33.75	\$ 25,717.50	780.00	\$ 26,325.00	-	
29	5010-108-C-2	Fittings, Restrained Joint, All Sizes	844	LB	\$ 8.25	\$ 6,963.00	844.00	\$ 6,963.00	-	
30	5010-108-D-0	Water Service Stub, Copper, 1.5" North Side	1	EA	\$ 1,980.00	\$ 1,980.00	2.00	\$ 3,960.00	-	
31	5010-108-D-0	Water Service Stub, Copper, 3/4", North Side	5	EA	\$ 885.00	\$ 4,425.00	5.00	\$ 4,425.00	-	
32	5010-108-D-0	Water Service Stub, Copper, 3/4", South Side	5	EA	\$ 1,475.00	\$ 7,375.00	5.00	\$ 7,375.00	-	
33	5010-108-E-0	Abandonment of Existing Water Main	1	LS	\$ 3,400.00	\$ 3,400.00	1.00	\$ 3,400.00	-	
34	5020-108-A-0	Valve, 8"	8	EA	\$ 1,350.00	\$ 10,800.00	8.00	\$ 10,800.00	-	
35	5020-108-C-0	Fire Hydrant Assembly	1	EA	\$ 4,215.00	\$ 4,215.00	1.00	\$ 4,215.00	-	
36	6010-108-A-0	Sanitary Manhole, 48"	4	EA	\$ 3,200.00	\$ 12,800.00	4.00	\$ 12,800.00	-	
37	6010-108-A-0	Manhole, Storm, 48"	2	EA	\$ 3,250.00	\$ 6,500.00	2.00	\$ 6,500.00	-	
38	6010-108-B-0	Intake SW-501	9	EA	\$ 1,750.00	\$ 15,750.00	9.00	\$ 15,750.00	-	
39	6010-108-E-0	Manhole Adjustment, Minor	1	EA	\$ 945.00	\$ 945.00	1.00	\$ 945.00	-	
40	6010-108-F-0	Manhole Adjustment, Major	2	EA	\$ 1,275.00	\$ 2,550.00	-	\$ -	-	
41	6010-108-G-0	Connection to Existing Manhole	1	EA	\$ 725.00	\$ 725.00	1.00	\$ 725.00	-	
42	6010-108-H-0	Remove Manhole	4	EA	\$ 750.00	\$ 3,000.00	4.00	\$ 3,000.00	-	
43	6010-108-H-0	Remove Intake	5	EA	\$ 625.00	\$ 3,125.00	5.00	\$ 3,125.00	-	
44	7010-108-A-0	Pavement, PCC, 8"	3,586	SY	\$ 41.25	\$ 147,922.50	3,664.30	\$ 151,152.38	-	
45	7010-108-A-0	Pavement, PCC, 10"	43	SY	\$ 103.75	\$ 4,461.25	43.00	\$ 4,461.25	-	
46	7030-108-A-0	Removal of Sidewalk	312	SY	\$ 7.75	\$ 2,418.00	312.00	\$ 2,418.00	-	
47	7030-108-A-0	Removal of Driveway	594	SY	\$ 4.50	\$ 2,673.00	594.00	\$ 2,673.00	-	
48	7030-108-E-0	Sidewalk, PCC, 4"	454	SY	\$ 29.50	\$ 13,393.00	457.00	\$ 13,481.50	-	
49	7030-108-E-0	Sidewalk Curb Ramp, PCC	100	SY	\$ 76.50	\$ 7,650.00	90.70	\$ 6,938.55	-	
50	7030-108-G-0	Detectable Warning Plates, Cast Iron	169	SF	\$ 39.15	\$ 6,616.35	169.00	\$ 6,616.35	-	
51	7030-108-H-1	Driveway, Paved, PCC, 6"	273	SY	\$ 32.25	\$ 8,804.25	257.50	\$ 8,304.38	-	
52	7030-108-H-1	Driveway, Paved, PCC, 7"	224	SY	\$ 35.65	\$ 7,985.60	277.00	\$ 9,875.05	-	
53	7030-108-H-1	Driveway, Paved, PCC, 8"	134	SY	\$ 40.50	\$ 5,427.00	134.00	\$ 5,427.00	-	
54	7030-108-H-2	Temporary, Granular	362	TON	\$ 13.25	\$ 4,664.00	176.00	\$ 2,332.00	-	
55	7040-108-E-0	Curb and Gutter, 2.5' wide, 7" thick	67	LF	\$ 30.25	\$ 2,026.75	46.00	\$ 1,391.50	-	

56	7040-108-E-0	Curb and Gutter, 2.5' wide, 10" thick	81	LF	\$ 32.00	\$ 2,592.00	81.00	\$ 2,592.00	-	
57	7040-108-H-1	Pavement Removal	3,676	SY	\$ 6.70	\$ 24,629.20	3,676.00	\$ 24,629.20	-	
58	8010-108-C-0	Traffic Control	1	LS	\$ 6,000.00	\$ 6,000.00	1.00	\$ 6,000.00	-	
59	9040-108-A-2	Stormwater Pollution Prevention Plan (SWPPP)	1	LS	\$ 1,750.00	\$ 1,750.00	1.00	\$ 1,750.00	-	
60	9040-108-D-1	Filter Socks, 6"	96	LF	\$ 6.25	\$ 600.00	96.00	\$ 600.00	-	
61	9040-108-O-1	Stabilized Construction Entrance	488	SY	\$ 5.15	\$ 2,513.20	-	\$ -	-	
62	9040-108-D-2	Filter Socks, Removal	96	LF	\$ 3.25	\$ 312.00	96.00	\$ 312.00	-	
63	9040-108-V-0	Temporary Sediment and Erosion Controls	1	LS	\$ 950.00	\$ 950.00	1.00	\$ 950.00	-	
64	11,020-108-A	Mobilization	1	LS	\$ 33,000.00	\$ 33,000.00	1.00	\$ 33,000.00	-	
65	11,030-108-B	Painted Pavement Markings, Solvent/Waterborne	10	LF	\$ 65.00	\$ 650.00	-	\$ -	-	
66	11,070-108-A	Decorative Light Pole, Single and/or Twin Fixture Installation Only	4	EA	\$ 1,250.00	\$ 5,000.00	4.00	\$ 5,000.00	-	
67	11,070-108-C	Lighting, Wiring and Miscellaneous	1	LS	\$ 18,500.00	\$ 18,500.00	1.00	\$ 18,500.00	-	
					\$732,558.70		\$ 710,915.88	\$ -		

Stored Materials										
NONE										

Change Orders										
C1-1		Connection of drain pipe, 10" RCP	1	EA	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ -	\$ -
C1-2		Pavement Removal, 18"	62	LF	\$ 10.50	\$ 651.00	\$ 10.50	\$ 651.00	\$ -	\$ -
C1-3		Sanitary Sewer Service, 6"	2	EA	\$ 1,550.00	\$ 3,100.00	\$ 1,550.00	\$ 3,100.00	\$ -	\$ -
					\$4,001.00		\$4,001.00		\$0.00	

Totals

Total Value of Completed Work									\$ 710,915.88	
Stored Materials									\$ -	
Change Orders									\$4,001.00	
Retainage		0%							\$ -	
Amount Due to Contractor									\$ 714,916.88	
Less Previous Payments									\$ 679,171.04	
Amount Due This Invoice									\$ 35,745.84	

Approvals Required:

Contractor Approval: Eastern Iowa Excavating & Concrete LLC

Date

Engineer Approval: Snyder & Associates, Inc.

Date

Owner Approval: City of Monticello

Date

City Council Meeting
Prep. Date: 09/29/17
Preparer: Doug Herman



Agenda Item: # 11
Agenda Date: 10/02/17

Agenda Item Description: Resolution to approve Plat of Survey to Parcel 2017-70.

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

Attachments & Enclosures:

Plat of Survey to parcel 2017-70
Proposed Resolution

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

Synopsis: Adams property located on HWY 38 N, just inside two-mile jurisdiction of the City.

Background Information: P and Z recommend approval of this Parcel, the same parcel Chad and Renee Adams spoke about at the last City Council meeting.

Staff Recommendation: I recommend that the Council consider the approval of the Plat of Survey to Parcel 2017-70.

The City of Monticello, Iowa

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

RESOLUTION #17-__

Resolution Approving Plat of Survey to Parcel 2017-70

WHEREAS, A Plat of Survey has been presented to Parcel 2017-70 same being located just within the two mile jurisdiction of the City of Monticello, and

WHEREAS, The City Planning and Zoning Board has reviewed the Plat of Survey to said Parcel and recommends that it be approved, and

WHEREAS, The City Council has reviewed the Plat of Survey and finds that it should be approved.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve the Plat of Survey to parcel 2017-70.

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 October, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

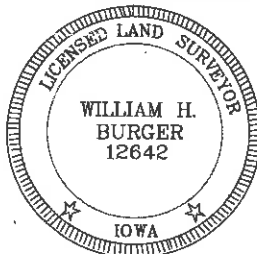
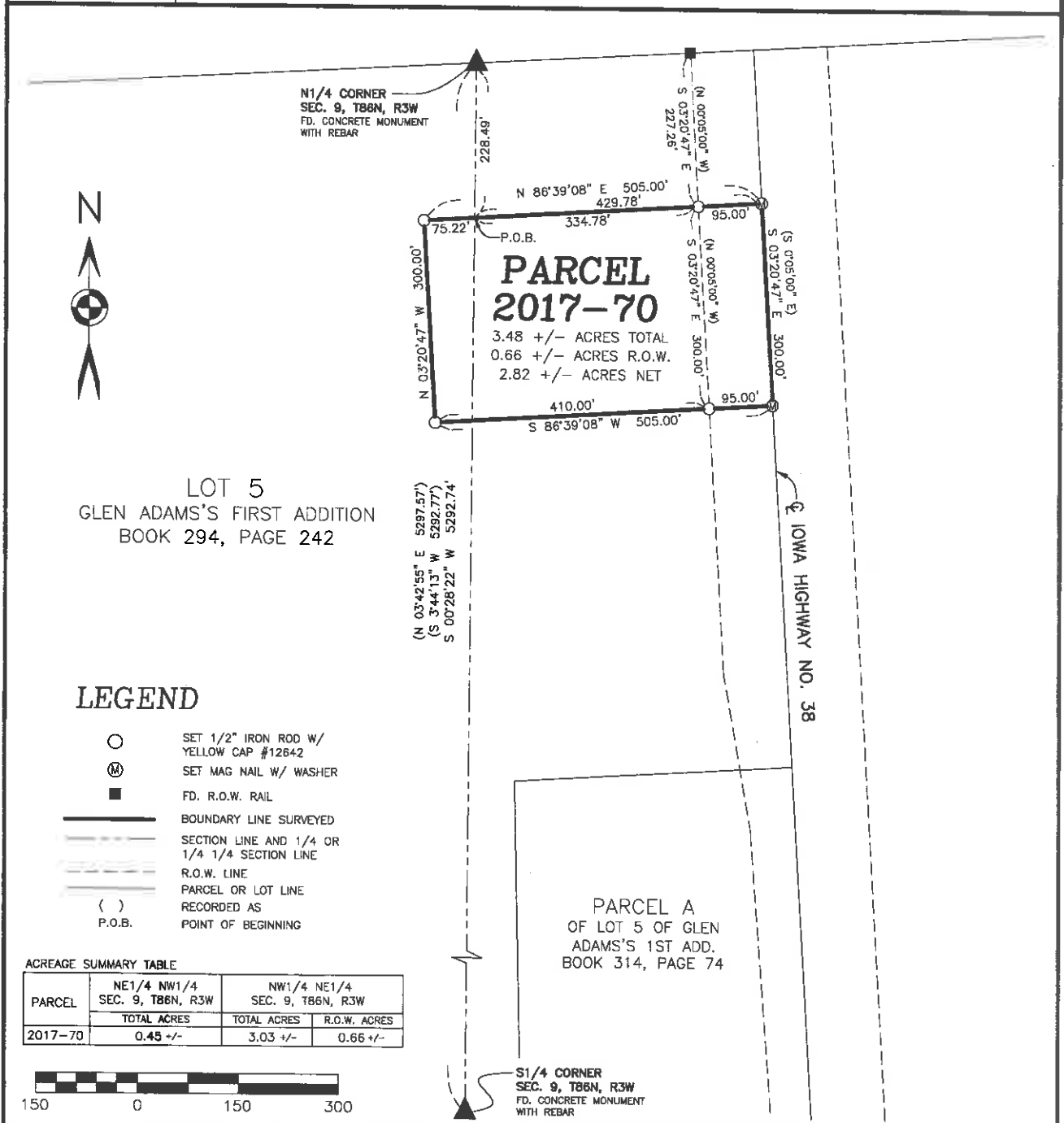
LOCATION: LOT 5, SUBDIVISION: GLEN ADAMS'S FIRST ADDITION, JONES COUNTY, IOWA
 REQUESTOR: CHAD ADAMS
 PROPRIETOR: UNDIVIDED 1/2 INTEREST TO DOUGLAS D. ADAMS & PATRICIA A. ADAMS, AS CO-TRUSTEES OF THE DOUGLAS D. ADAMS REVOCABLE TRUST DATED MARCH 28, 2016, AS IT MAY BE AMENDED FROM TIME TO TIME
 UNDIVIDED 1/2 INTEREST TO PATRICIA A. ADAMS & DOUGLAS D. ADAMS, AS CO-TRUSTEES OF THE PATRICIA A. ADAMS REVOCABLE TRUST DATED MARCH 28, 2016, AS IT MAY BE AMENDED FROM TIME TO TIME
 SURVEYOR: BILL BURGER
 SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR
 RETURN TO: BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 | (563) 855-2028

PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 563-855-2028

PLAT OF SURVEY

PARCEL 2017-70

PART OF LOT 5 OF GLEN ADAMS'S FIRST ADDITION IN SECTION NINE (9), TOWNSHIP EIGHTY-SIX NORTH (T86N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, JONES COUNTY, IOWA



NO. OF SHEETS COVERED BY THIS SEAL: 1

DATE OF SURVEY: 9/12/2017

PROPRIETORS: SEE INDEX LEGEND

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS
 PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR
 UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY
 LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018

William H. Burger 9/13/17
 WILLIAM H. BURGER #12642 DATE

SHEET 1 OF 2

SCALE: 1" = 150'

Wm. Burger
LandSurveyor
 510 3rd Street West Court
 Worthington, Iowa 52078

City Council Meeting
Prep. Date: 09/29/17
Preparer: Doug Herman



Agenda Item: # 12
Agenda Date: 10/02/17

Agenda Item Description: Resolution to approve Plat of Survey to Parcel 2017-71.

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

Attachments & Enclosures:

Plat of Survey to parcel 2017-71

Proposed Resolution

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

Synopsis: Schoon property located on Upper P, near the City limits

Background Information: P and Z recommend approval of this Parcel. This parcel, owned by the Schoon family, separates a residential property from a commercial property. The line was placed between the residential structure and commercial structure in such a way as to be compliant with the City Code. The Plat provides an ingress/egress/utility easement as well.

Staff Recommendation: I recommend that the Council consider the approval of the Plat of Survey to Parcel 2017-71.

The City of Monticello, Iowa

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

RESOLUTION #17-__

Resolution Approving Plat of Survey to Parcel 2017-71

WHEREAS, A Plat of Survey has been presented to Parcel 2017-71 same being located within the City limits of the City of Monticello, and

WHEREAS, The City Planning and Zoning Board has reviewed the Plat of Survey to said Parcel and recommends that it be approved, and

WHEREAS, The City Council has reviewed the Plat of Survey and finds that it should be approved.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Monticello, Iowa does hereby approve the Plat of Survey to parcel 2017-71.

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 October, 2017.

Dena Himes, Mayor

Attest:

Sally Hinrichsen, Monticello City Clerk

INDEX LEGEND

LOCATION: SECTION 21, T86N, R3W, SW OF SW
 PROPRIETORS: VERA F. SCHOON
 REQUESTOR: LAVERN SCHOON
 SURVEYOR: BILL BURGER
 SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR
 RETURN TO: BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 (563) 855-2028

PREPARED BY BILL BURGER

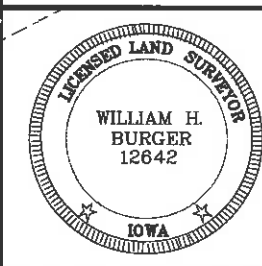
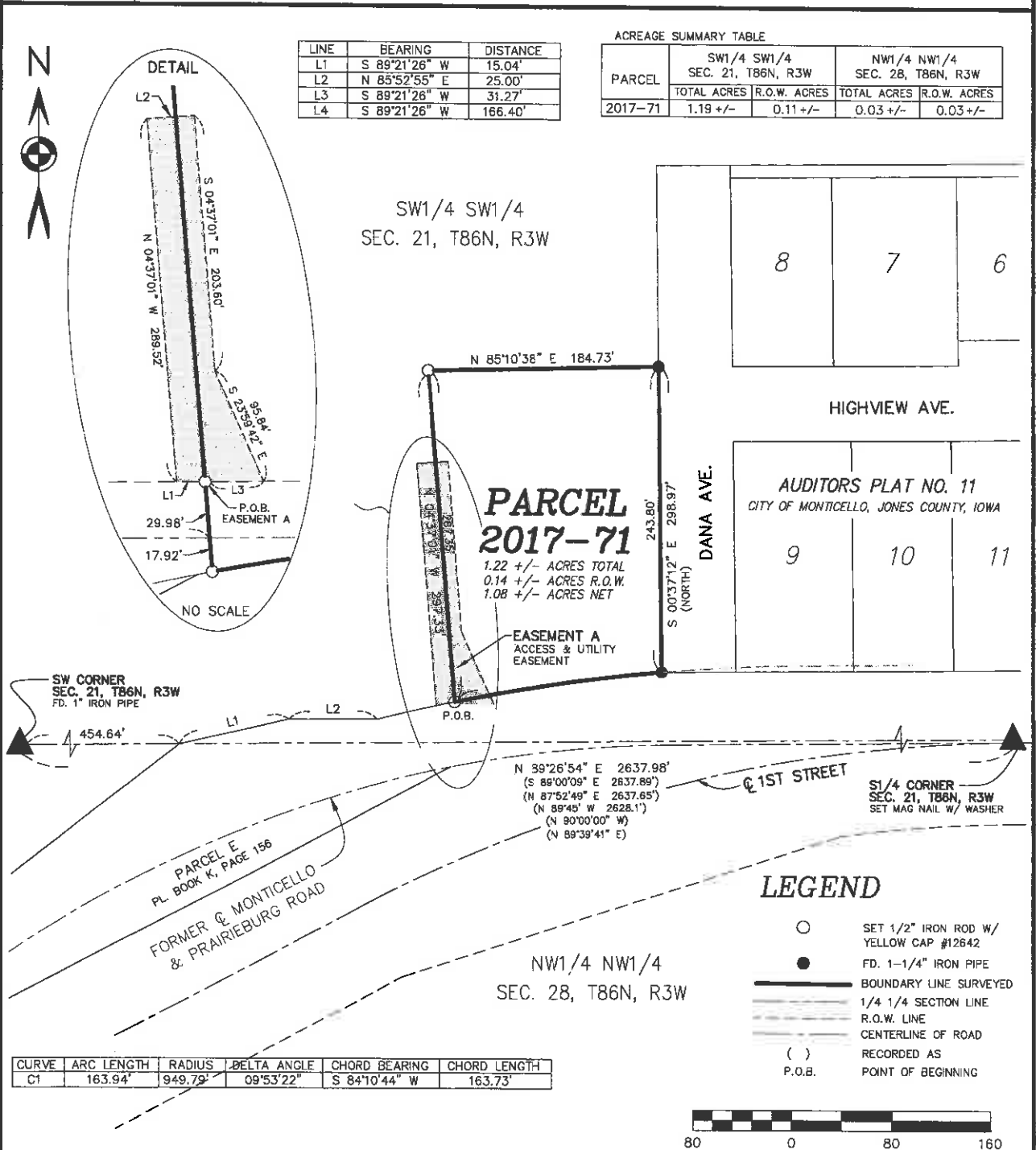
510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078

(563) 855 2028

PLAT OF SURVEY

PARCEL 2017-71

PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP EIGHTY-SIX NORTH (T86N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF MONTICELLO, JONES COUNTY, IOWA



DATE OF SURVEY: 6/28/2017

SCALE: 1" = 80'

SHEET 1 OF 3

PROPRIETORS: VERA F. SCHOON

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018

Wm. Burger
 510 3rd Street West Court
 Worthington, Iowa 52078

City Council Meeting
Prep. Date: 09/29/17
Preparer: Doug Herman



Agenda Item: # 13
Agenda Date: 10/02/17

Communication Page

Agenda Items Description: Ordinance to amend Chapter 63.01 of the Code Re: Speed Limits. (S. Cedar St.)

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

Attachments & Enclosures:

Proposed Ordinance

Fiscal Impact:

Budget Line Item:

Budget Summary:

Expenditure:

Revenue:

Synopsis: Ordinance enacts business district speed limit on Cedar Street from 1st Street on north to Washington Street on the south.

Background Information: Due to increased business presence and traffic flow the Police Chief recommends that the section of S. Cedar between E. 1st Street and E. Washington Street be restricted to a 20 mph speed zone.

Recommendation: I recommend that the Council approve the proposed Ordinance. (2nd Reading.)

ORDINANCE NO. 707

An Ordinance Amending Chapter 63, Speed Regulations, Monticello Code, by Amending Provisions Pertaining to Special Speed Zones

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

SECTION 1: Section 63.01 Speed Restrictions, subsection 3(A) currently reads as follows:

3. Notwithstanding the speed limits set out above, the City has, by action of the Council, established special speed zones within the City. These special speed zones are as follows:

Paragraph A: 20 MPH Speed Limit on N. Cedar Street from its intersection with E. 1st Street to its intersection with E. 3rd Street.

Section 2: Section 63.01 Speed Restrictions, subsection 3(A) as shown above shall be amended to read as follows:

3. Notwithstanding the speed limits set out above, the City has, by action of the Council, established special speed zones within the City. These special speed zones are as follows:

Paragraph A: 20 MPH Speed Limit on Cedar Street from its intersection with E. 1st Street north to its intersection with E. 3rd Street and from its intersection with E. 1st Street south to its intersection with E. Washington Street

SECTION 2. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

1st reading passed by the Council on this 18th day of September, 2017.

2nd reading passed by the Council on this

3rd reading passed by the Council on this

Dena Himes, Mayor

Attest:

Sally Hinrichsen, City Clerk

I, Sally Hinrichsen, Monticello City Clerk, do hereby certify that the above and foregoing Ordinance #707 was published in the Monticello Express on the ____ day of _____, 2017.

Signed and dated this _____ day of _____, 2017.

Sally Hinrichsen, City Clerk

City Council Meeting
Prep. Date: 09/29/17
Preparer: Doug Herman



Agenda Item: Reports
Agenda Date: 10/02/2017

Communication Page

Agenda Items Description: Misc. Reports

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

Attachments & Enclosures:

Fiscal Impact:

Budget Line Item:
Budget Summary:
Expenditure:
Revenue:

- Urban Chicken Training set for October 12, 2017.
- In the process of setting up a meeting with Mike Felton and person located by Extension. I have had e-mail contact with this person and she has viewed the property. Will be working to set up a meeting.
- Garbage / Recycling: Is Council interested in looking at recycling containers as opposed to current arrangement. Republic is interested in pursuing that business and also wishes to convert all dumpsters in town to front load. If there is interest I would like to set up a committee to work with me on options.
- Bradley Nuisance Properties (Chief Smith update)
- Fire Hydrant Repair list (PW Director LaGrange update)