

AGENDA
Regular City Council Meeting
City Hall
Webster City, Iowa
November 16, 2020
6:00 p.m.

**Council Members and minimal staff will be meeting
in the Council Chambers at City Hall.**

Due to the COVID-19 concerns and social distancing recommendations, this meeting will be Open to the Public by ELECTRONIC MEANS ONLY.

Iowa Code Section 21.8 outlines the guidelines to hold an electronic meeting when there are valid concerns that an in-person meeting is "impossible or impractical".

Topic: City Council Meeting - City of Webster City

Time: November 16, 2020 06:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81129606747>

Meeting ID: 811 2960 6747

One tap mobile

+13017158592,,81129606747# US (Washington D.C)

+13126266799,,81129606747# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 811 2960 6747

Find your local number: <https://us02web.zoom.us/j/81129606747>

Join by Skype for Business

<https://us02web.zoom.us/j/81129606747>

The meeting can also be accessed by visiting the City of Webster City Facebook page where it will be live-streamed at <https://www.facebook.com/cityofwebstercity/> The video will also be posted to our YouTube Channel.

Anyone wishing to submit questions prior to the meeting, please email those to karyl_bonjour@webstercity.com or lhenderson@webstercity.com

Through the Zoom meeting, people will be able to message (Chat) with the Moderator if they wish or call in by phone. If they wish to speak on a topic, the Moderator will alert the Mayor of the participant wishing to speak. Participants speaking must provide their names and addresses. All participants will be muted upon joining the meeting and the Moderator will unmute Council Members and participants who have messaged and wish to speak on a topic. (Participants are encouraged to keep their individual computers muted at times when they are not speaking to minimize background noise). The Moderator of the Zoom meeting reserves the right to remove any participant engaging in inappropriate behavior or obscene language.

ROLL CALL

Motion on Approval of Agenda

Pledge of Allegiance

A. PETITIONS – COMMUNICATIONS – REQUESTS

This is the time of the meeting that a citizen may address the Council on a matter not on the Agenda. **(no more than five minutes per person)**

Except in cases of emergency, the City Council will not take any action at this meeting, but may ask the City Staff to research the matter or have the matter placed on the Agenda for a future meeting.

1. Public Information

B. MINUTES AND CLAIMS

The following items have been deemed to be non-controversial, routine actions to be approved by the Council in a single motion.

If a Council member, or a member of the audience wishes to have an item removed from this list, it will be considered in its normal sequence on the Agenda.

1. Minutes of November 2, 2020.
2. Resolution on Payroll for the period ending November 7, 2020 and paid on November 13, 2020.
3. Resolution on Bills Fund List

C. GENERAL AGENDA

1. PUBLIC HEARING 6:05 P.M. – **HEARING CANCELLED**
2. Presentation by McKinley Bailey, Building Families on Childcare Worker Retention Bonus Program.
3. Recommend approval for issuance of Beer and Liquor Licenses by the Iowa Department of Commerce for the following:
 - a. Renewal of Class C Beer Permit, Class B Wine Permit, and Sunday Sales - Kwik Star #924, 505 Fair Meadow Drive.
 - b. Renewal of Class C Liquor License, Second Street Emporium, 615 Second Street.
4. Second Reading of a proposed Ordinance, an ordinance amending the Code of Ordinances of the City of Webster City, Iowa, 2019 by Amending Chapter 39 Pertaining to Small Wireless Facility Antenna/Tower Right-of-Way Siting.
5. COUNCIL MEMORANDUM: First Reading of a proposed Ordinance, an ordinance repealing the Code of Ordinances of the City of Webster City, Iowa, 2019, by Amending Chapter 20, Article III, Pertaining to Hotel/Motel Tax. ORDINANCE

6. **COUNCIL MEMORANDUM:** **Resolution** approving **Change** Order No. 2 to the 2020 713 2nd Street Façade Project with Westbrooke Construction, Urbandale, Iowa.
7. Motion on Planning and Zoning Commission **minutes** of November 9, 2020.

COUNCIL MEMORANDUM:

8. Motion on request for proposed Planned Residential Unit Development by Kading Properties – Wilson Estates to be located on Wall Street. **MAP**
9. **Resolution** approving Planned Residential Unit Development in accordance with Municipal Code Chapter 50. **Code 50-215-216** **PUD Plans**
10. **COUNCIL MEMORANDUM:** **Resolution** approving Preliminary Plat of Wilson Estates in Webster City, Iowa. **Engr Memo** **PLAT**
11. **COUNCIL MEMORANDUM:** **Resolution** accepting and approving the Minor Subdivision Plat of Studmill Addition, Hamilton County, Iowa. **PLAT** **MAP**
12. **COUNCIL MEMORANDUM:** **Resolution** authorizing execution of Quit Claim Deed conveying City-Owned property located in Lawn Hill Addition, addressed as 1421 Second Street, Webster City, Iowa, to Luis Orlando Celis Martinez and Ana Elizabeth Sanjuan Torrones. **DEED** **PICTURES** **MAP**
13. **COUNCIL MEMORANDUM:** **Resolution** approving **Change** Order No. 2 to the 2018-19 Electrical Underground Conversion Project with Primoris Aevenia, Inc., Johnston, Iowa.

COUNCIL MEMORANDUM:

14. **Resolution** adopting the Fraud Reporting **POLICY** for the City of Webster City, Iowa.
15. **Resolution** adopting the Personally Identifiable Information and Protected Personally Identifiable Information **POLICY** for the City of Webster City, Iowa.
16. **COUNCIL MEMORANDUM:** **Resolution** amending previously adopted Purchasing Policies for the City of Webster City, Iowa. **POLICY**
17. **COUNCIL MEMORANDUM:** **Resolution** Transferring Cash from Various Funds to Other Various Funds.
18. **COUNCIL MEMORANDUM:** **Resolution** approving the official annual Urban Renewal Report. **REPORT SUMMARY**
(complete report inc.separate)

COUNCIL MEMORANDUM: **RPT BCREEK TIF**

19. **Resolution** obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of Annual Appropriation Tax Increment Financed Obligations which shall come due in the next succeeding fiscal year *(Fareway Stores)*
20. **Resolution** obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of Annual Appropriation Tax Increment Financed Obligations which shall come due in the next succeeding fiscal year
 (WCF Financial Bank and Webster City Sewer Fund)
21. **Resolution** obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of Annual Appropriation Tax Increment Financed Obligations which shall come due in the next succeeding fiscal year.
 (3DK Enterprises, LLC)
22. **Resolution** obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of Annual Appropriation Tax Increment Financed Obligations which shall come due in the next succeeding fiscal year.
 (Ridge Development, LLC and LMI Fund)
23. **Resolution** obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of Annual Appropriation Tax Increment Financed Obligations which shall come due in the next succeeding fiscal year.
 (Kenyon Hill Ridge & LMI Fund)
24. **Resolution** obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of Annual Appropriation Tax Increment Financed Obligations which shall come due in the next succeeding fiscal year.
 (Gary & Brenda Fox)
25. **Resolution** obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of Annual Appropriation Tax Increment Financed Obligations which shall come due in the next succeeding fiscal year.
 (First State Bank Add #2)
26. **COUNCIL MEMORANDUM:** Motion on request from Street Supervisor to request bids for Tree Grinding Services at the Tree/Brush Drop-Off Site.

27. **COUNCIL MEMORANDUM:** **Resolution** approving the City of Webster City to Prepay their portion of the \$3,000,000 North Iowa Municipal Electric Cooperative Association (NIMECA) loan for Updates to the Common Transmission System.
28. **COUNCIL MEMORANDUM:** Request from Finance Director to purchase a 2021 Chevrolet Silverado pickup from Karl Chevrolet using the State of Iowa bid for the Meter Department. **BID**

D. REPORTS AND RECOMMENDATIONS OF OFFICERS, BOARDS AND COMMISSIONS

The following items have been deemed to be non-controversial, routine actions to be approved by the Council in a single motion. If a Council member, or a member of the audience wishes to have an item removed from this list, it will be considered in its normal sequence on the Agenda.

1. Motion to accept and place on file the **City Manager** October Reports: Electric Water ElectricYTD WaterYTD **Inspection**
2. Motion to accept and place on file the **Police** Department October Report.
3. Motion to accept and place on file the **Fire** Department October Report.
4. Council Committee Reports.
5. Other reports and recommendations.

E. OTHER ITEMS SENT TO COUNCIL

1. City Manager Evaluation 12-7-20

F. ADJOURN regular meeting.

NOTE: The Council may act by motion, resolution or ordinance on items listed on the Agenda

WORK SESSION

1. Roll Call
2. Approval of Agenda
3. Discussion on Hamilton County proposal regarding dispatching.
4. Adjourn

CITY COUNCIL MEETING MINUTES
Webster City, Iowa November 2, 2020

The City Council met in regular session at the City Hall, Webster City, Iowa at 6:00 p.m. on November 2, 2020, upon call of the Mayor and the advance agenda. All Council Members were participating through the Zoom platform with the meeting being called to order by Mayor John Hawkins and roll being called there were present John Hawkins, Mayor, and the following Council Members: Katelin Hartmann, Matt McKinney, Brian Miller, and Logan Welch.

*Iowa Code Section 21.8 outlines the guidelines to hold an electronic meeting when there are valid concerns that an in-person meeting is "impossible or impractical".
Due to the COVID-19 concerns and social distancing recommendations, this meeting was Open to the Public by electronic means ONLY by utilizing the Zoom Platform.
Details were provided in using the Zoom platform either by joining through the web portal or by calling in to view or participate.*

It was moved by Miller and seconded by Welch to approve the agenda.

ROLL CALL: Hartmann, Hawkins, McKinney, Miller and Welch voting aye.

Mayor John Hawkins led the Pledge of Allegiance.

PETITIONS – COMMUNICATIONS – REQUESTS

None brought forth.

PUBLIC INFORMATION

Mayor Hawkins gave a proclamation on Veterans Appreciation Days November 2nd through November 11th, 2020. Richard Stroner, Commander of the American Legion Post #191, joined via Zoom and thanked the Mayor and Council for the proclamation honoring Veterans. He encouraged all to listen to the radio broadcast on November 11th, 2020 and also extended a thank you to all veterans for their dedicated service.

MINUTES AND CLAIMS

It was moved by McKinney and seconded by Miller that the following motion and Resolutions be approved and adopted collectively:

1. That the meeting minutes of October 19, 2020 be approved.
2. That Resolution No. 2020-173 approving Payroll for the period ending October 24, 2020 and paid on October 30, 2020 in the amount of \$174,406.65 be passed and adopted.
3. That Resolution No. 2020-174 approving bills paid in the amount of \$920,707.47 be passed and adopted.

ROLL CALL: Hawkins, McKinney, Miller, Welch and Hartmann voting aye.

GENERAL AGENDA

1. It was moved by Miller and seconded by Welch that Third Reading of a proposed Ordinance, an Ordinance repealing the Code of Ordinances of the City of Webster City, Iowa, 2019, by Repealing Chapter 2, Article V, Division 2 Pertaining to Weapons in City Buildings be approved.

ROLL CALL: McKinney, Miller, Welch, Hartmann and Hawkins voting aye.

- 1.a. It was moved by Miller and seconded by McKinney that Ordinance No. 2020-1839, an Ordinance repealing the Code of Ordinances of the City of Webster City, Iowa, 2019, by Repealing Chapter 2, Article V, Division 2 Pertaining to Weapons in City Buildings be passed and adopted.

ROLL CALL: Miller, Welch, Hartmann, Hawkins and McKinney voting aye.

2. It was moved by Miller and seconded by Hartmann that Third Reading of a proposed Ordinance, **as revised**, an Ordinance amending the Code of Ordinances of the City of Webster City, Iowa, 2019, by adding Article X to Chapter 46 Pertaining to Off-Road Utility Vehicles and Golf Carts within the corporate limits of the City of Webster City, Iowa be approved.

ROLL CALL: Welch, Hartmann, Hawkins, McKinney and Miller voting aye.
City Attorney Zach Chizek via Zoom, reviewed the changes made to the Ordinance from the second reading approved at the October 19th, 2020 regular Council Meeting prior to the next item on the agenda.

2.a. It was moved by Miller and seconded by Welch that Ordinance No. 2020-1840, **as revised**, an Ordinance amending the Code of Ordinances of the City of Webster City, Iowa, 2019, by adding Article X to Chapter 46 Pertaining to Off-Road Utility Vehicles and Golf Carts within the corporate limits of the City of Webster City, Iowa be passed and adopted.

ROLL CALL: Hartmann, Hawkins, McKinney, Miller and Welch voting aye.
Webster City resident Zach Mussman, through Zoom, thanked the Council for initial consideration of the Ordinance and for all the work involved in getting it passed and adopted. City Clerk Karyl Bonjour informed Council that the permit stickers will now be ordered and the application form will be drafted with hopes of being available online or by request by December 1st, 2020 as the effective date for the Ordinance is January 1, 2021.

3. It was moved by Hartmann and seconded by Welch that Resolution No. 2020-175 amending Resolution No. 2020-125 adopted July 6, 2020 Establishing Fees for Services by Adding Permit Fee and Violation Fees for Off-Road Utility Vehicles and Golf Carts upon City streets be passed and adopted.

ROLL CALL: Hawkins, McKinney, Miller, Welch and Hartmann voting aye.

4. It was moved by Miller and seconded by Welch that First Reading of a proposed Ordinance amending the Code of Ordinances of the City of Webster City, Iowa, 2019 by Amending Chapter 39 Pertaining to Small Wireless Facility Antenna/Tower Right-of-Way Siting be approved.

ROLL CALL: McKinney, Miller, Welch, Hartmann and Hawkins voting aye.
City Attorney Zach Chizek and Public Works Director Ken Wetzler, joining through Zoom, provided Council an explanation of the added changes to the revised Ordinance.

5. It was moved by Welch and seconded by Hartmann that Resolution No. 2020-176 setting November 16, 2020 at 6:05 p.m. at City Hall, Webster City, Iowa for a Public Hearing on the Webster City Community Development Block Grant Project Application be passed and adopted.

ROLL CALL: Miller, Welch, Hartmann, Hawkins and McKinney voting aye.

6. It was moved by Miller and seconded by McKinney that Resolution No. 2020-177 regarding City policies on the use of face coverings be passed and adopted.

ROLL CALL: Welch, Hartmann, Hawkins, McKinney and Miller voting aye.
City Manager Jeffrey Sheridan informed that the Resolution was drafted and presented by the COVID-19 Committee in preparation for the future date when City Offices and Buildings may open to the Public, which they have also recommended to be after the holidays. Council Member Miller informed he was on board with the proposed Resolution, however wanted to make sure the Committee is looking at all angles, that accessibility was a concern to him and how the City can safely open in the future.

8. Discussion was held on setting a date for a Work Session on Hamilton County proposal regarding dispatching. Consensus of Council was to schedule the work session following the regular City Council Meeting on November 16, 2020. Those who would like to attend are encouraged to contact the City Clerk by November 11th, 2020 so plans can be made to accommodate attendance accordingly. It was suggested that any questions regarding the topic be forwarded to City Manager Sheridan prior to the work session.

**REPORTS AND RECOMMENDATIONS OF OFFICERS,
BOARDS AND COMMISSIONS**

1. It was moved by Miller and seconded by Hartmann that the Planning and Zoning Commission minutes of 10-26-20 be accepted and placed on file.

COUNCIL COMMITTEE REPORTS

None brought forth.

OTHER REPORTS AND RECOMMENDATIONS

None brought forth.

OTHER ITEMS TO COUNCIL

1. Mayor Hawkins reminded Council of the Goal Setting Session scheduled for December 22, 2020 at 6 p.m.

It was moved by Miller and seconded by Hartmann that Council adjourn.

ROLL CALL: Hartmann, Hawkins, McKinney, Miller and Welch voting aye.
The November 2, 2020 Regular City Council Meeting stood adjourned at 6:31 p.m.

John Hawkins, Mayor

Karyl K. Bonjour, City Clerk

RESOLUTION NO. 2020 -

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEBSTER CITY,
IOWA:

That the payroll for the 80 hour period ending November 7, 2020 and paid on
November 13, 2020 aggregating the sum of \$168,925.00 herewith presented,
be and the same is hereby approved.

Passed and adopted this 16th day of November, 2020..

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

Employee Number	Name	Total Gross Amount	Total Gross Hours	3-00 OT no pen Emp Amt	4-00 OT pension Emp Amt	5-00 DBL OT np Emp Amt	6-00 DBL OT pen Emp Amt	23-00 OTHER pen Emp Amt	24-00 OTHER np Emp Amt	85-00 NET PAY Emp Amt	86-00 DIRECT DEP Emp Amt
61171	ROE, DONALD J.	1,520.00	80.00	.00	.00	.00	.00	.00	.00	.00	645.73
Total BUILDING:											
	1	1,520.00	80.00	.00	.00	.00	.00	.00	.00	.00	645.73
11189	HARTMANN, KATELIN J	150.00	.00	.00	.00	.00	.00	150.00	.00	137.38	.00
11183	HAWKINS, JOHN C.	180.00	.00	.00	.00	.00	.00	180.00	.00	.00	164.07
11184	MCKINNEY, MATTHEW L.	150.00	.00	.00	.00	.00	.00	150.00	.00	.00	137.38
11186	MILLER, BRIAN S.	150.00	.00	.00	.00	.00	.00	150.00	.00	137.52	.00
11185	WELCH, LOGAN A.	150.00	.00	.00	.00	.00	.00	150.00	.00	.00	137.38
Total CITY COUNCIL:											
	5	780.00	.00	.00	.00	.00	.00	780.00	.00	274.90	438.83
60722	CHELESVIG, BETH A.	2,944.00	80.00	.00	.00	.00	.00	.00	.00	.00	1,910.20
61220	HENDERSON, LINDSAY E	2,404.00	80.00	.00	.00	.00	.00	.00	.00	.00	1,769.43
20030	SHERIDAN, DAVID JEFFREY	4,791.99	80.00	.00	.00	.00	.00	.00	175.00	.00	3,167.32
60003	SMITH, ELIZABETH A.	2,074.40	80.00	.00	.00	.00	.00	.00	.00	.00	1,387.14
Total CITY MANAGER:											
	4	12,214.39	320.00	.00	.00	.00	.00	.00	175.00	.00	8,234.09
30980	STRONER, BRIAN M.	2,660.00	80.00	.00	.00	.00	.00	.00	.00	.00	1,854.75
Total ENVIRONMENTAL/SAFETY:											
	1	2,660.00	80.00	.00	.00	.00	.00	.00	.00	.00	1,854.75
61164	BONJOUR, KARYL K.	2,155.20	80.00	.00	.00	.00	.00	.00	.00	.00	1,414.54
61180	GRIMSHAW, STACY M.	1,531.20	80.00	.00	.00	.00	.00	.00	.00	.00	933.89
61238	HAGLUND, DENISE D.	1,120.00	80.00	.00	.00	.00	.00	.00	.00	.00	922.09
61190	NERLAND, DEDRA R.	1,634.40	80.00	.00	.00	.00	.00	.00	.00	.00	1,143.87
61163	PEVESTORF, ELIZABETH J	1,846.40	80.00	.00	.00	.00	.00	.00	.00	.00	1,331.19
30329	WOLFGRAM, DOREEN A.	2,938.40	80.00	.00	.00	.00	.00	.00	.00	.00	2,022.35
Total FINANCE OFFICE:											
	6	11,225.60	480.00	.00	.00	.00	.00	.00	.00	.00	7,767.93
41215	CASEY, DANA R	50.00	.00	.00	.00	.00	.00	50.00	.00	.00	42.96
40857	DOOLITTLE, KENDALL J.	130.00	.00	.00	.00	.00	.00	130.00	.00	110.72	.00
41263	ESTLUND, JEROMY J.	2,823.09	123.00	.00	.00	324.96	.00	.00	162.48	.00	2,054.99
41395	FEICKERT, DAKOTA L.	658.00	42.00	.00	.00	.00	.00	70.00	.00	.00	498.72
41038	FERGUSON, WILLIAM M.	116.41	.00	.00	.00	.00	.00	110.00	.00	106.99	.00
41300	FOX, JEFFREY A.	294.00	15.00	.00	.00	.00	.00	84.00	.00	.00	251.73
41438	FRAKES, JUSTIN M.	70.00	.00	.00	.00	.00	.00	70.00	.00	.00	64.64
41260	FRAZIER, LOGAN W.	20.00	.00	.00	.00	.00	.00	20.00	.00	.00	18.47
41432	HANSON, STEVEN M.	30.00	.00	.00	.00	.00	.00	30.00	.00	.00	27.70
41431	HARTNETT, JORDAN T.	40.00	.00	.00	.00	.00	.00	40.00	.00	36.94	.00
40971	HAYES, BRANDON W.	2,759.90	112.00	.00	.00	.00	.00	.00	382.14	.00	1,995.41
41445	HAYES, HARRISON W.	798.00	48.00	.00	.00	.00	.00	126.00	.00	685.80	.00
41441	HAYES, HUNTER W.	130.00	.00	.00	.00	.00	.00	130.00	.00	120.05	.00
40031	HOLST, RONALD W.	130.00	.00	.00	.00	.00	.00	130.00	.00	110.72	.00
41192	JESSEN, PHILLIP N.	210.00	.00	.00	.00	.00	.00	210.00	.00	173.43	.00
41460	LEHMAN, MICHAEL L.	90.00	.00	.00	.00	.00	.00	90.00	.00	.00	78.11
41200	MADSEN, TODD M.	120.00	.00	.00	.00	.00	.00	120.00	.00	.00	102.13
41490	MCKIBBAN, JACOB D.	60.00	.00	.00	.00	.00	.00	60.00	.00	.00	55.41
41219	SOWLE JR., ANDREW W.	2,358.84	112.00	.00	.00	.00	.00	.00	.00	.00	1,583.73

Employee Number	Name	Total Gross Amount	Total Gross Hours	3-00 OT no pen Emp Amt	4-00 OT pension Emp Amt	5-00 DBL OT np Emp Amt	6-00 DBL OT pen Emp Amt	23-00 OTHER pen Emp Amt	24-00 OTHER np Emp Amt	85-00 NET PAY Emp Amt	86-00 DIRECT DEP Emp Amt
41400	STANSFIELD, CHARLES T.	2,902.40	80.00	.00	.00	.00	.00	.00	.00	.00	1,960.91
41029	STEWART, EARL L.	70.00	.00	.00	.00	.00	.00	70.00	.00	.00	64.64
41485	THUMMA, AMANDA L.	40.00	.00	.00	.00	.00	.00	40.00	.00	36.94	.00
41088	TOLLE, PAUL A.	150.00	.00	.00	.00	.00	.00	150.00	.00	127.90	.00
41216	WEINSCHENK, KENRIC J.	100.00	.00	.00	.00	.00	.00	100.00	.00	.00	92.35
41213	WILLIAMS, ZACHARY W.	50.00	.00	.00	.00	.00	.00	50.00	.00	.00	42.96
40815	WILLS, DON H.	150.00	.00	.00	.00	.00	.00	150.00	.00	127.90	.00
41340	YOUNGDALE, COLE C.	30.00	.00	.00	.00	.00	.00	30.00	.00	27.70	.00
41270	ZEHNER, DONALD F.	130.00	.00	.00	.00	.00	.00	130.00	.00	.00	119.05
Total FIRE DEPARTMENT:											
28		14,511.64	532.00	.00	.00	324.96	.00	2,190.00	544.62	1,665.09	9,053.91
61235	SIMPSON, CORY L.	1,836.80	80.00	.00	.00	.00	.00	.00	.00	.00	1,278.63
Total INSPECTION:											
1		1,836.80	80.00	.00	.00	.00	.00	.00	.00	.00	1,278.63
31210	BARNES, DERRICK S.	2,150.40	80.00	.00	.00	.00	.00	.00	.00	.00	1,440.37
31185	CASEY, DANA R.	2,661.60	80.00	.00	.00	.00	.00	.00	.00	.00	1,821.44
31190	DAYTON, BRYAN K.	2,643.20	80.00	.00	.00	.00	.00	.00	.00	.00	1,841.38
30678	DICKINSON, ADAM L.	3,149.60	80.00	.00	.00	.00	.00	.00	.00	.00	2,114.39
31208	HUGHES, NATHAN R.	2,150.40	80.00	.00	.00	.00	.00	.00	.00	.00	1,496.43
31184	MOURTON, RUSSELL E.	2,661.62	80.00	.00	.00	.00	.00	.00	.00	.00	1,502.41
31186	ORTON, RYAN D.	2,661.63	80.00	.00	.00	.00	.00	.00	.00	.00	1,721.61
30918	PARKHILL, MARTY E.	2,898.40	80.00	.00	.00	.00	.00	.00	.00	.00	1,984.96
31077	PETERSBURG, RYAN W.	2,898.42	80.00	.00	.00	.00	.00	.00	.00	.00	1,657.06
Total LINE DEPARTMENT:											
9		23,875.27	720.00	.00	.00	.00	.00	.00	.00	.00	15,580.05
30976	MADSEN, TODD M.	1,673.60	80.00	.00	.00	.00	.00	.00	.00	.00	1,208.73
31188	PASCHKE, RODNEY A.	1,611.20	80.00	.00	.00	.00	.00	.00	.00	.00	1,158.34
Total METER DEPARTMENT:											
2		3,284.80	160.00	.00	.00	.00	.00	.00	.00	.00	2,367.07
60421	WETZLER, KARLA J.	2,722.40	80.00	.00	.00	.00	.00	.00	.00	.00	1,965.56
Total PLANNING/ZONING:											
1		2,722.40	80.00	.00	.00	.00	.00	.00	.00	.00	1,965.56
40540	ARENDS, PEGGY J.	2,310.40	80.00	.00	.00	.00	.00	.00	.00	.00	1,445.55
41435	ARONSON, ALISSA A.	1,556.40	80.00	.00	.00	.00	.00	.00	.00	.00	1,127.04
41360	DURNELL, KAYCE J.	1,623.20	80.00	.00	.00	.00	.00	.00	.00	.00	1,152.81
41390	NOWELL, TANNER J.	1,569.14	80.25	.00	7.24	.00	.00	.00	.00	.00	1,136.58
41475	RUSH, DEBORAH G.	1,552.80	80.00	.00	.00	.00	.00	.00	.00	.00	1,052.68
41074	SCHULZ, RHONDA F.	1,736.80	80.00	.00	.00	.00	.00	.00	.00	.00	1,109.10
41207	WINDSCHITL, JOAN E.	1,738.40	80.00	.00	.00	.00	.00	.00	.00	.00	1,107.68
Total POLICE DEPARTMENT-D:											
7		12,087.14	560.25	.00	7.24	.00	.00	.00	.00	.00	8,131.44
41430	BASINGER, RYAN A.	2,279.48	84.00	.00	.00	.00	.00	.00	.00	.00	1,606.83
41191	HOUGE, CLINTON J.	2,466.12	84.00	.00	.00	.00	.00	.00	.00	.00	1,717.10
41453	LEHMAN, MICHAEL L.	2,772.60	96.00	480.60	.00	.00	.00	.00	.00	.00	2,066.95

Employee Number	Name	Total Gross Amount	Total Gross Hours	3-00 OT no pen Emp Amt	4-00 OT pension Emp Amt	5-00 DBL OT np Emp Amt	6-00 DBL OT pen Emp Amt	23-00 OTHER pen Emp Amt	24-00 OTHER np Emp Amt	85-00 NET PAY Emp Amt	86-00 DIRECT DEP Emp Amt
41465	LOWE, ANDREW T.	2,192.70	84.00	.00	.00	.00	.00	.00	.00	.00	1,516.26
41479	LUFT, ANTHONY J.	2,117.08	84.00	.00	.00	.00	.00	.00	.00	.00	1,549.86
41230	MCKINLEY, ERIC K.	2,597.88	84.00	.00	.00	.00	.00	.00	.00	.00	1,873.16
41110	MORK, SHILOH B.	3,080.80	80.00	.00	.00	.00	.00	.00	.00	.00	2,044.57
41471	MOURLAM, DALTON G.	2,117.08	84.00	.00	.00	.00	.00	.00	.00	.00	1,491.41
41225	PRITCHARD, BRANDON D.	2,421.12	84.00	.00	.00	.00	.00	.00	.00	.00	1,700.29
41482	RICHARDSON, COLT A.	2,614.25	97.00	488.87	.00	.00	.00	.00	.00	.00	1,948.80
41426	ROSE, DYLAN M.	2,398.84	86.00	80.16	.00	.00	.00	.00	.00	.00	1,659.25
41450	THUMMA, STEVEN L.	2,186.12	84.00	.00	.00	.00	.00	.00	.00	.00	1,297.46
Total POLICE DEPARTMENT-O:											
		12	29,244.07	1,031.00	1,049.63	.00	.00	.00	.00	.00	20,471.94
50891	BAUER, LANNY R.	2,333.61	80.00	.00	.00	.00	.00	.00	.00	.00	1,585.15
81672	CRYSTAL, EVERETT T.	490.00	40.00	.00	.00	.00	.00	.00	.00	.00	408.54
81697	FARO, FRANK L.	60.00	5.00	.00	.00	.00	.00	.00	.00	.00	55.41
70980	HARMS, BRIAN K.	1,594.83	80.50	.00	14.81	.00	.00	.00	.00	.00	1,173.00
70975	LESHER, BREANNE M.	2,080.81	80.00	.00	.00	.00	.00	.00	.00	.00	1,314.82
Total PUBLIC GROUNDS:											
		5	6,559.25	285.50	.00	14.81	.00	.00	.00	.00	4,536.92
61200	ALCAZAR, MATTHEW D.	1,998.40	80.00	.00	.00	.00	.00	.00	.00	.00	1,142.12
61068	HISLER, KATHY J.	719.10	47.00	.00	.00	.00	.00	.00	.00	.00	528.13
20025	WETZLER, KENNETH L.	3,336.00	80.00	.00	.00	.00	.00	.00	.00	.00	2,035.79
Total PUBLIC WORKS:											
		3	6,053.50	207.00	.00	.00	.00	.00	.00	.00	3,706.04
81653	BINDER, MEREDITH K.	183.00	20.00	.00	.00	.00	.00	.00	.00	163.32	.00
81669	DRAEGER, MAKAYLEE M.	18.00	2.00	.00	.00	.00	.00	.00	.00	.00	16.62
70100	FLAWS, LARRY J.	2,471.20	80.00	.00	.00	.00	.00	.00	.00	.00	1,629.84
81708	GALLETINE, ABIGAIL M.	87.50	10.00	.00	.00	.00	.00	.00	.00	80.80	.00
81702	GAMBLE, ALYSSA P.	87.50	10.00	.00	.00	.00	.00	.00	.00	75.30	.00
70107	GLASCOCK, MARK A.	1,716.80	80.00	.00	.00	.00	.00	.00	.00	.00	1,160.81
81680	HURT, TIM E.	150.00	12.50	.00	.00	.00	.00	.00	.00	.00	138.52
81651	LINDSTROM, SARAH J.	37.00	4.00	.00	.00	.00	.00	.00	.00	34.17	.00
81479	MC KENZIE, JERRY L.	637.50	50.00	.00	.00	.00	.00	.00	.00	.00	410.28
81594	MCBURNEY, SONYA L.	190.00	18.00	.00	.00	.00	.00	.00	.00	.00	158.32
81673	MCKEE, BRONWYN E.	51.00	6.00	.00	.00	.00	.00	.00	.00	.00	47.10
81689	NELSEN, DENISE L.	746.90	50.50	.00	.00	.00	.00	.00	.00	.00	594.56
81665	PRUISMANN, LINDA A.	772.24	49.00	.00	.00	.00	.00	.00	.00	.00	579.88
81703	SEISER, DAWSON K.	137.00	16.00	.00	.00	.00	.00	.00	.00	.00	125.52
81470	SPELMAYER, WILLIAM C.	293.63	21.75	.00	.00	.00	.00	.00	.00	223.69	.00
81643	WHITEHILL, AUDRIANA G.	74.00	8.00	.00	.00	.00	.00	.00	.00	68.34	.00
81699	WHITMORE, MAX F.	70.00	8.00	.00	.00	.00	.00	.00	.00	64.64	.00
Total RECREATION:											
		17	7,723.27	445.75	.00	.00	.00	.00	.00	710.26	4,861.45
51187	BAHRENFUSS, BRANDON D.	2,840.58	86.00	.00	.00	.00	.00	.00	.00	.00	1,951.83
51178	DOOLITTLE, DAN L.	1,122.00	51.00	.00	.00	.00	.00	.00	.00	.00	864.23
51189	MACRUNNEL, MATTHEW A.	1,794.15	81.00	.00	.00	.00	.00	.00	.00	.00	1,279.46
51200	MCKIBBAN, JACOB D.	1,790.91	81.00	.00	.00	.00	.00	.00	.00	.00	1,272.78
31195	PETERSON, RICK E.	1,779.20	80.00	.00	.00	.00	.00	.00	.00	.00	1,225.18
51190	RATCLIFF, BRETT D.	1,940.01	80.00	.00	.00	.00	.00	.00	.00	.00	1,278.38

Employee Number	Name	Total Gross Amount	Total Gross Hours	3-00 OT no pen Emp Amt	4-00 OT pension Emp Amt	5-00 DBL OT np Emp Amt	6-00 DBL OT pen Emp Amt	23-00 OTHER pen Emp Amt	24-00 OTHER np Emp Amt	85-00 NET PAY Emp Amt	86-00 DIRECT DEP Emp Amt	
51195	RODEN, JACOB J.	1,768.80	80.00	.00	.00	.00	.00	.00	.00	.00	1,209.79	
51184	WILLIAMS, ZACHARY W	2,124.01	80.00	.00	.00	.00	.00	.00	.00	.00	1,448.34	
51124	ZIEGENBEIN, TIMOTHY L	2,225.60	80.00	.00	.00	.00	.00	.00	.00	.00	1,474.76	
Total STREET DEPARTMENT:												
		9	17,385.26	699.00	.00	.00	.00	.00	.00	.00	12,004.75	
30772	DINGMAN, CHAD M.	2,144.80	80.00	.00	.00	.00	.00	.00	.00	.00	1,584.21	
30977	JACKSON, JEFFREY S.	2,057.98	84.00	.00	143.58	.00	.00	.00	.00	.00	1,395.52	
31179	WEST, JOHN A.	2,412.89	97.00	.00	286.68	.00	.00	.00	.00	.00	1,709.98	
Total WASTEWATER:												
		3	6,615.67	261.00	.00	430.26	.00	.00	.00	.00	4,689.71	
31189	CHAMBERS, TODD A.	2,421.69	89.00	.00	.00	.00	.00	.00	.00	.00	1,598.31	
31191	DANIELSON, TIMOTHY E.	3,836.25	98.00	.00	116.25	.00	.00	.00	.00	.00	2,619.59	
31215	KNOWLES, NICHOLAS A	2,368.00	80.00	.00	.00	.00	.00	.00	.00	.00	1,604.28	
Total WATER PLANT												
		3	8,625.94	267.00	.00	116.25	.00	.00	.00	.00	5,822.18	
Grand Totals:												
		117	168,925.00	6,288.50	1,049.63	568.56	324.96	.00	2,970.00	719.62	2,650.25	113,410.98

RESOLUTION NO. 2020 -

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEBSTER CITY,
IOWA:

That we, the City Council of the City of Webster City, Iowa, having examined bills aggregating the sum of \$1,513,662.41 presented herewith, hereby approve said bills, and the City Clerk is hereby authorized to issue warrants in payment of the same.

Passed and adopted this 16th day of November, 2020.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
NORTH IOWA MUNICIPAL ELECTRIC (705)							
110920	1	Invoice	PURCHASED POWER - OCTOBER 2020	11/09/2020	606,524.28	05/21	601-23-50-5555-233
Total 110920:					606,524.28		
Total NORTH IOWA MUNICIPAL ELECTRIC (705):					606,524.28		
RUAN, INCORPORATED (6862)							
41207	1	Invoice	T10610 - MONTHLY VEHICLE LEASE	11/01/2020	1,329.54	05/21	100-21-21-5110-920
41207	2	Invoice	T10610 - MONTHLY VEHICLE LEASE	11/01/2020	217.69	05/21	100-21-21-5110-921
41207	3	Invoice	T10611 - MONTHLY VEHICLE LEASE	11/01/2020	1,041.89	05/21	100-21-21-5110-920
41207	4	Invoice	T10611 - MONTHLY VEHICLE LEASE	11/01/2020	170.60	05/21	100-21-21-5110-921
41207	5	Invoice	T10612 - MONTHLY VEHICLE LEASE	11/01/2020	1,020.82	05/21	100-21-21-5110-920
41207	6	Invoice	T10612 - MONTHLY VEHICLE LEASE	11/01/2020	209.79	05/21	100-21-21-5110-921
Total 41207:					3,990.33		
Total RUAN, INCORPORATED (6862):					3,990.33		
Total 11/10/2020:					610,514.61		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
AFLAC, INC. (20)							
283863	1	Invoice	AFLAC PREMIUMS	11/06/2020	2,339.08	05/21	902-11215
Total 283863:					2,339.08		
Total AFLAC, INC. (20):					2,339.08		
AHLERS & COONEY, P.C. (22)							
791678	1	Invoice	LEGAL FEES	10/29/2020	129.60	05/21	100-24-13-5460-212
791678	2	Invoice	LEGAL FEES	10/29/2020	356.40	05/21	601-24-13-5460-212
791678	3	Invoice	LEGAL FEES	10/29/2020	81.00	05/21	602-24-13-5460-212
791678	4	Invoice	LEGAL FEES	10/29/2020	81.00	05/21	603-24-13-5460-212
Total 791678:					648.00		
791823	1	Invoice	SMALL CELL DEPLOYMENT - LEGAL SERVIC	10/21/2020	24.00	05/21	100-24-13-5460-212
791823	2	Invoice	SMALL CELL DEPLOYMENT - LEGAL SERVIC	10/21/2020	66.00	05/21	601-24-13-5460-212
791823	3	Invoice	SMALL CELL DEPLOYMENT - LEGAL SERVIC	10/21/2020	15.00	05/21	602-24-13-5460-212
791823	4	Invoice	SMALL CELL DEPLOYMENT - LEGAL SERVIC	10/21/2020	15.00	05/21	603-24-13-5460-212
Total 791823:					120.00		
Total AHLERS & COONEY, P.C. (22):					768.00		
ALCAZAR, MATT (5508)							
11036	1	Invoice	REIMBURSE/CELL PHONE CASE	11/03/2020	53.45	05/21	100-24-30-5380-225
Total 11036:					53.45		
Total ALCAZAR, MATT (5508):					53.45		
ARNOLD MOTOR SUPPLY (68)							
26NV040467	1	Invoice	ICE SCRAPERS	10/26/2020	15.84	05/21	601-23-52-5588-318
Total 26NV040467:					15.84		
Total ARNOLD MOTOR SUPPLY (68):					15.84		
BOLAND RECREATION (7177)							
20245	1	Invoice	EAST TWIN PARK FITNESS EQUIPMENT	10/08/2020	43,652.00	05/21	537-23-42-5221-310
Total 20245:					43,652.00		
20270	1	Invoice	EAST TWIN PARK PLAYGROUND EQUIPMEN	10/22/2020	63,350.00	05/21	537-23-42-5221-310
Total 20270:					63,350.00		
Total BOLAND RECREATION (7177):					107,002.00		
BOMGAARS (8165)							
110920	1	Invoice	REIMBURSE CB LIGHTING REBATE	11/09/2020	9,542.50	05/21	601-23-53-5588-212
Total 110920:					9,542.50		
62603501	1	Invoice	MISC SUPPLIES - CHAD & 16.20	06/16/2020	58.22	05/21	603-23-70-5642-318
Total 62603501:					58.22		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
62603636	1	Invoice	MISC SUPPLIES - CHAD 6.16.20	06/16/2020	50.81	05/21	603-23-70-5642-318
Total 62603636:					50.81		
62625006	1	Invoice	CORDLESS GREASE GUN (CHAD 8.12.20)	08/12/2020	199.99	05/21	603-23-70-5642-311
Total 62625006:					199.99		
62649327	1	Invoice	ANTIFREEZE (PARK WINTERIZATION)	10/22/2020	16.14	05/21	100-22-42-5210-318
Total 62649327:					16.14		
62649360	1	Invoice	MISC PARTS	10/22/2020	159.15	05/21	601-23-52-5588-318
Total 62649360:					159.15		
62649447	1	Invoice	BATTERIES FOR CAMERAS	10/22/2020	59.97	05/21	100-22-42-5210-318
62649447	2	Invoice	CAR WASH & PLUGS FOR CREMATION TABL	10/22/2020	9.98	05/21	100-23-42-5371-318
Total 62649447:					69.95		
62649477	1	Invoice	GRAIN GATE	10/22/2020	43.99	05/21	601-23-52-5588-318
Total 62649477:					43.99		
62649482	1	Invoice	SPOTLIGHT-ELECT COVER-BATTERIES-WD4	10/22/2020	87.36	05/21	601-23-52-5588-318
Total 62649482:					87.36		
62649498	2	Invoice	RETURN PARTS	10/22/2020	38.99-	05/21	601-23-52-5588-318
Total 62649498:					38.99-		
62649505	1	Invoice	CLAMPS-HOOKS PARTS	10/22/2020	27.43	05/21	601-23-52-5588-318
Total 62649505:					27.43		
62649631	1	Invoice	RETURN PARTS	10/23/2020	12.99-	05/21	601-23-52-5588-318
Total 62649631:					12.99-		
62649676	1	Invoice	PROTIES	10/23/2020	17.94	05/21	602-23-61-5642-318
Total 62649676:					17.94		
62649735	1	Invoice	MATERIALS FOR PASSWATERS SUB	10/23/2020	18.66	05/21	601-23-51-5566-318
Total 62649735:					18.66		
62649787	1	Invoice	3 BOTTLES OF BLEACH (WATERMIAN REPAI	10/23/2020	13.47	05/21	602-23-62-5662-318
Total 62649787:					13.47		
62650993	1	Invoice	DIGITAL THERMOSTAT & BATTERIES (ST DE	10/26/2020	29.48	05/21	204-23-30-5310-310
Total 62650993:					29.48		
6265112	1	Invoice	STA-BIL FOR MOWERS	10/26/2020	6.79	05/21	100-23-42-5371-315

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
6265112	2	Invoice	ELECTRICAL CLEANER & FITTINGS	10/26/2020	9.87	05/21	100-23-42-5371-318
Total 6265112:					16.66		
62651464	1	Invoice	PIPE CLAMP & ANTIFREEZE	10/27/2020	10.48	05/21	602-23-61-5642-318
Total 62651464:					10.48		
62651485	1	Invoice	SILICONE-DETERGENT-DUCT TAPE	10/27/2020	33.45	05/21	603-23-70-5642-318
Total 62651485:					33.45		
62653702	1	Invoice	BLADES & FASTENERS	11/03/2020	42.16	05/21	603-23-70-5642-318
Total 62653702:					42.16		
Total BOMGAARS (5165):					10,385.86		
BROWN SUPPLY COMPANY, INC. (122)							
105347	1	Invoice	MULTIPLE SUPPLIES (MOST RETURNED)	09/25/2020	451.42	05/21	602-23-62-5662-318
Total 105347:					451.42		
105919	1	Invoice	MATERIAL FOR PASSWATERS SUB	10/13/2020	458.03	05/21	601-23-51-5569-310
105919	2	Invoice	SAN SEWER UPDATES	10/13/2020	163.50	05/21	603-23-71-5662-318
Total 105919:					621.53		
105972	1	Invoice	CREDIT =MATERIALS RETURNED	10/14/2020	410.77-	05/21	602-23-62-5662-318
Total 105972:					410.77-		
106131	1	Invoice	6" HYMAX- 12x15 REPAIR CLAMP - 3/4" COM	10/20/2020	779.53	05/21	602-23-62-5662-318
Total 106131:					779.53		
106294	1	Invoice	WATERMAIN MATERIAL - BOONE & PROSPE	10/22/2020	1,699.96	05/21	602-23-62-5662-318
Total 106294:					1,699.96		
Total BROWN SUPPLY COMPANY, INC. (122):					3,141.67		
BROWNELLS, INC. (4593)							
20028708.00	1	Invoice	MUZZLE DEVICE/LIGHT MOUNT ACCESSOR	10/23/2020	197.20	05/21	100-21-21-5110-318
Total 20028708.00:					197.20		
20075025.00	1	Invoice	MAG SAF KIT/NIGHT SIGHT/TACTICAL MAG	11/02/2020	579.75	05/21	100-21-21-5110-318
Total 20075025.00:					579.75		
Total BROWNELLS, INC. (4593):					776.95		
CAPITAL SANITARY SUPPLY (6096)							
C316340	1	Invoice	RAGS/PAPER TOWELS/URINAL PADS	10/21/2020	143.82	05/21	601-23-52-5588-318
Total C316340:					143.82		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
C316670	1	Invoice	TRASH BAGS - FH	10/28/2020	73.58	05/21	100-22-42-5233-318
Total C316670:					73.58		
Total CAPITAL SANITARY SUPPLY (6096):					217.40		
CEMSTONE CONCRETE MATERIALS, LLC (6320)							
C2273344	1	Invoice	CONCRETE - 5.5YD OAK & HICKORY	10/09/2020	649.00	05/21	603-23-71-5662-318
Total C2273344:					649.00		
C2278378	1	Invoice	CONCRETE - SIDEWALK @ LIONS PARK	10/21/2020	1,160.00	05/21	100-22-42-5210-318
Total C2278378:					1,160.00		
Total CEMSTONE CONCRETE MATERIALS, LLC (6320):					1,809.00		
CENTRAL IOWA BLDG SUPPLY (1298)							
10086674	1	Invoice	1/2" REBAR	10/22/2020	35.54	05/21	204-23-30-5310-318
10086674	2	Invoice	1/2" REBAR	10/22/2020	10.81	05/21	602-23-62-5662-318
10086674	3	Invoice	1/2" REBAR	10/22/2020	5.15	05/21	603-23-70-5662-318
Total 10086674:					51.50		
Total CENTRAL IOWA BLDG SUPPLY (1298):					51.50		
CENTURY LINK (4614)							
832-2525 10-	1	Invoice	PHONE SERVICE-SENIOR CENTER	10/22/2020	128.66	05/21	100-22-42-5280-230
Total 832-2525 10-22-20:					128.66		
832-9133 10-	1	Invoice	FIRE DEPT FAX LINE	10/22/2020	64.95	05/21	100-21-22-5140-230
Total 832-9133 10-22-20:					64.95		
832-9166 10-	1	Invoice	PHONE SERVICE - POLICE DEPT	10/22/2020	306.48	05/21	100-21-21-5110-230
Total 832-9166 10-22-20:					306.48		
832-9190 10-	1	Invoice	PHONE SERVICE-OD POOL	10/22/2020	56.95	05/21	100-22-42-5242-230
Total 832-9190 10-22-20:					56.95		
E65-4065 11/	1	Invoice	ALARM CIRCUIT LINE	11/01/2020	148.00	05/21	100-21-22-5140-230
Total E65-4065 11/01/20:					148.00		
Total CENTURY LINK (4614):					705.04		
CERTIFIED LABORATORIES (157)							
7139402	1	Invoice	GREASE	10/16/2020	271.45	05/21	204-23-30-5310-314
Total 7139402:					271.45		
Total CERTIFIED LABORATORIES (157):					271.45		
CI CONCRETE INC. (6909)							
191194	1	Invoice	CONCRETE 5.5yd - WATER MAIN MAINT BAN	10/06/2020	752.40	05/21	602-23-62-5662-318

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 191194:					752.40		
Total C CONCRETE INC. (6909):					752.40		
CITY OF WEBSTER CITY (176)							
102620	1	Invoice	CITY UTILITIES	10/26/2020	504.12	05/21	100-24-36-5480-233
102620	2	Invoice	CITY UTILITIES	10/26/2020	360.09	05/21	601-23-36-5480-233
102620	3	Invoice	CITY UTILITIES	10/26/2020	288.07	05/21	602-23-36-5480-233
102620	4	Invoice	CITY UTILITIES	10/26/2020	288.07	05/21	603-23-36-5480-233
102620	5	Invoice	CITY UTILITIES	10/26/2020	935.94	05/21	100-21-22-5140-233
102620	6	Invoice	CITY UTILITIES	10/26/2020	404.99	05/21	204-23-30-5310-233
102620	7	Invoice	CITY UTILITIES	10/26/2020	641.06	05/21	100-21-30-5120-233
102620	8	Invoice	CITY UTILITIES	10/26/2020	181.43	05/21	602-23-62-5662-233
102620	9	Invoice	CITY UTILITIES	10/26/2020	588.54	05/21	603-23-71-5662-233
102620	10	Invoice	CITY UTILITIES	10/26/2020	15,231.87	05/21	603-23-70-5642-233
102620	11	Invoice	CITY UTILITIES	10/26/2020	10,042.89	05/21	100-21-30-5160-233
102620	12	Invoice	CITY UTILITIES	10/26/2020	200.45	05/21	100-22-42-5221-233
102620	13	Invoice	CITY UTILITIES	10/26/2020	126.51	05/21	100-22-42-5210-233
102620	14	Invoice	CITY UTILITIES	10/26/2020	11.00	05/21	100-22-42-5210-233
102620	15	Invoice	CITY UTILITIES	10/26/2020	180.37	05/21	100-22-42-5222-233
102620	16	Invoice	CITY UTILITIES	10/26/2020	3,933.89	05/21	100-22-42-5233-233
102620	17	Invoice	CITY UTILITIES	10/26/2020	391.92	05/21	100-23-42-5371-233
102620	18	Invoice	CITY UTILITIES	10/26/2020	8,071.25	05/21	602-23-60-5601-233
102620	19	Invoice	CITY UTILITIES	10/26/2020	124.11	05/21	601-23-51-5566-233
102620	20	Invoice	CITY UTILITIES	10/26/2020	127.87	05/21	601-23-52-5588-233
102620	21	Invoice	CITY UTILITIES	10/26/2020	124.11	05/21	601-23-52-5586-233
102620	22	Invoice	CITY UTILITIES	10/26/2020	127.50	05/21	100-22-42-5242-233
102620	23	Invoice	CITY UTILITIES	10/26/2020	1,968.28	05/21	602-23-61-5642-233
102620	24	Invoice	CITY UTILITIES	10/26/2020	241.20	05/21	100-23-43-5361-233
102620	25	Invoice	CITY UTILITIES	10/26/2020	582.84	05/21	100-22-42-5280-233
102620	26	Invoice	CITY UTILITIES	10/26/2020	362.88	05/21	100-21-22-5140-233
102620	27	Invoice	CITY UTILITIES	10/26/2020	211.36	05/21	204-23-30-5310-233
Total 102620:					46,252.61		
102620 PLA	1	Invoice	CITY UTILITIES/PLAZA	10/26/2020	43.15	05/21	100-23-36-5393-233
102620 PLA	2	Invoice	CITY UTILITIES/PLAZA	10/26/2020	43.14	05/21	601-23-36-5393-233
Total 102620 PLAZA:					86.29		
102620 WEL	1	Invoice	CITY UTILITIES - WELL #8	10/26/2020	1,042.38	05/21	602-23-60-5601-233
Total 102620 WELL #8:					1,042.38		
Total CITY OF WEBSTER CITY (176):					47,381.28		
COMBINED SYSTEMS TECH, INC. (4848)							
142760	1	Invoice	DELL POWER EDGE SERVER	11/03/2020	2,651.62	05/21	100-41-16-5420-513
142760	2	Invoice	DELL POWER EDGE SERVER	11/03/2020	9,722.61	05/21	601-41-16-5420-513
142760	3	Invoice	DELL POWER EDGE SERVER	11/03/2020	2,651.62	05/21	602-41-16-5420-513
142760	4	Invoice	DELL POWER EDGE SERVER	11/03/2020	2,651.62	05/21	603-41-16-5420-513
Total 142760:					17,677.47		
142823	1	Invoice	SUPPORT W/SERVER FOR UTILITIES	11/05/2020	31.50	05/21	100-24-16-5420-212
142823	2	Invoice	SUPPORT W/SERVER FOR UTILITIES	11/05/2020	115.50	05/21	601-24-16-5923-212
142823	3	Invoice	SUPPORT W/SERVER FOR UTILITIES	11/05/2020	31.50	05/21	602-24-16-5923-212

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
142823	4	Invoice	SUPPORT W/SERVER FOR UTILITIES	11/05/2020	31.50	05/21	603-24-16-5923-212
Total 142823:					210.00		
Total COMBINED SYSTEMS TECH, INC. (4548):					17,887.47		
COUNSEL OFFICE & DOCUMENT (3995)							
34AR504526	1	Invoice	COPIER MAINTENANCE/COPY CHARGES-FH	10/16/2020	31.16	05/21	100-22-42-5233-299
Total 34AR504526:					31.16		
Total COUNSEL OFFICE & DOCUMENT (3995):					31.16		
CTS LANGUAGE LINK (6323)							
175790	1	Invoice	TELE LANGUAGE TRANSLATION/PD	11/02/2020	26.92	05/21	100-21-21-5110-230
175790	2	Invoice	TELE LANGUAGE TRANSLATION/UTILITIES	11/02/2020	13.74	05/21	601-23-80-5930-299
Total 175790:					40.66		
Total CTS LANGUAGE LINK (6323):					40.66		
DAILY FREEMAN JOURNAL, INC. (211)							
100110	1	Invoice	MY HOMETOWN - OCT 2020	10/31/2020	80.00	05/21	100-24-12-5430-223
100110	2	Invoice	MY HOMETOWN - OCT 2020	10/31/2020	220.00	05/21	601-23-81-5921-223
100110	3	Invoice	MY HOMETOWN - OCT 2020	10/31/2020	50.00	05/21	602-23-81-5921-223
100110	4	Invoice	MY HOMETOWN - OCT 2020	10/31/2020	50.00	05/21	603-23-81-5921-223
100110	5	Invoice	RECYCLING ADVERTISING	10/31/2020	151.04	05/21	100-23-30-5340-235
Total 100110:					551.04		
6470	1	Invoice	CM 10/19/2020	10/28/2020	232.39	05/21	100-24-14-5435-210
Total 6470					232.39		
Total DAILY FREEMAN JOURNAL, INC. (211):					783.43		
DORSEY & WHITNEY, LLP. (244)							
3617144	1	Invoice	LEGAL FEES/FSB CLIENT #419591-00076	10/26/2020	6,500.00	05/21	285-23-36-5393-212
Total 3617144:					6,500.00		
3617524	1	Invoice	LEGAL FEES/KTJ/APPLIANCE PLUS CLIENT	10/27/2020	6,500.00	05/21	295-23-36-5393-212
Total 3617524:					6,500.00		
Total DORSEY & WHITNEY, LLP. (244):					13,000.00		
ECHO GROUP, INC. (6306)							
S8721543.00	1	Invoice	1" CONDUIT & 4000' CAT6 BLUE (ST DEPT C	10/29/2020	1,171.07	05/21	204-23-30-5310-880
S8721543.00	2	Invoice	HEX SCREWS	10/29/2020	14.65	05/21	601-23-51-5566-318
S8721543.00	3	Invoice	WIRE STRIPPER & NUT DRIVER	10/29/2020	107.99	05/21	601-23-51-5566-311
Total S8721543.001:					1,293.71		
Total ECHO GROUP, INC. (6306):					1,293.71		
ELECTRIC WHOLESALE CO (6967)							
554543	1	Invoice	NEW ST SHOP (Orton Material)	10/09/2020	80.36	05/21	204-23-30-5310-880

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 554543:					80.36		
554853	1	Invoice	LINE STOCK MATERIAL	10/14/2020	54.46	05/21	601-23-52-5588-318
554853	2	Invoice	NEW ST SHOP (Orton Material)	10/14/2020	398.17	05/21	204-23-30-5310-880
Total 554853:					452.63		
556067	1	Invoice	RETURN LEVITON PATCH PANEL (Orton)	10/28/2020	140.81-	05/21	204-23-30-5310-880
Total 556067:					140.81-		
Total ELECTRIC WHOLESALE CO (6967):					392.18		
ELECTRICAL ENGINEERING & EQUIP (257)							
6929104-00	1	Invoice	GREY CAT6 & 2PORT PLATES (ST BLDG/ORT	10/20/2020	5.13	05/21	204-23-30-5310-880
Total 6929104-00:					5.13		
6938876-00	1	Invoice	MATERIAL FOR NEW ST DEPT SHOP CAMER	10/27/2020	937.28	05/21	204-23-30-5310-880
Total 6938876-00:					937.28		
Total ELECTRICAL ENGINEERING & EQUIP (257):					942.41		
EMBROIDERY BY DESIGN (266)							
1153	1	Invoice	CITY LOGO/SHERIDAN JACKET	10/25/2020	1.30	05/21	100-24-12-5430-316
1153	2	Invoice	CITY LOGO/SHERIDAN JACKET	10/25/2020	3.58	05/21	601-23-81-5921-316
1153	3	Invoice	CITY LOGO/SHERIDAN JACKET	10/25/2020	.81	05/21	602-23-81-5921-316
1153	4	Invoice	CITY LOGO/SHERIDAN JACKET	10/25/2020	.81	05/21	603-23-81-5921-316
Total 1153:					6.50		
Total EMBROIDERY BY DESIGN (266):					6.50		
EMPLOYEE BENEFIT SYSTEMS (4707)							
110920	1	Invoice	HEALTH INSURANCE - DEC 2020	11/09/2020	13,769.00	05/21	902-11100
110920	2	Invoice	HEALTH INSURANCE - DEC 2020	11/09/2020	96,636.96	05/21	902-11215
Total 110920:					110,405.96		
Total EMPLOYEE BENEFIT SYSTEMS (4707):					110,405.96		
ENVIRONMENTAL RESOURCE ASSOC. (273)							
952407	1	Invoice	TOTAL RESIDUAL CHLORINE	10/20/2020	117.00	05/21	603-23-70-5642-319
Total 952407:					117.00		
Total ENVIRONMENTAL RESOURCE ASSOC. (273):					117.00		
ESTLUND HEATING & AC (2137)							
9121	1	Invoice	SERVICE CALL FOR SE SHOP FURNANCE (10/12/2020	90.95	05/21	100-23-42-5371-226
Total 9121:					90.95		
Total ESTLUND HEATING & AC (2137):					90.95		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
GALLS, LLC - DBA CARPENTER UNIFORM (331)							
016764741	1	Invoice	TROUSER/INSTALL POCKETS-MORK	10/22/2020	99.78	05/21	100-21-21-5110-312
Total 016764741					99.78		
016811303	1	Invoice	POLO/RICHARDSON	10/28/2020	76.05	05/21	100-21-21-5110-312
Total 016811303					76.05		
016822122	1	Invoice	STRYKE PANT/LUFT	10/29/2020	76.70	05/21	100-21-21-5110-312
Total 016822122					76.70		
Total GALLS, LLC - DBA CARPENTER UNIFORM (331)					252.53		
GONZALES, JESSENIA (7183)							
1517500103	1	Invoice	CUSTOMER DEPOSIT REFUND	11/06/2020	80.43	05/21	601-21011
Total 1517500103					80.43		
Total GONZALES, JESSENIA (7183)					80.43		
GRAINGER (3288)							
9692492904	1	Invoice	UTILITY PUMP 115 VAC	10/22/2020	115.52	05/21	603-23-70-5642-318
Total 9692492904					115.52		
9697961762	1	Invoice	2 REPLACEMENT COIL - 120/240V	10/27/2020	202.64	05/21	603-23-70-5642-318
Total 9697961762					202.64		
Total GRAINGER (3288)					318.16		
GROWMARK FS (7174)							
11713	1	Invoice	LP GAS (HEAT GRAVES IN WINTER)	10/20/2020	181.00	05/21	100-23-42-5371-315
Total 11713					181.00		
Total GROWMARK FS (7174)					181.00		
HALEY EQUIPMENT INC (7175)							
090120	1	Invoice	NEW GRAVELY PRO-TURN 100-52" MOWER	09/01/2020	7,525.00	05/21	100-41-42-5210-515
090120	2	Invoice	TRADE IN GRAVELY PT152 (#11)	09/01/2020	1,350.00-	05/21	100-41-42-5210-515
Total 090120					6,175.00		
090120+	1	Invoice	NEW GRAVELY PRO-TURN 400-72" MOWER	09/01/2020	10,650.00	05/21	100-41-42-5210-515
Total 090120+					10,650.00		
Total HALEY EQUIPMENT INC (7175)					16,825.00		
HALLIDAY, DONNA (7178)							
1438570411	1	Invoice	CUSTOMER DEPOSIT REFUND	11/02/2020	39.96	05/21	601-21011
Total 1438570411					39.96		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total HALLIDAY, DONNA (7178):					39.96		
HAMILTON COUNTY (366)							
110520	1	Invoice	IT SERVICES - OCT 2020	11/05/2020	842.98	05/21	100-24-16-5420-212
110520	2	Invoice	IT SERVICES - OCT 2020	11/05/2020	3,090.94	05/21	601-24-16-5923-212
110520	3	Invoice	IT SERVICES - OCT 2020	11/05/2020	842.98	05/21	602-24-16-5923-212
110520	4	Invoice	IT SERVICES - OCT 2020	11/05/2020	842.99	05/21	603-24-16-5923-212
Total 110520:					5,619.89		
Total HAMILTON COUNTY (366):					5,619.89		
HAMILTON COUNTY EXTENSION (2909)							
114	1	Invoice	PESTICIDE APPLICATOR TRAINING(WILLIAM	10/28/2020	140.00	05/21	100-22-30-5230-231
Total 114:					140.00		
Total HAMILTON COUNTY EXTENSION (2909):					140.00		
HAMILTON COUNTY PUBLIC HEALTH (1866)							
102920	1	Invoice	CITY EMPLOYEE FLU SHOTS	10/29/2020	1,800.00	05/21	902-41-16-5440-125
Total 102920:					1,800.00		
Total HAMILTON COUNTY PUBLIC HEALTH (1866):					1,800.00		
HAWKINS, INC. (3668)							
4815237	1	Invoice	ALUMINATE PUMP	10/20/2020	612.95	05/21	602-23-61-5935-314
Total 4815237:					612.95		
Total HAWKINS, INC. (3668):					612.95		
HENDERSON PRODUCTS, INC (4010)							
322460	1	Invoice	CURB STOPS-BOLTS-NUTS (ST# 22-10, 23-1	10/23/2020	406.22	05/21	204-23-30-5320-314
Total 322460:					406.22		
Total HENDERSON PRODUCTS, INC (4010):					406.22		
HOMES, JET (7181)							
916720103	1	Invoice	CUSTOMER DEPOSIT REFUND	11/05/2020	104.51	05/21	601-21011
Total 916720103:					104.51		
Total HOMES, JET (7181):					104.51		
INTERIOR SPACES, INC. (5977)							
6979767	1	Invoice	REIMB/CHRISTMAS LIGHTING FROM VICKE	10/20/2020	1,983.07	05/21	260-23-36-5393-299
Total 6979767:					1,983.07		
Total INTERIOR SPACES, INC. (5977):					1,983.07		
IOWA ONE CALL (485)							
225999	1	Invoice	ONE CALL SERVICES	10/16/2020	75.97	05/21	601-23-52-5930-299
225999	2	Invoice	ONE CALL SERVICES	10/16/2020	49.87	05/21	602-23-62-5662-299
225999	3	Invoice	ONE CALL SERVICES	10/16/2020	49.36	05/21	603-23-71-5662-299

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 225999:					175.20		
Total IOWA ONE CALL (485):					175.20		
KARL CHEVROLET (1653)							
603398	1	Invoice	STEP ASSEMBLY + 2 BRACKETS (ST#26)	10/22/2020	319.70	05/21	204-23-30-5310-314
Total 603398:					319.70		
Total KARL CHEVROLET (1653):					319.70		
KQWC RADIO STATION (553)							
20100073	1	Invoice	RECYCLING ADS	10/31/2020	153.00	05/21	100-23-30-5340-235
Total 20100073:					153.00		
Total KQWC RADIO STATION (553):					153.00		
LAMPERT'S (564)							
24327817	1	Invoice	5/16x4 SCREWS (8/28/2019)	08/28/2019	11.33	05/21	601-23-52-5588-318
Total 24327817:					11.33		
553817	1	Invoice	HARDBOARD - LIONS PARK	10/19/2020	14.09	05/21	100-22-42-5210-318
Total 553817:					14.09		
561991	1	Invoice	DEWALT CONCRETE DISC	10/23/2020	35.99	05/21	100-22-42-5210-311
Total 561991:					35.99		
568303	1	Invoice	MATERIAL FOR CONCRETE @ LIONS PARK	10/28/2020	67.98	05/21	100-22-42-5210-318
Total 568303:					67.98		
573019	1	Invoice	8 = 2X6X16' BOARDS - ARTESION WELL CAN	10/30/2020	187.28	05/21	100-22-42-5210-226
Total 573019:					187.28		
573915	1	Invoice	BOARDS FOR CONCRETE FORMS @ BREW	10/30/2020	194.20	05/21	100-22-42-5210-318
Total 573915:					194.20		
577199	1	Invoice	8 = 2X6X16' BOARDS - ARTESION WELL CAN	11/02/2020	187.28	05/21	100-22-42-5210-226
Total 577199:					187.28		
Total LAMPERT'S (564):					698.15		
LINCOLN NATL LIFE INSURANCE CO (3031)							
110620	1	Invoice	LIFE INSURANCE PREMIUMS	11/06/2020	1,522.39	05/21	902-11215
Total 110620:					1,522.39		
Total LINCOLN NATL LIFE INSURANCE CO (3031):					1,522.39		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
MALPICA, MARIA (7182)							
215320006	1	Invoice	CUSTOMER DEPOSIT REFUND	11/05/2020	62.98	05/21	601-21011
Total 215320006:					62.98		
Total MALPICA, MARIA (7182):					62.98		
MARTIN MARIETTA MATERIALS (601)							
30122374	1	Invoice	16.5T 1" CLEAN ROCK - W.TWIN PARK SHEL	10/08/2020	241.19	05/21	100-22-42-5210-880
Total 30122374:					241.19		
30198606	1	Invoice	1" CLEAN ROCK	10/15/2020	65.12	05/21	601-23-52-5588-318
Total 30198606:					65.12		
Total MARTIN MARIETTA MATERIALS (601):					306.31		
MAVERICK MACHINE TOOL (1512)							
7295	1	Invoice	SHAFT/REPLACE FOR E-34	10/29/2020	75.00	05/21	100-21-22-5140-227
Total 7295:					75.00		
Total MAVERICK MACHINE TOOL (1512):					75.00		
MENARDS (622)							
36691	1	Invoice	MATERIAL FOR ST DEPT CAMERAS	10/29/2020	78.15	05/21	204-23-30-5310-880
Total 36691:					78.15		
Total MENARDS (622):					78.15		
MIDAMERICAN ENERGY (629)							
505459841	1	Invoice	BOOSTER STATION ELECTRICITY	10/27/2020	179.56	05/21	602-23-62-5662-237
Total 505459841:					179.56		
Total MIDAMERICAN ENERGY (629):					179.56		
MIDWEST BREATHING AIR L.L.C. (640)							
24358	1	Invoice	QUARTERLY AIR TEST	09/16/2020	90.00	05/21	100-21-22-5140-310
Total 24358:					90.00		
Total MIDWEST BREATHING AIR L.L.C. (640):					90.00		
MURPHY TRACTOR & EQUIPMENT CO. (1429)							
1480028	1	Invoice	W/PER ARM & BLADES+WASHER TANK ST#1	10/21/2020	504.94	05/21	204-23-30-5310-314
Total 1480028:					504.94		
Total MURPHY TRACTOR & EQUIPMENT CO. (1429):					504.94		
NAPA AUTO PARTS (677)							
906173	1	Invoice	CARB CLEANER	10/29/2020	7.41	05/21	100-21-22-5140-227
Total 906173:					7.41		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
906259	1	Invoice	AIR FILTER	10/22/2020	24.19	05/21	601-23-52-5935-314
Total 906259:					24.19		
906463	1	Invoice	ANTIFREEZE	10/26/2020	29.08	05/21	601-23-52-5935-315
Total 906463:					29.08		
906469	1	Invoice	LED LIGHT & GROMMET - ST#1	10/26/2020	18.36	05/21	204-23-30-5310-314
Total 906469:					18.36		
906597	1	Invoice	DEF FOR BACKHOE	10/28/2020	33.98	05/21	100-22-42-5210-315
Total 906597:					33.98		
906720	1	Invoice	RATCHET STRAPS	10/29/2020	58.14	05/21	100-23-42-5371-318
Total 906720:					58.14		
Total NAPA AUTO PARTS (677):					171.16		
O'REILLY AUTOMOTIVE, INC. (727)							
0357-476462	1	Invoice	CREDIT RETURNS	10/06/2020	112.18	05/21	204-23-30-5310-314
Total 0357-476462:					112.18		
0357-477771	1	Invoice	OIL FILTER FOR VAC UNIT	10/22/2020	7.51	05/21	601-23-52-5935-314
Total 0357-477771					7.51		
0357-478198	1	Invoice	BRAKE LINE & UNION - WATER#18	10/27/2020	15.01	05/21	204-23-30-5310-314
Total 0357-478198:					15.01		
0357-478212	1	Invoice	D E F	10/27/2020	51.96	05/21	602-23-61-5935-315
Total 0357-478212:					51.96		
0357-479262	1	Invoice	WIPER BLADES	11/09/2020	46.16	05/21	100-21-21-5110-314
Total 0357-479262					46.16		
Total O'REILLY AUTOMOTIVE, INC. (727):					8.46		
OVERHEAD DOOR COMPANY (732)							
53299	1	Invoice	COMMERCIAL SERVICE CALL - E.Door ON	10/15/2020	317.28	05/21	204-23-30-5310-226
Total 53299:					317.28		
Total OVERHEAD DOOR COMPANY (732):					317.28		
PAGEL REPAIR (3497)							
32514+	1	Invoice	14-KEY COPY	10/21/2020	35.00	05/21	204-23-30-5310-318
Total 32514+					35.00		
75162	1	Invoice	REPLACE WINDOW @ RSVP BLDG	10/21/2020	1,247.50	05/21	100-22-42-5280-226

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 75162:					1,247.50		
Total PAGEL REPAIR (3497):					1,282.50		
PENA AVILA, DANIEL ALBERTO (7179)							
413224216	1	Invoice	CUSTOMER DEPOSIT REFUND	10/29/2020	34.78	05/21	601-21011
Total 413224216:					34.78		
Total PENA AVILA, DANIEL ALBERTO (7179):					34.78		
PRIMORIS T&D SERVICES, LLC (6876)							
400131-04	1	Invoice	CONSTRUCTION - 2020 URD CONVERSION	11/03/2020	119,029.74	05/21	601-23-52-5588-871
Total 400131-04:					119,029.74		
Total PRIMORIS T&D SERVICES, LLC (6876):					119,029.74		
PRINTING SERVICES, INC. (1130)							
686725-0	1	Invoice	OFFICE SUPPLIES	09/16/2020	101.83	05/21	100-23-42-5371-316
Total 686725-0:					101.83		
687736-0	1	Invoice	THERMAL PAPER ROLLS	10/26/2020	86.69	05/21	100-22-42-5233-318
Total 687736-0:					86.69		
Total PRINTING SERVICES, INC. (1130):					188.52		
RASCH CONSTRUCTION, INC. (6999)							
PARTIAL PY	1	Invoice	2020 SECOND ST RECONSTRUCTION #9	11/02/2020	278,858.24	05/21	536-23-30-5310-299
Total PARTIAL PYMT #9:					278,858.24		
Total RASCH CONSTRUCTION, INC. (6999):					278,858.24		
T & R ELECTRIC SUPPLY CO., INC (2921)							
160045	1	Invoice	3 STEP DOWN OH TRANSFORMERS- PLEAS	10/17/2020	5,685.00	05/21	601-23-51-5566-871
Total 160045:					5,685.00		
Total T & R ELECTRIC SUPPLY CO., INC (2921):					5,685.00		
TELLEZ, GABRIEL (7180)							
1948100018	1	Invoice	CUSTOMER DEPOSIT REFUND	10/29/2020	106.39	05/21	601-21011
Total 1948100018:					106.39		
Total TELLEZ, GABRIEL (7180):					106.39		
THE TRASHMAN, LLC (943)							
677-1918	1	Invoice	DROP BOX CHARGES/EXTRA SVC	11/01/2020	422.00	05/21	100-23-30-5340-235
Total 677-1918:					422.00		
677-1919	1	Invoice	CURB RECYCLING - OCT 2020	11/05/2020	13,048.47	05/21	100-23-30-5340-235

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 677-1919:					13,048.47		
677-917	1	Invoice	CLEAN UP/DROP OFF EVENT	11/01/2020	3,388.10	05/21	100-24-12-5430-236
677-917	2	Invoice	TRASH SERVICE/FUEL SURCHARGE	11/01/2020	26.95	05/21	100-24-36-5480-236
677-917	3	Invoice	TRASH SERVICE/FUEL SURCHARGE	11/01/2020	19.25	05/21	601-23-36-5480-236
677-917	4	Invoice	TRASH SERVICE/FUEL SURCHARGE	11/01/2020	15.40	05/21	602-23-36-5480-236
677-917	5	Invoice	TRASH SERVICE/FUEL SURCHARGE	11/01/2020	15.40	05/21	603-23-36-5480-236
677-917	6	Invoice	TRASH SERVICE/FUEL SURCHARGE	11/01/2020	77.00	05/21	100-22-42-5280-236
677-917	7	Invoice	TRASH SERVICE/FUEL SURCHARGE	11/01/2020	44.00	05/21	204-23-30-5310-236
677-917	8	Invoice	TRASH SERVICE/FUEL SURCHARGE	11/01/2020	16.50	05/21	100-21-22-5140-236
677-917	9	Invoice	TRASH SERVICE/FUEL SURCHARGE	11/01/2020	77.00	05/21	100-22-42-5233-236
677-917	10	Invoice	TRASH SERVICE/FUEL SURCHARGE	11/01/2020	44.00	05/21	601-23-52-5588-236
677-917	11	Invoice	TRASH SERVICE/FUEL SURCHARGE	11/01/2020	44.00	05/21	603-23-70-5642-236
677-917	12	Invoice	TRASH SERVICE/FUEL SURCHARGE	11/01/2020	44.00	05/21	100-22-42-5210-236
677-917	13	Invoice	TRASH SERVICE/FUEL SURCHARGE	11/01/2020	44.00	05/21	602-23-61-5642-236
677-917	14	Invoice	TRASH SERVICE/FUEL SURCHARGE	11/01/2020	44.00	05/21	205-23-45-5372-236
Total 677-917:					3,899.60		
Total THE TRASHMAN, LLC (943):					17,370.07		
THOMPSON, DENIS (4362)							
100720	1	Invoice	CORN BELT MIN SPLIT REBATE	10/07/2020	600.00	05/21	601-23-53-5930-979
Total 100720:					600.00		
Total THOMPSON, DENIS (4362):					600.00		
TOLLE AUTOMOTIVE, INC. (3188)							
16705	1	Invoice	RT TIRE REPAIR - ST#18	10/20/2020	76.12	05/21	204-23-30-5310-227
Total 16705					76.12		
16750	1	Invoice	4 NEW SNOW PLUS TIRES (&materials) ST #1	11/02/2020	5,751.80	05/21	204-23-30-5310-314
16750	2	Invoice	MOUNT/DISMOUNT 4 TIRES + DISPOSAL (3)	11/02/2020	260.00	05/21	204-23-30-5310-227
Total 16750:					6,011.80		
Total TOLLE AUTOMOTIVE, INC. (3188):					6,087.92		
US BANK OPERATIONS CENTER (4821)							
110920	1	Invoice	PRINCIPAL PYMT - EL BOND SERIES	11/09/2020	51,656.22	05/21	601-21009
110920	2	Invoice	INTEREST PAYMENT-EL BOND SERIES	11/09/2020	38,833.03	05/21	601-21005
Total 110920:					90,489.25		
Total US BANK OPERATIONS CENTER (4821):					90,489.25		
US CELLULAR (986)							
0402009249	1	Invoice	CELLULAR SERVICE	10/20/2020	210.11	05/21	100-21-21-5110-230
0402009249	2	Invoice	CELLULAR SERVICE	10/20/2020	43.58	05/21	204-23-30-5310-230
0402009249	3	Invoice	CELLULAR SERVICE	10/20/2020	32.04	05/21	601-23-52-5588-230
0402009249	4	Invoice	CELLULAR SERVICE	10/20/2020	32.03	05/21	601-23-51-5566-230
0402009249	5	Invoice	CELLULAR SERVICE	10/20/2020	43.59	05/21	100-21-18-5190-230
0402009249	6	Invoice	CELLULAR SERVICE	10/20/2020	21.79	05/21	100-24-30-5380-230
0402009249	7	Invoice	CELLULAR SERVICE	10/20/2020	21.79	05/21	601-24-30-5380-230
0402009249	8	Invoice	CELLULAR SERVICE	10/20/2020	21.79	05/21	602-24-30-5380-230

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
0402009249	9	Invoice	CELLULAR SERVICE	10/20/2020	21.79	05/21	603-24-30-5380-230
0402009249	10	Invoice	CELLULAR SERVICE	10/20/2020	13.07	05/21	100-24-16-5420-215
0402009249	11	Invoice	CELLULAR SERVICE	10/20/2020	47.95	05/21	601-24-16-5930-215
0402009249	12	Invoice	CELLULAR SERVICE	10/20/2020	13.07	05/21	602-24-16-5930-215
0402009249	13	Invoice	CELLULAR SERVICE	10/20/2020	13.07	05/21	603-24-16-5930-215
0402009249	14	Invoice	CELLULAR SERVICE	10/20/2020	305.06	05/21	100-21-21-5110-230
0402009249	15	Invoice	CELLULAR SERVICE	10/20/2020	8.72	05/21	100-24-12-5430-230
0402009249	16	Invoice	CELLULAR SERVICE	10/20/2020	23.97	05/21	601-23-81-5921-230
0402009249	17	Invoice	CELLULAR SERVICE	10/20/2020	5.45	05/21	602-23-81-5921-230
0402009249	18	Invoice	CELLULAR SERVICE	10/20/2020	5.44	05/21	603-23-81-5921-230
0402009249	19	Invoice	CELLULAR SERVICE	10/20/2020	43.58	05/21	100-21-18-5190-230
0402009249	20	Invoice	CELLULAR SERVICE	10/20/2020	21.79	05/21	602-23-80-5902-299
0402009249	21	Invoice	CELLULAR SERVICE	10/20/2020	21.79	05/21	601-23-80-5905-299
0402009249	22	Invoice	CELLULAR SERVICE	10/20/2020	43.58	05/21	100-21-22-5140-230
0402009249	23	Invoice	CELLULAR SERVICE	10/20/2020	174.32	05/21	601-23-52-5930-215
Total 0402009249:					1,189.37		
Total US CELLULAR (986):					1,189.37		
USA BLUEBOOK (3281)							
386552	1	Invoice	GLASSWARE FOR LAB	10/12/2020	529.37	05/21	602-23-61-5642-319
Total 386552:					529.37		
Total USA BLUEBOOK (3281)					529.37		
VALUTECH PEST CONTROL (6822)							
010505736	1	Invoice	PEST CONTROL/FULLER HALL	10/22/2020	32.00	05/21	100-22-42-5233-299
Total 010505736					32.00		
010505748	1	Invoice	PEST CONTROL/SENIOR CENTER	10/22/2020	35.00	05/21	100-22-42-5280-299
Total 010505748:					35.00		
010553950	1	Invoice	DOWNTOWN AREA-CO-OP/SSMID	10/26/2020	65.00	05/21	260-23-36-5393-299
Total 010553950:					65.00		
Total VALUTECH PEST CONTROL (6822)					132.00		
VAN WERT COMPANY (7176)							
228019	1	Invoice	100W ITRON ERET REMOTES & CABLES	10/26/2020	4,431.23	05/21	602-23-62-5935-870
Total 228019:					4,431.23		
Total VAN WERT COMPANY (7176):					4,431.23		
VANDER HAAG'S INC. (2746)							
2-251057	1	Invoice	SUSPENSION SPRING HANGER ST#21	10/06/2020	87.28	05/21	204-23-30-5310-314
Total 2-251057:					87.28		
2-251481	1	Invoice	ST#21	10/09/2020	56.98	05/21	204-23-30-5310-314
Total 2-251481:					56.98		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
2-251483	2	Invoice	CREDIT	10/14/2020	75.00-	05/21	204-23-30-5310-314
Total 2-251483:					75.00-		
Total VANDER HAAG'S INC. (2746):					69.26		
VERMEER SALES & SERVICE INC. (6073)							
00200981	1	Invoice	FUEL FILTER - VAC UNIT	10/22/2020	118.44	05/21	601-23-52-5935-314
Total 00200981:					118.44		
00501680	1	Invoice	AIR FILTER - VAC UNIT	10/28/2020	98.24	05/21	601-23-52-5935-314
Total 00501680:					98.24		
00600639	1	Invoice	5" GLASS SIGHT - VAC UNIT	10/19/2020	41.32	05/21	601-23-52-5935-314
Total 00600639:					41.32		
00600644	1	Invoice	GASKETS - VAC UNIT	10/21/2020	41.22	05/21	601-23-52-5935-314
Total 00600644:					41.22		
Total VERMEER SALES & SERVICE INC. (6073):					299.22		
WEBSTER CITY TRUE VALUE (2165)							
147789	1	Invoice	UPS SHIPPING FEE	10/20/2020	19.15	05/21	603-23-70-5921-221
Total 147789:					19.15		
147832	1	Invoice	BLK 50lb	10/21/2020	9.29	05/21	603-23-70-5642-318
Total 147832:					9.29		
147849	1	Invoice	ANTIFREEZE - WINTERIZE PARKS	10/22/2020	39.90	05/21	100-22-42-5210-318
Total 147849:					39.90		
147913	1	Invoice	GFI OUTLET	10/24/2020	25.99	05/21	602-23-61-5642-318
Total 147913:					25.99		
147943	1	Invoice	UPS SHIPPING FEE	10/26/2020	18.63	05/21	603-23-70-5921-221
Total 147943:					18.63		
148031	1	Invoice	CLEANING SUPPLIES	10/28/2020	11.28	05/21	100-21-22-5140-318
Total 148031:					11.28		
148060	1	Invoice	FILTERS	10/29/2020	50.94	05/21	603-23-70-5642-318
Total 148060:					50.94		
148071	1	Invoice	POOL REPAIR SUPPLIES	10/30/2020	33.56	05/21	100-22-42-5233-318
Total 148071:					33.56		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total WEBSTER CITY TRUE VALUE (2155):					208.74		
WILLIAMS & COMPANY P.C. (3390)							
148808	1	Invoice	ACCOUNTING SVCS	10/31/2020	270.00	05/21	100-24-14-5435-212
148808	2	Invoice	ACCOUNTING SVCS	10/31/2020	1,950.00	05/21	601-23-80-5923-212
148808	3	Invoice	ACCOUNTING SVCS	10/31/2020	600.00	05/21	602-23-80-5923-212
148808	4	Invoice	ACCOUNTING SVCS	10/31/2020	180.00	05/21	603-23-80-5923-212
148808	5	Invoice	FY20 AUDIT	10/31/2020	1,665.00	05/21	100-24-14-5435-212
148808	6	Invoice	FY20 AUDIT	10/31/2020	12,025.00	05/21	601-23-80-5923-212
148808	7	Invoice	FY20 AUDIT	10/31/2020	3,700.00	05/21	602-23-80-5923-212
148808	8	Invoice	FY20 AUDIT	10/31/2020	1,110.00	05/21	603-23-80-5923-212
Total 148808:					21,500.00		
Total WILLIAMS & COMPANY P.C. (3390):					21,500.00		
WOOLSTOCK MUTUAL TELEPHONE ASN (1054)							
1295	1	Invoice	NEW ST SHOP ■ WALL MOUNT FIBER CASE	10/22/2020	840.00	05/21	204-23-30-5310-880
Total 1295:					840.00		
1296	1	Invoice	CALLED OUT TO TEST FIBER HIT BY BUSHM	10/27/2020	90.00	05/21	601-23-52-5588-299
Total 1296:					90.00		
8391086 11/0	1	Invoice	INTERNET SERVICE	11/01/2020	3.03	05/21	100-24-14-5435-230
8391086 11/0	2	Invoice	INTERNET SERVICE	11/01/2020	21.90	05/21	601-23-80-5903-230
8391086 11/0	3	Invoice	INTERNET SERVICE	11/01/2020	6.74	05/21	602-23-80-5921-230
8391086 11/0	4	Invoice	INTERNET SERVICE	11/01/2020	2.02	05/21	603-23-80-5921-230
8391086 11/0	5	Invoice	INTERNET SERVICE	11/01/2020	3.61	05/21	100-24-12-5430-230
8391086 11/0	6	Invoice	INTERNET SERVICE	11/01/2020	12.03	05/21	601-23-81-5921-230
8391086 11/0	7	Invoice	INTERNET SERVICE	11/01/2020	7.22	05/21	602-23-81-5921-230
8391086 11/0	8	Invoice	INTERNET SERVICE	11/01/2020	1.20	05/21	603-23-81-5921-230
8391086 11/0	9	Invoice	INTERNET SERVICE	11/01/2020	6.02	05/21	100-24-30-5380-230
8391086 11/0	10	Invoice	INTERNET SERVICE	11/01/2020	6.02	05/21	601-24-30-5380-230
8391086 11/0	11	Invoice	INTERNET SERVICE	11/01/2020	6.02	05/21	602-24-30-5380-230
8391086 11/0	12	Invoice	INTERNET SERVICE	11/01/2020	6.01	05/21	603-24-30-5380-230
8391086 11/0	13	Invoice	INTERNET SERVICE	11/01/2020	14.44	05/21	100-21-22-5140-230
8391086 11/0	14	Invoice	INTERNET SERVICE	11/01/2020	38.50	05/21	100-21-21-5110-230
8391086 11/0	15	Invoice	INTERNET SERVICE	11/01/2020	7.22	05/21	601-23-52-5588-230
8391086 11/0	16	Invoice	INTERNET SERVICE	11/01/2020	7.22	05/21	601-23-51-5566-230
8391086 11/0	17	Invoice	INTERNET SERVICE	11/01/2020	14.44	05/21	602-23-61-5642-230
8391086 11/0	18	Invoice	INTERNET SERVICE	11/01/2020	4.81	05/21	100-23-43-5361-230
8391086 11/0	19	Invoice	INTERNET SERVICE	11/01/2020	19.25	05/21	100-22-42-5233-230
8391086 11/0	20	Invoice	INTERNET SERVICE	11/01/2020	118.62	05/21	601-24-16-5921-230
8391086 11/0	21	Invoice	INTERNET SERVICE	11/01/2020	20.84	05/21	602-24-16-5921-230
8391086 11/0	22	Invoice	INTERNET SERVICE	11/01/2020	20.84	05/21	603-24-16-5921-230
Total 8391086 11/01/20:					348.00		
8393034 11/0	1	Invoice	INTERNET SERVICE/RSVP	11/01/2020	29.95	05/21	100-22-42-5280-230
Total 8393034 11/01/20:					29.95		
8396192 11/0	1	Invoice	INTERNET SERVICE/DEPOT	11/01/2020	29.95	05/21	100-22-42-5221-230
Total 8396192 11/01/20:					29.95		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
8397981 11/0	1	Invoice	INTERNET SERVICE/FULLER HALL	11/01/2020	29.95	05/21	100-22-42-5233-210
Total 8397981 11/01/20:					29.95		
Total WOOLSTOCK MUTUAL TELEPHONE ASN (1054):					1,367.85		
Total 11/16/2020:					903,147.80		
Grand Totals:					1,513,662.41		

Report GL Period Summary

GL Period	Amount
05/21	1,513,662.41
Grand Totals:	1,513,662.41

Vendor number hash: 503815
 Vendor number hash - split: 712663
 Total number of invoices: 161
 Total number of transactions: 293

Terms Description	Invoice Amount	Net Invoice Amount
Open Terms	1,513,662.41	1,513,662.41
Grand Totals:	1,513,662.41	1,513,662.41

FUND LIST TOTALS FOR BILLS NOVEMBER 16, 2020

Account	Fund	Total Amount
100	General	69,763.30
204	Road Use Tax Fund	12,071.26
205	Airport Fund	44.00
260	SSMID	2,048.07
285	TIF - First State Bank	6,500.00
295	TIF Gary & Brenda Fox	6,500.00
536	2020 Second Street Reconstruction Project	278,858.24
537	East Twin Improvements	107,002.00
601	Electric Utility	862,914.88
602	Water Utility	28,907.25
603	Sewer Utility	22,985.98
902	Medical/Flex	<u>116,067.43</u>
	Grand Total	1,513,662.41

Hamilton County

- Building Families Approved Child Care Center staff retention bonus program

Projection of Eligible Childcare

workers SFY 22

34

Projection of \$150 sign on

bonuses SFY 21

6

900

Projection of Eligible Childcare

workers SFY 21

30

Projection of \$200 sign on

bonuses SFY 21

3

600

Quarterly Bonus per worker

\$ 400.00

Annual Retention Bonus Cost

\$ 1,600.00

Projection of \$150 sign on

bonuses SFY 21

10

1500

per worker

Projection of \$200 sign on

bonuses SFY 21

6

1200

Payroll tax

0.0765

Administration & Compliance

0.08

Total Cost for Retention

\$ 27,756.00

Total Cost for Sign on

\$ 1,734.75

Bonuses in FY2021

\$ 27,756.00

Bonuses in FY2021

\$ 1,734.75

Total Cost for Retention

\$ 63,164.00

Total Cost for Sign on

\$ 3,122.55

Bonuses in FY2022

\$ 63,164.00

Bonuses in FY2022

\$ 3,122.55

Overall Cost SFY 2021

\$ 28,490.75

Aproximate Building Families Contribution FY 21

\$ 16,500.00

Projected FY 21 Funding Gap

\$ 12,990.75

Overall Cost SFY 2022

\$ 66,286.55

Aproximate Building Families Contribution FY 22

\$ 13,500.00

Projected FY 22 Funding Gap

\$ 52,786.55

\$ 65,777.30

County?

\$ (20,000.00)

City?

\$ (25,000.00)

Shortage

\$ 20,777.30

Building Families Draft Bonus Plan

- **Sign on Bonus**
 - Child Care Centers may pay a \$150 bonus to a childcare worker averaging between 20-29 hours of work at the end of the first four weeks if they have no unexcused absences.
 - Child Care Centers may pay a \$200 bonus to a childcare worker averaging 30 or more hours of work at the end of the first four weeks if they have no unexcused absences.
- **Retention Bonus**
 - Centers may pay quarterly retention bonuses to childcare workers that average a minimum of 29 hours a week or more during that quarter.
 - Bonuses are capped at \$500 a quarter.
 - Bonuses may be reduced by half if there are 2-4 unscheduled absences during the quarter
 - No bonus shall be paid to a worker with more than 4 unscheduled absences.
 - Covid-19 related absences shall not be considered an unscheduled absence.
 - Staff earning more than \$15.00 an hour are not eligible to receive the bonus.
 - Staff will maintain eligibility if absent because of approved medical leave including maternity leave.
 - Staff will lose eligibility if they take unpaid leave. If an individual returns to employment at the same center then they will be treated as a new hire and be eligible after their first full quarter of work.
 - Bonuses shall be distributed equitably without sign of favoritism.
 - The award amount to each center will vary based on the following factors:
 - Contributions to the bonus program of employers and local governments in their community.
 - The number of children being served by the center on October 1st of 2020.
 - The number of children receiving childcare assistance that attend the facility.
- **Child Care Center Requirements**
 - Provide CCR&R quarterly with accurate staffing reports in October, January, April and June.
 - Each quarter submit a list of eligible staff employed beginning and end of bonus period.
 - CCR&R will define the payment methodology by our December board meeting.
 - After bonus payments are issued to staff, Center must provide CCR&R documentation of all bonus payments: pay statements or copies of checks issued.
 - July 1, 2020 staffing list and June 30, 2020 staffing list to document turnover in year previous to pilot.
 - Provide reason for staff leaving: termination, different field with higher pay, another center with benefits, etc.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WEBSTER CITY, IOWA, 2019, BY AMENDING CHAPTER 39 PERTAINING TO SMALL WIRELESS FACILITY ANTENNA/TOWER RIGHT-OF-WAY SITING

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF WEBSTER CITY, IOWA, AS FOLLOWS TO WIT:

SECTION 1. REPEAL AND REPLACE CHAPTER 39. The Code of Ordinances of the City of Webster City, Iowa, 2019 is amended by **repealing and replacing Chapter 39, Small Wireless Facility Antenna/Tower Right-of-Way Siting**, as follows:

CHAPTER 39

SMALL WIRELESS FACILITY ANTENNA/TOWER RIGHT-OF-WAY SITING

39.01 Purpose	39.02 Definitions
39.03 Application for Permit	39.04 Permit Fee
39.05 Standards and Regulations	39.06 City-Owned Infrastructure
39.07 Construction Requirements	39.08 Height Limitations
39.09 Attachment Limitations	39.10 Permission to Use Utility Pole or Wireless Antenna Structure.
39.11 Abandonment and Removal	39.12 Noise and Emission Standards
39.13 New Technologies	

39.01 PURPOSE. The purpose of this chapter is to protect public health, property, welfare and safety by establishing reasonable minimum requirements for the construction and design of small wireless facility antenna/towers located on and within the public right-of-way.

39.02 DEFINITIONS. For use in this chapter the following terms are defined:

1. **Antenna** means communications equipment that transmits and/or receives electromagnetic radio frequency signals used in the provision of Wireless Services. This definition does not apply to broadcast antennas, antennas designed for amateur radio use, or satellite dishes for residential or household purposes.
2. **Applicant** means any person or entity submitting an application to install Small Wireless Facilities or structures to support the facilities within a public right-of-way.
3. **City-Owned Infrastructure** means infrastructure in public right-of-way within the boundaries of the City, including, but not limited to, streetlights, traffic signals, towers, structures, or buildings owned, operated or maintained by the City. The use of traffic signal poles is strongly discouraged and use of mast arms by any utility is strictly forbidden.
4. **Collocate or Collocation** means the mounting or installation of additional transmission equipment on a support structure already in use for the purpose of transmitting or receiving radio frequency signals for communications purposes.

5. **Micro Wireless Facility** means a Small Wireless Facility with dimensions no larger than twenty-four inches in length, fifteen inches in width, and twelve inches in height and that has an exterior antenna, if any, that is no more than eleven inches in length.

6. **Monopole** means a structure composed of a single spire, pole or tower designed and used to support antennas or related equipment and that is not a utility pole, a wireless support structure, or a City-owned infrastructure.

7. **Public Right-of-Way or ROW** means the area on, below, or above property that has been designated for use as or is used for a public roadway, highway, street, sidewalk, alley or similar purpose, and for purposes of this Chapter shall include Public Utility Easements, but only to the extent the City has the authority to permit use of the area for this purpose. The term does not include a federal interstate highway or other areas that are not within the legal jurisdiction, ownership or control of the City.

8. **Siting** means the mounting, installation, maintenance, modification, operation, or replacement of a small wireless facility on or adjacent to any of the following:

- (1) An existing tower, utility pole, wireless support structure, or other existing structure.
- (2) A new utility pole of a similar height and appearance as an existing utility pole and which is located within a five-hundred-foot radius of the existing utility pole.
- (3) A replacement utility pole of a similar height and appearance as an existing utility pole and which is located within a five-hundred-foot radius of the existing utility pole.

9. **Small Wireless Facility** means either of the following:

- A. Micro wireless facilities; or
- B. A wireless facility where: (i) each antenna is no more than six (6) cubic feet in volume; and (ii) All other equipment associated with the small wireless facility is cumulatively no more than twenty-eight (28) cubic feet in volume. Volume shall be measured by the external displacement of the primary equipment enclosure, not the internal volume of such enclosure. An associated electric meter, concealment, telecommunications demarcation box, ground-based enclosures, battery backup power systems, grounding equipment, power transfer switch, cutoff switch, cable, conduit, and any equipment that is concealed from public view within or behind an existing structure or concealment may be located outside of the primary equipment enclosure and shall not be included in the calculation of the equipment volume. A small wireless facility does not include the structure that supports or houses equipment described in this definition.

10. **Structure Height** means the vertical distance measured from the base of the antenna support structure at grade to the highest point of the structure. If the support structure is on a sloped

grade, then the average between the highest and lowest grades of the cell site shall be used in calculating the height.

11. **Tower** means a structure built for the sole or primary purpose of supporting an antenna and the associated facilities authorized or licensed by the federal communications commission. **Tower** includes structures constructed for wireless communications services, including but not limited to private, broadcast, and public safety services and unlicensed wireless services and fixed wireless services, such as microwave backhaul, and the associated site.

12. **Utility Pole** means a pole or similar structure owned or utilized in whole or in part by a public utility, municipality, wireless service provider, or electric utility that is designed specifically for and used to carry lines, cable, transmission equipment, or wires for telephone, wireless service, cable television, or electricity service, or for lighting, the vertical portion of support structures for traffic control signals or devices, signage, information kiosks, or other similar functions.

13. **Variance or Variation** means a grant of relief by the Public Works Director or his/her designee.

14. **Wireless facility(ies)** means equipment at a fixed location that enables the transmission of wireless communications or information of any kind between user equipment and a communications network, except that **wireless facility** does not include coaxial or fiber optic cable that is not immediately adjacent to, or directly associated with, a particular antenna.

39.03 Application for Permit.

An applicant must submit an application for a permit to install a Small Wireless Facility in, over or under Webster City right-of-way.

39.04 Permit Fee.

1. Before any Small Wireless Facility permit is issued, the applicant may be required to pay a permit fee in accordance with a fee schedule established from time to time and approved by the Public Works Department. The City reserves the right to do a rate study at a future date to establish the Permit Fee for a permit for the siting of a small wireless facility.

2. An applicant shall not be required to provide more information or pay a higher application fee, consulting fee, or other fee associated with the processing or issuance of a permit than the amount charged to a telecommunication service provider that is not a wireless service provider. The total amount of fees for processing or issuing a permit, including any fees charged by third parties, shall not exceed five hundred dollars for an application addressing no more than five small wireless facilities, and an additional fifty dollars for each small wireless facility addressed in an application in excess of five small wireless facilities. An applicant shall not be required to pay any additional fees or perform any services relating to acceptance, processing, or issuance of a permit, nor provide any services unrelated to the siting of the Small Wireless Facility or of a new, replacement, or modified utility pole on which a Small Wireless Facility is sited. For purposes of this subparagraph, engineering and structural review are deemed to be related to the permitting of a Small Wireless Facility. The total amount of fees shall be adjusted every five years

to reflect any increases or decreases in the consumer price index, rounded to the nearest five dollars. Any such fee shall be inclusive of the fee referenced in Section 174.04.1, above.

39.05 Standards and Regulations:

Small Wireless Facilities will be permitted to be placed in right-of- way within the jurisdiction of the City as attachments to existing utility poles, wireless support structures, or City-owned infrastructure subject to the following regulations:

1. **Aesthetics.** A Small Wireless Facility shall reasonably match the aesthetics of an existing utility pole or wireless support structure that incorporates decorative elements. Furthermore, a Small Wireless Facility will allow retroactive aesthetic or placement requirements.
2. **Number Limitation and Co-Location.** The Public Works Director or his/her designee may regulate the number of small wireless facilities allowed on each City-owned utility pole or unit of City- owned infrastructure. This Chapter does not preclude or prohibit co-location of small wireless facilities on towers or monopoles that meet the requirements as set forth elsewhere in this section or as required by federal law.
3. **Separation and Clearance Requirements for Existing Decorative Poles.** Small Wireless Facilities may be attached to a utility pole, wireless support structure, monopole, or City-owned infrastructure including decorative poles only where such pole, structure or infrastructure is located evenly behind the curb. This supports The FCC Order that creates a One-Touch-Make- Ready ("OTMR") regiment for pole attachments.
4. **Separation and Clearance for New Small Wireless Facilities.** For new Small Wireless Facilities between existing decorative street lights, they shall be placed no closer than a distance equal to fifteen (15) feet to any residential or commercial building and no closer than three hundred (300) feet from any other Small Wireless Facility, unless such distancing is not technically feasible while maintaining capacity and/or coverage.

39.06 City-Owned Infrastructure.

The City's preference is that Small Wireless Facilities be installed on non-City-owned infrastructure whenever possible. If the facility is attached to City-owned infrastructure then the Small Wireless Facilities can only be mounted to City-owned infrastructure including, but not limited to, streetlights or towers, if authorized by a ROW Permit or other agreement between the owner and the City; provided, however, that pursuant to Section 8C.7A.3(b) of the Act, no agreement is required for the attachment of Small Wireless Facilities to City utility poles located in the ROW.

39.07 Construction Requirements. All Small Wireless Facility installations shall comply with the following:

1. All needed traffic control shall comply with the most recent version of the Manual on Uniform Traffic Control Devices.

2. Any needed lane closures on arterial roadways shall not start before 9:00 A.M. and end no later than 3:00 P.M.
3. When collocating on a utility pole or wireless support structure that incorporates decorative elements, the Small Wireless Facility shall reasonably match the aesthetics of the decorative utility pole or decorative wireless support structure. To the extent technically feasible, new utility poles installed within the ROW of a City block that contains decorative City poles shall reasonably match the aesthetics of the decorative City poles.
4. Any water or drilling mud that is spilled on the street or sidewalk shall not create an icing hazard.
5. All disturbed or damaged right-of-way shall be hydro-seeded, seeded with erosion mat or replaced with sod as soon as completed.
 - A. If seeding or hydro-seeding, prepare the area by hand raking to a depth of 3-4 inches and proper grade. When hydro-seeding, scarify the seedbed to facilitate lodging and germination of the seed.
 - B. If sodding, sod shall be rolled immediately after laying to create firm contact with the ground.
6. Areas shall be maintained by the permittee until satisfactory growth is established. Permittee shall water all seeded or sodded areas once per day for the first fifteen (15) days and as needed until established growth and signed off by the city. Any day that there is 1/4" or more rainfall in that twenty-four (24) hour period, watering does not need to take place.
7. It will be the responsibility of the Permittee to work with property owners to identify location of any existing lawn irrigation system within the public right-of-way that have been permitted or otherwise approved by the City. Any damage to these systems is the responsibility of the Permittee to repair.
8. Only equipment necessary to for the installation of Small Wireless Facilities can sit on the right-of-way. Large trucks must stay on a hard surface at all times. No equipment can be left on the right-of-way overnight.
9. Work cannot take place during City snow/ice operations or during such times or in such locations as would interfere with the City's own activities or projects, including, but not limited to, infrastructure and/or street construction/reconstruction work.
10. The City reserves the right to deny any future projects with the Permittee if the Permittee has failed to follow the aforementioned Construction Requirements on a previous permit.
11. In installing and maintaining Small Wireless Facilities and in entering and using the streets, highways, avenues, alleys and public places in the City, and in laying and installing its poles, wireless support structures, wires, conduit, and related appurtenances and equipment, a Permittee shall not in any manner interfere with or injure any improvements

which the City now has, or may hereafter have, upon its streets, alleys, highways or public places. In the event a Small Wireless Facility interferes with an existing or future public project, then that Small Wireless Facility shall be relocated at the reasonable expense of the Permittee.

39.08 Height Limitations.

A new, replacement, or modified utility pole or wireless support structure installed in a public right-of-way for the purpose of siting a wireless facility shall not exceed the greater of: ten feet in height of the tallest utility pole existing on or before July 1, 2017, located within five hundred feet of the new, replacement, or modified utility pole in the same public right of way; or forty feet in height above ground level, unless the Public Works Department finds, based on clear and convincing evidence provided by the applicant, that the proposed height is necessary to close a significant coverage or capacity gap in the Applicant's services or to otherwise provide adequate services to customers, and the proposed new, replacement, or modified utility pole or wireless support structure is the least intrusive means to do so.

39.09. Attachment Limitations.

No small wireless telecommunication antenna or facility within the right-of-way will be attached to a utility pole, wireless support structure, tower, or City-owned infrastructure unless all of the following conditions are satisfied:

1. **Small Wireless Facility Equipment:** The operator of a Small Wireless Facility must, whenever technically feasible, locate the base of the equipment or appurtenances at a height of no lower than twelve (12) feet above grade.
2. **Small Wireless Facility Equipment Mounted at Grade:** The City requires wires and cables to be installed underground; provided, however, that this requirement does not apply to wires, fiber or cables running from the Small Wireless Facility to the ground, or to equipment installed on the pole or wireless support structure, or in a cabinet. Pedestals at grade are allowed. In the event that the operator of a Small Wireless Facility proposes to install a facility where equipment or appurtenances are to be installed at grade, screening must be installed to minimize the visibility of the facility. Screening must be installed at least three (3) feet from the equipment installed at-grade and eight (8) feet from a roadway.
3. **Color:** A Small Wireless Facility attached to a utility pole or wireless support structure that incorporates decorative elements, including all related equipment and appurtenances, should use a color that reasonably blends with said utility pole or wireless support structure. Any wiring must be covered with an appropriate cover, if required to reasonably match the aesthetics of the utility pole or wireless support structure incorporating decorative elements.
4. **Wiring and Cabling:** Wires and cables connecting the antenna to the remainder of the facility must be installed in accordance with the electrical code currently in effect. No wiring and cabling serving the facility will be allowed to materially interfere with any wiring or cabling previously installed by a cable television or video service operator, electric utility or telephone utility.

5. **Grounding:** The Small Wireless Facility must be grounded in accordance with the requirements of the electrical code currently in effect in the City.
6. **Guy Wires:** No guy or other support wires will be used in connection with a Small Wireless Facility unless the facility is to be attached to an existing utility pole, wireless support structure, tower or City-owned infrastructure that incorporated guy wires prior to the date that an applicant has applied for a permit.
7. **Pole Extensions:** No pole extensions to utility poles, wireless support structures, towers and City-owned infrastructure that would cause such pole or structure to exceed the height limitations of applicable law are allowed.
8. **Structural Integrity:** The Small Wireless Facility, including the antenna, and all related equipment shall comply with the Iowa electrical safety code, the national electrical safety code, applicable fire safety codes, or any building code or similar code of general applicability for the protection of the public health, safety, or welfare that was adopted by the City prior to the filing of the application. For any facility attached to City-owned infrastructure or, in the discretion of the City, for a utility pole or wireless support structure owned by a third party, the applicant must provide the City with a structural evaluation indicating that the pole or structure is structurally sound for the siting of the small wireless facility; provided, however, that such structural evaluation is not required in situations where the pole or structure is being replaced. The evaluation must be prepared by a licensed engineer.
9. **Signage:** Other than signs required by federal law or regulations or identification and location markings, installation of signs on a Small Wireless Facility is prohibited.

39.10 Permission to Use Utility Pole or Wireless Antenna Structure.

The operator of a small wireless facility must submit to the City written copies of the approval from the owner of a third-party utility pole or wireless support structure to mount the small wireless facility on that specific pole or structure, prior to issuance of the City permit.

39.11 Abandonment and Removal.

Any small wireless facility located within the corporate limits of the City that is not operated for a continuous period of twelve (12) months, shall be considered abandoned and the owner of the facility must remove same within ninety (90) days of receipt of written notice from the City notifying the owner of such abandonment. Such notice shall be sent by certified or registered mail, return-receipt-requested, by the City to such owner at the last known address of such owner. In the case of small wireless facilities attached to City owned infrastructure, if such facility is not removed within ninety (90) days of such notice, the City may remove or cause the removal of such facility through the terms of the applicable license agreement or through whatever actions are provided by law for removal and cost recovery.

39.12 Noise and Emission Standards.

1. Noise. No equipment shall be operated at towers and telecommunications facilities so as to produce noise in excess of applicable noise standards except during emergencies or periodic routine maintenance which requires the use of a back-up generator, where the noise standards may be exceeded temporarily.
2. Emissions. The Federal Telecommunications Act of 1996 gives the FCC sole jurisdiction to regulate radio frequency emissions.

39.13 New Technologies.

Should, within the term of any permit, developments within the field for which the grant was made to the holder of the permit, present the opportunity to the holder of the permit to be more effective, efficient and economical through the use of a substance or material other than those for which the permit was originally made, the holder of the permit may petition the Public Works Department which, with such requirements or limitations as it deems necessary to protect public health, safety and welfare, may allow the use of such substances under the terms and conditions of the permit.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. 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 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed and adopted this _____ day of _____, 2020.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk



MEMORANDUM

TO: D. Jeffrey Sheridan, City Manager
Mayor and City Council

FROM: Community Vitality Director

DATE: November 16th, 2020

RE: Ordinance Amending Hotel/Motel Tax

SUMMARY: The Hotel/Motel Committee met to make recommendations to Council for annual allocation of hotel/motel funds to the Webster City Chamber of Commerce.

PREVIOUS COUNCIL ACTION: The Council discussed their position on an annual allocation of hotel/motel tax funds to the Webster City Chamber of Commerce at a Council Meeting on September 21st, 2020.

BACKGROUND/DISCUSSION: Each year the Webster City Chamber of Commerce has to apply for a hotel/motel tax grant, competing with other entities for available funding. It has become apparent that the allocation of funds to the Chamber has been deemed a necessity, and the most appropriate use of funds per state code by the Committee and Council. Given such, the Chamber has requested that they receive an annual appropriation of funds comparable to the average funding grant over the past few years. Not having to apply for the grant will save time and effort from the Chamber Director, and provide a sense of budget security for planning purposes.

FINANCIAL IMPLICATIONS: \$27,000.00 annually from the Hotel/Motel tax fund. For January 2021, this will be comprised of \$19,105.35 carryover from the previous grant year plus \$7,894.65 for a total of \$27,000.00.

RECOMMENDATION: Council pass an amendment to the Hotel/Motel Tax Ordinance to allow for an annual allocation to the Webster City Chamber of Commerce in the amount of \$27,000.00 to be distributed each year in January.

The Chamber of Commerce will be required to present a report to the Committee and Council annually for their use of funds during the year prior and plans for use in the coming year.

ALTERNATIVES: No change to the Ordinance

CITY MANAGER COMMENTS: I concur with the recommendation of the Community Vitality Director.

**AN ORDINANCE REPEALING THE CODE OF ORDINANCES OF
THE CITY OF WEBSTER CITY, IOWA, 2019, BY AMENDING CHAPTER 20,
ARTICLE III, PERTAINING TO HOTEL/MOTEL TAX.**

BE IT ENACTED by the City Council of the City of Webster City, Iowa, as follows, to-wit:

SECTION 1. SECTION MODIFIED. Chapter 20, Article III of the Code of Ordinances of the City of Webster City, Iowa, 2019, pertaining to Hotel/Motel Tax is hereby repealed in part and the following adopted in lieu thereof:

Sec. 20-66. – Disbursement of funds.

As part of the promotion and development of recreational, entertainment and cultural attractions, events and facilities in the city, the first twenty-seven thousand dollars (\$27,000.00) of each year's revenue collected by the city shall be designated for the Webster City Area Chamber of Commerce. As part of receiving said funds, the Webster City Area Chamber of Commerce shall provide the city council with an annual report on the use of said funds prior to the distribution of the next years funds.

The city council shall have the final authority on the disbursement of remaining funds from the recommendations of a board appointed by the city council.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. 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 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed and adopted this _____ day of _____, 2020

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk



MEMORANDUM

TO: D. Jeffrey Sheridan, City Manager
Mayor and Council

FROM: Lindsay Henderson, Community Vitality Director

DATE: November 16th 2020

RE: Change Oder No. 2- 2020 713 2nd St Façade, Webster City

SUMMARY: A change order is requested from Westbrooke Construction for the 713 2nd Street façade project to address the changes in the scope of work listed in the background/discussion below.

PREVIOUS COUNCIL ACTION: Council approved Change Order #1 for the project to Westbrooke Construction on September 21st, 2020.

BACKGROUND/DISCUSSION: The scope of the change order work includes:

RFP 02 – Repair of attic window

RFP 03 – Replace sealant joints at south façade parapet

RFP 04 – North side of south façade parapet. Delete tuckpointing and provide parage coat.

RFP 05 – Replace/Reinforce masonry piers at north façade. (Remove and replace west second floor column and 2x10 wood bucks to east and west columns)

RFP 06 – Remove wood frame and block up west wall of north non-historic lean-to.

RFP 07 – South façade, change east W3 replacement glazing to insulated glass. Add replacement of glazing at west W3 window with insulated glazing.

By virtue of such changes in the Contract, the following revisions shall be made in the Contract price:

Original contract with Westbrooke Construction, Urbandale, Iowa	\$530,950.00
Change Order No. 1 amount approved Sept. 21 st , 2020	\$14,160.00
Change Order No. 2 request amount	<u>\$14,985.00</u>
Revised Contract price	\$560,095.00

FINANCIAL IMPLICATIONS: Funding for the project is from the City's CDBG Fund.

RECOMMENDATION: Approve Change Order No.2 per the attached resolution for the revised contract price of \$560.095.00

ALTERNATIVES: The City Council could choose to not approve Change Order No.2.

CITY MANAGER COMMENTS: I concur with the recommendation of the Community Vitality Director.

RESOLUTION NO. 2020 -

**APPROVING CHANGE ORDER NO. 2 TO THE
2020 713 2nd ST. FACADE PROJECT
WITH WESTBROOKE CONSTRUCTION, URBANDALE, IOWA**

WHEREAS, on May 18th, 2020, the City Council of the City of Webster City, Iowa, did enter into a contract with Westbrooke Construction, Urbandale, Iowa, for completion of the 2020 713 2nd Street Façade Project,

WHEREAS, Contract Change Order No. 2 has been prepared as follows:

Reason for change: Window repair, north side tuckpointing, wood framing, reinforce north façade piers, remove and replace west lean-to, and window glazing.

By virtue of such changes in the Contract, the following revisions shall be made in the Contract price:

Original Contract Price	\$530,950.00
Contract Price Increased by Change Order No. 1.....	\$14,160.00
Contract Price Increased by Change Order No. 2.....	<u>\$14,985.00</u>

Revised Contract Price..... \$560,095.00

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Webster City, Iowa, that Change Order No. 2 to the 2020 713 2nd Street Façade Project, Contract with Westbrooke Construction, Urbandale, Iowa, as described above and attached hereto is hereby approved.

Passed and adopted this 16th day of November 2020.

John Hawkins, Mayor

ATTEST: _____
Karyl K. Bonjour, City Clerk



Westbrooke Construction Company
7207 Douglas Ave.
Urbandale, IA 50322
Phone: 515-278-6197 Fax: 515-278-8254
E-mail: kconway@westbrookecc.com

Change Proposal # 2

Date: 11-6-2020

Attention: Mike Kastner

Re: 713 2nd St Façade, Webster City

Scope Of Work: Structural integrity on masonry walls

Cost Breakdown:

Add spandrel glass and 12" lettering to Attic window \$810.00.

Remove and replace west second floor column and 2X10 wood bucks to east and west columns \$12,920.00.

Remove wood frame and block up west wall of lean too shed. \$1,255.00

Total: _____

Accepted By: _____ **Declined By:** _____

Contract Time Will Be X **Unchanged** _____ **Increased** _____ **Decreased By** _____ **Days.**

Please Return One Copy Of This Change Proposal As Your Acceptance Or Rejection, So We May Proceed Accordingly.

Authorized By:

Mike Kastner

Proposed By:

Westbrooke Construction Company

Date: _____

Date: _____

(Miscellaneous Notes If Any)

Project:
Project Number:
Date:

Elks Lodge 713 2nd St Webster City
19013
11.11.2020

REQUEST FOR CHANGE		DESCRIPTION						
RFP NUMBER	DATE RCVD		COST	DATE SUBMITTED	STATUS	PENDING COST	Apprvd Pending CO	APPV'D COST
RFP 01		RFP 01 Replace top 2'-6" of deteriorated brick at west façade	\$14,160.00				CO 01	\$14,160.00
RFP 02		RFP 02; Repair of attic window	\$810.00			\$810.00		
RFP 03		RFP 03; Replace sealant joints at south façade parapet	\$0.00			\$0.00		
RFP 04		RFP 04; north side of south façade parapet. Delete tuckpointing and provide parge coat.	\$0.00			\$0.00		
RFP 05		RFP 05; Replace/reinforce masonry piers at north façade.	\$12,920.00			\$12,920.00		
RFP 06		RFP 06; Infill opening at west face of north non-historic lean-to.	\$1,255.00			\$1,255.00		
RFP 07		RFP 07; South façade, change east W3 replacement glazing to insulated glas. Add replacement of glazing at west W3 window with insulated glazing.						
						Pending Cost	OK Pending CO	Issued CO
						\$14,985.00	\$0.00	\$14,160.00

Issued CO	\$14,160.00
Original Contract	\$530,950.00
Total Approved	\$545,110.00
OK Pending CO	\$0.00
Pending Cost	\$14,985.00
Total w/Pending	\$560,095.00



ARCHITECTS SCHIPPER KASTNER

REQUEST FOR PROPOSAL

ARCHITECTURE INTERIORS PLANNING

PROJECT NAME: Elks Lodge_713 2nd St_Webster City

PROJECT NUMBER: 19013

RFP NUMBER: 05

DATE: 10.29.2020

The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without changes in Contract Sum or Contract Time. Proceeding with the Work in accordance with these instructions indicates your acknowledgement that there will be no changes in the Contract Sum or Contract Time.

Attachments: X-003 Exterior Photo of north Façade
X-004 Interior Photo at head of pier B
X-005 Structural Detail for Reinforcement of Piers A / B at 2nd Floor
X-006 Structural Notes

North Façade, 2nd floor:

West masonry pier B between west pair of window openings

1. Provide temporary structural support of roof trusses above masonry pier.
2. Demo existing masonry pier B exterior face brick and back-up brick and clay tile construction. Demo beyond top and bottom of window opening as required to incorporate 1 course of new reinforced cmu back-up as outlined in drawing X-005. Demo radius arch at west side of pier as required to rebuild stress cracks, and open joints in bac-up masonry. Salvage face brick for re-use. Salvage masonry back-up material.
3. Rebuild brick masonry pier. Provide new reinforced CMU back-up. Refer to structural details on drawing X-005 and X-006. Masonry opening size and return at exterior face brick to match existing.
4. Reset salvaged face brick at exterior. Remove loose masonry at open joints at interior in and in wall above arch at west. Infill missing masonry in arch at west. Refer to attached X-004 interior
5. Project manual including Specification Section for historic mortar and unit masonry are applicable.

East masonry pier A between east pair of window openings

1. Provide 2-2x10 wood buck at window jamb at each side of masonry pier A. Refer to detail on attached X-005.
2. 2x abutting masonry to be treated wood.

ARCHITECTS SCHIPPER KASTNER

3716 Ingersoll Ave, Ste A, Des Moines, IA 50312
P: 515.277.6707 www.askstudio.com

3. The 2-2x10 jamb buck to set flush to edge face of existing. Trim board width as required to remain flush or short of the interior face of existing masonry wall. 2x wood buck to be covered in final construction.

End of RFP

East Pier A

West Pier B

Provide 2x10 wood buck at each side of pier to reinforce existing masonry pier. Refer to structural detail on drawing X-005 for detail.

Rebuild arch as required to install reinforced CMU backup, repoint stress cracks in mortar joints, reset missing brick at base of interior of arch, and remove and reset brick at open mortar joints at interior.

Remove existing exterior face brick and existing back-up brick and clay tile. Salvage brick for reuse. Rebuild brick masonry pier. Provide new reinforced CMU back-up. Refer to structural details on drawing X-005. Reset salvaged face brick at exterior. Specification Section for historic mortar and unit masonry applicable.

Elks Lodge 713 2nd St Renovation
Webster City, Iowa

X-003
10.29.2020

Remove and reset
brick with open
joints above arch

Infill missing brick at
interior of arch at
west pier B

Masonry Pier B

Interior Photo at Head of West Pier B

Elks Lodge 713 2nd St Renovation
Nebster City, Iowa

X-004
0.29 2020



SHUCK
BRITSON

Project No. 120,0995.03

Project 713 2ND ST.

Subject NORTH PIER REVIEW

ATTACHMENT B - REPAIR DETAILS.

KAB 10-26-2020

Pa 1 of 2

EAST PIER INSTALL 2~2X10 EACH SIDE

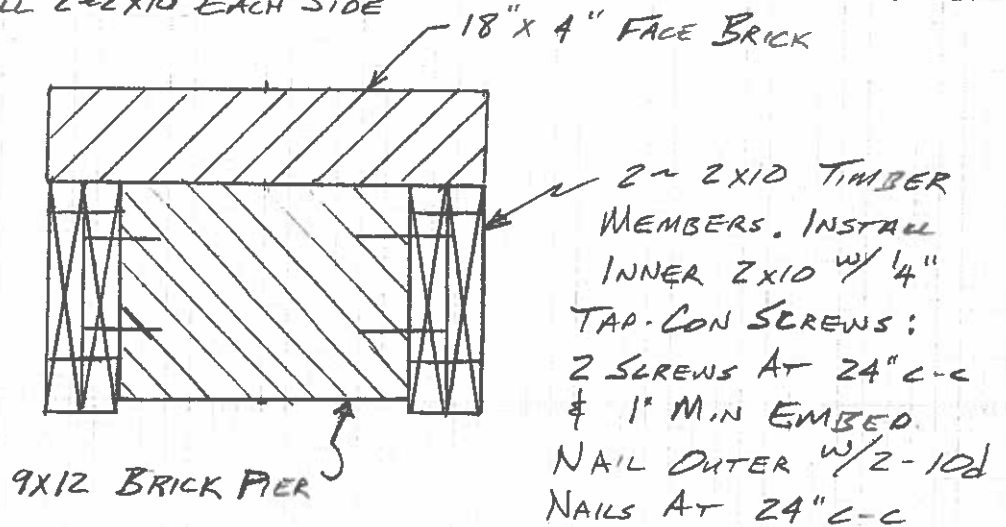
TIMBER TO HAVE
MIN PROPERTIES OF:

$F_b = 275 \text{ PSI}$

$F_e = 350 \text{ PSI}$

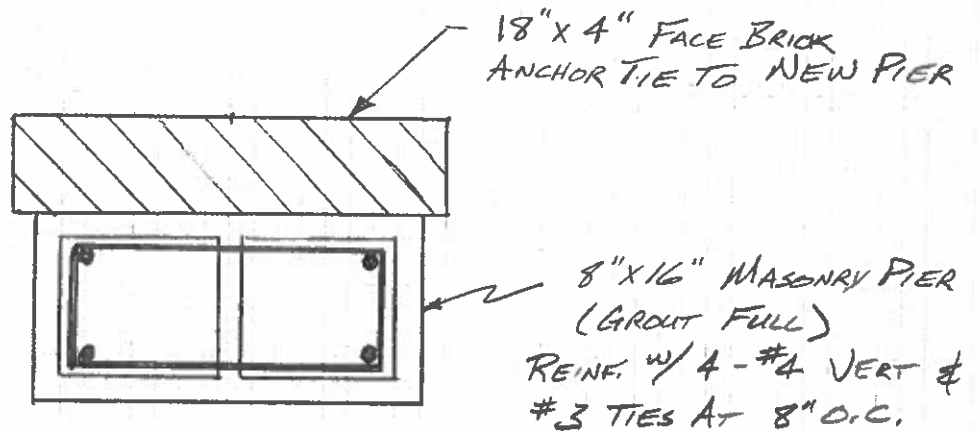
$F_c = 1000 \text{ PSI}$

$E = 1,100,000 \text{ PSI}$



WEST PIER

SEE PAGE 2 FOR
MASONRY NOTES.



GROUT MASONRY ABOVE AND BELOW PIER
FOR ONE UNIT AND EXTEND REINFORCING
INTO GROUTED CELLS.

Elks Lodge_713 2nd St Renovation
Webster City, Iowa

X-005
10.29.2020



SHUCK
BRITSON

Project No. 120.0995.03

Project 713 2ND ST.

Subject NORTH PIER REVIEW.

ATTACHMENT B - REPAIR DETAILS

KAB 10-26-2020

Pa 2 OF 2

MASONRY NOTES

1. MASONRY CONSTRUCTION SHALL CONFORM TO ACI 530, 530.1, TMS 602 CURRENT EDITIONS.
2. MORTAR FOR MASONRY BEARING WALLS TO BE TYPE S.
3. ALL GROUT TO TEST 2000 PSI AT 28 DAYS.
4. DESIGN f'_m = 1900 PSI.
5. REINFORCED UNIT MASONRY SHALL HAVE WALLS AND CROSS WEBS FILLED TO PREVENT GROUT LEAKAGE.
6. GROUT SHALL HAVE A COMPOSITION MEASURED BY VOLUME CONSISTING OF ONE PART PORTLAND CEMENT AND TWO PARTS OF SAND WITH TWO PARTS OF PEA GRAVEL. SLUMP SHALL BE MEASURED ON A TRUNCATED METAL CONE.
7. MORTAR SHALL NOT BE USED AS GROUT.
8. REINFORCING BAR LAP LENGTHS SHALL BE IN ACCORDANCE WITH SECTION 3.3.3.4 IN ACI 530, CURRENT EDITION.
9. MORTAR "FINS" PROTRUDING FROM JOINTS SHOULD BE REMOVED BEFORE POURING GROUT.
10. CONSOLIDATE GROUT AT THE TIME OF PLACEMENT. CONSOLIDATE GROUT POURS 12 INCHES OR LESS IN HEIGHT BY MECHANICAL VIBRATION OR BY PUDDLING. CONSOLIDATE GROUT POURS EXCEEDING 12 INCHES IN HEIGHT BY MECHANICAL VIBRATION AND RECONSOLIDATE BY MECHANICAL VIBRATION AFTER INITIAL WATER LOSS AND SETTLEMENT HAS OCCURRED.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREVENT SEGREGATION OF GROUT MATERIALS AND DAMAGE TO MASONRY UNITS DURING THE GROUTING PROCESS.
12. GROUT POURS SHALL BE STOPPED 2" BELOW THE TOP MASONRY UNIT ON INTERMEDIATE POURS.
13. MAXIMUM VERTICAL GROUT POUR TO BE 5'-4".
14. ALL CONCRETE BLOCK SHALL COMPLY WITH ASTM C90.
15. PROVIDE A 2" X 3" MINIMUM CLEAR UNOBSTRUCTED CONTINUOUS VERTICAL CELL OPENING AT EACH VERTICAL BAR LOCATION AND CENTER BAR IN WALL (U.N.O.).
16. PROVIDE 9 GA. GALV. REBAR POSITIONERS TO ACCURATELY LOCATE VERTICAL REINFORCING BARS IN WALLS. VERTICAL BARS CENTERED IN WALL U.N.O.

Elks Lodge_713 2nd St Renovation
Webster City, Iowa

X-006
10.29.2020



ARCHITECTS SCHIPPER KASTNER

REQUEST FOR PROPOSAL

ARCHITECTURE INTERIORS PLANNING

PROJECT NAME: Elks Lodge_713 2nd St_Webster City

PROJECT NUMBER: 19013

RFP NUMBER: 02

DATE: 9.08.2020, 10.08.2020

The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without changes in Contract Sum or Contract Time. Proceeding with the Work in accordance with these instructions indicates your acknowledgement that there will be no changes in the Contract Sum or Contract Time.

Existing Attic Window:

1. Remove and replace or restore existing exterior wood sill, head, and jamb trim. New wood trim to match profile of existing.
2. Remove existing sealant on masonry at perimeter of window.
3. Clean, prime coat and paint interior wood trim/surround. Verify any areas of deterioration or dryrot.
4. Remove loose rust on existing lintel. Apply rust stabilizer, "Rust Converter" as manufactured by Eastwood or equal. Prime and 2 coat paint lintel.
5. Remove existing cracked single pane glazing. Install new tempered single pane, black spandrel glass glazing with butyl tape. Provide vinyl letters BPOE 302 to match historic photos
6. Prime coat and 1 coat finish all sides of new wood trim. 2nd finish coat exterior of installed trim.
7. Provide polyurethane sealant around exterior of trim.

End of RFP

ARCHITECTS SCHIPPER KASTNER

3716 Ingersoll Ave, Ste A, Des Moines, IA 50312
P: 515.277.6707 www.askstudio.com



WEBSTER CITY PLANNING AND ZONING COMMISSION MINUTES

November 9, 2020

The regular meeting of the Webster City Planning and Zoning Commission was held on November 9, 2020 utilizing Zoom. The electronic meeting was called to order by Chairperson Steve Struchen at 6:00 P.M.

ROLL CALL: Present: Doug Bailey, Carolyn Cross, Lynn Jaycox, Jill Burtnett,
Shelby Kroona, Jim Kumm, Steve Struchen, Barb Wollen
Absent: Sabrina Wohlford

Also in attendance: Karla Wetzler, Planning Director
Mark Lee, Lee-Chamberlin Consultant Engineers
Carrie Woerdeman, Kading Properties
Karie Ramsey, Kading Properties
Ken Wetzler, Public Works Director
Jeff Sheridan, City Manager

It was moved by Kumm and seconded by Jaycox that the minutes of the October 26, 2020, meeting be approved as emailed to the Commission.

ROLL CALL: Aye: Doug Bailey, Carolyn Cross, Lynn Jaycox, Jill Burtnett,
Shelby Kroona, Jim Kumm, Steve Struchen, Barb Wollen
Nay: NONE
MOTION CARRIED.

Petitions – Communications – Requests: None

A Public Hearing was held on the submittal of a Planned Residential Unit Development along Wall Street submitted by developer Kading Properties, Urbandale, Iowa. No comments from the public were received. After the presentation of the development by the engineer, Mark Lee, and after much discussion, the Planning and Zoning Commission went through the 5 criteria listed in Municipal Code Section 50-215 which are necessary in order to recommend approval to the City Council. See attached. Note the concerns at the bottom of the page.

It was moved by Wollan and seconded by Bailey to recommend that the Planned Residential Unit Development be approved subject to the comments and concerns listed at the bottom of their attached report.

ROLL CALL: Aye: Carolyn Cross, Lynn Jaycox, Jill Burtnett, Shelby Kroona, Jim Kumm,
Steve Struchen, Barb Wollan, Doug Bailey
Nay: NONE
MOTION CARRIED.

It was moved by Bailey and seconded by Jaycox to recommend that the Preliminary Plat of Wilson Estates be approved subject to all revisions listed in a memorandum dated November 9, 2020, from John Haldeman, Snyder and Associates, engineer for the City of Webster City, being completed. See attached memorandum.

ROLL CALL: Aye: Lynn Jaycox, Jill Burtnett, Shelby Kroona, Jim Kumm,
Steve Struchen, Barb Wollan, Doug Bailey, Carolyn Cross
Nay: NONE
MOTION CARRIED.

It was moved by Jaycox and seconded by Kumm to approve the Minor Subdivision Plat of Studmill Addition to Hamilton County, Iowa.

ROLL CALL: Aye: Jill Burtnett, Shelby Kroona, Jim Kumm, Steve Struchen, Barb Wollan,
Doug Bailey, Carolyn Cross, Lynn Jaycox,
Nay: NONE
MOTION CARRIED.

Meeting was adjourned at 7:36 p.m.

Jim Kumm
Secretary

P&Z APPROVAL FOR A PLANNED RESIDENTIAL UNITS DEVELOPMENT IN WEBSTER CITY, IOWA

The approval and recommendations of the Commission shall be accompanied by a report stating the reasons for approval of the plans and specific evidence and facts showing that the proposed planned residential unit meets the following conditions:

1. That the property adjacent to the area included in the plan will not be adversely affected, and to this end the Commission may provide, in the absence of an appropriate barrier, that uses of least intensity or a buffer of open space or screening be arranged along the borders of the project.

The adjacent property to the east and the north are of similar multi-family uses and are compatible. The property to the west is agricultural and lies outside of the corporate limits. The area to the south is buffered by Wall Street.

2. That the plan is consistent with the interest and purposes of the Zoning Ordinance to promote public health, safety, morals and general welfare.

The plan includes a condominium regime operated by the developer who is on call 24/7 with an onsite manager who will help coordinate any issues, The project is self-sufficient and will help to set the standards for health, safety, morals, and general welfare.

3. That the building shall be used for only one (1) family dwellings, two (2) family dwellings, multi-family dwellings and the usual accessory buildings and uses such as garages, storage space or community activities, including churches and including limited commercial activities such as laundry facilities that primarily serve the residents of the complex.

The project includes a variety of building types ...single family, duplexes, and three-plexes allowing for the consumer a selection of type and price point. No accessory buildings are proposed. Single and double attached garages are provided. No commercial activities are proposed.

4. That the average lot area per family, exclusive of the area occupied by public streets, shall not be less than the lot area per family required in the district in which the property is located.

The number and type of units proposed require 26.7 acres which is the area of property proposed for this development.

5. That sufficient area is reserved for recreational facilities.

2.8 acres of open space are proposed for the residents enjoyment, 0.03 acres in the east, 0.8 acres in the central, 1.5 acres in the southwest and 0.2 acres in the northeast. All proposed open/park space is planned to be owned and maintained by the developer.

Comments:

1. Storm sewer discharge location shall be to the south to Brewer Creek so as not to add to the amount of water being taken in the waterway between the Chizek and the Jaycox properties on Wall Street, which then flows through the 2 ponds belonging to the property owners at 1300 Wall Street and 2109 Beach Street (Tasler's).
2. Ownership of developer's half of Wall Street shall be given in fee simple to the City of Webster City.

P&Z APPROVAL FOR A PLANNED RESIDENTIAL UNITS DEVELOPMENT IN WEBSTER CITY, IOWA

3. The completion of Lynx Avenue shall be dedicated to the City of Webster City.
4. Land shall be reserved on the north for the extension of a possible street (put in by the City in the future) connecting Locust Street to the subdivision. Land shall be at no cost to the City.

Memorandum

To: Karla Wetzler

Date: November 9, 2020

From: John Haldeman, P.E.

CC:

RE: Preliminary Plat Review #3

Please note that this submittal only reviewed required elements of the Preliminary Plat for general conformance to the Webster City Subdivision Ordinance. Construction details were not reviewed with this submittal, and will be during review of the construction drawings. Construction details shall not be considered approved until the construction drawings are approved by the City Council.

Plat Review Comments:

1. (Previously #6) All Sheets: If cluster mailboxes are being used, then show location of cluster mailboxes and provide documentation of location approval by USPS and the City. *No cluster mailboxes shown. It is our understanding the post office will require these.*
2. (Previously #7) Sheet C-3: Provide Minimum Opening Elevations (MOE) on buildings adjacent to detention facilities. *Not Provided. We recommend including MOE's so builders and homeowners are aware of this.*
3. (Previously #11) Sheet C-1: Indicate where parkland areas are proposed on the development site. *It is our understanding parkland is required in a PUD. P&Z and City Council may request for approval.*
4. (Previously #12) Extend the sanitary sewer along Lynx Avenue north to the connection to existing Lynx Avenue pavement. *Alignment should be provided per the Development Agreement with the City of Webster City in the Site Plan. No further action is required for the Preliminary Plat.*
5. (New Comment that replaces previous Comments #13-15) Sheet C-2: Revise water main easements (and associated pipe), electrical easements, and Public Utility Easements to avoid overlap.
6. *Development agreement and/or final plat approval needs to convey access rights to the City for installation and future maintenance of water main and electrical systems. The 15' wide water main easement isn't wide enough without utilizing the private streets for access.*

7. (Previously #17) All Sheets: Label street names for all streets, public and private, on all sheets. *Not Provided.*
8. (Previously #21) Sheet C-3: Revise sidewalk layout along public streets. Section 44-234 requires that sidewalks be constructed along both sides of the public street, parallel to the Right of Way, and located 10' from the back of the proposed curb. This includes extending the sidewalk in Lot B to Wall Street. *Sidewalk not provided along Lynx Avenue.*
9. Sheet C-2: Revise preliminary plat to show ingress/egress easement from existing Locust Street to the west property line along the northern east-west street. *This will allow for future public streets to be connected.*
10. Following finalization of the storm sewer outlet location, storm sewer layout may need revised on the site plan. *No further action is required at this time.*
11. Sheet C-2: There appears to be a PUE missing for electrical service and streetlights around the Lot 1 label.
12. Sheet C-2: Label Lot A to correspond with notes provided on cover sheet.
13. Sheet C-3: It appears that the public storm sewer along Lynx Avenue connects to the private storm sewer along the entrance. *Provide clarification if this is the intent.*

NOTE:

Review of the preliminary plat by Snyder & Associates, Inc. as the City Engineer is for general conformance with Webster City's Subdivision Ordinance and SUDAS only. The developer's engineer is solely responsible for their design and ensuring its full compliance with all applicable code requirements and permits.



MEMORANDUM

TO: City Manager
Mayor and City Council

FROM: Karla Wetzler

DATE: November 10, 2020

RE: Wilson Estates Planned Residential Unit Development

SUMMARY: Kading Properties, Urbandale, Iowa, has requested that the City approve their proposed Planned Residential Unit Development on Wall Street.

PREVIOUS COUNCIL ACTION: On October 19, 2020, the City Council referred this request to the Planning and Zoning Commission for their study and recommendation.

BACKGROUND/DISCUSSION: A Planned Residential Unit Development is a special type of development in which the proposed land uses, transportation elements, building densities, arrangements and types are set out in a unified plan. This provides the developer flexibility for planned multi-faceted developments that conform with the intent of the City's Comprehensive Plan.

Kading Properties is doing their due diligence before purchasing approximately 27 acres on Wall Street. They have gone through the rezoning process with the City to originally accommodate two 6-plexes they had in their proposal which have now been reduced to two 3-plexes. The other dwelling units will include single family and duplexes. There will be a total of 188 units... rental only. With regards to infrastructure, all will remain private except for the water main, valves, and fire hydrants, the electric servicing this addition, and the portion of Lynx Avenue they will be completing. They will be requesting TIF for this infrastructure as it will become public and dedicated to the City. They cannot request TIF for any private infrastructure.

The Planning and Zoning Commission held their public hearing on this proposal November 9, 2020. Their recommendations, comments and/or concerns included the following:

1. They recommended, along with City staff, that the storm sewer discharge location be to the south of the development, under Wall Street, south to Brewer Creek so as not to add to the amount of water being taken in the waterway between the City lot and the Jaycox property on Wall Street, which then flows through the 2 ponds belonging to the property owners at 1300 Wall Street (Weldon's) and 2109 Beach Street (Tasler's). Property owners have also expressed concern. This could become a huge financial issue to the City in the future if it is allowed to go the way the developer suggests. Monies could have to be spent on pond repairs, Beach Street repairs, etc., if the volume of water coming to them is significant.
2. Ownership of developer's half of Wall Street shall be given in fee simple to the City of Webster City.
3. The completion of Lynx Avenue shall be dedicated to the City of Webster City.

4. Land shall be reserved on the north of developer's property for the extension of a possible street (put in by the City in the future) connecting Locust Street to the subdivision. Land shall be at no cost to the City.

FINANCIAL IMPLICATIONS: None at this time; however, a future development agreement would indicate all financial implications.

RECOMMENDATION: Recommend that the City Council approve the planned residential unit development per the Planning and Zoning Commission's 4 recommendations.

ALTERNATIVES: Deny the planned residential unit development or add stipulations which the developer may have to address and, in doing so, may decide to withdraw their plans for Webster City.

CITY MANAGER COMMENTS: I concur with the recommendation of the Planning Director regarding this step in the process. Before the approval process for this proposed project is complete, I suggest significant attention is given to the potential impacts of the sanitary sewer connection and storm sewer connection details.



RESOLUTION NO. 2020 - _____

**APPROVING PLANNED RESIDENTIAL UNITS IN
ACCORDANCE WITH MUNICIPAL CODE CHAPTER 50**

WHEREAS, Kading Properties, Urbandale, Iowa, has submitted a plan for planned residential units in accordance with Municipal Code Chapter 50 for the use and development of residential purposes on a track of land as herein described:

Parcel Letter "K" as recorded in Document 2017 389, Slide 57A, Page 12 of the Hamilton County, Iowa, Recorder's Office, located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section Two, Township 88 North, Range 26, West of the 5th P.M., Webster City, Hamilton County, Iowa, except Parcel "A" of Parcel Letter "K", as recorded in Document 2018 66, Slide 57A, Page 16 of the Hamilton County, Iowa, Recorder's Office, Webster City, Hamilton County, Iowa;

and,

WHEREAS, at the October 19, 2020, City Council meeting, the City Council referred the submitted planned residential unit project to the Planning and Zoning Commission for Public Hearing and recommendation; and,

WHEREAS, after required notice, said Public Hearing was held on November 9, 2020, at 6:05 p.m. The Planning and Zoning Commission voted to recommend approval of the planned residential unit development subject to recommendations, comments and concerns set out in their report and minutes of their meeting on November 9, 2020; and,

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Webster City, Iowa, that the City Council herein approves the planned residential unit development on Wall Street as submitted by Kading Properties, Urbandale, Iowa, **subject** to the following recommendations of the Planning and Zoning Commission:

1. Storm sewer discharge location shall be to the south to Brewer Creek so as not to add to the amount of water being taken in the waterway between the City lot and the Jaycox property on Wall Street, which then flows through the 2 ponds belonging to the property owners at 1300 Wall Street (Weldon's) and 2109 Beach Street (Tasler's).

2. Ownership of developer's half of Wall Street shall be given in fee simple to the City of Webster City.
3. The completion of Lynx Avenue shall be dedicated to the City of Webster City.
4. Land shall be reserved on the north for the extension of a possible street (put in by the City in the future) connecting Locust Street to the subdivision. Land shall be at no cost to the City.

Passed and adopted by the City Council of the City of Webster City this 16th day of November, 2020.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

Sec. 50-188. Off-street loading required.

There shall be provided at the time any building is erected or structurally altered in any C or M district (except as otherwise provided in this division) one off-street loading space for the first 10,000 square feet of gross floor area plus one additional space for each 20,000 feet or any part thereof of additional square feet of gross floor area.

(Code 1996, § 123.19)

Secs. 50-189—50-214. Reserved.

DIVISION 3. PLANNED RESIDENTIAL UNITS**Sec. 50-215. Planned residential units authorized; conditions.**

The owner of any tract of land containing two or more acres may submit to the council a plan for the use and development of all of the tract of land for residential and accessory purposes. Such plan shall be referred to the city planning commission for study, report and public hearing. After public hearing, the same shall be submitted to the council for consideration and action. The approval and recommendations of the commission shall be accompanied by a report stating the reasons for approval of the plans and specific evidence and facts showing that the proposed planned residential unit meets the following conditions:

- (1) That the property adjacent to the area included in the plan will not be adversely affected, and to this end the commission may provide, in the absence of an appropriate physical barrier, that uses of least intensity or a buffer of open space or screening be arranged along the borders of the project.
- (2) That the plan is consistent with the interest and purposes of this division to promote public health, safety, morals and general welfare.
- (3) That the building shall be used for only one-family dwellings, two-family dwellings, multifamily dwellings and the usual accessory buildings and uses such as garages, storage space or community activities, including churches and including limited commercial activities such as laundry facilities that primarily serve the residents of the complex.
- (4) That the average lot area per family, exclusive of the area occupied by public streets, shall not be less than the lot area per family required in the district in which the property is located.
- (5) That sufficient area is reserved for recreational facilities.

(Code 1996, § 123.20)

Sec. 50-216. Approval of planned residential units.

If the council approves the plan, building permits and certificates of occupancy may be issued, although the use of the land and the location of the buildings to be erected on the land, the yards and open spaces contemplated by the plan do not conform in all respects to the regulations of the district in which it is located. In event of any variation in the plan, as approved by the council, the zoning administrative officer shall deny the permit and the applicant for such permit may revise or amend his plan and resubmit the same to the council for approval as an original plan.

(Code 1996, § 123.21)

Secs. 50-217—50-240. Reserved.

DIVISION 4. FLOODPLAIN AREAS**Sec. 50-241. Purpose.**

It is the purpose of this division to protect and preserve the rights, privileges and property of the city and its residents and to preserve and improve the peace, safety, health, welfare, and comfort and convenience of its residents by minimizing those flood losses described in section 50-242(b)(1) of this division with provisions designed to:

- (1) Reserve sufficient floodplain area for the conveyance of flood flows so that flood heights and velocities will not be increased substantially.
- (2) Restrict or prohibit uses which are dangerous to health, safety or property in times of flood or which cause excessive increases in flood heights or velocities.
- (3) Require that uses vulnerable to floods, including public facilities which serve such uses, be protected against flood damage at the time of initial construction or substantial improvement.
- (4) Protect individuals from buying lands which may not be suited for intended purposes because of flood hazard.
- (5) Assure that eligibility is maintained for property owners in the community to purchase flood insurance through the National Flood Insurance Program.

(Ord. No. 2019-1830, § 1, 9-16-2019)

Sec. 50-242. Statutory authority, findings of fact.

(a) The Legislature of the State of Iowa has in Chapter 414, Code of Iowa, as amended, delegated the power to cities to enact zoning regulations to secure safety from flood and to promote health and the general welfare.

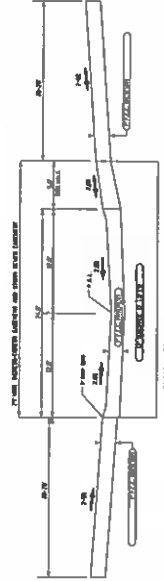
WILSON ESTATES
PLANNED RESIDENTIAL UNITS
WEBSTER CITY

HAMILTON COUNTY, IOWA
PROJECT NO. 20008

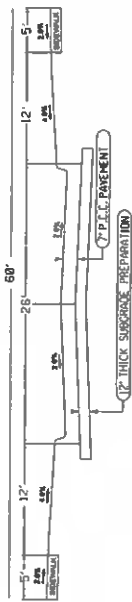
PAGE NO.	DESCRIPTION
1-1.	TITLE PAGE & GENERAL NOTES
PUD-1,	MASTER PLAN
B 3.	CONCEPTUAL BUILDING EXTERIOR DESIGN
B-2.	AND 3D - BRADFORD, VILLAS AND HUTTON
	CONCEPTUAL BUILDING EXTERIOR DESIGN
	AND 3D BRADFORD 3-PLCE AND CRAFTSMAN

1. LOT 1 TO BE DEDICATED TO VETERANS CITY AS PUBLIC HIGHWAY.
2. LOT 2 TO BE INCLUDED IN A HOMEOWNERS COOPERATIVE RESERVE.
3. PARCEL "A" OF PARCELS "A" WAS PREVIOUSLY DEDICATED TO VETERANS CITY.
4. PARCELS "B" AND "C" TO BE DEDICATED TO VETERANS CITY.
5. LOT AREA - 26.75 ACRES
6. NO PUBLIC LARGES TO BE DEDICATED OTHER THAN FOR STUDENTS.
7. PARCELS "D" AND "E" TO BE DEDICATED TO VETERANS CITY.
8. PARCELS "F" AND "G" TO BE DEDICATED TO VETERANS CITY.
9. PARCELS "H" AND "I" TO BE DEDICATED TO VETERANS CITY.
10. THE AVENUE SHALL BE CONSTRUCTED BY THE DEVELOPER AND DEDICATED TO THE CITY.
11. THE STREET SHALL BE CONSTRUCTED BY VETERANS CITY CONSISTENT WITH THE PLANNING.
12. ALL EXISTING STRUCTURES SHALL BE CONSIDERED PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER/COOPERATIVE ASSOCIATION.

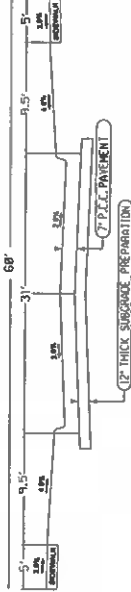
CROSS SECTION PRIVATE STREET. PEACEFUL TRAIL. CONTENT COURT.
CHEERFUL LANE. WILSON LANE. HAPPY TRAIL. BRILLIANT LANE.



GROUP ACTION PRIVATE STREET WENT HEAVY LAMP AND T111 IS 94411



CROSS SECTION PUBLIC STREET LYMT AVENUE



1. ANY PLANNED RESUBMITTAL USING WATER MAIN OR MAJOR SEWERAGE SHALL BE SUBMITTED TO THE PLANNING AND ZONING COMMISSION FOR REVIEW AND APPROVAL.
2. LOT SHALL NOT INCLUDE DRILLINGS WITH A MAXIMUM DEPTH OF 40 UNITS PER ACRE
3. LOT SHALL NOT INCLUDE PROPERTY COVERED UNDER THE RECORDS COMMISSION ACT
4. HORIZONTAL PROPERTY RECORD DOCUMENTS.
5. THE DEVELOPER SHALL PROVIDE A MINIMUM OF 75 PERCENT GREEN SPACE OR A MAXIMUM OF 75 PERCENT IMPERVIOUS AREA.
6. LOT SHALL NOT EXCEED 10 BUILDING UNITS PER ACRE.
7. THE MAXIMUM BUILDING STRUCTURE DISTANCES FROM PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTY FOR LOT 1 SHALL BE AS FOLLOWS:

- FROM TARD SETBACK 20'
 - SIDE YARD SETBACK 8'
- BUILDING SETBACK FROM SIDE-OR-YARD SETBACK - 75 FEET
BUILDING SETBACK FROM EDGE OF PRIVATE DRIVE - 10 FEET
5. A minimum of two parking spaces per unit shall be required with an additional 10 spaces reserved for overflow or visitor parking.
 6. Signs will be to be permanent signs.
 7. The attached building elevations are intended to portray the architectural character and use of the complementary building materials. Actual building plans will be submitted by the applicant.
 8. All lap siding shall be cementitious wood or engineered wood with a minimum of a 50 year warranty.
 9. All exterior units shall have architectural type asphalt shingles.
 10. The maximum height of the facade sided with lap siding shall include a maximum of 10 feet.
 11. Stone or brick facades facing the traveled way shall cover a minimum of 75 percent of the building's exterior facade and door areas.
 12. The building's exterior finish shall be in accordance with architectural type asphalt shingles.
 13. The building's exterior finish shall be in accordance with architectural type asphalt shingles.
 14. An experienced quality control supervisor will be onsite to ensure the construction will conform to the specifications in the masterplan and current best standard practices.
 15. The building's exterior finish shall be low glare cut-off type features, located on the garage side of each unit.

PHASE 1 LYNX AVENUE (PUBLIC) WILSON LANE (PRIVATE),
CHERPOUL LANE (PRIVATE), HAPPY TRAIL (PRIVATE),
BRILLIANT LANE (PRIVATE) AND BRIGHT LANE (PRIVATE)

PHASE 2 PEACEFUL TRAIL (PRIVATE) AND CONTENT COURT (PRIVATE)

PHASE 3 WEST HEART LANE (PRIVATE) AND TULIP TRAIL (PRIVATE)

P.U.D. MASTER PLAN	<input type="checkbox"/>	APPROVED	<input type="checkbox"/>	APPROVED WITH CONDITION
APPROVED BY THE WEBSIDE CITY COUNCIL				
CITY ADMINISTRATOR				DATE

PARCEL LETTER "A", AS RECORDED IN DOCUMENT 2017 J99 SLOC 57A PAGE 12 OF THE HAMILTON COUNTY, IOWA, RECORDERS OFFICE, LOCATED IN THE SE 1/4 OF SECTION 2, TOWNSHIP 88 NORTH, RANGE 78 WEST OF THE 5TH P.M., WEBSTER CITY, IOWA, EXCEPT PARCEL "A" OF PARCEL LETTER "A" AS RECORDED IN DOCUMENT 2018 46 SLOC 57A PAGE 16 OF THE HAMILTON COUNTY, IOWA, RECORDERS OFFICE, WEBSTER CITY, IOWA.

[illegible]

IOWA
ONE CALL
1-800-292-8989

BOILING CLASSIFICATION:
R-3 OVER FOUR-UNIT
MULTIPLE FAMILY DWELLING DISTRICT

MEASURING DISTANCE
FT-20'
ST-25'
ST-6'

ACRES	
LOT 1	25.721
LOT 2	0.988
TOTAL	26.709

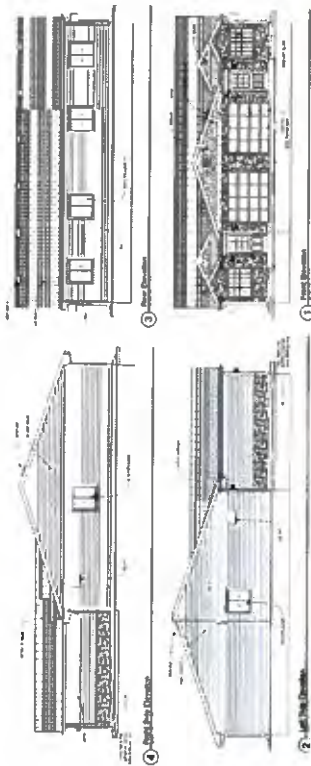
8867

VICINITY SKETCH
NOT TO SCALE

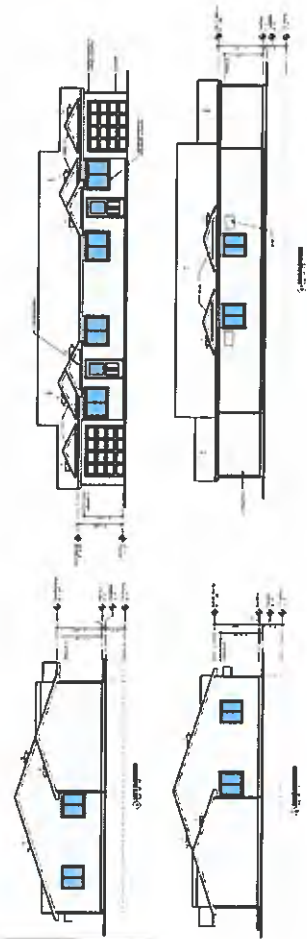


Member #	0010
Name - Print or Type	MARIE LEE
License Number	10587
Expiry Date	31 December 2008
Project or Activity Details by the member	ENTRUS ACT

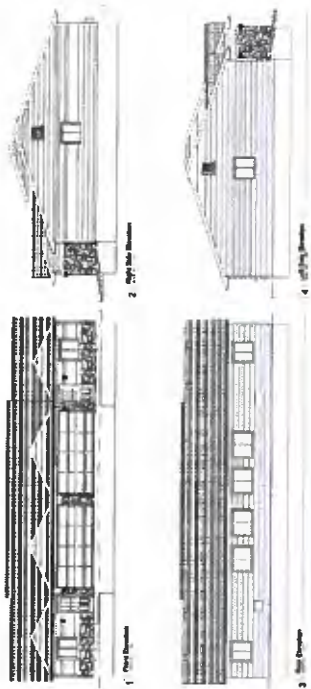
VILLA ELEVATIONS



HUTTON ELEVATIONS



BRADFORD ELEVATIONS



REVISION	DATE
DATE PLOTTED	04-08-2020
DATE PRINTED	04-08-2020
DATE COMPLETED	04-08-2020
DATE	2020 01

WILSON ESTATES
PLANNED RESIDENTIAL UNITS
WEBSTER CITY, HAMILTON COUNTY, IOWA

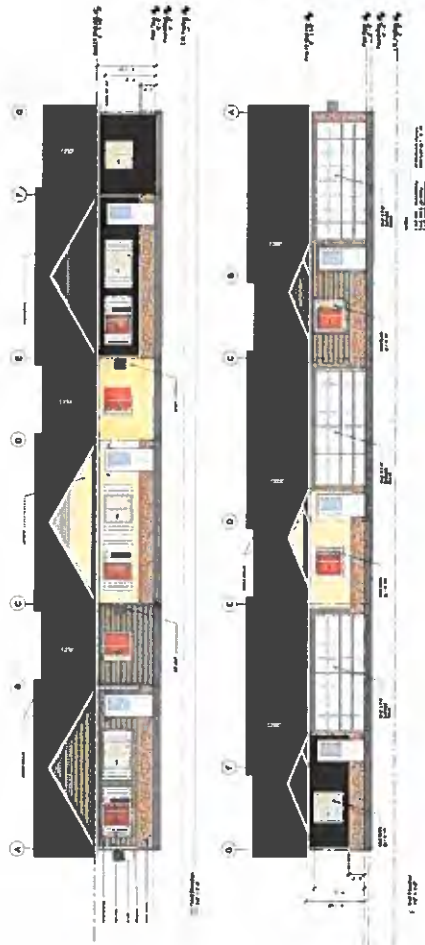
CHAMBERLIN
CONSULTANT ENGINEERS
1000 S.W. 1st Ave. Suite 200
Hialeah, FL 33010
TEL: 305-555-1107
FAX: 305-555-1107
WWW.CHAMBERLIN-ENGINEERS.COM

BRADY VILLAS
CONCEPTUAL
BUILDING
EXTERIOR
BRADFORD
VILLAS
& HUTTON

PROJECT NO.	20008
DATE	11/20/2019
REV	01
DATE	20008
SHEET	B-1

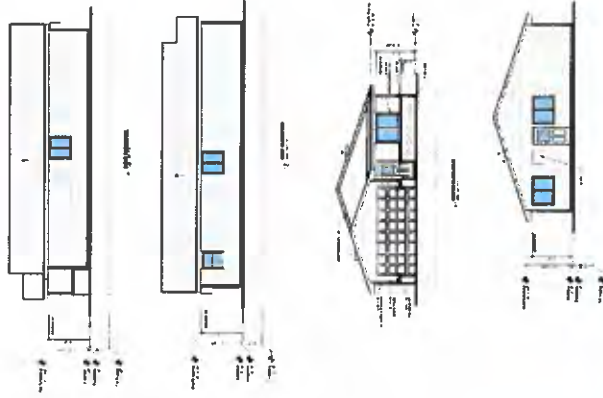
BRADFORD - 3 PLEX

ELEVATIONS



CRAFTSMAN

ELEVATIONS



DESIGN: BRADFORD
DATE: 04-01-2020
PROJECT: BRADFORD
SHEET: 01 OF 01
2020-01

WILSON ESTATES
PLANNED RESIDENTIAL UNITS
WEBSTER CITY, HAMILTON COUNTY, IOWA

CHAMBERLIN
CONSULTING ENGINEERS
1000 East Tenth Ave. S.W.C.
DESIGN: 04-01-2020
PROJECT: 04-01-2020
SHEET: 01 OF 01

BRADFORD
CONCEPTUAL
BUILDING
EXTERIOR
BRADFORD
3 PLEX &
CRAFTSMAN

DATE: 04-01-2020
SHEET: 01 OF 01
PROJECT: 04-01-2020
SHEET: 01 OF 01
2020-01
B-2



MEMO

TO: D. Jeffrey Sheridan, City Manager
Mayor and City Council

FROM: Planning Director

DATE: November 12, 2020

RE: Approval of Preliminary Plat of Wilson Estates, Webster City, Iowa

SUMMARY: The engineering firm of Lee & Chamberlin Consultant Engineers. submitted on behalf of the developer, Kading Properties, Urbandale, Iowa, the Preliminary Plat of Wilson Estates. See attached plat.

PREVIOUS COUNCIL ACTION: N/A

BACKGROUND/DISCUSSION: At the November 16, 2020, City Council meeting, the City Council will decide whether or not they will first approve the plan for the Planned Residential Units development on approximately 27 acres on Wall Street. The Planning and Zoning Commission has submitted their recommendations to the City Council.

Now, they will have to decide whether or not to approve the Preliminary Plat. The Planning and Zoning Commission held a meeting on November 9, 2020, and tentatively approved the Preliminary Plat for this development subject to all revisions listed in a memorandum dated November 9, 2020, from John Haldeman, Snyder and Associates, engineer for the City of Webster City, being completed. See attached memorandum.

The plat was sent out and reviewed by staff and utility companies prior to the P&Z review.

FINANCIAL IMPLICATIONS: N/A

RECOMMENDATION: Via attached resolution, give “tentative” approval to the Preliminary Plat of Wilson Estates in Webster City, Iowa, subject to the recommendations of the P&Z Commission. Also, said tentative approval should be contingent upon the City Council approving the Planned Residential Units Development (PUD) per P&Z recommendations knowing these issues will be satisfactorily resolved.

ALTERNATIVES: If not approved, further objections must be put in writing and returned to the Planning and Zoning Commission for further review.

CITY MANAGER COMMENTS: I concur with moving forward with this step, however some issues as identified by staff remain.

RESOLUTION NO. 2020 - ____

**ACCEPTING AND APPROVING THE PRELIMINARY PLAT
OF WILSON ESTATES, WEBSTER CITY, IOWA.**

WHEREAS, Kading Properties, Urbandale, Iowa, has filed a Preliminary Plat of Wilson Estates, Webster City, Iowa, on November 5, 2020, said plat being of the following described real estate, to-wit:

Parcel Letter "K" as recorded in Document 2017 389, Slide 57A, Page 12 of the Hamilton County, Iowa, Recorder's Office, located in the SW ¼ of the SE ¼ of Section Two, Township 88 North, Range 26, West of the 5th P.M., Webster City, Hamilton County, Iowa, except Parcel "A" of Parcel Letter "K", as recorded in Document 2018 66, Slide 57A, Page 16 of the Hamilton County, Iowa, Recorder's Office, Webster City, Hamilton County, Iowa;

WHEREAS, said preliminary plat has heretofore been presented to the City Planning & Zoning Commission on November 9, 2020, and recommended for tentative approval by the City Planning & Zoning Commission contingent upon recommendations by the City Engineer being made.

WHEREAS, said plat appears to be in proper form and said plat should be tentatively approved contingent upon the City Council approving the Planned Residential Units Development.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Webster City, Iowa, that the Preliminary Plat of Wilson Estates, Webster City, Iowa, is hereby tentatively approved.

Passed and adopted this 16th day of November, 2020.

CITY OF WEBSTER CITY, IOWA

(seal)

John Hawkins, Mayor

ATTEST:

Karyl Bonjour, City Clerk

Memorandum

To: Karla Wetzler

Date: November 9, 2020

From: John Haldeman, P.E.

CC:

RE: Preliminary Plat Review #3

Please note that this submittal only reviewed required elements of the Preliminary Plat for general conformance to the Webster City Subdivision Ordinance. Construction details were not reviewed with this submittal, and will be during review of the construction drawings. Construction details shall not be considered approved until the construction drawings are approved by the City Council.

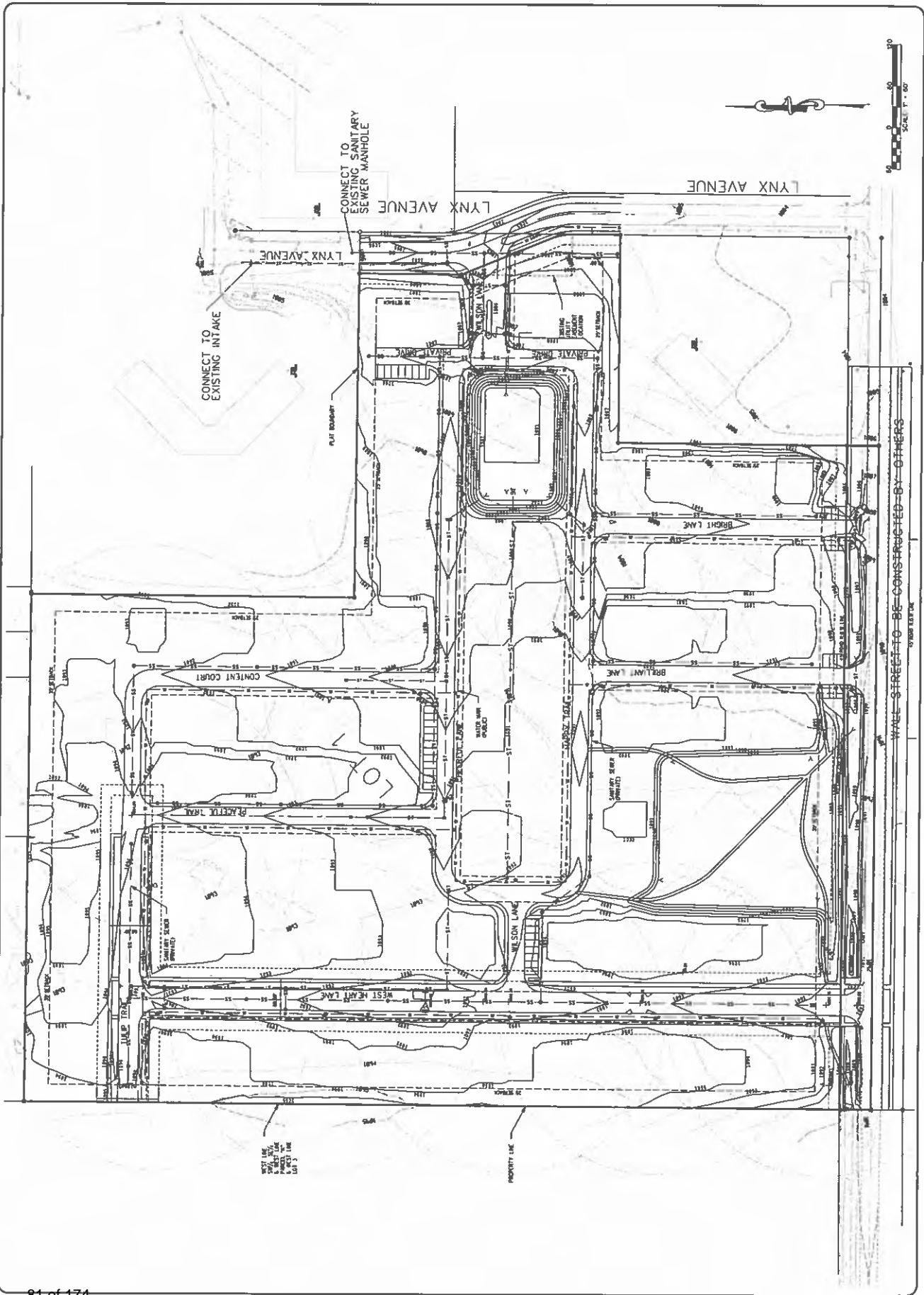
Plat Review Comments:

1. (Previously #6) All Sheets: If cluster mailboxes are being used, then show location of cluster mailboxes and provide documentation of location approval by USPS and the City. *No cluster mailboxes shown. It is our understanding the post office will require these.*
2. (Previously #7) Sheet C-3: Provide Minimum Opening Elevations (MOE) on buildings adjacent to detention facilities. *Not Provided. We recommend including MOE's so builders and homeowners are aware of this.*
3. (Previously #11) Sheet C-1: Indicate where parkland areas are proposed on the development site. *It is our understanding parkland is required in a PUD. P&Z and City Council may request for approval.*
4. (Previously #12) Extend the sanitary sewer along Lynx Avenue north to the connection to existing Lynx Avenue pavement. *Alignment should be provided per the Development Agreement with the City of Webster City in the Site Plan. No further action is required for the Preliminary Plat.*
5. (New Comment that replaces previous Comments #13-15) Sheet C-2: *Revise water main easements (and associated pipe), electrical easements, and Public Utility Easements to avoid overlap.*
6. *Development agreement and/or final plat approval needs to convey access rights to the City for installation and future maintenance of water main and electrical systems. The 15' wide water main easement isn't wide enough without utilizing the private streets for access.*

7. **(Previously #17) All Sheets: Label street names for all streets, public and private, on all sheets. *Not Provided.***
8. **(Previously #21) Sheet C-3: Revise sidewalk layout along public streets. Section 44-234 requires that sidewalks be constructed along both sides of the public street, parallel to the Right of Way, and located 10' from the back of the proposed curb. This includes extending the sidewalk in Lot B to Wall Street. *Sidewalk not provided along Lynx Avenue.***
9. **Sheet C-2: Revise preliminary plat to show ingress/egress easement from existing Locust Street to the west property line along the northern east-west street. This will allow for future public streets to be connected.**
10. **Following finalization of the storm sewer outlet location, storm sewer layout may need revised on the site plan. No further action is required at this time.**
11. **Sheet C-2: There appears to be a PUE missing for electrical service and streetlights around the Lot 1 label.**
12. **Sheet C-2: Label Lot A to correspond with notes provided on cover sheet.**
13. **Sheet C-3: It appears that the public storm sewer along Lynx Avenue connects to the private storm sewer along the entrance. Provide clarification if this is the intent.**

NOTE:

Review of the preliminary plat by Snyder & Associates, Inc. as the City Engineer is for general conformance with Webster City's Subdivision Ordinance and SUDAS only. The developer's engineer is solely responsible for their design and ensuring its full compliance with all applicable code requirements and permits.



HAMILTON COUNTY, IOWA
PROJECT NO. 20008

NOTES

1. ALL BEARINGS ARE THE RESULT OF GPS OBSERVATIONS.
USING KANSAS 109A STATE PLATE NORTH ZONE.
2. PROPOSED SUBDIVISION IS NOT LOCATED IN THE
PLACEDPLAIN.

ACRES	
TOTAL	
LOT 1	25.721
LOT 2A	0.988
	26.709

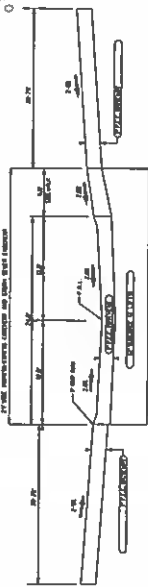
OTHER
WILLIAMS, MARILYN L.
LIVING TRUST & ESTATE
2400 KANON DR.
WESTPORT CITY, IA 50666

DEVELOPER
KAMIC PROPERTIES
CONTACT: KATHY SUMMY
7000 MARSHON AVENUE
VIRAMONTE, IOWA 50522

ENGINEER
LEE CHANDLER
CONSULTANT ENGINEERS
10430 WEST YORK AVE, STE C
DEARBORN, MI 48022-3773
Tele: (313) 699-4100

NOTES

1. LOT "A" TO BE DEDICATED TO WEBSTER CITY AS "PUBLIC RIGHT-OF-WAY"
2. LOT TO BE INCLUDED IN A HORIZONTAL CONDOMINIUM REGIME
3. PARCEL "A" OF PARCEL "K" WAS PREVIOUSLY DEEDED TO WEBSTER CITY
4. TOTAL NUMBER OF LOTS-1
5. LOT AREA - 25.721 ACRES
6. NO PUBLIC LANDS TO BE DEDICATED OTHER THAN FOR STREETS



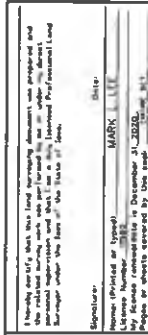
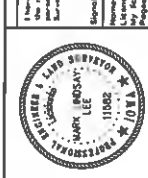
TYPICAL PRIVATE DRIVE CROSS SECTION
 2" P.C.C. NORMAL CROTH PAVING SETBACK



CROSS SECTION PUBLIC STREET LYNX AVENUE



12" THICK SUBGRADE PREPARATION



VICINITY SKETCH
NOT TO SCALE

[illegible][illegible]

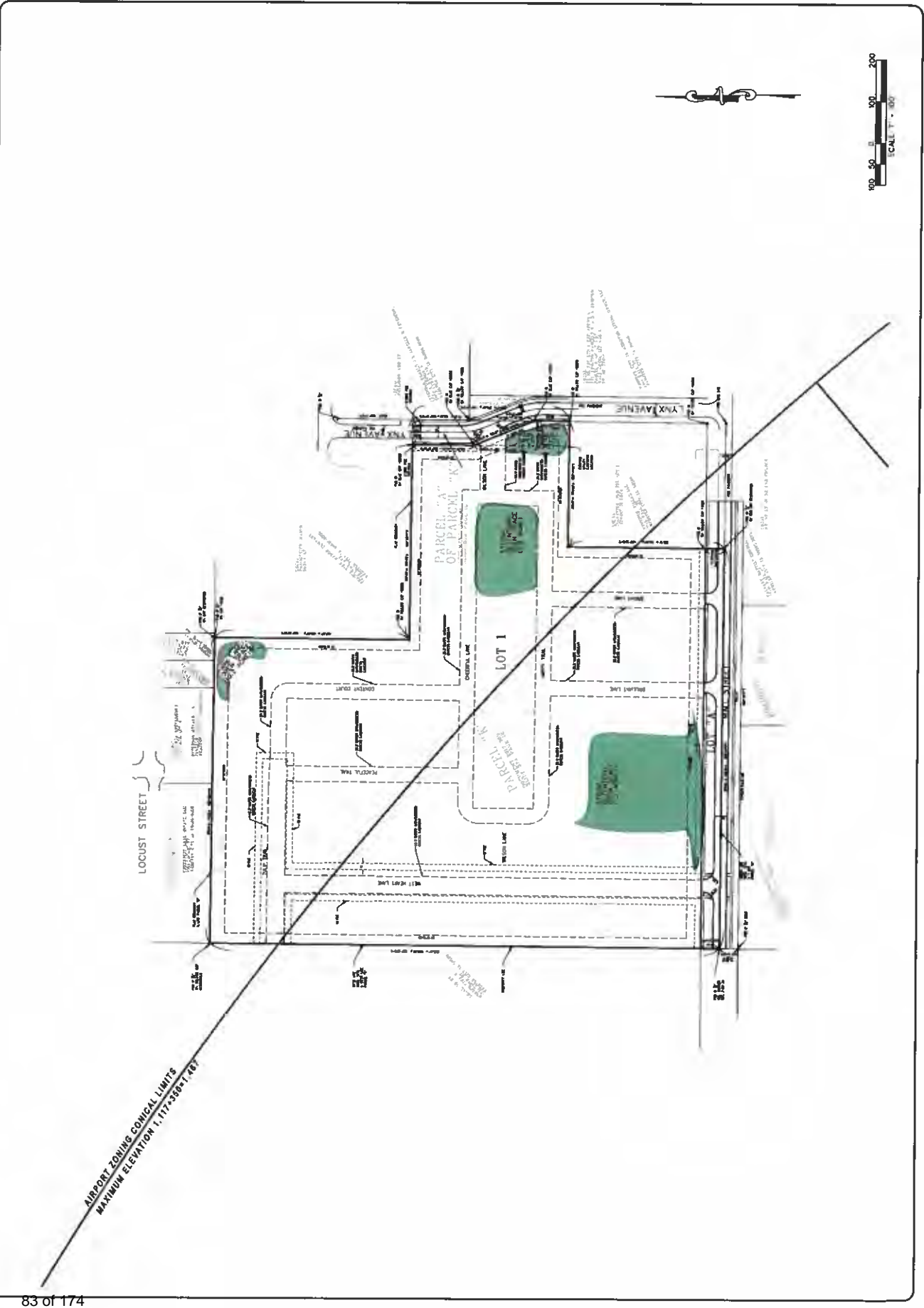
PROJECT: 200008
 DATE: 01-11-20
 PREPARED BY: J. L. LAMBERT
 CHECKED BY: J. L. LAMBERT
 SCALE: 1" = 100'
 SHEET: 01
 2020

WILSON ESTATES PRELIMINARY PLAT WEBSTER CITY, HAMILTON COUNTY, IOWA

CHAMBERLIN
 CONSULTING ENGINEERS
 10000 1st Ave. S.W.
 WEBSTER CITY, IOWA 52253
 TEL: 562-1111 FAX: 562-1112
 EMAIL: info@chamberlin-engineers.com

DRAWING TITLE:
 PRELIMINARY
 PLAT
 OVERALL
 LAYOUT

SHEET NO.:
 200008
 SHEET: 01
 02





MEMO

TO: D. Jeffrey Sheridan, City Manager
Mayor and City Council

FROM: Planning Director

DATE: November 10, 2020

RE: Minor Subdivision Plat of Studmill Addition to Hamilton County, Iowa

SUMMARY: The Minor Subdivision Plat of Studmill Addition was submitted by Alison Studer in October. The Planning & Zoning Commission recommended approval of said plat at their November 9, 2020, meeting.

PREVIOUS COUNCIL ACTION: The Council has approved many minor subdivisions in the past. This is necessary before the plat can be recorded at the Courthouse.

BACKGROUND/DISCUSSION: Studmill Addition is located on 210th Street north of the City corporate limits. It contains approximately 2 acres and will be the location of a new dwelling.

The plat was sent out for review by all utility companies, City Staff, and the County Engineer. No revisions were necessary. All the accompanying documents required have been prepared and examined by the City Attorney and everything is in order for the City Council to approve said subdivision plat.

FINANCIAL IMPLICATIONS: N/A

RECOMMENDATION: Approve this subdivision via the attached resolution.

ALTERNATIVES: The Council could deny said subdivision meeting the requirements stated in Chapter 44, Section 44-72(1) of the subdivision regulations:

- 1) Disapproval of Plat. In the event that said plat is disapproved by the Council, such disapproval shall be expressed in writing and shall point out wherein said proposed plat is objectionable.

CITY MANAGER COMMENTS: I agree with the recommendation of the Planning Director.

RESOLUTION NO. 2020 - ____

**ACCEPTING AND APPROVING THE MINOR SUBDIVISION
PLAT OF STUDMILL ADDITION, HAMILTON COUNTY, IOWA.**

WHEREAS, the Minor Subdivision Plat of Studmill Addition, Hamilton County, Iowa, was filed on October 2, 2020, said plat being of the following described real estate, to-wit:

A PARCEL OF LAND LOCATED IN THE SW1/4 OF SECTION 29, TOWNSHIP 89 NORTH, RANGE 25 WEST OF THE 5TH P.M., HAMILTON COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE NORTH 89°22'40" EAST 640.00 FEET ON THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 29 TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°22'40" EAST 280.00 FEET ON SAID SOUTH LINE; THENCE NORTH 00°37'20" WEST 190.00 FEET; THENCE NORTH 22°47'18" WEST 145.77 FEET; THENCE SOUTH 89°22'40" WEST 225.00 FEET; THENCE SOUTH 00°37'20" EAST 325.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES, INCLUSIVE OF A PUBLIC ROADWAY EASEMENT OF 0.32 ACRES AND IS SUBJECT TO ANY AND ALL OTHER EASEMENTS, BE THEY OF RECORD OR NOT.

FOR THE PURPOSE OF THIS SURVEY THE SOUTH LINE OF THE SAID SW1/4 WAS ASSUMED TO BEAR NORTH 89°22'40" EAST.

WHEREAS, said Plat has heretofore been presented to the City Planning & Zoning Commission and recommended for approval by the City Planning & Zoning Commission on November 9, 2020.

WHEREAS, said plat appears to be in proper form and said plat should be approved.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Webster City, Iowa, that the Minor Subdivision Plat of Studmill Addition, Hamilton County, Iowa, is hereby approved.

Passed and adopted this _____ day of _____, 2020.

CITY OF WEBSTER CITY, IOWA

(SEAL)

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

**MINOR SUBDIVISION PLAT OF STUDMILL
ADDITION, HAMILTON COUNTY, IOWA**

PREPARED BY AND
RETURN TO:

SCHLOTFELDT ENGINEERING INC.
PO BOX 220
WEBSTER CITY, IOWA 50595
515 832 2471

SURVEYOR:

DAVID L. WILBERDING P.L.S.
REGISTRATION # 10315

PROPRIETOR:

KURT J. MILLER TRUST AGREEMENT OF 2013
JEAN M. MILLER TRUST AGREEMENT OF 2013

SURVEY REQUESTED BY:

ALISON STUDER

LOCATION:

SW1/4 SECTION 29-89-25
HAMILTON COUNTY, IOWA

SHEET INDEX

SHEET 1 - PLAT
SHEET 2 - LEGAL DESCRIPTION, SEAL, NOTES
SHEET 3 - CERTIFICATES, LOCATION MAP

LEGEND

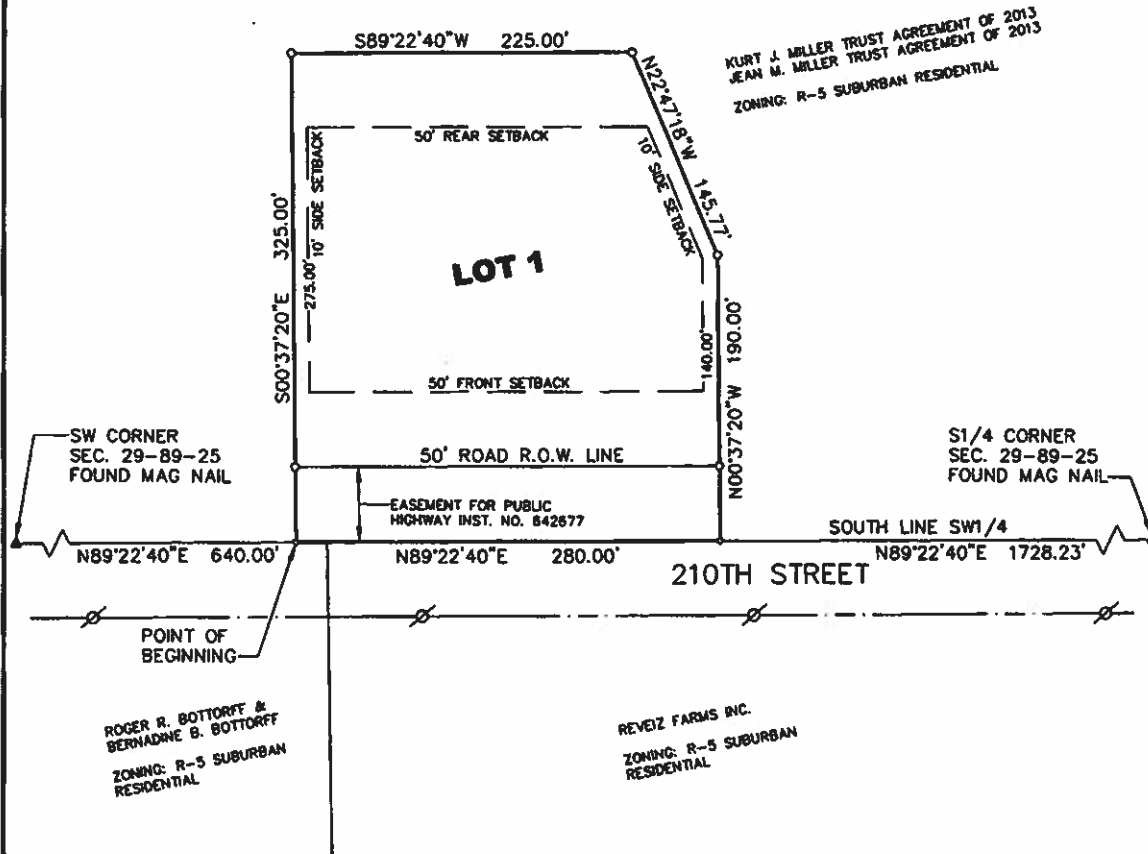
SETBACK LINE

OVERHEAD ELECTRIC

POWER POLE

ACREAGE BREAKDOWN

2.00 ACRES TOTAL
0.32 ACRES ROAD
1.68 ACRES TAXABLE



SURVEY DATE: SEPTEMBER 16, 2020

SCALE: 1" = 100'

CORNERS FOUND: ▲ GOVERNMENT SECTION

CORNERS AS NOTED

CORNERS SET: ○ 5/8"x24" BLUE CAPPED IRON

REROD WITH #10315 ○ MAG. NAIL

1320.00' = MEASURED DISTANCE

(1320.00') = PLAT OR DEED DISTANCE

FILE: HAMCO20 MILLER 29-89-25

0' 50' 100' 200'

SHEET 1 OF 3

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SW1/4 OF SECTION 29, TOWNSHIP 89 NORTH, RANGE 25 WEST OF THE 5TH P.M., HAMILTON COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE NORTH 89°22'40" EAST 640.00 FEET ON THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 29 TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°22'40" EAST 280.00 FEET ON SAID SOUTH LINE; THENCE NORTH 00°37'20" WEST 190.00 FEET; THENCE NORTH 22°47'18" WEST 145.77 FEET; THENCE SOUTH 89°22'40" WEST 225.00 FEET; THENCE SOUTH 00°37'20" EAST 325.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES, INCLUSIVE OF A PUBLIC ROADWAY EASEMENT OF 0.32 ACRES AND IS SUBJECT TO ANY AND ALL OTHER EASEMENTS, BE THEY OF RECORD OR NOT.

FOR THE PURPOSE OF THIS SURVEY THE SOUTH LINE OF THE SAID SW1/4 WAS ASSUMED TO BEAR NORTH 89°22'40" EAST.

SURVEYOR'S CERTIFICATE

I, DAVID L. WILBERDING, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 10315, DO HEREBY CERTIFY THAT THIS PLAT KNOWN AS "STUDMILL ADDITION", A MINOR SUBDIVISION TO HAMILTON COUNTY, IOWA, IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE SAME IS LOCATED UPON AND COMPRISES THE WHOLE OF THE DESCRIBED PROPERTY. I DO HEREBY CERTIFY THAT THERE ARE CONTAINED IN SAID DESCRIPTION THE LOTS AS DESCRIBED IN THE SUBDIVISION PLATTED; THAT THE LOTS ARE OF THE DIMENSIONS, NUMBERS, NAMES, AND LOCATIONS AS SHOWN ON SAID PLAT, AND THAT IRON STAKES ARE DRIVEN AT EACH CORNER OF EVERY LOT OF SAID SUBDIVISION.

DATED: October 22nd, 2020

David L. Wilberding
DAVID L. WILBERDING IOWA 10315



MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
NUMBER OF PAGES COVERED BY THIS CERTIFICATE = 3

NOTES

OWNER & DEVELOPER: KURT J. MILLER TRUST AGREEMENT OF 2013
JEAN M. MILLER TRUST AGREEMENT OF 2013
2636 BRIGGS WOOD ROAD
WEBSTER CITY, IA 50595

TOTAL ACRES: 2.00
TOTAL NUMBER OF LOTS: 1
MINIMUM LOT SIZE: 2.00 ACRES
AVERAGE LOT SIZE: 2.00 ACRES
MAXIMUM LOT SIZE: 2.00 ACRES

SURVEYOR: DAVID L. WILBERDING P.L.S. #10315
SCHLOTFELDT ENGINEERING, INC.

ZONING: R-5 SUBURBAN RESIDENTIAL

MINIMUM SETBACK REQUIREMENTS:
FRONT: 50 FEET
REAR: 50 FEET
SIDES: 10 FEET

FLOOD ZONE:
BY GRAPHIC PLOTTING ONLY, AS PER FIRM NUMBER 19079C0155D, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019, PROPERTY IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD.

THIS MINOR SUBDIVISION DOES NOT LIE WITHIN THE AIRPORT CONICAL ZONING LIMITS.

THE ERROR OF CLOSURE OF THE MINOR SUBDIVISION PLAT OF STUDMILL ADDITION DOES MEET OR EXCEED THE REQUIREMENTS OF THE CODE OF IOWA.

THIS MINOR SUBDIVISION IS LOCATED WITHIN ONE MILE OF CITY WATER. THE WATER IS LOCATED APPROXIMATELY 1,700' EAST AT THE INTERSECTION OF NORTH DES MOINES STREET AND 210TH STREET.

THIS MINOR SUBDIVISION IS LOCATED WITHIN ONE MILE OF CITY SANITARY SEWER. THE SANITARY SEWER IS LOCATED APPROXIMATELY 2,200' SOUTHEAST AT THE INTERSECTION OF NORTH DES MOINES STREET AND 212TH STREET.

210TH STREET IS A 24' WIDE ASPHALT ROAD.

NO BUILDING ON PROPERTY.

DATE OF FIELD WORK: SEPTEMBER 16, 2020.

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, STEVEN J. STRUCHEN, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WEBSTER CITY, IOWA, AND I DO FURTHER CERTIFY THAT THE SAID PLANNING AND ZONING COMMISSION DID TAKE UNDER ADVISEMENT THE MINOR SUBDIVISION PLAT OF STUDMILL ADDITION IN HAMILTON COUNTY, IOWA, AND THAT SAID PLANNING AND ZONING COMMISSION DID ON THE _____ DAY OF _____, 2020, APPROVE THE SAME AND DOES FURTHER RECOMMEND TO THE CITY COUNCIL OF THE CITY OF WEBSTER CITY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID SUBDIVISION.

DATED THIS _____ DAY OF _____, 2020.

STEVEN J. STRUCHEN, CHAIRMAN
PLANNING AND ZONING COMMISSION
WEBSTER CITY, IOWA

STATE OF IOWA, HAMILTON COUNTY

ON THIS _____ DAY OF _____, 2020, BEFORE ME, _____ A NOTARY PUBLIC, IN AND FOR THE COUNTY OF HAMILTON, STATE OF IOWA, PERSONALLY APPEARED STEVEN J. STRUCHEN, TO ME KNOWN TO BE THE IDENTICAL PERSON NAMED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC IN AND FOR THE COUNTY OF
HAMILTON, STATE OF IOWA

CERTIFICATE OF CITY CLERK

I, KARYL K. BONJOUR, CITY CLERK OF THE CITY OF WEBSTER CITY, IOWA, DO HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF WEBSTER CITY, IOWA, DID ADOPT A RESOLUTION APPROVING THE MINOR SUBDIVISION PLAT OF STUDMILL ADDITION IN HAMILTON COUNTY, IOWA. SAID RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF SAID CITY ON THE _____ DAY OF _____, 2020, AND APPROVED BY THE MAYOR OF SAID CITY ON SAID DATE. THE FULL, TRUE, AND COMPLETE RESOLUTION IS ON RECORD IN THE OFFICE OF THE SAID CITY CLERK.

DATED IN WEBSTER CITY, IOWA THIS _____ DAY OF _____, 2020.

KARYL K. BONJOUR, CITY CLERK
WEBSTER CITY, IOWA

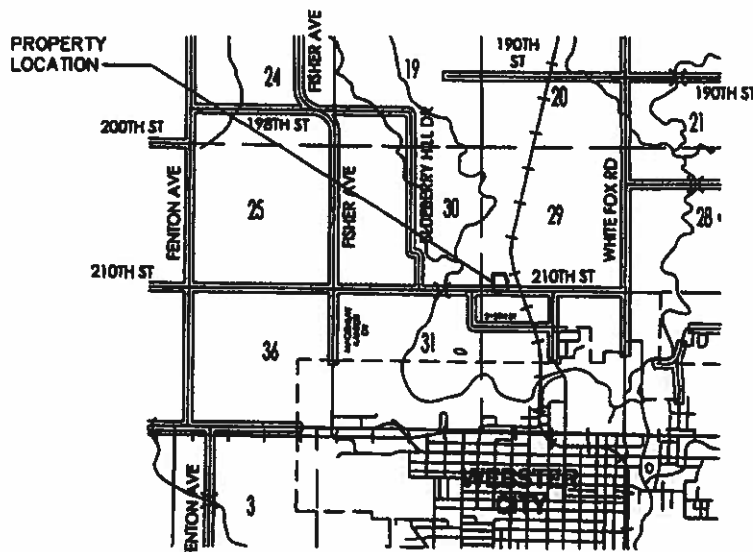
CITY ENGINEER'S CERTIFICATE

I, John Hadenman, P.E., THE ENGINEER REPRESENTING THE CITY OF WEBSTER CITY, IOWA DO HEREBY CERTIFY THAT THE BOUNDARY LINES OF THE PLAT WERE MATHEMATICALLY CHECKED AND THAT THEY CONFORM WITH THE REQUIREMENTS AS PROVIDED FOR IN THE SUBDIVISION ORDINANCE, THAT ALL DIMENSIONS, BOTH LINEAL AND ANGULAR, NECESSARY FOR THE LOCATION OF LOTS AND EASEMENTS ARE SHOWN.

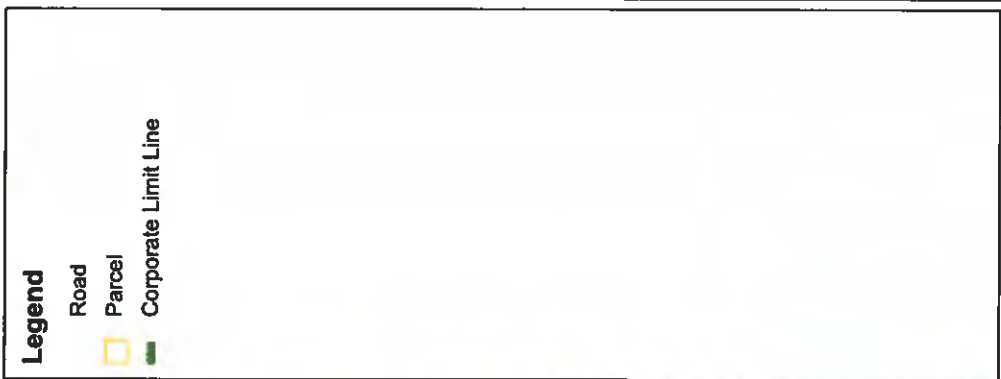
John Hadenman P.E.
IOWA LICENSE NO. 15000
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2020

GENERAL LOCATION MAP

NOT TO SCALE



Webster City, IA



Notes





MEMORANDUM

TO: D. Jeffrey Sheridan, City Manager
Mayor and City Council

FROM: Karla Wetzler

DATE: November 4, 2020

RE: Authorize Quit Claim Deed for 1421 Second Street

SUMMARY: The City needs to issue a Quit Claim Deed to Luis Orlando Celis Martinez and Ana Elizabeth Sanjuan Torrones for 1421 Second Street. Their Real Estate Contract with the City dated 2-19-19 has been fulfilled.

PREVIOUS COUNCIL ACTION: At the February 18, 2019 City Council meeting, the Council held public hearings for the disposal of 4 City-owned parcels. This property was one of them with a high bid of \$6,000.00.

BACKGROUND/DISCUSSION: This is one of the four parcels that the City acquired through the Court under the Iowa abandonment laws (Iowa State Code Section 657A.10A) late in 2018. According to the Building Inspector, he made a final inspection of the property on November 2, 2020, noting that Mr. Martinez has met all the additional provisions set out in their Real Estate Contract with the City. The roof has been replaced as well as the windows, doors, new siding, kitchen, sheetrock, electrical and plumbing. The dwelling is now in compliance with the International Property Maintenance Code. The Martinez family currently live at 916 Division Street in Webster City, but they already have a tenant lined up to rent this property.

Mr. Martinez has already paid the City \$5,400 (90%) and will be paying the 10% balance on the contract (\$600.00) and all associated costs (\$514.22) for a total of \$1,114.22. The City Council now needs to authorize and execute a Quit Claim Deed to Luis Orlando Celis Martinez and Ana Elizabeth Sanjuan Torrones so we can proceed with closing this sale.

FINANCIAL IMPLICATIONS: Currently the house is assessed at \$11,690. With the rehabilitation completed, the assessment will go up significantly and more taxes will be generated. The income from the sale of this parcel will go into the General Fund.

RECOMMENDATION: Approve the Resolution Authorizing Execution of a Quit Claim Deed to Luis Orlando Celis Martinez and Ana Elizabeth Sanjuan Torrones.

ALTERNATIVES: N/A - The Buyers have done everything to satisfy our contract.

CITY MANAGER COMMENTS: I concur with the Planning Director's recommendation.

RESOLUTION NO. 2020 - ____

**AUTHORIZING EXECUTION OF QUIT CLAIM DEED CONVEYING
CITY-OWNED PROPERTY LOCATED IN LAWN HILL ADDITION,
ADDRESSED AS 1421 SECOND STREET, WEBSTER CITY, IOWA,
TO LUIS ORLANDO CELIS MARTINEZ
AND ANA ELIZABETH SANJUAN TORRONES.**

WHEREAS, the City Council of the City of Webster City, Iowa, did hold a public hearing on the proposed sale of the following described property:

Lot 19, Block 2, Lawn Hill Addition to Webster City, Hamilton County, Iowa.

WHEREAS, public notice was given as required by law and a public hearing was held on February 18, 2019, and no written or oral objections were presented to the proposed sale of the City owned property described above; and,

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Webster City, Iowa, that the Mayor and City Clerk are hereby authorized and directed to execute a Quit Claim Deed conveying the above-described property to Luis Orlando Celis Martinez and Ana Elizabeth Sanjuan Torrone, husband and wife, 916 Division Street, Webster City, Iowa.

BE IT FURTHER RESOLVED that said Quit Claim Deed is approved upon execution by both parties.

Passed and adopted this 16th day of November, 2020.

CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

Return To: Luis O. Celis Martinez and Ana Elizabeth Sanjuan Torrones, 1421 Second Street, Webster City, Iowa 50595
Taxpayer: Luis O. Celis Martinez and Ana Elizabeth Sanjuan Torrones, 1421 Second Street, Webster City, Iowa 50595
Preparer: Zachary S. Chizek, 1620 Superior Street, Unit 1, Webster City, Iowa 50595, Phone: (515) 832-2885



WARRANTY DEED

For the consideration of One (\$1.00)----- Dollar(s) and other valuable consideration, City of Webster City, Iowa, a Municipal Corporation, do hereby Convey to Luis O. Celis Martinez and Ana Elizabeth Sanjuan Torrones, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Hamilton County, Iowa:

Lot 19, Block 2, Lawn Hill Addition to Webster City, Iowa

Deed given in fulfillment of Real Estate Contract dated February 19, 2019 and recorded on the March 28, 2019, Document #2019 602 in the records at the office of the Hamilton County Recorder.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: _____.

By: John Hawkins, Mayor
City of Webster City, Iowa
a Municipal Corporation

ATTEST: Karyl Bonjour
City of Webster City, Iowa
a Municipal Corporation

STATE OF IOWA, COUNTY OF HAMILTON

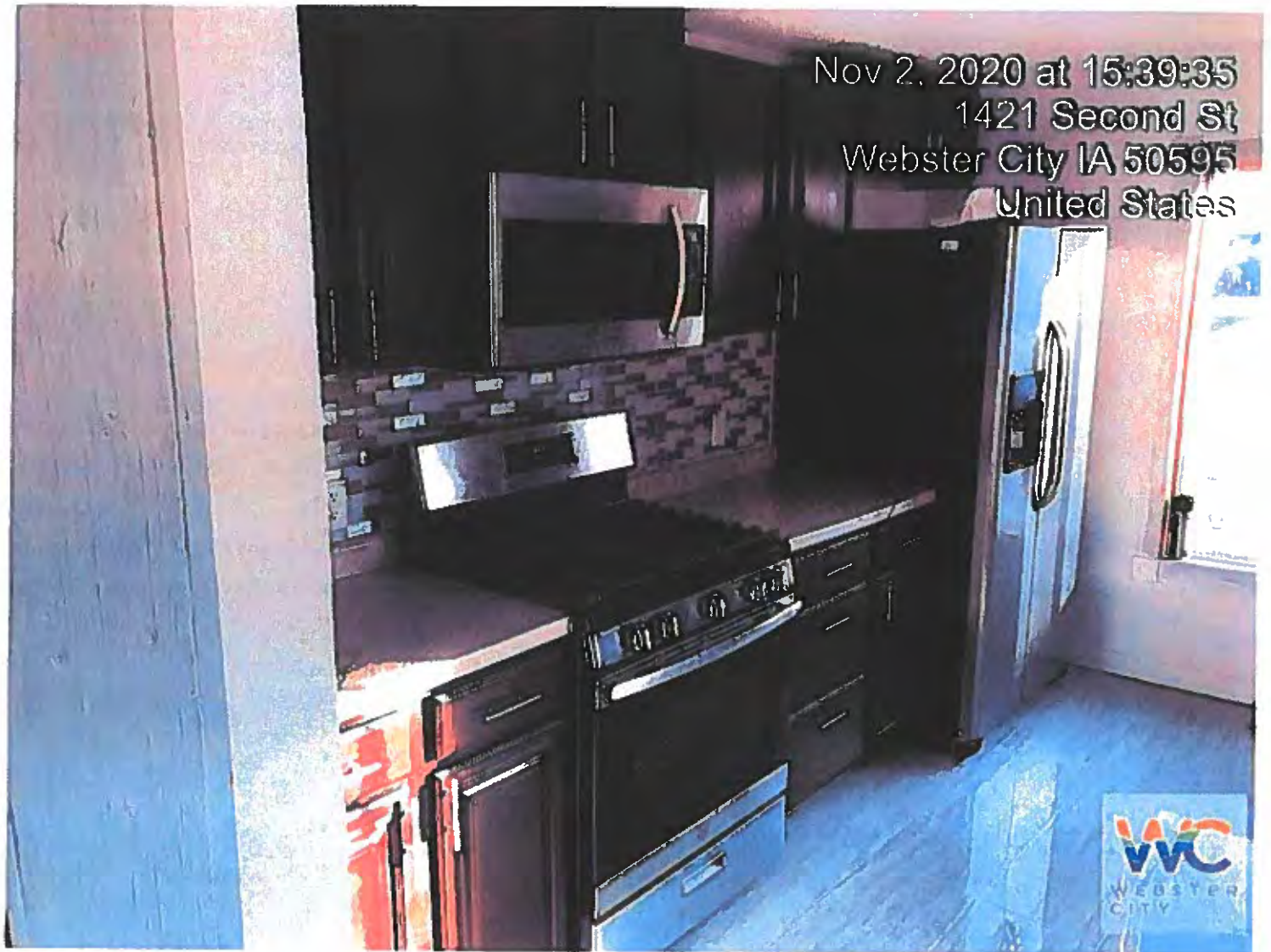
This record was acknowledged before me on _____, by John Hawkins, as Mayor, of City of Webster City, Iowa, and by Karyl Bonjour, as City Clerk, of City of Webster City, Iowa.

Signature of Notary Public

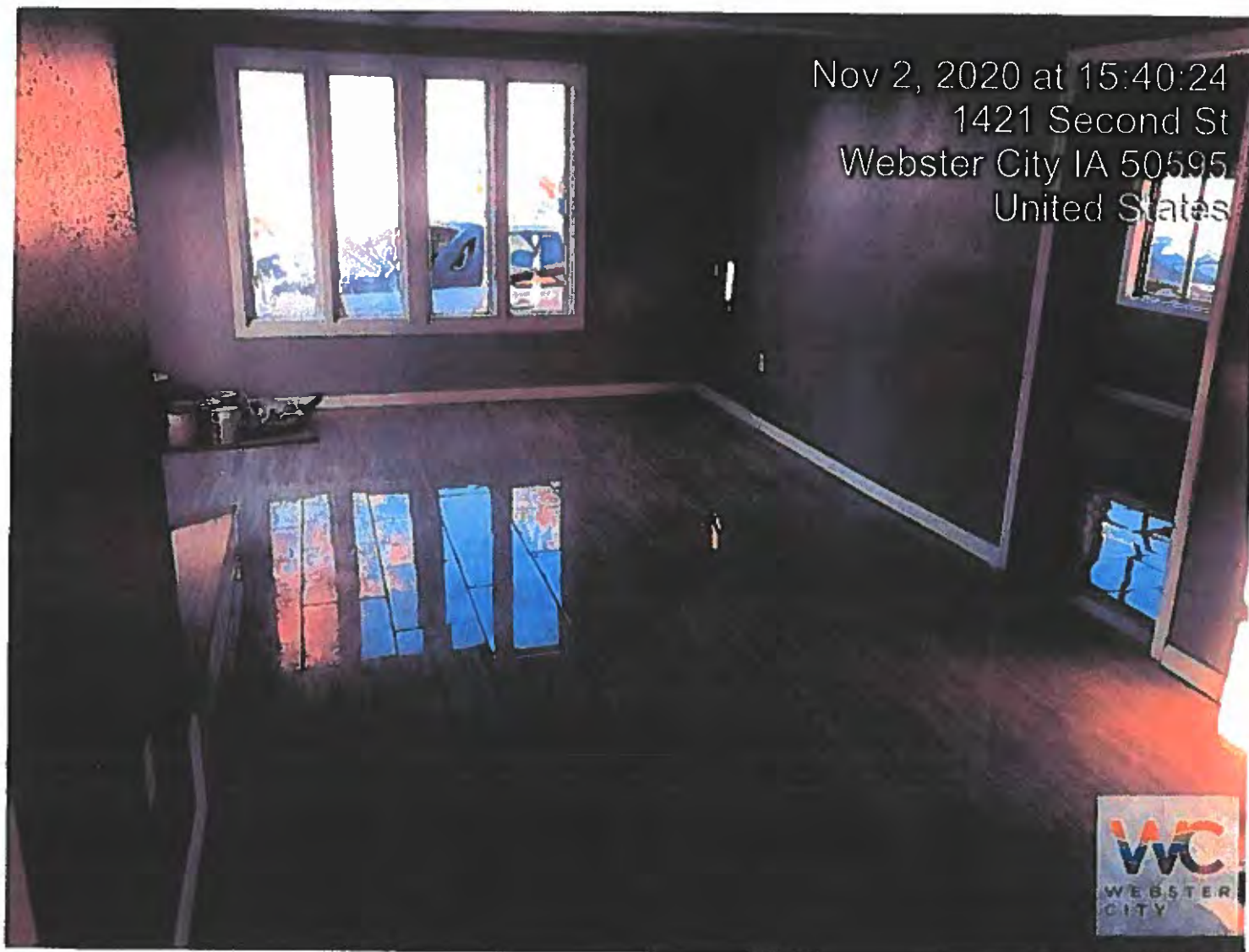


Nov 2, 2020 at 15:42:37
1421 Second St
Webster City IA 50595
United States



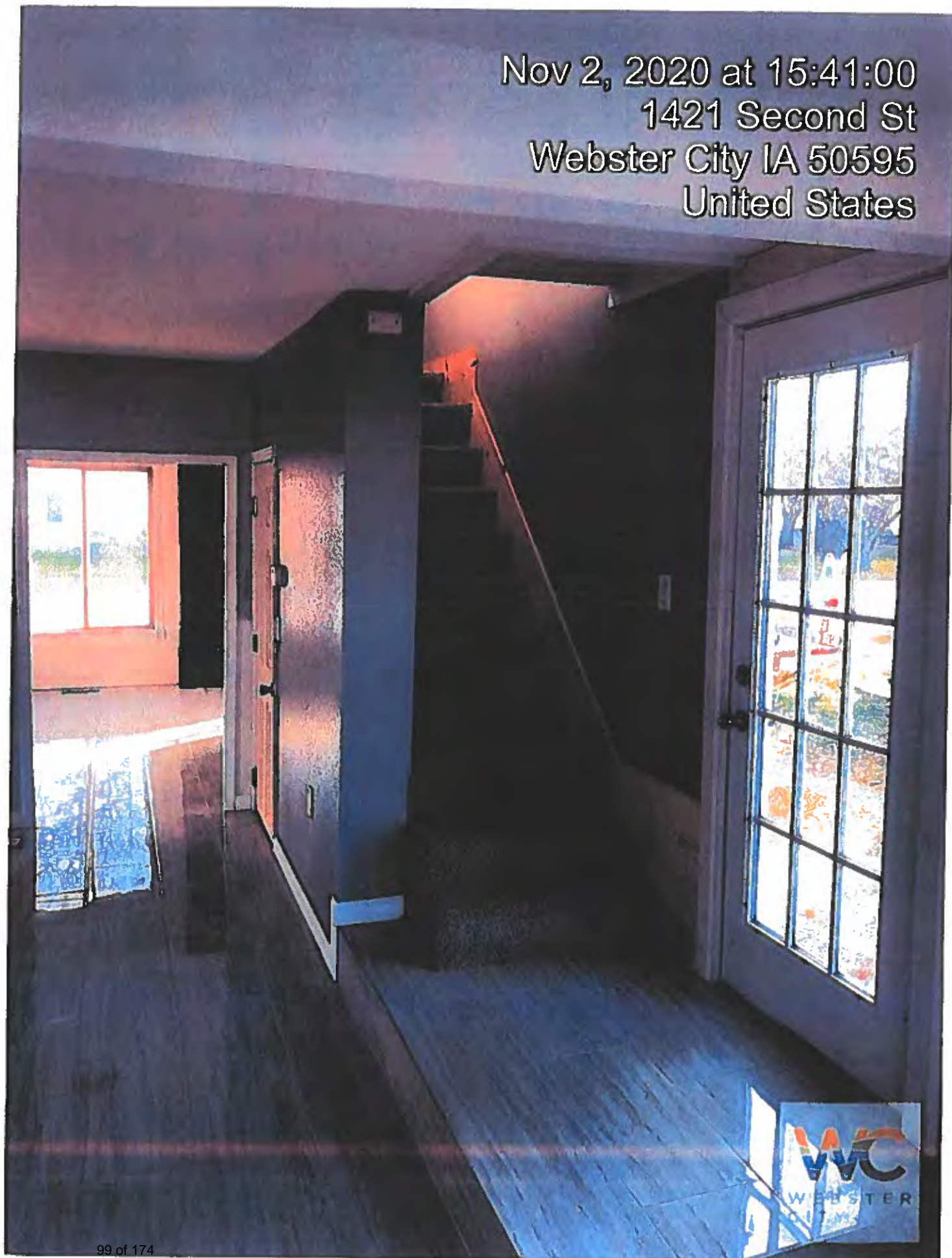


Nov 2, 2020 at 15:39:35
1421 Second St
Webster City IA 50595
United States



Nov 2, 2020 at 15:40:24
1421 Second St
Webster City IA 50595
United States

Nov 2, 2020 at 15:41:00
1421 Second St
Webster City IA 50595
United States



Webster City, IA



Legend

- Road
- Parcel
- Corporate Limit Line

Notes



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION





MEMORANDUM

TO: D. Jeffrey Sheridan, City Manager
Mayor and City Council

FROM: Ken Wetzler, Public Works Director

DATE: November 6, 2020

RE: 2018-19 Electrical Underground Conversion Project – Change Order No. 2

SUMMARY: This change order includes all materials, equipment, and labor needed to install additional underground services and rerouting.

PREVIOUS COUNCIL ACTION: Council awarded the contract to Primoris Aevenia Inc., Johnston, Iowa for the 2018-19 Electrical Underground Conversion Project on May 6th, 2019.

BACKGROUND/DISCUSSION: The scope of the change order is as follows:

1. Add 10.5 units of Bid Item 2, added underground services (11 each)
2. Add 75 Units of Bid Item 3, excess length of added services
3. Add 6 each secondary pedestals at 6 locations
4. Increase length of bores, 848 ft.
5. Increase length of cable pulls, 711 ft
6. Allowance for vertical conduit rise at equipment, 414 ft.

Original contract with Primoris Aevenia Inc., Johnston, Iowa	\$993,389.85
Change Order No. 1 amount approved Jan. 20 th 2020	\$39,934.11
Change Order No. 2 request amount	<u>\$48,142.55</u>
Revised Contract price	\$1,081,466.51

FINANCIAL IMPLICATIONS: This project is funded with Electrical Funds.

RECOMMENDATION: Council approve Change Order No. 2 per the attached resolution for the revised contract price of \$1,081,466.51.

ALTERNATIVES: Not aware of any options at this point.

CITY MANAGER COMMENTS: I agree with the recommendation of the Public Works Director.

RESOLUTION NO. 2020 -

**APPROVING CHANGE ORDER NO. 2 TO THE 2018-19 ELECTRICAL UNDERGROUND
CONVERSION PROJECT WITH PRIMORIS AEVENIA, INC., JOHNSTON, IOWA**

WHEREAS, on May 6, 2019, the City Council of the City of Webster City, Iowa, did enter into a contract with Primoris Aevenia, Inc., Johnston, Iowa, for completion of the 2018-19 Electrical Conversion Project; and

WHEREAS, contract Change Order No. 2 has been prepared as follows:

Reason for change: Field changes as a result of the increase in the number of customers desiring underground service.

By virtue of such changes in the Contract, the following revisions shall be made in the Contract price:

Original Contract Price	\$993,389.85
Contract Price Increased by Change Order No. 1	\$39,934.11
Contract Price Increased by Change Order No. 2.....	\$48,142.55

Revised Contract Price..... \$1,081,466.51

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Webster City, Iowa, that Change Order No. 2 to the 2018-19 Electrical Underground Conversion Project contract with Primoris Aevenia, Inc., Johnston, Iowa, as described above and attached hereto is hereby approved.

Passed and adopted this 16th day of November, 2020.

John Hawkins, Mayor

ATTEST: _____
Karyl K. Bonjour, City Clerk

Nov. 3, 2020

Mr. Ken Wetzler
City of Webster City
400 Second Street
PO Box 217
Webster City, IA 50595

Dear Ken:

The attached Change Order No. 2 for the 2019 Underground Conversion Project covers all known changes that were made during the project construction, and incorporates the final as-built quantities. The major changes that are included in this Change Order include the following.

- A total of 46 underground services were installed for homeowners that modified their meters to accept underground service. Ten of these were included in the original bid price, 25 were added on Change Order 1, and 11 more are added on this Change Order.
- The total installed conduit and cable pulling length was 1.1% higher than the estimate.
- Miscellaneous changes in transformer locations and cable routes were required to obtain easements.
- Several older secondary pedestals were changed out.
- A request from the Contractor was incorporated to recognize that the installed length of conduit is longer than the straight line distance measured along the surface (Item 6).

All work on the project has been completed (except for final clean-up).

I recommend that the City approve this Change Order. The approval will allow us to proceed with closing out the contract.

Sincerely,



Allan Powers, P.E.

CHANGE ORDER NO. 2

Owner: City of Webster City
Contractor: Primoris Aevenia, Inc.
Project: 2018-19 Electrical Underground Conversion Project
Date: Oct. 29, 2020

Original Contract Amount	\$	993,389.85
Previous Change Order Adjustments	\$	39,934.11
Amount of this Change Order	\$	48,142.55
Current Value of Contract	\$	1,081,466.51

Items included in this Change Order

Item	Description	Amount
1	Add 10.5 Units of Bid Item 2, added underground services (11 ea conduits, 10 ea cables) @ \$729.10/ea	\$ 7,655.55
2	Add 75 Units of Bid Item 3, excess length of added services @ \$68.77/ea	\$ 5,157.75
3	Add 6 ea secondary pedestals at locations 39, 41, 44, 71, 81, and 85A @ \$915/ea	\$ 5,490.00
4	Increase length of bores, 848 ft @ \$21.25/ft	\$ 18,020.00
5	Increase length of cable pulls, 711 ft @ \$4.25/ft	\$ 3,021.75
6	Allowance for vertical conduit rise at equipment, 414 ft @ \$21.25/ft	\$ 8,797.50
7		
8		
9		
		\$ 48,142.55

Recommended for Approval



Allan Powers, P.E.
P & E Engineering Co.

Date 10/29/2020

Approved

For Webster City

Date _____

Accepted by Contractor



For Primoris Aevenia, Inc.

Date 11/3/20

Webster City
2018-19 Electric Underground Conversino Project
Revision Record

UG services added IFC Rev-D 07/05/19																
IFC	Hse	Street	Add Loc	Rem Loc	Serv Loc	Est Length	Comments	Quantity				Cost				
								Service	Field Length	Excess Length	Excess 10' Units	Service	Excess Length	Total Service	Misc Changes	Total
1	1308 Elm	4	26R		603	90		1	90	15	2	\$729.10	\$137.54	\$866.64		
2	1112 Woolsey	7	10R		634	70	Add - Remove sec riser	1	84	9	1	\$729.10	\$68.77	\$797.87		
3	1105 Beach	10	14R		628	40	Delete the installation of a sec riser	1	40	0	0	\$729.10	\$0.00	\$729.10		
4	1305 Elm	10	14R		630	50		1	60	0	0	\$729.10	\$0.00	\$729.10		
5	1012 Madsen	23	20R		669	80		1	78	3	1	\$729.10	\$68.77	\$797.87		
6	1113 Woolsey	26	22R		639	60		1	84	9	1	\$729.10	\$68.77	\$797.87		
7	1405 Walnut	30	30R		624	60		1	86	11	2	\$729.10	\$137.54	\$866.64		
8	1213 Mary Ln	35	79R		678	40		1	60	0	0	\$729.10	\$0.00	\$729.10		
9	1217 Mary Ln	35	79R		677	40		1	60	0	0	\$729.10	\$0.00	\$729.10		
10	1128 Mary Ln	42	73R		695	50		1	50	0	0	\$729.10	\$0.00	\$729.10		
11	1505 Sparboe	68	53R		778	70		1	90	15	2	\$729.10	\$137.54	\$866.64		
12	1409 Grove	72	48R		796	100		1	110	35	4	\$729.10	\$275.08	\$1,004.18		
13	1100 Madsen	24A	21R		647	60		1	70	0	0	\$729.10	\$0.00	\$729.10		
14	1101 Woolsey	24A	21R		642	70		1	91	16	2	\$729.10	\$137.54	\$866.64		
15	1113 Kathy	48A	86R		722	60	Delete the installation of a sec riser	1	70	0	0	\$729.10	\$0.00	\$729.10		
16	1009 Webster	65A	63R		769	50		1	55	0	0	\$729.10	\$0.00	\$729.10		
17	1515 Sparboe	67B	54R		780	60		1	80	5	1	\$729.10	\$68.77	\$797.87		
18	1520 Sunset	67B	54R		774	40		1	80	5	1	\$729.10	\$68.77	\$797.87		
19	710 Boone	85A	34R		846	60		1	128	53	6	\$729.10	\$412.62	\$1,141.72		
Misc Changes in IFC Rev-D 07/05/19																
	Hse	Street	Add Loc	Rem Loc	Serv Loc		Comments									
101	920 Boone	75/76			806		Relocate service to 920 Boone from pedestal at Loc 76 to pedestal at Loc 75 (Service length decreased by 10 ft)									\$0.00
102	1608 Sunset	61			751		Service has been converted to underground. Remove sec riser and divert into new transformer.	-1			0	-\$729.10	\$0.00	-\$729.10		
Rev-E																
UG Services added Rev-E																
ID	Hse	Street	Add Loc	Rem Loc	Serv Loc	Length	Comments									
20	1333 Walnut	28	29R		622	85		1	82	7	1	\$729.10	\$68.77	\$797.87		
21	1004 Woolsey	14	6R		654	80		1	100	25	3	\$729.10	\$206.31	\$935.41		
22	1000 Madsen	20	18R		666	75		1	92	17	2	\$729.10	\$137.54	\$866.64		
23	1324 Elm	29	28R		607	70		1	138	63	7	\$729.10	\$481.39	\$1,210.49		
24	1400 Elm	28	29R		610	85		1	90	15	2	\$729.10	\$137.54	\$866.64		
Misc Changes Rev. E																
ID	Hse	Street	Add Loc	Rem Loc	Serv Loc		Comments									

Webster City
2018-19 Electric Underground Conversino Project
Revision Record

	Hse	Street	Add Loc	Rem Loc	Serv Loc	Est Length	Comments	Quantity					Cost			
								Service	Field Length	Excess Length	Excess 10' Units	Service	Excess Length	Total Service	Misc Changes	Total
103	1301 Elm		10	14R	629		Delete installation of UG service. Service has been converted to underground. Remove sec riser and divert into new pedestal.	-1			0	-\$729.10	\$0.00	-\$729.10		
Rev-F																
UG Services added Rev-F																
ID	Hse	Street	Add Loc	Rem Loc	Serv Loc	Length	Comments									
25	1109 Betsy		57A	93R	738	85			1	90	15	2	\$729.10	\$137.54	\$866.64	
26	1117 Nancy		43A	71R	703		55 Delete the installation of sec riser		1	56	0	0	\$729.10	\$0.00	\$729.10	
27	727 Cedar		85A	34R	853	80	Remove Secondary Riser		1	80	5	1	\$729.10	\$68.77	\$797.87	
28	1312 Elm		4	26R	604	65			1	88	13	2	\$729.10	\$137.54	\$866.64	
29	1104 Woolsey		11	10R	636	70			1	73	0	0	\$729.10	\$0.00	\$729.10	
30	1013 Woolsey		23	20R	663	75	Delete the installation of sec riser		1	80	5	1	\$729.10	\$68.77	\$797.87	
Misc Changes Rev. F																
ID	Hse	Street	Add Loc	Rem Loc	Serv Loc	Comments										
104	745 Cedar		83B/84		85S		Relocate service route (reduce length from 175' to 70', add pedestal at 83B, install 75 ft 350 kcmil sec 83A to 83B)								\$2,533.75	
105	1404 Prospect		84/84A				Relocate transformer and add pedestal, install 350 kcmil sec from new transformer location to pole 35R, install 100 ft 350 kcmil sec from new transformer location to new pedestal on 736 Boone,								\$6,249.00	
106	707 Cedar		87		850		Add 2" empty conduit on easement to 1425 Des Moines St. (stub for future extension to meter)								\$1,673.42	
107	840 Boone		79	40R	820		Delete installation of UG service. Service has been converted to underground. Remove sec riser and divert cable into new transformer.	-1			0	-\$729.10	\$0.00	-\$729.10		
108	805 Cedar		82		837		Relocate service route, Owner (Webster City) to remove and replace concrete drive, no change in service length								\$0.00	
Rev-G																
UG Services added Rev-G																
ID	Hse	Street	Add Loc	Rem Loc	Serv Loc	Length	Comments									
31	1403 Des Moines		87	33R	848	100			1	155	80	8	\$729.10	\$550.16	\$1,279.26	
32	1404 Prospect		83A	36R	839	50			1	57	0	0	\$729.10	\$0.00	\$729.10	
33	905 Cedar		77	43R	811	100			1	100	25	3	\$729.10	\$206.31	\$935.41	
34	809 Cedar		82	38R	836	100			1	127	52	6	\$729.10	\$412.62	\$1,141.72	
35	1623 Sparboe		60	59R	758	75	Remove sec riser at Loc 60/59R		1	140	65	7	\$729.10	\$481.39	\$1,210.49	
36	1124 Kathy		54	97R	729	60			1	60	0	0	\$729.10	\$0.00	\$729.10	

Webster City
2018-19 Electric Underground Conversino Project
Revision Record

ID	Hse	Street	Add Loc	Rem Loc	Serv Loc	Est Length	Comments	Quantity					Cost			
								Service	Field Length	Excess Length	Excess 10' Units	Service	Excess Length	Total Service	Misc Changes	Total
37	1612 Sunset		61 58R		750	80		1	65	0	0	\$729.10	\$0.00	\$729.10		
38	735 Cedar		84 35R		854	80		1	97	22	3	\$729.10	\$206.31	\$935.41		
Misc Changes Rev. G																
ID	Hse	Street	Add Loc	Rem Loc	Serv Loc	Comments										
109	1020 Boone		70			Move pedestal 30 ft east, increase length of 350 kmil secondary									\$765.00	
110	1440 Sunset		69A, 69B			Add 115 ft #4 TX in 1.25" conduit to feed street light at Sunset Dr. & Cedar St.									\$3,417.50	
111	1101 Betsy		58			Relocate pedestal that was incorrectly staked, correct location of pole and pedestal on drawing, increase length of 3" conduit with 350 kmil cable by 40 ft, decrease length of 2" conduit with #4 TX by 40 ft.									\$2,215.00	
112	1125 Kathy		50, 50A	88R, 89R	719	Add 80 ft 4/0 TX in 2" conduit to feed a pedestal at Loc 50A that was not shown on original plans.									\$3,340.00	
113	934 Boone		74, 74A		803	Change service source from 74 to 74A to facilitate installation, no change in service length.									\$0.00	
114	827 Cedar		79			Change transformer location from lot line to adjacent to pole to facilitate installation, no net change in cable lengths.									\$0.00	
115	727 Cedar		85, 85A		853	Change service source from 85A to 85 to facilitate installation, no change in service length.									\$0.00	
Rev-H																
UG Services added Rev-H																
ID	Hse	Street	Add Loc	Rem Loc	Serv Loc	Length	Comments									
39	1509 Sparboe		67B	54R	779	50	Delete the installation of sec riser	1	138	63	0	\$729.10	\$0.00	\$729.10		
40	1620 Sparboe		71	64R	759	90	Requires easement on 1616 Sparboe	1	118	43	5	\$729.10	\$481.39	\$1,210.49		
41	835/837 Cedar St.		78	41R	830	140	Delete the installation of sec riser	1	77	2	1	\$729.10	\$343.85	\$1,072.95		
42	1412/1416 Broadway		78	41R	829	80		1	113	38	4	\$729.10	\$68.77	\$797.87		
43	1615 Sparboe		61A	58R	756A	70		1	129	54	6	\$729.10	\$0.00	\$729.10		
44	708 Boone		87	33R	847	90		1	113	38	4	\$729.10	\$275.08	\$1,004.18		
45	921 Cedar		75	44R	814	125		1	129	54	6	\$729.10	\$412.62	\$1,141.72		
46	915 Cedar St.		75	44R	813	70		1	76	1	1	\$729.10	\$68.77	\$797.87		
47	707 Cedar St.		87	33R	851	90		1	100	25	3	\$729.10	\$206.31	\$935.41		
48	1423 Prospect St.		83	37R	838	80		1	109	34	4	\$729.10	\$275.08	\$1,004.18		
49	926 Boone (garage)		75	44R	793	55		0.5	55	0	0	\$364.55	\$0.00	\$364.55		

Webster City
2018-19 Electric Underground Conversino Project
Revision Record

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Webster City
2018-19 Electric Underground Conversion Project
Service Revisions

Item	Address	Conduit	Cable	Bore Length	Excess Length	Excess 10 ft Increments	Base Service Cost	Excess Cost	Total Cost
1	1308 Elm	Y	Y	90	15	2	\$729.10	\$137.54	\$866.64
2	1112 Woolsey	Y	Y	84	9	1	\$729.10	\$68.77	\$797.87
3	1105 Beach	Y	Y	40			\$729.10	\$0.00	\$729.10
4	1305 Elm	Y	Y	60			\$729.10	\$0.00	\$729.10
5	1012 Madsen	Y	Y	78	3	1	\$729.10	\$68.77	\$797.87
6	1113 Woolsey	Y	Y	84	9	1	\$729.10	\$68.77	\$797.87
7	1405 Walnut	Y	Y	86	11	2	\$729.10	\$137.54	\$866.64
8	1213 Mary Ln	Y	Y	60			\$729.10	\$0.00	\$729.10
9	1217 Mary Ln	Y	Y	60			\$729.10	\$0.00	\$729.10
10	1128 Mary Ln	Y	Y	50			\$729.10	\$0.00	\$729.10
11	1505 Sparboe	Y	Y	90	15	2	\$729.10	\$137.54	\$866.64
12	1409 Grove St	Y	Y	110	35	4	\$729.10	\$275.08	\$1,004.18
13	1100 Madsen	Y	Y	70			\$729.10	\$0.00	\$729.10
14	1101 Woolsey	Y	Y	91	16	2	\$729.10	\$137.54	\$866.64
15	1113 Kathy Ln	Y	Y	70			\$729.10	\$0.00	\$729.10
16	1009 Webster St	Y	Y	55			\$729.10	\$0.00	\$729.10
17	1515 Sparboe	Y	Y	80	5	1	\$729.10	\$68.77	\$797.87
18	1520 Sunset	Y	Y	80	5	1	\$729.10	\$68.77	\$797.87
19	710 Boone St	Y	Y	128	53	6	\$729.10	\$412.62	\$1,141.72
20	1333 Walnut	Y	Y	82	7	1	\$729.10	\$68.77	\$797.87
21	1004 Woolsey	Y	Y	100	25	3	\$729.10	\$206.31	\$935.41
22	1000 Madsen	Y	Y	92	17	2	\$729.10	\$137.54	\$866.64
23	1324 Elm	Y	Y	138	63	7	\$729.10	\$481.39	\$1,210.49
24	1400 Elm	Y	Y	90	15	2	\$729.10	\$137.54	\$866.64
25	1109 Betsy Ln	Y	Y	90	15	2	\$729.10	\$137.54	\$866.64
26	1117 Nancy Ln	Y	Y	56			\$729.10	\$0.00	\$729.10
27	727 Cedar St	Y	Y	80	5	1	\$729.10	\$68.77	\$797.87
28	1312 Elm	Y	Y	88	13	2	\$729.10	\$137.54	\$866.64
29	1104 Woolsey	Y	Y	73			\$729.10	\$0.00	\$729.10
30	1013 Woolsey	Y	Y	80	5	1	\$729.10	\$68.77	\$797.87
31	1403 Des Moines St	Y	Y	155	80	8	\$729.10	\$550.16	\$1,279.26
32	1404 Prospect St	Y	Y	57			\$729.10	\$0.00	\$729.10
33	905 Cedar St	Y	Y	100	25	3	\$729.10	\$206.31	\$935.41
34	809 Cedar St	Y	Y	127	52	6	\$729.10	\$412.62	\$1,141.72
35	1623 Sparboe	Y	Y	140	65	7	\$729.10	\$481.39	\$1,210.49
36	1124 Kathy Ln	Y	Y	60			\$729.10	\$0.00	\$729.10
37	1612 Sunset	Y	Y	65			\$729.10	\$0.00	\$729.10
38	735 Cedar St	Y	Y	97	22	3	\$729.10	\$206.31	\$935.41
39	1509 Sparboe St	Y	Y	50			\$729.10	\$0.00	\$729.10
40	1620 Sparboe St	Y	Y	138	63	7	\$729.10	\$481.39	\$1,210.49
41	835 Cedar St	Y	Y	118	43	5	\$729.10	\$343.85	\$1,072.95
42	1412 Broadway St	Y	Y	77	2	1	\$729.10	\$68.77	\$797.87
43	1615 Sparboe St	Y	Y	70			\$729.10	\$0.00	\$729.10
44	708 Boone St	Y	Y	113	38	4	\$729.10	\$275.08	\$1,004.18
45	921 Cedar St	Y	Y	129	54	6	\$729.10	\$412.62	\$1,141.72
46	915 Cedar St	Y	Y	76	1	1	\$729.10	\$68.77	\$797.87
47	707 Cedar St	Y	Y	100	25	3	\$729.10	\$206.31	\$935.41
48	1423 Prospect St	Y	Y	109	34	4	\$729.10	\$275.08	\$1,004.18
49	926 Boone St garage (conduit only)	Y		55			\$364.55	\$0.00	\$364.55
Services deleted from contract									
102	1608 Sunset	-1	-1				-\$729.10		-\$729.10
103	1301 Elm	-1	-1				-\$729.10		-\$729.10
107	840 Boone	-1	-1				-\$729.10		-\$729.10
Total									
		46	45			102	\$33,174.05	\$7,014.54	\$40,188.59
Original Contract		10	10			5	\$7,291.00	\$343.85	\$7,634.85
CO 1		25	25			22	\$18,227.50	\$1,512.94	\$19,740.44
CO 2		11	10			75	\$7,655.55	\$5,157.75	\$12,813.30



MEMO

TO: D. Jeffrey Sheridan, City Manager
Mayor and City Council

FROM: Dodie Wolfgram, Finance Director

DATE: November 2, 2020

RE: City Policies

SUMMARY: I am asking City Council to adopt a “Fraud Reporting Policy” and a “Personally Identifiable Information and Protected Personally Identifiable Information Policy” to be in compliance with Federal Grant requirements.

PREVIOUS COUNCIL ACTION: Both policies are new to the City.

BACKGROUND/DISCUSSION: The City has applied for FEMA assistance in the amount of \$12,422.00. Our application is asking for reimbursement for face coverings, sanitization & disinfectant products, thermometers, wraps & sleeves for door handles and plexi-glass protectors.

In order to receive the financial aid we need to have the 2 policies passed and adopted by City Council.

FINANCIAL IMPLICATIONS: If approved, we should receive \$9,316.50 from Federal and \$1,242.20 from State.

RECOMMENDATION: I recommend Council adopt the policies so we can proceed with the FEMA application.

CITY MANAGER COMMENTS: I concur with the recommendation of the Finance Director.

RESOLUTION NO. 2020 -

**ADOPTING THE FRAUD REPORTING POLICY FOR THE
CITY OF WEBSTER CITY, IOWA**

WHEREAS, the City of Webster City desires to establish a Fraud Reporting Policy, and

WHEREAS, said policy is to be in compliance with the Uniform Grant Guidance, Title 2 Code of Federal Regulation (C.F.R.) Grants and Agreements 200.113 Mandatory Disclosures, and

WHEREAS, the City Council has reviewed said fraud reporting policy.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Webster City, Iowa, that the Fraud Reporting Policy is hereby adopted. _____

Passed and adopted this 16th day of November, 2020.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

City of Webster City
Fraud Reporting Policy
November 16, 2020

In compliance with Uniform Grant Guidance, in Title 2 Code of Federal Regulation (C.F.R.) Grants and Agreements, Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, this policy is adopted.

A non-Federal entity or applicant for a Federal award must disclose, in a timely manner, in writing to the Federal awarding agency or pass-through entity all violations of Federal criminal law involving fraud, bribery, or gratuity violations potentially affecting the Federal award. Non-Federal entities that have received a Federal award including the term and condition outlined in Appendix XII—Award Term and Condition for Recipient Integrity and Performance Matters are required to report certain civil, criminal, or administrative proceedings to SAM. Failure to make required disclosures can result in any of the remedies described in §200.338 Remedies for noncompliance, including suspension or debarment. (See also 2 CFR part 180, 31 U.S.C. 3321, and 41 U.S.C. 2313.)

If an employee, elected official, board or commission member, volunteer, agent, etc. learns of a violation of Federal criminal law involving fraud, bribery, or gratuity potentially affecting a Federal grant, they will report the violation to the City Manager. The City Manager will be responsible for reporting the violation to the relevant federal agency, or pass-through agency in writing in a timely manner.

RESOLUTION NO. 2020 -

**ADOPTING THE PERSONALLY IDENTIFIABLE INFORMATION AND
PROTECTED PERSONALLY IDENTIFIABLE INFORMATION POLICY FOR THE
CITY OF WEBSTER CITY, IOWA**

WHEREAS, the City of Webster City desires to establish a Personally Identifiable Information and Protected Personally Identifiable Information Policy, and

WHEREAS, said policy is to be in compliance with the Uniform Grant Guidance, Title 2 Code of Federal Regulation (C.F.R.) Grants and Agreements, Part 200 Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, and

WHEREAS, said policy is to protect personally identifiable information (PII) of employees, customers, vendors, contractors, volunteers as outlined in 2 C.F.R. 200.79 Personally Identifiable Information, and 200.82 Protected Personally Identifiable Information (PII), along with 2 C.F.R. 200.303 Internal Controls, and

WHEREAS, the City Council has reviewed said Personally Identifiable Information and Protected Personally Identifiable Information Policy.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Webster City, Iowa, that the Personally Identifiable Information and Protected Personally Identifiable Information Policy is hereby adopted.

Passed and adopted this 16th day of November, 2020.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

City of Webster City
Personally Identifiable Information and Protected Personally Identifiable Information Policy
November 16, 2020

In compliance with Uniform Grant Guidance in Title 2 Code of Federal Regulation (C.F.R.) Grants and Agreements, Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, it is the policy of the City of Webster City to protect Personally Identifiable Information (PII) of employees, customers, vendors, contractors, volunteers, etc. The electronic restrictions and safeguards outlined in 2 C.F.R. 200.79 Personally Identifiable Information, and 200.82 Protected Personally Identifiable Information (PPII), along with 2 C.F.R 200.303 Internal Controls, this policy provides guidance for employees, volunteers, agents, etc. with access to PII and PPII.

Personally Identifiable Information (2 C.F.R. 200.79) is any information pertaining to an individual that can be used to distinguish or trace a person's identity. Some information that is considered PII is available in public sources such as telephone books, public websites, etc. This type of information is considered to be Public PII and includes:

1. First and Last name
2. Address
3. Work telephone number
4. Work e-mail address
5. Home telephone number
6. General educational credentials
7. Photos and video

The definition of PII is not anchored to any single category of information or technology. Rather, it requires a case-by-case assessment of the specific risk that an individual can be identified. Non-PII can become PII whenever additional information is made publicly available, in any medium and from any source, that, when combined with other available information, could be used to identify an individual.

Protected PII (2 C.F.R. 200.82) means an individual's first name or first initial and last name in combination with any one or more types of information, including, but not limited to:

1. Social security number
2. Username and password
3. Passport number
4. Credit card number
5. Clearances
6. Banking information
7. Biometrics
8. Data and place of birth
9. Mother's maiden name
10. Criminal, medical and financial records
11. Educational transcripts
12. Photos and video including any of the above

This does not include PII that is required by law, statute, or regulation to be disclosed, such as a law enforcement or court order right to know.

In compliance with 2 C.F.R. 200.303 the City of Webster City will take reasonable measures to safeguard protected personally identifiable information and other information the Federal awarding agency or pass-

through entity designates as sensitive or the non-Federal entity considers sensitive consistent with applicable Federal, state, local, and tribal laws regarding privacy and obligations of confidentiality.

Procedures and Guidelines to Maintain and/or Discard Personally Identifiable Information

All electronic files that contain Protected PII will reside within a protected information system location. All physical files that contain Protected PII will reside within a locked/secured/monitored location when not being actively viewed or modified. Protected PII is not to be downloaded, without prior approval, to personal or organization owned employee workstations or mobile devices (such as laptops, personal digital assistants, mobile phones, tablets or removable media). PII will also not be sent through any form of insecure electronic communication e.g. e-mail or instant messaging systems. Significant security risks emerge when PII is transferred from a secure location to a less secure location or is disposed of improperly.

When disposing of PII the physical or electronic file should be shredded, securely deleted, or disposed of by a means that renders the information unrecognizable and beyond reconstruction.

Incident Reporting

The City Manager must be informed of a real or suspected disclosure or breach of Protected PII data within 24 hours after discovery. Examples: misplacing a paper report, loss of a laptop, mobile device, or removable media containing PII, accidental email of PII, possible virus, or malware infection or a computer containing PII.

Audits

Periodic audits of organization owned equipment and physical locations may be performed to ensure that protected PII is stored in approved information systems or locations. The purpose of the audit is to ensure compliance with this policy and to provide information necessary to continuously improve practices.

Enforcement

Anyone found to be in violation of this policy may be subject to disciplinary action as deemed appropriate based on the facts and circumstances giving rise to the violation.

Records Disposal

Records containing personal data are to be disposed of so as to prevent inadvertent compromise of data and will use a disposal method that will render all personal data unrecognizable and beyond reconstruction.



MEMO

TO: D. Jeffrey Sheridan, City Manager
Mayor and City Council

FROM: Dodie Wolfgram, Finance Director

DATE: November 9, 2020

RE: City Purchasing Policy

SUMMARY: I am asking City Council to adopt a new Purchasing Policy for the City of Webster City.

PREVIOUS COUNCIL ACTION: The current purchasing policy was adopted on February 19, 2007 with changes made to the local preference language in August of 2018.

BACKGROUND/DISCUSSION: Several pages of additions have been made to the purchasing policy to meet federal grant requirements as well as changes we felt needed to be made to our current policy in regards to purchase orders, purchases with city employees and the general format of the policy.

The main changes are:

- The need to use a purchase order with every purchase has been changed to any purchase above \$500 or any items that are ordered with delivery at a later date. Changing the policy to over \$500 will greatly reduce the number of forms purchased, the extra time taken to write out all of the information on the purchase order from the invoice and data entry. Purchases are almost always tracked by GL number or vendor and not the purchase order number. Language has also been added that the department head and/or director must sign off on the invoice indicating they have reviewed and approved.
- Added a requirement that specifications for bids/quotes be given to the City Manager for approval prior to being presented to City Council on those purchases \$10,000 and above.
- The layout of the policy has been changed to show the requirements and/or steps needed according to the dollar amount to be spent.
- Added purchases with city employees to comply with state law.
- Added Appendix B for Federal Program Funding requirements to comply with FEMA rules and regulations.

The City Manager, City Attorney, City Clerk, Public Works Director, Project Coordinator and Finance Assistant reviewed and edited the new policy. Our FEMA Risk Assessment

Representative also reviewed the new policy to ensure it met their standards prior to finalizing and placing on the agenda.

FINANCIAL IMPLICATIONS: If the new policy is passed and adopted we can continue with our FEMA application process. If our request is approved, we should receive \$9,316.50 from Federal and \$1,242.20 from State.

RECOMMENDATION: I recommend Council adopt the policy so we can proceed with the FEMA application.

CITY MANAGER COMMENTS: I concur with the recommendation of the Finance Director.

RESOLUTION NO. 2020 -

**RESOLUTION AMENDING PREVIOUSLY
ADOPTED PURCHASING POLICIES
FOR THE CITY OF WEBSTER CITY, IOWA.**

WHEREAS, purchasing policies have been developed and updated for the City of Webster City; and

WHEREAS, said Purchasing Policies have been reviewed by City Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Webster City, Iowa that the Purchasing Policies are hereby adopted.

BE IT FURTHER RESOLVED that the Purchasing Policies which were approved by the City Council on February 19, 2007 and later amended on August 20, 2018 are hereby repealed; and,

BE IT FURTHER RESOLVED that all resolutions and motions in conflict with this resolution are hereby repealed.

PASSED AND ADOPTED this 16th day of November, 2020.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

CITY OF WEBSTER CITY 2020 PURCHASING POLICIES & PROCEDURES

The City of Webster City intends that all purchasing actions are fair and impartial with no impropriety nor appearance of impropriety, that all qualified buyers and sellers have access to city business and that there is a reasonable amount of competition.

The policies apply to all city employees who in the normal course of their job performance have authority to purchase goods, supplies, or services in the name of the City.

It is the responsibility of each employee to obtain materials and/or services of the highest quality consistent with operational needs of the department at the lowest reasonable price. Special attention is to be given to ensure that no vendor is provided preferential treatment and that all purchases are made in accordance with Code of Iowa, Section 362.5 and other state and local statutes.

Whenever quotations or bids are applicable and solicited, reasonable efforts must be made to obtain quotations or bids from all applicable Webster City providers.

Prior to any purchase, the person initiating the purchase must ensure adequate funds are available within their budget.

Emergency Purchases- an emergency purchase shall be defined as any event which jeopardizes the life, health, safety or convenience of citizens. In the event of any emergency, the purchase of supplies, materials, equipment or labor shall be made immediately without opportunity for approval. In the event of an emergency, the Director shall make every attempt to contact the City Manager and apprise the City Manager of the necessary purchase prior to the purchase actually being made. Directors shall use the discretion in utilizing emergency purchasing procedures depending on the nature of the emergency. The Director shall communicate to the City Manager the circumstances of the emergency purchase as soon as possible after the emergency has ended and this information may be submitted to the City Council.

Purchases with City Employees – transactions for goods or services with a City employee, City employee's spouse or City employee's business are limited to \$1,500 per fiscal year per employee in total per State law. Any transaction exceeding the \$1,500 per fiscal year must go through the formal bidding process with all documentation attached to the purchase order and/or invoice

Expenses Exempt from Purchase Orders- Expenses not needing a purchase order include: travel & training, subscription renewals, annual membership dues, recording fees, maintenance agreements and service contract renewals, budgeted agency contributions, utilities, telephone service, trash service, etc.

Purchases less than \$500- cash & carry

- Quotations are not mandatory but department heads or designee are encouraged to shop for the best possible price for the quality item needed
- Purchase orders are not required on cash and carry purchases or single item ordered purchases under \$500
- Department Name and/or Number must still be provided to the vendor at time of cash and carry purchase so the invoiced amount can be paid from the proper department.

- Department Heads and/or Directors need to initial all invoices to show they have reviewed and approve prior to submission for payment.
- Purchase orders are not required for routine monthly bills such as telephone service, utilities, garbage pickup, etc.

Purchases less than \$500 – ordered items

- Quotations are not mandatory but department heads or designee are encouraged to shop for the best possible price for the quality item needed
- Purchase orders are required for those items being ordered and delivered at a later date and time

Purchases or Contracts \$501 - \$2,500

- Department Heads are authorized to place purchase orders for routine purchases up to \$2,500 per purchase order total
- 3 written, electronic or verbal quotations must be obtained and include all criteria that will be used to evaluate the decision to purchase. The summary of quotations must be attached to the purchase order and bill/invoice when submitting to the City Clerk for payment
- Quotations will not require specific product names or brands unless under special circumstances and approved by the Director
- Department Director or City Manager approval is needed if department wishes to not purchase the lowest bid price
- Sole source purchases must be appropriately justified and documented on or submitted as an attachment to the purchase order.
- Contracts with outside entities that will perform services within a specified period of time do not require a purchase order but a copy of the contract will need to be submitted to the Finance Department

Purchases or Contracts from \$2,501 - \$9,999

- Department Heads are authorized to place purchase orders for routine purchases up to \$9,999 per purchase order total
- 3 written or electronic quotations must be obtained and include all criteria that will be used to evaluate the decision to purchase. The summary of quotations must be attached to the purchase order and bill/invoice when submitting to the City Clerk for payment
- Quotations will not require specific product names or brands unless under special circumstances and approved by the Director
- The summary of quotations must be attached to the purchase order and bill/invoice when submitting to the City Clerk for payment
- Department Director or City Manager approval is needed if department wishes to not purchase the lowest bid price
- Sole source purchases must be appropriately justified and documented on or submitted as an attachment to the purchase order.
- Contracts with outside entities that will perform services within a specified period of time do not require a purchase order but a copy of the contract will need to be submitted to the Finance Department

Purchases from \$10,000-\$49,999

- Department Head and/or Department Director need to ensure adequate funds are available within their budget for the purchase
- Directors or their designees shall prepare a set of specifications to submit to the City Manager for approval prior to presenting to the City Council. The specifications must include all criteria that will be evaluated in the decision to purchase and will not require a specific product name or brand unless under special circumstances and approved by the City Manager. The memo to request to seek bids shall have the estimated cost to purchase. If the department is wishing to purchase the item without returning to council with bid results, the request must be stated in the memo.
- Upon approval from City Council, the director or their designee shall seek sealed quotes/bids from 3 or more vendors.
- Director or designee shall open the sealed bids at a pre-determined location, date and time.
- If the selected bid/quote is over the estimated cost that City Council approved, a summary of the quotes/bids received will be approved by the City Manager prior to re-submission to the City Council for approval.

PUBLIC IMPROVEMENTS

FORMAL BID PROCEDURES FOR PURCHASES EXCEEDING \$48,000.00 FOR HORIZONTAL INFRASTRUCTURE PROJECT OR COMPETITIVE QUOTES FOR MORE THAN \$57,000.00 AND LESS THAN \$139,000.00 FOR VERTICAL INFRASTRUCTURE; PROJECTS WILL BE FOLLOWED PER IOWA CODE CHAPTER 26 AND CHAPTER 180.5(1).

In compliance with Uniform Grant Guidance in Title 2 Code of Federal Regulation (C.F.R.) Grants and Agreements, Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, it is the policy of the City of Webster City to adhere to these requirements. For procurement, all non-Federal entities must follow 2 CFR Part 200 Subpart D Subsections §200.318 General procurement standards through §200.326, and Appendix II to Part 200-Contract Provisions for Non-Federal Entity Contracts Under Federal Awards. These standards are accessible online at:

https://www.ecfr.gov/cgi-bin/text-idx?tpl=/ecfrbrowse/Title02/2cfr200_main_02.tpl

- A blanket purchase order may be used per project for all expenses of a city council authorized public improvement project

APPENDIX B FEDERAL PROGRAM FUNDING – 2 CFR; PART 200

This policy establishes procedures for procurement of goods and services, and lists relevant Federal laws and policies regarding procurement with Federal funds. Failure to follow Federal requirements may result in a wide range of sanctions including: disallowed costs, denied reimbursement requests, recoupment of funds, and debarment/exclusion from Federal funding and may result in disciplinary action, including termination of the federal grant.

- **Cost Principles** govern how NON-FEDERAL ENTITIES may spend Federal grant funding. Federal cost principles are found in 2 CFR Part 200 Subpart E, accessible online at [2 CFR PART 200 SUBPART E](#)
- **General Procurement standards** (2 CFR 200.318) – the non-federal entity must use its own documented procurement procedures which reflect applicable State, local and tribal laws and regulations, provide that the procurements conform to applicable Federal law and standards. Where State and/or local requirements conflict with Federal requirements, the strictest requirement, will be followed.
- **Debarment and Suspension** (2 CFR 180) – OMB Guidelines to Agencies on government wide Debarment and Suspension govern debarment and suspension. These regulations restrict awards, sub-awards and contracts with certain parties that are debarred, suspended, or otherwise excluded from awards, and contracts with certain parties that are debarred, suspended, or otherwise excluded from, or ineligible for participation in Federal assistance programs or activities. *It is a requirement to check for suspended or debarred parties before awarding work for all covered transactions.* Debarred or suspended parties may be found by searching the System for Award Management (SAM) for exclusion records, active or excluded at www.sam.gov documentation of the results of searches must be retained with procurement and grant records.
- **Standards of Conduct & Conflict of Interest** (200.318 General Procurement Standards 2 CFR Part 200, Subpart D Subsection 200.318 (c)(1) – the non-federal entity must maintain written standards of conduct covering conflicts of interest and governing the actions of its employees engaged in the selection, award and administration of contracts. No employee, officer, or agent may participate in the selection, award, or administration of a contract supported by a Federal award if he or she has a real or apparent conflict of interest. Such a conflict of interest would arise when the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated herein, has a financial or other interest in or a tangible personal benefit from a firm considered for a contract. The officers, employees, and agents of the non-Federal entity may neither solicit nor accept gratuities, favors, or anything of monetary value from contractors or parties to subcontracts. However, non-Federal entities may set standards for situations in which the financial interest is not substantial or the gift is an unsolicited item of nominal value. The standards of conduct must provide for disciplinary actions to be applied for violations of such standards by officers, employees, or agents of the non-Federal entity.

If the non-Federal entity has a parent, affiliate, or subsidiary organization that is not a state, local government, or Indian tribe, the non-Federal entity must also maintain written standards of conduct covering organizational conflicts of interest. Organizational conflicts of interest means that because of relationships with a parent company, affiliate, or subsidiary organization, the non-Federal entity is unable or appears to be unable to be impartial in conducting a procurement action involving a related organization.

- **Competition (200.319)** – all procurement transactions must be conducted in a manner providing full and open competition consistent with the standards of this section. In order to ensure objective contractor performance and eliminate unfair competitive advantage, contractors that develop or draft specifications, requirements, statements of work, or invitations for bids or requests for proposals must be excluded from competing for such procurements.

The non-Federal entity must conduct procurements in a manner that prohibits the use of statutorily or administratively imposed state, local, or tribal geographical preferences in the evaluation of bids or proposals, except in those cases where applicable Federal statutes expressly mandate or encourage geographic preference. Nothing in this section preempts state licensing laws. When contracting for architectural and engineering (A/E) services, geographic location may be a selection criterion provided its application leaves an appropriate number of qualified firms, given the nature and size of the project, to compete for the contract.

The non-Federal entity must have written procedures for procurement transactions. These procedures must ensure that all solicitations:

Incorporate a clear and accurate description of the technical requirements for the material, product, or service to be procured. Such description must not, in competitive procurements, contain features which unduly restrict competition. The description may include a statement of the qualitative nature of the material, product or service to be procured and, when necessary, must set forth those minimum essential characteristics and standards to which it must conform if it is to satisfy its intended use. Detailed product specifications should be avoided if at all possible. When it is impractical or uneconomical to make a clear and accurate description of the technical requirements, a “brand name or equivalent” description may be used as a means to define the performance or other salient requirements of procurement. The specific features of the named brand which must be met by offers must be clearly stated; and

Identify all requirements which the offerors must fulfill and all other factors to be used in evaluating bids or proposals

The non-Federal entity must ensure that all prequalified lists of persons, firms, or products which are used in acquiring goods and services are current and include enough qualified sources to ensure maximum open and free competition. Also, the non-Federal entity must not preclude potential bidders from qualifying during the solicitation period.

METHODS OF PROCUREMENT TO BE FOLLOWED (200.320)

Procurement by micro-purchases. Procurement by micro-purchase is the acquisition of supplies or services, the aggregate dollar amount of which does not exceed the micro-purchase threshold (§200.67 Micro-purchase). To the extent practicable, the non-Federal entity must distribute micro-purchases equitably among qualified suppliers. Micro-purchases may be awarded without soliciting competitive quotations if the non-Federal entity considers the price to be reasonable.

Procurement by small purchase procedures Small purchase procedures are those relatively simple and informal procurement methods for securing services, supplies, or other property that do not cost more than the Simplified Acquisition Threshold. If small purchase procedures are used, price or rate quotations must be obtained from an adequate number of qualified sources.

Procurement by sealed bids (formal advertising). Bids are publicly solicited and a firm fixed price contract (lump sum or unit price) is awarded to the responsible bidder whose bid, conforming with all the material terms and conditions of the invitation for bids, is the lowest in price. The sealed bid method is the preferred method for procuring construction, if the conditions in paragraph (c)(1) of this section apply.

In order for sealed bidding to be feasible, the following conditions should be present:

- A complete, adequate, and realistic specification or purchase description is available;
- Two or more responsible bidders are willing and able to compete effectively for the business
- The procurement lends itself to a firm fixed price contract and the selection of the successful bidder can be made principally on the basis of price.

If sealed bids are used, the following requirements apply:

- Bids must be solicited from an adequate number of known suppliers, providing them sufficient response time prior to the date set for opening the bids, for state, local, and tribal governments, the invitation for bids must be publically advertised;
- The invitation for bids, which will include any specifications and pertinent attachments, must define the items or services in order for the bidder to properly respond;
- All bids will be opened at the time and place prescribed in the invitation for bids, and for local and tribal governments, the bids must be opened publicly;
- A firm fixed price contract award will be made in writing to the lowest responsive and responsible bidder. Where specified in bidding documents, factors such as discounts, transportation cost, and life cycle costs must be considered in determining which bid is lowest. Payment discounts will only be used to determine the low bid when prior experience indicates that such discounts are usually taken advantage of; and
- Any or all bids may be rejected if there is a sound documented reason.

Procurement by competitive proposals. The technique of competitive proposals is normally conducted with more than one source submitting an offer, and either a fixed price or cost-reimbursement type contract is awarded. It is generally used when conditions are not appropriate for the use of sealed bids. If this method is used, the following requirements apply:

- Requests for proposals must be publicized and identify all evaluation factors and their relative importance. Any response to publicized requests for proposals must be considered to the maximum extent practical;
- Proposals must be solicited from an adequate number of qualified sources;
- The non-Federal entity must have a written method for conducting technical evaluations of the proposals received and for selecting recipients;
- Contracts must be awarded to the responsible firm whose proposal is most advantageous to the program, with price and other factors considered; and
- The non-Federal entity may use competitive proposal procedures for qualifications-based procurement of architectural/engineering (A/E) professional services whereby competitors' qualifications are evaluated and the most qualified competitor is selected, subject to negotiation of fair and reasonable compensation. The method, where price is not used as a selection factor, can only be used in procurement of A/E professional services. It cannot be used to purchase other types of services though A/E firms are a potential source to perform the proposed effort.

Procurement by noncompetitive proposals. Procurement by noncompetitive proposals is procurement through solicitation of a proposal from only one source and may be used only when one or more of the following circumstances apply:

- The item is available only from a single source;
- The public exigency or emergency for the requirement will not permit a delay resulting from competitive solicitation;
- The Federal awarding agency or pass-through entity expressly authorizes noncompetitive proposals in response to a written request from the non-Federal entity;
- After solicitation of a number of sources, competition is determined inadequate.

Contracting with small and minority businesses, women's business enterprises, and labor surplus area firms (200.321) The non-Federal entity must take all necessary affirmative steps to assure that minority businesses, women's business enterprises, and labor surplus area firms are used when possible. Affirmative steps must include:

- Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
- Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
- Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;
- Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises;
- Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce; and
- Requiring the prime contractor, if subcontracts are to be let, to take the affirmative steps listed in the above steps

Procurement of recovered materials (200.322) A non-Federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act.

Contract cost and price (200.323) The cost plus a percentage of cost and percentage of construction cost method of contracting shall not be used.

- A cost/price analysis must be performed in connection with every procurement action in excess of the Simplified Acquisition Threshold including contract modifications. The method and degree of analysis is dependent on the facts surrounding the particular procurement situation, but as a starting point, the non-Federal entity must make independent estimates before receiving bids or proposals.
- The non-Federal entity must negotiate profit as a separate element of the price for each contract in which there is no price competition and in all cases where cost analysis is performed. To establish a fair and reasonable profit, consideration must be given to the complexity of the work to be performed, the risk borne by the contractor, the contractor's investment, the amount of subcontracting, the quality of its record of past performance, and industry profit rates in the surrounding geographical area for similar work.
- Costs or prices based on estimated costs for contracts under the Federal award are allowable only to the extent that costs incurred or cost estimates included in negotiated prices would be allowable for the non-Federal entity under Subpart E—Cost Principles of this part. The non-Federal entity may reference its own cost principles that comply with the Federal cost principles.

Federal awarding agency or pass-through entity review (200.324) The non-Federal entity must make available, upon request of the Federal awarding agency or pass-through entity, technical specifications on proposed procurements where the Federal awarding agency or pass-through entity believes such review is needed to ensure that the item or service specified is the one being proposed for acquisition.

The non-Federal entity must make available upon request, for the Federal awarding agency or pass-through entity pre-procurement review, procurement documents, such as requests for proposals or invitations for bids, or independent cost estimates, when:

- The non-Federal entity's procurement procedures or operation fails to comply with the procurement standards in this part;
- The procurement is expected to exceed the Simplified Acquisition Threshold and is to be awarded without competition or only one bid or offer is received in response to a solicitation. The non-Federal entity is exempt from the pre-procurement review if the Federal awarding agency or pass-through entity determines that its procurement systems comply with the standards of this part.
- The procurement, which is expected to exceed the Simplified Acquisition Threshold, specifies a "brand name" product;
- The proposed contract is more than the Simplified Acquisition Threshold and is to be awarded to other than the apparent low bidder under a sealed bid procurement; or
- A proposed contract modification changes the scope of a contract or increases the contract amount by more than the Simplified Acquisition Threshold.

Bonding requirements (200.325) For construction or facility improvement contracts or subcontracts exceeding the Simplified Acquisition Threshold, the Federal awarding agency or pass-through entity may accept the bonding policy and requirements of the non-Federal entity provided that the Federal awarding agency or pass-through entity has made a determination that the Federal interest is adequately protected. If such a determination has not been made, the minimum requirements must be as follows:

- A bid guarantee from each bidder equivalent to five percent of the bid price. The “bid guarantee” must consist of a firm commitment such as a bid bond, certified check, or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of the bid, execute such contractual documents as may be required within the time specified.
- A performance bond on the part of the contractor for 100 percent of the contract price. A “performance bond” is one executed in connection with a contract to secure fulfillment of all the contractor's obligations under such contract.
- A payment bond on the part of the contractor for 100 percent of the contract price. A “payment bond” is one executed in connection with a contract to assure payment as required by law of all persons supplying labor and material in the execution of the work provided for in the contract.

Contract provisions (200.326) The non-Federal entity's contracts must contain the applicable provisions described in Appendix II to Part 200—Contract Provisions for non-Federal Entity Contracts Under Federal Awards.

This policy is effective on November 16, 2020



MEMO

TO: D. Jeffrey Sheridan, City Manager
Mayor and City Council

FROM: Dodie Wolfgram, Finance Director

DATE: October 30, 2020

RE: Transfer of Various Funds

SUMMARY: The transfers being requested for approval on December 1, 2020 are for operational purposes and set aside bond payment money. The five (5) transfers being requested are included in the FY21 budget and total \$1,788,944.00.

PREVIOUS COUNCIL ACTION: The transfer procedure is done in December and June of each year.

BACKGROUND/DISCUSSION: The transfer transactions that are included in the resolution are:

- Transfers #1-#3 – transfer 5.5% of actual sales during FY19 from the Electric Utility and 5.25% from the Water and Sewer Utilities to the General Fund for payment in lieu of taxes (PILOT). This is an annual transfer using actual sales from the fiscal year two years prior to the transfer as this would be the most recent closed year at the time of budgeting.
- Transfer #4 – is to transfer money from the Water Operation Fund to the Water Sinking Fund for the FY21 debt payment.
- Transfer #5 – transferring from the Electric Operation Fund to the Electric Reserve Fund to pay for Capital Improvement Projects.

FINANCIAL IMPLICATIONS: The transfers were all budgeted for the amounts being transferred.

RECOMMENDATION: I recommend that the Council approve the transfer of these funds.

ALTERNATIVES: Approve only a portion of the transfers.

CITY MANAGER: I agree with the recommendation of the Finance Director.

RESOLUTION NO. 2020 –

TRANSFER CASH FROM VARIOUS FUNDS TO OTHER VARIOUS FUNDS

WHEREAS, the 2020-2021 City of Webster City budget provides that certain transfers be made from various funds as follows:

	CASH TRANSFERS	FUND	TRANSFER IN		TRANSFER OUT	FUND	
(1)	Electric Share of General Fund Operations	100	633,570.00		633,570.00	601	
(2)	Water Share of General Fund operations	100	92,870.00		92,870.00	602	
(3)	Sewer Share of General Fund Operations	100	99,209.00		99,209.00	603	
(4)	Water Operations Fund to Water Bond Sinking Fund	602B	263,295.00		263,295.00	602	
(5)	Electric Operations Fund to Electric Reserve Fund	601D	700,000.00		700,000.00	601	
	TOTAL TRANSFERS		1,788,944.00		1,788,944.00		

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Webster City, Iowa that the Finance Director is hereby authorized and directed to make the cash transfers in the amounts described above.

Passed and adopted this 16th day of November, 2020.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk



MEMO

TO: D. Jeffrey Sheridan City Manager
Mayor and City Council

FROM: Dodie Wolfgram, Finance Director

DATE: November 8, 2020

RE: Annual Urban Renewal Report

SUMMARY: The Annual Urban Renewal Report is due to the Iowa Department of Management on December 1st with Council approval prior to submitting.

PREVIOUS COUNCIL ACTION: This annual report is brought to Council each November for approval.

BACKGROUND/DISCUSSION: In 2012 the State of Iowa adopted an Iowa Urban Renewal Tax Increment Financing Reform Bill which included the Annual Urban Renewal Report. The purpose of the report is for entities with active Urban Renewal Areas to provide specific information including the URA Plan, Ordinance adopting the plan, map of the area and detailed financial reporting for each taxing district within each of the Urban Renewal Areas. The report is due on December 1st of each year, must have Council approval prior to submitting and is mandatory for tax levy certification.

RECOMMENDATION: I recommend that the Council approve the Annual Urban Renewal Report for the 2019-20 fiscal year to ensure that it can be submitted by the deadline of December 1, 2020.

ALTERNATIVES: This is a mandatory report to be filed each year.

CITY MANAGER COMMENTS: I concur with the recommendation of the Finance Director.

RESOLUTION NO. 2020 -

**RESOLUTION APPROVING THE OFFICIAL
ANNUAL URBAN RENEWAL REPORT**

WHEREAS, the City Council of Webster City, Iowa, has considered the Official Annual Urban Renewal Report for the period July 1, 2019 to June 30, 2020, and

WHEREAS, it is necessary for the City Council to formally adopt and approve said report.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Webster City, Iowa that the Official Annual Urban Renewal Report for the period July 1, 2019 to June 30, 2020 is hereby adopted and approved.

BE IT FURTHER RESOLVED, that the City Clerk of the City of Webster City, Iowa is hereby authorized to attach to said report a true copy of this resolution.

PASSED AND APPROVED this 16th day of November, 2020.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: WEBSTER CITY
Local Government Number: 40G378

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL	40010	4
WEBSTER CITY AREA C URBAN RENEWAL	40011	2
WEBSTER CITY RIVERVIEW URBAN RENEWAL	40012	5
WEBSTER CITY SE IND URBAN RENEWAL	40015	5
WEBSTER CITY AREA D URBAN RENEWAL	40018	1
WEBSTER CITY AREA E URBAN RENEWAL	40019	2
WEBSTER CITY AREA B URBAN RENEWAL	40020	2
WEBSTER CITY WEST SECOND ST URBAN RENEWAL	40021	2
WEBSTER CITY SOUTHWEST URBAN RENEWAL	40022	5
WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA	40030	1
WEBSTER CITY 2013 FAIRMEADOW URBAN RENEWAL AREA	40032	1
WEBSTER CITY 2016 INDUSTRIAL URBAN RENEWAL AREA	40033	2
2016 RED BULL DIVISION URBAN RENEWAL AREA	40034	1

TIF Debt Outstanding: 4,660,820

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:		Amount of 07-01-2019 Cash Balance Restricted for LMI	
	196,009	517,828	
TIF Revenue:	242,987		
TIF Sp. Revenue Fund Interest:	4,958		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	247,945		
Rebate Expenditures:	126,377		
Non-Rebate Expenditures:	22,680		
Returned to County Treasurer:	0		
Total Expenditures:	149,057		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:		Amount of 06-30-2020 Cash Balance Restricted for LMI	
	294,897	539,254	

**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 4,216,866



MEMO

TO: City Manager
Mayor and City Council

FROM: Dodie Wolfgram, Finance Director

DATE: November 10, 2020

RE: FY22 TIF Rebate Annual Appropriations

SUMMARY: Council approval is needed prior to certifying the estimated TIF indebtedness for Fareway Stores, WCF Financial Bank, 3DK Enterprises LLC, Ridge Development, Kenyon Hill Ridge LLC, Gary & Brenda Fox and First State Bank's #2 addition. These certifications are due to the County Auditor by December 1, 2020 to be placed on the 2021/22 tax roll.

PRIOR COUNCIL ACTION/BACKGROUND/DISCUSSION: In past years, TIF indebtedness was certified upon entering into a development agreement with a contractor for the not to exceed amount of the agreement. The City has 3 current agreements using this method, Gourley Subdivision, Town & Country and First State Bank's 1st Addition. Our obligated debt balance for these agreements is \$383,898.01 with the last payment to be June 1, 2025.

We certified the internal loan from the Electric Reserve Fund to the Brewer Creek Estates Fund in the amount of \$3,803,135 (2,705,317 for the loan and 1,097,818 for the LMI contribution). A balance in the Brewer Creek Fund was transferred to the Electric Fund to reduce their debt. The transfer was from a prior fund balance and lot sales and did not include any TIF dollars. The County Auditor will receive an updated certification sheet to show the new balance.

The City chose to change the procedure in entering into development agreements to an annual appropriation basis. This procedure allows each council to review the TIF Development Agreements and determine if the city can fiscally afford to honor the rebate amount to the contractor on a year to year basis. This also allows the City to not show as much outstanding debt as we are only committed to the amount certified.

A chart has been included to show each of the TIF certifications I am presenting for approval to certify with the County Auditor no later than December 1, 2020. The obligation for each entity has been increased from the calculated estimated rebate to ensure that each entity receives their eligible amount. The rebate amount will be equal to the tax payment received by the Hamilton County Treasurer without going over the certified amount and without any back fill or make-up payments by the State. The checks will be issued on December 1, 2021 and June 1, 2022.

The column shown as "Sewer" is the repayment of the advance of funds for the Commercial Bank Project Sewer Improvements through Resolution 2013-083 dated August 19, 2013. The resolution states that repayment of \$75,000 to the Sewer Utility Fund will be made in 14 annual installments on each June 1 through TIF funds from the 2013 Fair Meadow Urban Renewal Area.

The Ridge Development Agreement was developed based on the remaining not to exceed dollars of a former housing agreement in the Home 4th and 5th Addition's. The agreement has a not to exceed rebate amount of \$91,000, 40.58% of the tax dollars received be placed in the Low to Moderate Income Fund (LMI), only the property taxes paid by the developer or home owner will be rebated and the last payment regardless of any remaining balance be June 1, 2028.

Kenyon Hill Ridge, Gary & Brenda Fox (Appliance Plus) and First State Bank's 2nd Addition are new this year. They will all need to reimburse the City of Webster City for the costs associated with their agreements.

	City				Ridge	Kenyon		
	Fareway	WCF	Sewer	3DK	Develop	Hill Ridge	Fox	FSB #2
Agreement Date	12/5/11	5/18/15	5/18/15	4/20/15	10/15/18	12/3/2018	3/3/2020	3/16/2020
Terms (Yrs/Cap Rebate Amt)								
Not to exceed in years	14	14	14	13	10	16	9	10
Not to exceed in dollars	400,000	500,000	500,000	145,000	91,000	2,000,000	186,000	280,000
Received as of 6-30-20	32,529.74	211,887.87	29,113.26	38,449.84	15,504.29			
LMI received as of 6-30-20					10,564.65			
1-1-20 Valuation	875,980	2,386,580	2,386,580	395,200	2,057,290	1,295,170	1,067,720	2,448,000
Base value	634,050	163,140	163,140	2,082	3,815	9,809	71,260	71,260
TIF Value	241,930	2,223,440	2,223,440	393,118	2,053,475	1,285,361	996,460	2,376,740
Adj to taxable (rollback)	0.90	0.90	0.90	0.90	0.56409	0.67500	0.90	0.90
	217,737	2,001,096	2,001,096	353,806	1,158,353	867,619	896,814	2,139,066
	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
(TIF Value/1,000)	217.74	2,001.10	2,001.10	353.81	1,158.35	867.62	896.81	2,139.07
Adj Levy Rate	34.66539	34.66539	34.66539	34.66539	34.66539	34.66539	34.66539	34.66539
	7,548	69,369	69,369	12,265	40,155	30,076	31,088	74,152
Develop Agree %	0.80	0.70	0.10	0.80			0.70	0.50
% after LMI Transfer					0.5942	0.5942		
Estimated Rebate	6,038	48,558	6,937	9,812	23,860	17,871	21,762	37,076
12-1-20 Cert Amt for Contractor	8,000	55,000	10,000	11,000	26,739	17,826	23,000	43,000
City's 20/21 Total Levy	16.24200	16.24200	16.24200	16.24200	16.24200	16.24200	16.24200	16.24200
City's Debt Service	2.58159	2.58159	2.58159	2.58159	2.58159	2.58159	2.58159	2.58159
City's Eligible TIF Levy	13.66041	13.66041	13.66041	13.66041	13.66041	13.66041	13.66041	13.66041
Est City's portion of rebate	2,380	19,135	2,734	3,867	9,402	7,042	8,576	14,610
Revenue for operations	67,745.34							

FINANCIAL IMPLICATIONS: Due to certification deadlines, the rebate amounts are truly estimates. The formula used includes the estimated adjusted levy rate from the County Auditor as well as the FY21 levy information for the City. I am asking to certify a larger amount for each agreement than the current estimation to ensure each receives the maximum possible Using the estimations the General Fund would not be receiving \$67,745.34.

RECOMMENDATION: I recommend that Council approve the Annual Appropriation TIF rebates for Fareway in the amount of \$8,000.; WCF Financial Bank in the amount of \$65,000 (\$55,000-WCF and

\$10,000-Sewer Utility Fund); 3DK Enterprises for \$11,000; Ridge Development for \$45,000 (\$18,261 for LMI and \$26,739 to Ridge); \$35,000 for Kenyon Hill Ridge, LLC (12,174 for LMI and \$17,826 for Kenyon Hill Ridge, LLC); \$23,000 for Gary & Brenda Fox and \$43,000 for First State Bank. The rebate amounts will be from the actual taxes paid by each entity. The payment to the Sewer Utility and LMI Fund will be through a transfer in June of 2021.

ALTERNATIVES: The alternative would be to not approve the appropriations for the 2021/22 fiscal year, reduce the certification amount or not certify one or more this year.

CITY MANAGER COMMENTS: I agree with the recommendation of the Finance Director.

RESOLUTION NO. 2020 -

**OBLIGATING FUNDS FROM THE URBAN RENEWAL TAX REVENUE FUND FOR
APPROPRIATION TO THE PAYMENT OF ANNUAL APPROPRIATION TAX
INCREMENT FINANCED OBLIGATIONS WHICH SHALL COME DUE
IN THE NEXT SUCCEEDING FISCAL YEAR**

(FAREWAY)

WHEREAS, the City of Webster City, 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 2011 Commercial Urban Renewal Area (the 'Urban Renewal Area'); and

WHEREAS, City Council adopted Ordinance 2011-1748 providing for the division of taxes levied on taxable property in the 2011 Commercial Urban Renewal Area 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 (the "Urban Renewal Tax Revenue Fund"), 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 has scheduled payment in the amount of \$8,000. (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2021 with respect to the City's agreement with Fareway; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2021.

NOW, THEREFORE, it is resolved by the City Council of the City of Webster City, Iowa, as follows:

Section 1. The City Council hereby obligates \$8,000. for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2021.

Section 2. The Finance Director is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2020 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and adopted this 16th day of November, 2020.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

RESOLUTION NO. 2020 -

**OBLIGATING FUNDS FROM THE URBAN RENEWAL TAX REVENUE FUND FOR
APPROPRIATION TO THE PAYMENT OF ANNUAL APPROPRIATION TAX
INCREMENT FINANCED OBLIGATIONS WHICH SHALL COME DUE
IN THE NEXT SUCCEEDING FISCAL YEAR**

(WCF FINANCIAL BANK AND WEBSTER CITY SEWER FUND)

WHEREAS, the City of Webster City, 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 2013 Fair Meadow Urban Renewal Area (the 'Urban Renewal Area'); and

WHEREAS, City Council adopted Ordinance 2013-1767 providing for the division of taxes levied on taxable property in the 2013 Fair Meadow Urban Renewal Area 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 (the "Urban Renewal Tax Revenue Fund"), 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 has scheduled a total payment in the amount of \$65,000. (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2021 with respect to the City's agreement with WCF Financial Bank of which \$55,000. will be paid to WCF Financial Bank as a rebate payment and \$10,000. will be transferred to the Sewer Utility Fund to repay the advance given from the City's Sewer Utility Fund to the Commercial Bank Project – Sewer Improvements in the 2013 Fair Meadow URA; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2021.

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

Section 1. The City Council hereby obligates \$65,000. for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2021.

Section 2. The Finance Director is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2020 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and adopted this 16th day of November, 2020.

John Hawkins, Mayor

ATTEST:

138 of 174
Karyl K. Bonjour, City Clerk

RESOLUTION NO. 2020 -

**OBLIGATING FUNDS FROM THE URBAN RENEWAL TAX REVENUE FUND FOR
APPROPRIATION TO THE PAYMENT OF ANNUAL APPROPRIATION TAX
INCREMENT FINANCED OBLIGATIONS WHICH SHALL COME DUE
IN THE NEXT SUCCEEDING FISCAL YEAR**

(3DK ENTERPRISES, LLC)

WHEREAS, the City of Webster City, 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 Southeast Industrial Park Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, City Council adopted Ordinance 86-1292 providing for the division of taxes levied on taxable property in the Southeast Industrial Park Urban Renewal Area 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 (the "Urban Renewal Tax Revenue Fund"), 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 has scheduled a total payment in the amount of \$11,000. (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2021 with respect to the City's agreement with 3DK Enterprises, LLC; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2021.

NOW, THEREFORE, It is resolved by the City Council of the City of Webster City, Iowa, as follows:

Section 1. The City Council hereby obligates \$11,000. for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2021.

Section 2. The Finance Director is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2020 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and adopted this 16th day of November, 2020.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

RESOLUTION NO. 2020 -

**OBLIGATING FUNDS FROM THE URBAN RENEWAL TAX REVENUE FUND FOR
APPROPRIATION TO THE PAYMENT OF ANNUAL APPROPRIATION TAX
INCREMENT FINANCED OBLIGATIONS WHICH SHALL COME DUE
IN THE NEXT SUCCEEDING FISCAL YEAR**

(RIDGE DEVELOPMENT, LLC AND LMI FUND)

WHEREAS, the City of Webster City, 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 Residential Urban Renewal Area A (the "Urban Renewal Area"); and

WHEREAS, City Council adopted Ordinance 94-1440 providing for the division of taxes levied on taxable property in the Webster City Residential Urban Renewal Areas A, B, C, D & E 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 (the "Urban Renewal Tax Revenue Fund"), 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,

WHEREAS, the City has scheduled payment in the amount of \$45,000. (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2021 with respect to the City's agreement with Ridge Development Company, LLC; of which 40.58% will be transferred to the Low and Moderate Income Fund and the remaining to Ridge Development Company, LLC and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2021.

NOW, THEREFORE, it is resolved by the City Council of the City of Webster City, Iowa, as follows:

Section 1. The City Council hereby obligates \$45,000. for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2021.

Section 2. The Finance Director is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2020 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and adopted this 16th day of November, 2020.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk
140 of 174

RESOLUTION NO. 2020 -

**OBLIGATING FUNDS FROM THE URBAN RENEWAL TAX REVENUE FUND FOR
APPROPRIATION TO THE PAYMENT OF ANNUAL APPROPRIATION TAX
INCREMENT FINANCED OBLIGATIONS WHICH SHALL COME DUE
IN THE NEXT SUCCEEDING FISCAL YEAR**

(KENYON HILL RIDGE, LLC AND LMI FUND)

WHEREAS, the City of Webster City, 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 2016 Red Bull Division Urban Renewal Area (the 'Urban Renewal Area'); and

WHEREAS, City Council adopted Ordinance 94-1440 providing for the division of taxes levied on taxable property in the 2016 Red Bull Division Urban Renewal Area 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 (the "Urban Renewal Tax Revenue Fund"), 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,

WHEREAS, the City has scheduled payment in the amount of \$35,000. (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2021 with respect to the City's agreement with Kenyon Hill Ridge, LLC of which 40.58% will be transferred to the Low and Moderate Income Fund and the remaining to Kenyon Hill Ridge, LLC and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2021.

NOW, THEREFORE, it is resolved by the City Council of the City of Webster City, Iowa, as follows:

Section 1. The City Council hereby obligates \$35,000. for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2021.

Section 2. The Finance Director is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2020 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and adopted this 16th day of November, 2020.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

RESOLUTION NO. 2020 -

**OBLIGATING FUNDS FROM THE URBAN RENEWAL TAX REVENUE FUND FOR
APPROPRIATION TO THE PAYMENT OF ANNUAL APPROPRIATION TAX
INCREMENT FINANCED OBLIGATIONS WHICH SHALL COME DUE
IN THE NEXT SUCCEEDING FISCAL YEAR**

(GARY & BRENDA FOX)

WHEREAS, the City of Webster City, 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 2016 Red Bull Division Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, City Council adopted Ordinance 94-1440 providing for the division of taxes levied on taxable property in the 2016 Red Bull Division Urban Renewal Area 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 (the "Urban Renewal Tax Revenue Fund"), 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,

WHEREAS, the City has scheduled payment in the amount of \$23,000. (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2021 with respect to the City's agreement with Gary & Brenda Fox; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2021.

NOW, THEREFORE, it is resolved by the City Council of the City of Webster City, Iowa, as follows:

Section 1. The City Council hereby obligates \$23,000. for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2021.

Section 2. The Finance Director is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2020 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and adopted this 16th day of November, 2020.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

RESOLUTION NO. 2020 -

**OBLIGATING FUNDS FROM THE URBAN RENEWAL TAX REVENUE FUND FOR
APPROPRIATION TO THE PAYMENT OF ANNUAL APPROPRIATION TAX
INCREMENT FINANCED OBLIGATIONS WHICH SHALL COME DUE
IN THE NEXT SUCCEEDING FISCAL YEAR**

(FIRST STATE BANK, ADDITION #2)

WHEREAS, the City of Webster City, 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 Riverview Central Business District Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, City Council adopted Ordinance 86-37 providing for the division of taxes levied on taxable property in the Riverview Central Business District Urban Renewal Area 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 (the "Urban Renewal Tax Revenue Fund"), 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 has scheduled payment in the amount of \$43,000 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2021 with respect to the City's agreement with First State Bank; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2021.

NOW, THEREFORE, it is resolved by the City Council of the City of Webster City, Iowa, as follows:

Section 1. The City Council hereby obligates \$43,000 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2021.

Section 2. The Finance Director is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2020 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and adopted this 16th day of November, 2020.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk



MEMORANDUM

TO: Ken Wetzler, Public Works Director
D. Jeffrey Sheridan, City Manager
Mayor and Council

FROM: Brandon Bahrenfuss, Street Department Supervisor

DATE: November 10, 2020

RE: Tree Grinding at Tree/Brush Drop-Off Site

SUMMARY:

This is in regard to the annual tree grinding services provided to the City for the past several years. We are seeking approval to go out for bids. The budget number we have set is not to exceed \$20,000.

PREVIOUS COUNCIL ACTION:

In 2003 (Ordinance Number 2003-1594) the City Council banned leaf burning and burn barrels. Since 2003 Council has approved Tree Grinding.

BACKGROUND/DISCUSSION:

The City has kept open its public drop-off site for trees and tree debris since 2003. To eliminate all of this material the City has contracted with different businesses to grind all of the debris into mulch. Listed below are the costs each year:

2019	\$17,400.00	(J Pettiecord of Bondurant)
2018	\$14,750.00	(DeBoef Grinding of New Sharon)
2017	\$24,250.00	(DeBoef Grinding of New Sharon)
2016	\$26,550.00	(DeBoef Grinding of New Sharon)
2014	\$16,020.00	(DeBoef Grinding of New Sharon)
2013	\$19,695.00	(DeBoef Grinding of New Sharon)
2012	\$14,996.00	(Chamness Technology of Blairsburg)
2011 (Dec)	\$18,000.00	(DeBoef Grinding of New Sharon)
2011 (Feb)	\$17,700.00	(Chamness Technology of Blairsburg)
2009-10	\$18,500.00	(Chamness Technology of Blairsburg)
2008	\$12,000.00	(Thomas Brothers of Fort Dodge)
2007	\$16,700.00	(Thomas Brothers of Fort Dodge)
2006	\$12,000.00	(Thomas Brothers of Fort Dodge)
2005	\$12,000.00	(Chamness Technology of Blairsburg)
2004	\$8,800.00	(Chamness Technology of Blairsburg)
2003	\$5,925.00	(Thomas Brothers of Fort Dodge)

Obviously, since 2003 the amount of tree/brush debris deposited at the site has increased, as well as the cost to provide this service. The cost and amount of tree debris should diminish as we get more of our electrical system underground and ash trees are now removed.

FINANCIAL IMPLICATIONS:

In the current budget, \$20,000.00 is appropriated for Tree Grinding.

RECOMMENDATION:

Recommend the Council authorize staff to proceed with seeking bids.

ALTERNATIVES:

1. Wait until next year.
2. Purchase a tree grinder, this was looked at in 2003 at a cost of around \$700,000.00 depending on the model.
3. Develop a specific charge to residents to pay for this service.

PUBLIC WORKS DIRECTOR COMMENTS: Providing a place to dump trees is a great service not only to our citizens but the City itself. Trees from annual electric line clearance are dumped here, as well as dead or storm damaged trees. I agree with the Street Supervisor to proceed with seeking bids and once bids are received and reviewed, present the lowest responsible bid to Council to award a contract.

CITY MANAGER COMMENTS: I concur with the recommendations of the Street Department Supervisor and the Public Works Director.



MEMO

TO: D. Jeffrey Sheridan, City Manager
Mayor and City Council

FROM: Dodie Wolfgram, Finance Director

DATE: November 10, 2020

RE: Pre-payment of loan for CTS Improvements

SUMMARY: I am asking City Council to approve the prepayment of the City's portion of a loan obtained by NIMECA for improvements to the Common Transmission System.

PREVIOUS COUNCIL ACTION: Council passed and approved Resolution 2018-062 on April 16, 2018 for Webster City to participate in NIMECA's CTS Project.

BACKGROUND/DISCUSSION: The Common Transmission System (CTS) is jointly owned by Corn Belt, Webster City, Algona and 12 other members of NIMECA. As joint owners, each member is responsible for upgrades and improvements to the system. Webster City contributes their share of upgrades directly to Corn Belt as part of their agreement

In 2018, NIMECA was going to secure a loan to pay for the upgrades to the CTS on behalf of their members, excluding Webster City and Algona. NIMECA approached Webster City and Algona and asked if they wanted to participate in the "2018 CTS Improvement Project". NIMECA would secure the not to exceed \$3,000,000 loan and make the debt service payments with revenue they would receive from SPP as a result of the improvements. If the revenue received in any given year would not cover the payment, each utility would pay their portion, at the time of the agreement it was estimated Webster City's share would be \$61,000 annually for a full payment. At the end of the loan, each utility would receive a dividend according to their percentage of the loan with the final payment to be made in 2032. Webster City and Algona both chose to participate in the investment and to date have not had to pay anything.

NIMECA approached the members a few months ago to see if there was interest in paying the loan in full prior to the December payment. Webster City's portion of the loan is \$459,476.00 and if paid in full would begin receiving dividend payments of approximately \$80,000 per year. All members except Algona are planning to pay their portion in full

If Webster City chooses to not prepay the terms would not change and the revenue received by NIMECA for the CTS would pay the debt service. Blair Metzger with DGR was asked to give his thoughts on the agreement and did an evaluation based on the numbers given to him which were slightly higher than actual. Basically, if Webster City obtained a loan for \$460,000 to prepay at 5% interest for 12 years the payments would be \$50,000 vs \$80,000 per year dividend.

RECOMMENDATION: I recommend that Council approve the prepayment of the City of Webster City's portion of the \$3,000,000 NIMECA loan in the amount of \$459,476.00 using cash from the Electric Utility. The dividends received each year will be Electric Utility Revenue.

ALTERNATIVES: Continue using the revenue from the CTS improvements to pay our portion of the loan.

CITY MANAGER COMMENTS: This is a good deal for the City and I concur with the recommendation of the Finance Director.

RESOLUTION NO. 2020

**RESOLUTION APPROVING THE CITY OF WEBSTER CITY TO
PREPAY THEIR PORTION OF THE \$3,000,000 NIMECA LOAN FOR
UPDATES TO THE COMMON TRANSMISSION SYSTEM**

WHEREAS, the City Council chose to participate in a project with NIMECA called the "2018 CTS Improvement Project" on April 16, 2018 by entering into the "2018 CTS Improvement Agreement" by passing and adopting Resolution 2018-062; and

WHEREAS, the terms of the "2018 CTS Improvement Agreement" included (1) NIMECA issuing bonds or notes to finance the May 1, 2018 payment in connection with 2017 CTS improvements, and related working capital, capitalized interest and costs of issuance, (2) in consideration thereof, NIMECA would own a proportionate undivided ownership interest in the capacity of the CTS based on the cost of the portion of the 2017 CTS improvements to be financed by NIMECA, and (3) the Cities of Algona and Webster City had the option to participate in the Agreement with the Original CTS participating municipal members; and

WHEREAS, NIMECA secured a \$3,000,000 loan on behalf of all the members of NIMECA who participated in the "2018 CTS Improvement Project"; and

WHEREAS, the principal and interest on the loan were to be paid solely from and secured by the net revenues of NIMECA under the 2018 CTS Improvement Agreement, the loan was to mature on or before 2032 at which time Webster City and the other members of NIMECA participating in the project would begin to receive an annual dividend from the proceeds that had been used to make the loan payments; and

WHEREAS, NIMECA plans to prepay the loan balance as representative of the 12 contributing members and has offered Webster City the option to prepay their portion of the loan balance which is currently \$459,476.00, and as a result of prepayment, the City will begin to receive dividend payments of approximately \$80,000 per year; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WEBSTER CITY, IOWA: that the City herein agrees to prepay their percentage of ownership of the loan to NIMECA no later than November 20, 2020 in the amount of \$459,476.00 and in exchange begin to receive their portion of the dividend payments.

Passed and adopted this 16th day of November, 2020.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

MEMORANDUM

TO: D. Jeffrey Sheridan, City Manager
Mayor & City Council

FROM: Finance Director

DATE: November 9, 2020

RE: Request to purchase Meter Reader Pickup

SUMMARY: I am asking for authorization to purchase a 2021 Chevrolet Silverado 1500, 4-wheel drive, double cab pickup with a tool storage unit installed in the bed of truck and tonneau cover for our Meter Department.

PREVIOUS COUNCIL ACTION: City Council approved the Capital Equipment Plan for the 2020/21 fiscal year which included the purchase of a compact pickup for the Meter Department with trading our 2008 Chevrolet Colorado 4-wheel drive pickup on the purchase.

BACKGROUND/DISCUSSION: This pickup has been included in our Capital Equipment Plan for several years, with original replacement shown as 10 years. The pickup did not have costly repairs at the 10-year mark and decided to wait a few more years to replace.

The past few years we have replaced the brakes, calipers, wheel bearings, alternator, u-joints, shocks and tires. Along with the truck beginning to rust, I have been told the tires need replacing again and would rather purchase the new truck now and not put more money into the old truck.

Karl Chevrolet has the state bid for the Chevy Colorado extended cab with 4-wheel drive for a price of \$26,057.30. The government salesman with Karl Chevrolet said they also had the state bid on a full-size pickup for less than the Colorado as additional rebates were also available. He also has a Decked Storage System on hand to install with the tonneau cover. The cost for the package is \$25,456.70 (23,610.40 for the pickup and 1,846.30 for the storage unit).

We have not received a trade-in allowance for the 2008 Chevy Colorado, but will be working on this prior to the actual purchase. The truck is rusting but we will also give other departments the option to purchase it for the trade in value. Our discussions were hampered by COVID quarantines impacting both Karl Chevrolet and city staff.

FINANCIAL IMPLICATIONS: A new pickup with storage is in the current Capital Equipment budget for \$32,000. The budget price was obtained from Dennis at Karl last year.

RECOMMENDATION: I would like authorization to purchase the full-size, double cab, 4-wheel drive pickup with a storage unit & tonneau cover installed from Karl Chevrolet using the State of Iowa bid and additional Chevy rebates.

ALTERNATIVES: Alternatives include waiting to purchase, purchasing the Colorado with the state bid and seek a storage unit to stay within budget or bid the truck to other dealerships.

CITY MANAGER COMMENTS: I agree with the recommendations of the Finance Director.



Karl Chevrolet

Dennis Rudolph - Government Fleet Accounts | 515-299-4409 |
d.rudolph@karlchevrolet.com

Vehicle: [Fleet] 2021 Chevrolet Silverado 1500 (CK10753) 4WD Double Cab 147" Work Truck



KARL Chevrolet is proud to be your #1 Government Chevrolet Vehicle Dealer in Iowa for several years in a row. We are the only Chevrolet Dealer in Iowa to provide you a full time staff dedicated solely to government entities and their needs. We can assist you with all of your vehicle needs to include "turn-key" solutions and custom upfitting, saving you time and money with our own Karl Emergency Vehicles. Thank you for the opportunity to earn your business.



Karl Chevrolet

Dennis Rudolph - Government Fleet Accounts | 515-299-4409 |
d.rudolph@karlchevrolet.com

Vehicle: [Fleet] 2021 Chevrolet Silverado 1500 (CK10753) 4WD Double Cab 147" Work Truck (✓
Complete)

Quote Worksheet

	MSRP
Base Price	\$35,800.00
Dest Charge	\$1,595.00
Total Options	(\$430.00)
Subtotal	\$36,965.00
Govt and Karl Discount	(\$11,086.00)
Subtotal Pre-Tax Adjustments	(\$11,086.00)
Less Customer Discount	(\$2,268.60)
Subtotal Discount	(\$2,268.60)
Trade-In	\$0.00
Excluded from Sales Tax	Subtotal Trade-In
	\$0.00
	Taxable Price
	\$23,610.40
Sales Tax	\$0.00
Subtotal Taxes	\$0.00
Subtotal Post-Tax Adjustments	\$0.00
Total Sales Price	\$23,610.40

Comments:

Government Agencies are allowed 20 days from date of delivery for balance to be paid in full. There will be a \$5.00 per calendar day after 20 days assessed to the account until payment received in full by Karl Chevrolet. By signing below you accept these terms as well as the quote in general.

Dealer Signature / Date

Customer Signature / Date

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Karl Chevrolet

Dennis Rudolph - Government Fleet Accounts | 515-299-4409 |
d.rudolph@karlchevrolet.com

Vehicle: [Fleet] 2021 Chevrolet Silverado 1500 (CK10753) 4WD Double Cab 147" Work Truck (Complete) ✓

Window Sticker

SUMMARY

[Fleet] 2021 Chevrolet Silverado 1500 (CK10753) 4WD Double Cab 147" Work Truck

MSRP:\$35,800.00

Interior:Jet Black, Cloth seat trim

Exterior 1:Silver Ice Metallic

Exterior 2:No color has been selected.

Engine, 4.3L EcoTec3 V6

Transmission, 6-speed automatic, electronically controlled

OPTIONS

CODE	MODEL	MSRP
CK10753	[Fleet] 2021 Chevrolet Silverado 1500 (CK10753) 4WD Double Cab 147" Work Truck	\$35,800.00
OPTIONS		
1WT	Work Truck Preferred Equipment Group	\$0.00
AE7	Seats, front 40/20/40 split-bench	\$0.00
AQQ	Remote Keyless Entry, with 2 transmitters	Inc.
C49	Defogger, rear-window electric	\$225.00
CGN	Chevytec spray-on bedliner, Black with Chevrolet logo	\$545.00
DLF	Mirrors, outside heated power-adjustable	Inc.
FE9	Emissions, Federal requirements	\$0.00
GAN	Silver Ice Metallic	\$0.00
GU6	Rear axle, 3.42 ratio	\$0.00
H1T	Jet Black, Cloth seat trim	\$0.00
IOR	Audio system, Chevrolet Infotainment 3 system	\$0.00
K34	Cruise control, electronic	Inc.
LV3	Engine, 4.3L EcoTec3 V6	\$0.00
MYC	Transmission, 6-speed automatic, electronically controlled	\$0.00
NZZ	Skid Plates	\$150.00
QBN	Tires, 255/70R17 all-season, blackwall	\$0.00
QBR	Tire, spare 255/70R17 all-season, blackwall	\$0.00

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Vehicle: [Fleet] 2021 Chevrolet Silverado 1500 (CK10753) 4WD Double Cab 147" Work Truck (Complete)

QT5	Tailgate, gate function manual with EZ Lift	Inc.	
R9Y	Fleet Free Maintenance Credit.		(\$45.00)
RD6	Wheels, 17" x 8" (43.2 cm x 20.3 cm) Ultra Silver painted steel		\$0.00
VK3	License plate kit, front		\$0.00
ZLQ	WT Fleet Convenience Package		\$695.00
—	Option/package discount		(\$2,000.00)
SUBTOTAL			\$35,370.00
Adjustments Total			\$0.00
Destination Charge			\$1,595.00
TOTAL PRICE			\$36,965.00

FUEL ECONOMY

Est City:15 MPG

Est Highway:20 MPG

Est Highway Cruising Range:480.00 mi

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Vehicle: [Fleet] 2021 Chevrolet Silverado 1500 (CK10753) 4WD Double Cab 147" Work Truck (Complete)

Standard Equipment

Mechanical

Durabed, pickup bed

Engine, 4.3L EcoTec3 V6 with Active Fuel Management, (285 hp [212 kW] @ 5300 rpm, 305 lb-ft of torque [413 Nm] @ 3900 rpm) (STD)

Transmission, 6-speed automatic, electronically controlled with overdrive and tow/haul mode. Includes Cruise Grade Braking and Powertrain Grade Braking (STD)

GVWR, 7000 lbs. (3175 kg) (Requires Crew Cab or Double Cab 4WD model and (LV3) 4.3L EcoTec3 V6 engine or (L3B) 2.7L Turbo engine. Requires Double Cab 4WD model and (L82) 5.3L EcoTec3 V8 engine.)

Rear axle, 3.42 ratio

Transfer case, single speed electronic Autotrac with push button control (4WD models only)

Four wheel drive

Cooling, external engine oil cooler (Not available with (L3B) 2.7L Turbo engine.)

Battery, heavy-duty 730 cold-cranking amps/70 Amp-hr, maintenance-free with rundown protection and retained accessory power (Included and only available with (LV3) 4.3L EcoTec3 V6 engine.)

Alternator, 170 amps

Frame, fully-boxed, hydroformed front section

Steering, Electric Power Steering (EPS) assist, rack-and-pinion

Brakes, 4-wheel antilock, 4-wheel disc with DURALIFE rotors

Brake lining wear indicator

Capless Fuel Fill

Exhaust, single outlet

Exterior

Wheels, 17" x 8" (43.2 cm x 20.3 cm) Ultra Silver painted steel (STD)

Tires, 255/70R17 all-season, blackwall (STD)

Tire, spare 255/70R17 all-season, blackwall (STD) (Included with (QBN) 255/70R17 all-season, blackwall tires.)

Wheel, 17" x 8" (43.2 cm x 20.3 cm) full-size, steel spare

Tire carrier lock, keyed cylinder lock that utilizes same key as ignition and door

Bumpers, front, Black (semi-gloss)

Bumpers, rear, Black (semi-gloss)

CornerStep, rear bumper

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Vehicle: [Fleet] 2021 Chevrolet Silverado 1500 (CK10753) 4WD Double Cab 147" Work Truck (✓
Complete)

Exterior

Recovery hooks, front, frame-mounted, Black (Included with 4WD models or on 2WD models with (PQA) WT Safety Package. Available free flow on 2WD models.)

Cargo tie downs (12), fixed rated at 500 lbs per corner

Grille (Black bars and mesh inserts.)

Headlamps, halogen reflector with halogen Daytime Running Lamps

Lamps, cargo area, cab mounted integrated with center high mount stop lamp, with switch in bank on left side of steering wheel

Taillamps, with incandescent tail, stop and reverse lights

Mirrors, outside manual, Black

Glass, solar absorbing, tinted

Door handles, Black

Tailgate and bed rail protection cap, top

Tailgate, locking utilizes same key as ignition and door (Upgraded to (QT5) EZ Lift power lock and release tailgate when (ZLQ) WT Fleet Convenience Package or (PCV) WT Convenience Package is ordered.)

Tailgate, gate function manual, no EZ Lift

Entertainment

Audio system, Chevrolet Infotainment 3 system 7" diagonal color touchscreen, AM/FM stereo. Additional features for compatible phones include: Bluetooth audio streaming for 2 active devices, voice command pass-through to phone, wired Apple CarPlay and Android Auto capable. (STD)

Audio system feature, 6-speaker system (Requires Crew Cab or Double Cab model.)

Bluetooth for phone, connectivity to vehicle infotainment system

Interior

Seats, front 40/20/40 split-bench with covered armrest storage (STD)

Seat trim, Vinyl

Seat adjuster, driver 4-way manual

Seat adjuster, passenger 4-way manual

Seat, rear 60/40 folding bench (folds up), 3-passenger (includes child seat top tether anchor) (Requires Crew Cab or Double Cab model.)

Floor covering, rubberized-vinyl (Not available with LPO floor liners.)

Steering wheel, urethane

Steering column, Tilt-Wheel, manual with wheel locking security feature

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Karl Chevrolet

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Vehicle: [Fleet] 2021 Chevrolet Silverado 1500 (CK10753) 4WD Double Cab 147" Work Truck (✓
Complete)

Interior

Instrument cluster, 6-gauge cluster featuring speedometer, fuel level, engine temperature, tachometer, voltage and oil pressure

Driver Information Center, 3.5" diagonal monochromatic display

Exterior Temperature Display located in radio display

Rear Seat Reminder (Requires Crew Cab or Double Cab model.)

Window, power front, drivers express up/down (Standard on Crew Cab and Double Cab models.)

Window, power front, passenger express down (Standard on Crew Cab and Double Cab models.)

Windows, power rear, express down (Not available with Regular Cab models.)

Door locks, power (Standard on Crew Cab and Double Cab models.)

Power outlet, front auxiliary, 12-volt

USB ports, 2 (first row) located on instrument panel

Air conditioning, single-zone

Air vents, rear, heating/cooling (Not available on Regular Cab models.)

Mirror, inside rearview, manual tilt

Assist handles front A-pillar mounted for driver and passenger, rear B-pillar mounted

Safety-Mechanical

StabiliTrak, stability control system with Proactive Roll Avoidance and traction control, includes electronic trailer sway control and hill start assist

Safety-Exterior

Daytime Running Lamps with automatic exterior lamp control

Safety-Interior

Airbags, dual-stage frontal airbags for driver and front outboard passenger; Seat-mounted side-impact airbags for driver and front outboard passenger; Head-curtain airbags for front and rear outboard seating positions; Includes front outboard Passenger Sensing System for frontal outboard passenger airbag (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)

Rear Vision Camera

Teen Driver a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to help encourage safe driving behavior. It can limit certain available vehicle features, and it prevents certain safety systems from being turned off. An in-vehicle report card gives you information on driving habits and helps you to continue to coach your new driver

Tire Pressure Monitoring System with Tire Fill Alert (does not apply to spare tire)

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Vehicle: [Fleet] 2021 Chevrolet Silverado 1500 (CK10753) 4WD Double Cab 147" Work Truck (✓
Complete)

WARRANTY

Warranty Note: <<< Preliminary 2021 Warranty >>>

Basic Years: 3

Basic Miles/km: 36,000

Drivetrain Years: 5

Drivetrain Miles/km: 60,000

Drivetrain Note: HD Duramax Diesel: 5 Years/100,000 Miles; Qualified Fleet Purchases: 5 Years/100,000 Miles

Corrosion Years (Rust-Through): 6

Corrosion Years: 3

Corrosion Miles/km (Rust-Through): 100,000

Corrosion Miles/km: 36,000

Roadside Assistance Years: 5

Roadside Assistance Miles/km: 60,000

Roadside Assistance Note: HD Duramax Diesel: 5 Years/100,000 Miles; Qualified Fleet Purchases: 5
Years/100,000 Miles

Maintenance Note: 1 Year/1 Visit

Selected Model and Options

MODEL

CODE	MODEL
CK10753	2021 Chevrolet Silverado 1500 4WD Double Cab 147" Work Truck

COLORS

CODE	DESCRIPTION
GAN	Silver Ice Metallic

EMISSIONS

CODE	DESCRIPTION
FE9	Emissions, Federal requirements

ENGINE

CODE	DESCRIPTION
LV3	Engine, 4.3L EcoTec3 V6 with Active Fuel Management, (285 hp [212 kW] @ 5300 rpm, 305 lb-ft of torque [413 Nm] @ 3900 rpm) (STD) *GROSS*

TRANSMISSION

CODE	DESCRIPTION
MYC	Transmission, 6-speed automatic, electronically controlled with overdrive and tow/haul mode. Includes Cruise Grade Braking and Powertrain Grade Braking (STD)

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Vehicle: [Fleet] 2021 Chevrolet Silverado 1500 (CK10753) 4WD Double Cab 147" Work Truck (✓
Complete)

AXLE

CODE	DESCRIPTION
GU6	Rear axle, 3.42 ratio

PREFERRED EQUIPMENT GROUP

CODE	DESCRIPTION
1WT	Work Truck Preferred Equipment Group includes standard equipment

WHEELS

CODE	DESCRIPTION
RD6	Wheels, 17" x 8" (43.2 cm x 20.3 cm) Ultra Silver painted steel (STD)

TIRES

CODE	DESCRIPTION
QBN	Tires, 255/70R17 all-season, blackwall (STD)

SPARE TIRE

CODE	DESCRIPTION
QBR	Tire, spare 255/70R17 all-season, blackwall (STD) (Included with (QBN) 255/70R17 all-season, blackwall tires.)

PAINT

CODE	DESCRIPTION
GAN	Silver Ice Metallic

SEAT TYPE

CODE	DESCRIPTION
AE7	Seats, front 40/20/40 split-bench with covered armrest storage (STD)

SEAT TRIM

CODE	DESCRIPTION
H1T	Jet Black, Cloth seat trim

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Vehicle: [Fleet] 2021 Chevrolet Silverado 1500 (CK10753) 4WD Double Cab 147" Work Truck (✓
Complete)

RADIO

CODE	DESCRIPTION
IOR	Audio system, Chevrolet Infotainment 3 system 7" diagonal color touchscreen, AM/FM stereo. Additional features for compatible phones include: Bluetooth audio streaming for 2 active devices, voice command pass-through to phone, wired Apple CarPlay and Android Auto capable. (STD)

OPTION DISCOUNT

CODE	DESCRIPTION
—	Option/package discount (Requires (LV3) 4.3L EcoTec3 V6 engine, (L3B) 2.7L Turbo engine or (PEB) WT Value Package.) *DISCOUNT*

ADDITIONAL EQUIPMENT - PACKAGE

CODE	DESCRIPTION
ZLQ	WT Fleet Convenience Package includes (AQQ) Remote Keyless Entry, (QT5) EZ Lift power lock and release tailgate, (K34) cruise control and (DLF) power mirrors (When ordered with (PQA) WT Safety Package, (DLF) power mirrors include (UKC) Lane Change Alert with Side Blind Zone Alert and (DP6) high-gloss mirror caps.

ADDITIONAL EQUIPMENT - MECHANICAL

CODE	DESCRIPTION
NZZ	Skid Plates (Included with (BAQ) Work Truck Package, (Z71) Z71 Off-Road Package or (VYU) Snow Plow Prep Package.)

ADDITIONAL EQUIPMENT - EXTERIOR

CODE	DESCRIPTION
CGN	Chevytec spray-on bedliner, Black with Chevrolet logo (does not include spray-on liner on tailgate due to Black composite inner panel) (Not available with (ZW9) pickup bed delete. Double Cab and Crew Cab models are available with Ship Thru codes (VCO), (VDT), (VYC) or (VYS). Crew Cab and Regular Cab models are available with Ship Thru codes (A6T), (TW3), (VI1), (VKZ) or (WEZ).)
DLF	Mirrors, outside heated power-adjustable (Included and only available with (PCV) WT Convenience Package or (ZLQ) WT Fleet Convenience Package. When (PQA) WT Safety Package is ordered, includes (DP6) high gloss Black mirror caps.)
QT5	Tailgate, gate function manual with EZ Lift includes power lock and release (Included and only available with (PCV) WT Convenience Package or (ZLQ) WT Fleet Convenience Package.)
VK3	License plate kit, front (will be shipped to orders with ship-to states that require front license plate)

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Vehicle: [Fleet] 2021 Chevrolet Silverado 1500 (CK10753) 4WD Double Cab 147" Work Truck (Complete) ✓

ADDITIONAL EQUIPMENT - INTERIOR

CODE	DESCRIPTION
AQQ	Remote Keyless Entry, with 2 transmitters (Included and only available with (PCV) WT Convenience Package or (ZLQ) WT Fleet Convenience Package.)
C49	Defogger, rear-window electric (Included with (PCV) WT Convenience Package.)
K34	Cruise control, electronic with set and resume speed, steering wheel-mounted (Included with (PCV) WT Convenience Package, (ZLQ) WT Fleet Convenience Package or (RGE) Safety Confidence Package.)

ADDITIONAL EQUIPMENT - OTHER

CODE	DESCRIPTION
R9Y	Fleet Free Maintenance Credit. This option code provides a credit in lieu of the free oil changes, tire rotations and inspections for one maintenance service during 1st year of ownership. The invoice will detail the applicable credit. The customer will be responsible for all oil change, tire rotations and inspections costs for this vehicle. (Requires one of the following Fleet or Government order types: FBC, FBN, FCA, FCN, FEF, FLS, FNR or FRC. Not available with FDR order type.) *CREDIT*

Options Total

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ELECTRIC REPORT FOR THE MONTH OF OCTOBER 2020

(Production Month-September 2020; Billing Month (Due) - October 2020)

	<u>MONTH</u> <u>October</u>	<u>Year to</u> <u>Date 2020</u>	<u>MONTH</u> <u>October</u>	<u>Year to</u> <u>Date 2019</u>
TOTAL PURCHASED POWER K.W.	8,356,277	89,758,709	8,912,262	90,236,237
Gross K.W. Generated For Maint.	0	29,610	193,890	452,280
For Corn Belt	0	0	0	204,380
Station Power K.W.	8,973	154,158	12,175	199,333
NET K.W.TO BOARD	8,347,304	89,604,551	8,900,087	90,036,904
Billed by Clerk's Office to Customers K.W:				
Commercial Sales	1,980,144	21,063,564	2,068,783	21,686,203
Industrial Sales	2,783,641	26,153,345	2,679,746	26,908,503
Residential Sales	2,075,561	27,768,447	2,356,132	26,579,919
Sales for Resale-Wholesale	638,600	7,065,300	591,500	6,753,400
City Departments & Street Lights	360,204	4,070,222	366,088	4,229,282
KILOWATTS UNACCOUNTED	<u>509,154</u>	<u>3,483,673</u>	<u>837,838</u>	<u>3,879,597</u>
Percentage of Unaccounted for	6.10%	3.89%	9.41%	4.31%

LOAD COMPARISON	<u>2020</u>	<u>2019</u>
Peak K.W. Demand	17,178	21,124
Purchased Power	8,356,277	8,912,262
Net to Board	8,347,304	8,900,087

REMARKS:

WATER PLANT REPORT FOR THE MONTH OF OCTOBER 2020

(Production Month- September 2020 Billing Month (Due) - October 2020)

	MONTH October	Year to Date 2020	MONTH October	Year to Date 2019
Total Gallons Pumped from Wells (Inf)	23,754,000	245,526,000	23,469,000	235,141,000
Average Gallons Pumped	(766,258)		(757,064)	
Gallons for Sludge	72,850	585,150	44,650	495,850
Total Gallons to Water Plant	23,681,150	244,940,850	23,424,350	234,645,150
Gallons to Distribution System From From Water Plant (Effluent reading)	27,468,436	264,152,436	25,410,000	260,135,000
TOTAL TO SYSTEM - CUBIC FEET	3,671,996	35,312,042	3,396,823	34,774,989
Billed by Clerk's Office to Customers Cubic Feet	2,383,200	25,338,300	2,455,000	23,737,900
Billed by City Departments Cubic Feet	206,400	2,028,000	112,900	1,435,700
Used by City Departments, but not billed-estimated Cubic Feet				
Fire	0	0	0	0
Meter	0	0	0	0
Sew. Disp.	0	0	0	0
Street,Water,SewerDistribution,Line <i>(main breaks,hydrant flush,sewer, valve rpr,w.tower, line dept</i>	137,017	342,232	246,748	789,980
Water Plant filter backwash	127,050	1,270,500	127,050	1,270,500
Ground storage tank loss				
Recreation-Drink.Fount.	4,547	26,988	4,547	26,988
Cemetery	400	2,400	400	2,400
Change in Distribution System		0	0	0
Used by Contractor		0	0	0
CUBIC FEET UNACCOUNTED FOR	813,382	6,303,622	450,178	7,511,521
Percentage of Unaccounted for	22.15%	17.85%	13.25%	21.60%

NOTE: 31 loads of lime sludge
hailed to farm ground

NOTE: 19 loads of lime sludge
hailed to farm ground

REMARKS:

CITY OF WEBSTER CITY, IOWA - UTILITY REPORT
ELECTRIC UTILITY PURCHASES & SALES - 2020

Purch. Power Period	Billing Month (Due)	Month Purch. Power kWh	Pur Pwr lessStaPwr = Net to Board kWh	Month Billed kWh less StaPwr	Col D Net to Board less Col E Mo billed Mo Unaccountec For	Month Unaccounted For %	Yr To Date Purch. Power less sta pwrkWh	Yr To Date Billed & SPwr kWh	Yr To Date Unaccounted kWh	Yr To Date Unaccounted For %
Dec	Jan 2020	9,094,812	9,076,434	8,870,578	205,856	2.27%	9,076,434	8,870,578	205,856	2.27%
Jan	Feb 2020	9,196,568	9,171,752	8,819,809	351,943	3.84%	18,248,186	17,690,387	557,799	3.06%
Feb	Mar 2020	8,262,298	8,238,319	7,687,568	550,751	6.69%	26,486,505	25,377,955	1,108,550	4.19%
Mar	Apr 2020	8,163,009	8,141,522	7,605,002	536,520	6.59%	34,628,027	32,982,957	1,645,070	4.75%
Apr	May 2020	7,301,474	7,287,423	7,271,853	15,570	0.21%	41,915,450	40,254,810	1,660,640	3.96%
May	Jun 2020	7,324,120	7,314,384	7,463,103	(148,719)	-2.03%	49,229,834	47,717,913	1,511,921	3.07%
Jun	July 2020	10,060,376	10,050,678	10,219,184	(168,506)	-1.68%	59,280,512	57,937,097	1,343,415	2.27%
July	Aug 2020	11,491,624	11,479,740	10,764,226	715,514	6.23%	70,760,252	68,701,323	2,058,929	2.91%
Aug	Sept 2020	10,508,151	10,496,995	9,581,405	915,590	8.72%	81,257,247	78,282,728	2,974,519	3.66%
Sep	Oct 2020	8,356,277	8,347,304	7,838,150	509,154	6.10%	89,604,551	86,120,878	3,483,673	3.89%
Oct	Nov 2020									
Nov	Dec 2020									

TOTALS 89,758,709 89,604,551 86,120,878 3,483,673

Billings By Type of Serv-kWh	Commercial	Industrial	City Depts & Street Lights	Residential	Wholesale	Station Power-N/C	Billed & Sta Pwr Total	Previous Year Bill&Sta.Pwr Tot
Jan 2020	2,232,709	2,429,255	509,686	2,853,028	845,900	18,378	8,888,956	8,494,312
Feb 2020	2,192,617	2,631,412	480,916	2,762,664	752,200	24,816	8,844,625	9,499,716
Mar 2020	2,051,608	2,245,300	444,820	2,295,540	650,300	23,979	7,711,547	8,143,850
Apr 2020	1,845,083	2,535,419	408,863	2,228,837	586,800	21,487	7,626,489	7,820,000
May 2020	1,807,523	2,464,099	360,727	2,023,804	615,700	14,051	7,285,904	7,405,439
Jun 2020	1,893,347	2,111,907	374,754	2,559,295	523,800	9,736	7,472,839	8,181,943
July 2020	2,386,172	2,899,045	379,124	3,791,743	763,100	9,698	10,228,882	8,827,544
Aug 2020	2,384,736	3,165,915	374,146	3,904,229	935,200	11,884	10,776,110	10,309,757
Sep 2020	2,289,625	2,887,352	376,982	3,273,746	753,700	11,156	9,592,561	9,599,665
Oct 2020	1,980,144	2,783,641	360,204	2,075,561	638,600	8,973	7,847,123	8,074,424
Nov 2020								
Dec 2020								

TOTALS 21,063,564 26,153,345 4,070,222 27,768,447 7,065,300 154,158 86,275,036 86,356,650

BILLING AMOUNT	Commercial Sales	Industrial Sales	City Depts. & St. Light Sales	Residential Sales	Wholesale Sales	Station Power	TOTAL SALES	PREVIOUS YEAR
Jan 2020	\$261,181.61	\$207,916.57	\$51,937.47	\$366,235.46	\$76,776.60	N/C	\$964,047.71	\$957,971.18
Feb 2020	\$257,023.58	\$250,460.38	\$49,498.70	\$357,250.02	\$72,848.91	N/C	\$987,081.59	\$1,007,360.53
Mar 2020	\$244,102.48	\$224,974.97	\$46,656.07	\$313,465.16	\$67,271.75	N/C	\$896,470.43	\$882,252.67
Apr 2020	\$224,671.85	\$245,467.06	\$42,584.86	\$307,448.14	\$57,669.72	N/C	\$877,841.63	\$875,351.39
May 2020	\$221,287.61	\$202,524.08	\$39,178.26	\$288,338.19	\$59,426.59	N/C	\$810,754.73	\$851,948.73
Jun 2020	\$229,976.74	\$201,708.94	\$41,810.08	\$338,657.72	\$57,138.57	N/C	\$869,292.05	\$900,877.00
July 2020	\$275,859.57	\$245,404.95	\$40,903.22	\$455,748.89	\$75,970.13	N/C	\$1,093,886.76	\$940,134.29
Aug 2020	\$277,731.92	\$256,746.25	\$40,632.35	\$470,384.78	\$85,338.66	N/C	\$1,130,833.96	\$1,089,675.60
Sep 2020	\$268,756.87	\$241,525.21	\$41,305.33	\$409,916.88	\$77,001.82	N/C	\$1,038,506.11	\$1,041,352.75
Oct 2020	\$239,524.66	\$229,031.74	\$39,327.50	\$296,001.69	\$69,706.86	N/C	\$873,592.45	\$929,945.32
Nov 2020								
Dec 2020								

TOTALS \$2,500,116.89 \$2,305,760.15 \$433,833.84 \$3,603,446.93 \$699,149.61 \$9,542,307.42 \$9,476,869.46

Number of Customers	Commercial	Industrial	City Depts & St. Lights	Residential	Wholesale	Total	Previous Year
Jan 2020	523	8	45	3,862	3	4,441	4,409
Feb 2020	520	8	45	3,850	3	4,426	4,410
Mar 2020	520	8	45	3,884	3	4,460	4,404
Apr 2020	520	8	50	3,888	3	4,469	4,437
May 2020	520	8	50	3,865	3	4,446	4,428
Jun 2020	521	8	49	3,875	3	4,456	4,434
July 2020	520	8	49	3,891	3	4,471	4,437
Aug 2020	519	8	49	3,885	3	4,464	4,435
Sep 2020	520	8	49	3,896	3	4,476	4,425
Oct 2020	519	8	44	3,900	3	4,474	4,458
Nov 2020							
Dec 2020							

WATER UTILITY PRODUCTION SALES & USAGE 2020

Prod Mo.	Billing Month (Due)	Month to Distribution System C/F	Month Billed & Unbilled Usage C/F	Month Unaccounted For C/F	Month Unaccounted For %	Yr to Date To Distribution System C/F	Yr to Date Billed & Unbilled C/F	Yr To Date Unaccounted For C/F	Yr To Date Unaccounted For %
Dec	Jan 2020	3,201,248	2,720,638	480,610	15.01%	3,201,248	2,720,638	480,610	15.01%
Jan	Feb 2020	3,223,038	2,535,719	687,319	21.33%	6,424,286	5,256,357	1,167,929	18.18%
Feb	Mar 2020	3,046,847	2,453,999	592,848	19.46%	9,471,133	7,710,356	1,760,777	18.59%
Mar	Apr 2020	3,335,330	2,601,518	733,812	22.00%	12,806,463	10,311,874	2,494,589	19.48%
Apr	May 2020	3,234,401	2,787,765	446,636	13.81%	16,040,864	13,099,639	2,941,225	18.34%
May	Jun 2020	3,452,166	2,963,218	488,948	14.16%	19,493,030	16,062,857	3,430,173	17.60%
June	July 2020	3,851,738	3,334,266	517,472	13.43%	23,344,768	19,397,123	3,947,645	16.91%
July	Aug 2020	4,210,402	3,485,065	725,337	17.23%	27,555,170	22,882,188	4,672,982	16.96%
Aug	Sep 2020	4,084,876	3,267,618	817,258	20.01%	31,640,046	26,149,806	5,490,240	17.35%
Sep	Oct 2020	3,671,996	2,858,614	813,382	22.15%	35,312,042	29,008,420	6,303,622	17.85%
Oct	Nov 2020								
Nov	Dec 2020								

TOTALS 35,312,042 29,008,420 6,303,622

Billings & Usage By Type of Service-C/F

Used by City Dep
i.e. water breaks
flush, etc.

Previous
Year

Previous
Year
Produced

	Commercial	Industrial	City Depts.	Residential	Not metered	Total	Previous Year	Previous Year Produced
Jan 2020	710,500	408,600	126,000	1,301,700	173,838	2,720,638	2,791,049	3,021,849
Feb 2020	665,200	368,100	110,400	1,251,200	140,819	2,535,719	2,463,210	3,104,330
Mar 2020	689,600	315,100	126,000	1,131,200	192,099	2,453,999	2,187,918	3,083,877
Apr 2020	619,100	444,500	140,400	1,257,100	140,418	2,601,518	2,598,188	3,700,545
May 2020	689,600	412,600	149,000	1,391,200	145,365	2,787,765	2,536,586	3,491,335
Jun 2020	657,900	473,200	275,100	1,411,800	145,218	2,963,218	2,979,873	3,699,342
July 2020	779,200	550,800	354,800	1,504,700	144,766	3,334,266	2,757,309	3,775,540
Aug 2020	778,600	568,900	313,700	1,678,500	145,365	3,485,065	2,978,951	3,780,352
Sep 2020	841,500	550,800	226,200	1,503,900	145,218	3,267,618	3,023,739	3,720,998
Oct 2020	734,800	492,200	206,400	1,156,200	269,014	2,858,614	2,946,645	3,396,823
Nov 2020								
Dec 2020								

TOTALS 7,166,000 4,584,800 2,028,000 13,587,500 1,642,120 29,008,420 27,263,468 34,774,991

BILLING AMOUNT

	Commercial Sales	Industrial Sales	City Depts. Sales	Residential Sales	City Depts Not Sold	TOTAL SALES	PREVIOUS YEAR
Jan 2020	\$32,707.58	\$13,919.32	\$4,596.40	\$98,605.46	N/C	\$149,828.76	\$ 145,015.83
Feb 2020	\$31,227.04	\$12,705.97	\$4,090.18	\$95,392.41	N/C	\$143,415.60	\$ 141,314.24
Mar 2020	\$32,293.75	\$11,051.57	\$4,557.10	\$89,874.36	N/C	\$137,776.78	\$ 129,265.34
Apr 2020	\$30,029.27	\$15,064.95	\$4,950.64	\$96,365.65	N/C	\$146,410.51	\$ 141,828.25
May 2020	\$32,437.08	\$14,077.22	\$5,393.10	\$103,038.58	N/C	\$154,945.98	\$ 144,016.18
Jun 2020	\$31,018.40	\$16,038.04	\$9,353.37	\$104,364.21	N/C	\$160,774.02	\$ 156,338.08
July 2020	\$35,141.57	\$18,403.76	\$11,806.46	\$108,776.55	N/C	\$174,128.34	\$ 149,531.95
Aug 2020	\$35,846.45	\$19,032.63	\$10,585.49	\$113,549.40	N/C	\$179,013.97	\$ 160,499.20
Sep 2020	\$37,373.95	\$18,475.16	\$7,854.24	\$108,213.98	N/C	\$171,917.33	\$ 163,160.03
Oct 2020	\$33,956.26	\$16,681.84	\$7,014.28	\$91,605.78	N/C	\$149,258.16	\$ 148,687.30
Nov 2020							
Dec 2020							

TOTALS \$332,031.35 \$155,450.46 \$70,201.26 ##### \$1,567,469.45 \$1,479,656.40

Number of Customers

	Commercial	Industrial	City Depts.	Residential	Previous Year
Jan 2019	342	8	13	3,169	3,532
Feb 2019	342	8	13	3,153	3,516
Mar 2019	345	8	13	3,157	3,523
Apr 2019	346	8	15	3,178	3,547
May 2019	346	8	16	3,168	3,538
Jun 2019	348	9	17	3,186	3,560
July 2019	346	9	17	3,180	3,552
Aug 2019	346	9	17	3,183	3,555
Sept 2019	347	9	17	3,197	3,570
Oct 2019	346	9	13	3,189	3,557
Nov 2019					
Dec 2019					

INSPECTOR: *Cory Simpson*

DATE	TIME		REASON	ACTIVITY	FINDING	ACTION	REASON:
10/1/2020	9:14 AM	1 204 N. Apple Ave. (NEW Dwelling Concrete Slab	1	13	30	40	01 Routine Inspection
10/1/2020	9:27 AM	2 208 Third St. (Addition) Framing Walk-Through	1	13©	30	40	02 Complaint Inspection
10/1/2020	3:06 PM	3 546 Second St. (NEW Furnace) GREEN	1	10	30	40	03 Routine re-Inspection
10/2/2020	10:40 AM	4 204 N. Apple Ave. (NEW Dwelling Concrete Slab	1	13	30	40	04 Complaint Re-Insp.
10/2/2020	10:57 AM	5 104 Maple Ave. (NEW Foundation) Site Visit (WP Walls)	1	13(b)	30	40	05 Permit Research
10/2/2020	11:40 AM	6 931 First St. (NEW Dwelling) Final Inspection (AMBER)	1	13(e)	30	40	ACTIVITY:
10/2/2020	10:05 AM	7 915 High St. (Complaint) Entrance Dispute & Debris	2	28	34	40	10 Mechanical
10/2/2020	2:07 PM	8 1501 Superior St. (Noxious W&G) Abate Property	2	26	31	41	11 Plumbing
10/2/2020	2:11 PM	9 1527 Superior St. (Damaged Sign) Sign is on Privet Property (Marking w/Cone)	1	19	31	40	a. Service-Sewer-Water
10/2/2020	2:19 PM	10 608 Oakwood Dr. (NEW Dwelling) WP Foundation & Rough-In Plmbg	1	13(b)/11(b)	30	40	b. Rough In
10/2/2020	2:22 PM	11 700 Oakwood Dr. (NEW Dwelling) WP Foundation & Rough-In Plmbg	1	13(b)/11(b)	30	40	c. Under Slab
10/2/2020	2:40 PM	12 229 Bicentennial Ct. (Accessory Bldg) Site Visit (Final Setback Inspection)	1	13(e)	30	40	d. Final
10/2/2020	3:20 PM	13 8 John Larson Lots (Noxious W&G) Complaint by phone	2	26	31	41	12 Electrical
10/2/2020	3:52 PM	14 630 Ohio St. (Accessory Bldg) Site Visit (Setback)	5	13	30	40	a. Service
10/2/2020	4:03 PM	15 931 First St. (NEW Dwelling) Final Inspection (GREEN)	1	13(e)	30	40	b. Rough In
10/5/2020	2:08 PM	16 909 Harding Ct. (Abate Property) Send Letter	2	28	31	41	c. Final
10/5/2020	2:30 PM	17 1215 First St. (NEW Platform) NO Permit NEEDED (NEW Decking)	1	13	34	40	13 Building
10/5/2020	2:39 PM	18 730 Webster St. (Junk in Yard) Abate Property (VB w-Owner)	2	27	31	41	a. Zoning
10/5/2020	2:52 PM	19 225 E. Commerce Dr. (NEW Construction) Roof, Siding & Drywall	1	13	30	40	b. Footing
10/5/2020	3:08 PM	20 2499 Virginia Pkwy (NEW Dwelling) Water Service Line (GREEN) & Foundation	1	11(a)	30	40	c. Framing
10/5/2020	3:48 PM	21 100 E. Ohio St. (City Shed) Site Visit (Drywall)	1	13©	30	40	d. Sheet Rock
10/5/2020	4:42 PM	22 608 Des Moines St. (NEW Ice Cream Shop) Site Visit (Walk-Through)	1	13(e)	31	41	e. Final
10/6/2020	2:42 PM	23 1228 Elm St. (Foundation Repair) Site Visit (Corner Garage and House)	1	13(b)	31	40	14 Entrance
10/6/2020	9:42 AM	24 511 Bank St. (Foundation Repair) East Side Steel Reinforcement	1	13(b)	30	40	15 Demolition
10/6/2020	9:52 AM	25 925 Seneca St. (ADA W-Closet Remodel) Site Visit (DEMO Walk-Through)	1	13©	30	40	16 Moving
10/6/2020	2:52 PM	26 1301 Elm St. (NEW Fence) Site Visit (Setback)	1	13	30	40	17 Excavation

Red Triangle refers to a Comment in that event. See: shared (\\SHARED); Zoning Inspection; Cory S; Daily Field Log 2019; Look Up Month // Date(s)

INSPECTOR:


DATE	TIME		REASON	ACTIVITY	FINDING	ACTION	REASON:
10/6/2020	3:12 PM	1 608 Des Moines St. (Ice Cream Shop) UNSAFE Wiring Practices	1	20	31	41	01 Routine Inspection
10/7/2020	9:29 AM	2 725 Second St. (Donut Shop) Walk-Through (NEW Plmbg System)	5	11	30	40	02 Complaint Inspection
10/7/2020	11:52 AM	3 1514 Collins St (NEW Water Heater) GREEN	1	11(a)	30	40	03 Routine re-Inspection
10/7/2020	12:09 PM	4 1971 James St. (Addition) Back Fill Footings	1	13(b)	30	40	04 Complaint Re-Insp.
10/7/2020	2:25 PM	5 Wilson Estate (193 Unit Project) Site Visit (North View)	5	13	30	40	05 Permit Research
10/7/2020	2:36 PM	6 2005 Alan Ave. (Accessory Bldg) Site Visit (Setback)	5	13	30	40	ACTIVITY:
10/7/2020	2:43 PM	7 2212 Summit Dr. (NEW Fence) Site Visit (Final)	1	13(e)	30	40	10 Mechanical
10/7/2020	2:51 PM	8 705 White Post Dr. (NEW Fence) Site Visit (Final)	1	13(e)	30	40	11 Plumbing
10/7/2020	3:14 PM	9 903 Willson Ave. (Encroachment) Trailer in City R.O.W. (Flu Shots)	5	22	30	40	a. Service-Sewer-Water
10/8/2020	4:11 PM	10 1200 Bluff St (Concession Stand) Rough-In Plmbg	1	11(b)	30	40	b. Rough In
10/8/2020	4:38 PM	11 816 William St. (NE Detached Garage) Framing Inspection (Follow-UP)	1	13©	30	40	c. Under Slab
10/9/2020	8:58 AM	12 725 Second St. (Donut Shop) Rough-In Plmbg	1	11(b)	30	40	d. Final
10/9/2020	9:45 AM	13 215 Third St. (NEW Roof) Site Visit (Update)	1	15	30	40	12 Electrical
10/9/2020	1:15 PM	14 645 Second St. (Remodel, N-L.B. Walls) Site Visit (Removing Walls)	1	13©	30	40	a. Service
10/9/2020	2:22 PM	15 633 Second St. (Remodel) Rough-In Plmbg	1	11(b)	30	40	b. Rough In
10/9/2020	3:09 PM	16 811 Ohio St. (NEW Fence) Site Visit (Final)	1	13	30	40	c. Final
10/9/2020	3:21 PM	17 2010 Edgewood Dr. (NEW Deck) Site Visit (Framing)	1	13©	30	40	13 Building
10/12/2020	7:52 AM	18 1725 210th St. (NEW Dwelling) Site Visit (NO Permit)	5	13	31	47	a. Zoning
10/12/2020	9:39 AM	19 204 N. Apple Ave. (NEW Dwelling) Driveways	1	13	30	40	b. Footing
10/12/2020	10:01 AM	20 1515 Superior St. (Disconnect S&W Service) GREEN	1	11(a)	30	40	c. Framing
10/12/2020	1:19 PM	21 925 Seneca St. (ADA W-Closet Remodel) Rough-In Plmbg	1	11(b)	30	40	d. Sheet Rock
10/12/2020	2:03 PM	22 2245 Beach St. (NEW Furnace & A/C) Site Visit (Inspection, GREEN)	1	10	30	40	e. Final
10/12/2020	2:20 PM	23 1305 Grand St. (Junk Vehicles) VB w/Owner	2	28	31	41	14 Entrance
10/12/2020	2:50 PM	24 408 E Curve Dr. (Abate Structure) Follow-UP (AMBER)	2	21	31	41	15 Demolition
10/12/2020	2:55 PM	25 320 E Curve Dr. (Abate Property) Follow-UP (GREEN)	2	21	30	40	16 Moving
10/12/2020	3:08 PM	26 240 MacKinlay Kantor Drive (Addition) Site Visit (Steel Framing Work)	1	13©	30	40	17 Excavation

01 Routine Inspection
02 Complaint Inspection
03 Routine re-Inspection
04 Complaint Re-Insp.
05 Permit Research
ACTIVITY:
10 Mechanical
11 Plumbing
a. Service-Sewer-Water
b. Rough In
c. Under Slab
d. Final
12 Electrical
a. Service
b. Rough In
c. Final
13 Building
a. Zoning
b. Footing
c. Framing
d. Sheet Rock
e. Final
14 Entrance
15 Demolition
16 Moving
17 Excavation
18 Mobile Home
19 Sign
20 Unsafe Building
21 Property Maintenance
22 Other
NUISANCE:
26 Weeds or Grass
27 Rubbish &/or Debris
28 Other
FINDINGS:
30 Satisfactory
31 Unsatisfactory
32 Continued Unsatisfactory
33 Permit Needed
34 City Not Involved
35 Not Home
36 Other
ACTION:
40 No Cause for Action
41 Abatement
42 Condemnation
43 Demolition
44 Vacate Order Issued
45 Office Hearing
46 Show Cause Action
47 Other

NUISANCE:

- 26 Weeds or Grass
- 27 Rubbish &/or Debris
- 28 Other

FINDINGS:

- 30 Satisfactory
- 31 Unsatisfactory
- 32 Continued Unsatisfactory
- 33 Permit Needed
- 34 City Not Involved
- 35 Not Home
- 36 Other

ACTION:

- 40 No Cause for Action
- 41 Abatement
- 42 Condemnation
- 43 Demolition
- 44 Vacate Order Issued
- 45 Office Hearing
- 46 Show Cause Action
- 47 Other

Red Triangle refers to a Comment in that event. See: shared (\\SHARED); Zoning Inspection; Cory S; Daily Field Log 2019; Look Up Month // Date(s)

INSPECTOR:


DATE	TIME		REASON	ACTIVITY	FINDING	ACTION	REASON:
10/12/2020	3:21 PM	1 1201 Kathy Ln. (NEW R.O.W. Trees) Site Visit (Setback)	1	22	30	40	01 Routine Inspection 02 Complaint Inspection
10/12/2020	3:36 PM	2 630 Brewer St. (NEW Fence) Site Visit (Setback)	5	13	30	40	03 Routine re-Inspection 04 Complaint Re-Insp.
10/12/2020	4:00 PM	3 855 Boone St. (NEW Sidewalk) Site Visit (Setback)	5	14	30	40	05 Permit Research
10/13/2020	12:03 PM	4 613 Cedar St. (NEW Egress Window) Site Visit (Final)	1	13(e)	30	40	ACTIVITY: 10 Mechanical 11 Plumbing
10/13/2020	1:48 PM	5 1344 Division St. (Foundation) Site Visit (Walk-Through)	5	13	30	40	a. Service-Sewer-Water b. Rough In
10/13/2020	2:07 PM	6 800 Ohio St. (Monument) Site Visit (Final)	1	19	30	40	c. Under Slab d. Final
10/13/2020	2:18 PM	7 1708 Willson Ave. (NEW Accessory Bldg) Site Visit (Final)(NO Permit Needed)	1	13	30	40	12 Electrical a. Service
10/13/2020	2:48 PM	8 608 Oakwood Dr. (NEW Dwelling) Concrete Basement Slab	1	13(b)	30	40	b. Rough In c. Final
10/13/2020	2:50 PM	9 700 Oakwood Dr. (NEW Dwelling) Concrete Basement Slab	1	13(b)	30	40	13 Building a. Zoning
10/13/2020	3:16 PM	10 225 E. Commerce Dr. (NEW Construction) Concrete Driveway (East Side)	1	13	30	40	b. Footing c. Framing
10/14/2020	7:57 AM	11 225 E. Commerce Dr. (NEW Construction) Site Visit (East Side Entrance Pre-Concrete)	1	14	30	40	d. Sheet Rock e. Final
10/14/2020	8:27 AM	12 Fuel Truck Gals 21.1 Mils 11610					14 Entrance 15 Demolition
10/14/2020	12:56 PM	13 225 E. Commerce Dr. (NEW Construction) Site Visit (East Side Entrance Concrete Pour)	1	14	30	40	16 Moving 17 Excavation
10/14/2020	1:58 PM	14 808 Fair Meadow Ct. (NEW Entrance) Site Visit (Final)	1	14	30	40	18 Mobile Home 19 Sign
10/14/2020	2:08 PM	15 1205 Second St. (Garbage in Yard) Compliance	2	27	30	40	20 Unsafe Building 21 Property Maintenance
10/14/2020	2:09 PM	16 1214 Third St. (Junk Vehicle) Compliance	2	28	30	40	22 Other
10/14/2020	4:42 PM	17 225 E. Commerce Dr. (NEW Construction) Site Visit (East Side Entrance Concrete Pour)	1	14	30	40	NUISANCE: 26 Weeds or Grass 27 Rubbish &/or Debris
10/15/2020	1:36 PM	18 2490 Virginia Pkwy (NEW W-Heater) GREEN	1	11(e)	30	40	28 Other
10/15/2020	1:50 PM	19 225 E. Commerce Dr. (NEW Construction) Site Visit (East Side Entrance)	1	14	30	40	FINDINGS: 30 Satisfactory 31 Unsatisfactory
10/15/2020	1:58 PM	20 1501 Superior St. (Noxious W/G) Compliance	2	26	30	40	32 Continued Unsatisfactory 33 Permit Needed
10/15/2020	2:02 PM	21 1107 Bell Ave. (Junk in Yard) Send Letter	2	27	31	41	34 City Not Involved 35 Not Home
10/15/2020	2:12 PM	22 1200 Bluff (Catwalk, Steel Construction) Footings & Reinforcement	1	13(b)	30	40	36 Other
10/15/2020	3:03 PM	23 1725 210th St. (NEW Dwelling) Site Visit (Setback)(Permit Pulled)	1	13(a)	30	40	ACTION: 40 No Cause for Action 41 Abatement
10/16/2020	9:33 AM	24 330 N. White Fox Rd. (NEW Attached Garage) Footings Trench	1	13(b)	30	40	42 Condemnation 43 Demolition
10/16/2020	11:24 AM	25 1017 Third St. (NEW Accessory Bldg) Site Visit (Setback)	5	13	30	40	44 Vacate Order Issued 45 Office Hearing
10/16/2020	11:56 AM	26 607 Oakwood Drive (NEW Dwelling) Site Visit (Setback)	5	13	30	40	46 Show Cause Action 47 Other

Red Triangle refers to a Comment in that event. See: shared (\\SHARED); Zoning Inspection; Cory S; Daily Field Log 2019; Look Up Month // Date(s)

INSPECTOR: *Cory Simpson*

DATE	TIME		REASON	ACTIVITY	FINDING	ACTION	REASON:
10/16/2020	12:00 PM	1 701 Oakwood Dr. (NEW Deck) Final (GREEN)	1	13(e)	30	40	01 Routine Inspection 02 Complaint Inspection
10/16/2020	1:44 PM	2 511 Bank St. (NEW Awning) Pouring Concrete (Foundation)	1	13(b)	30	40	03 Routine re-Inspection 04 Complaint Re-Insp.
10/16/2020	2:06 PM	3 1228 Elm St. (Garage Foundation Repair) Site Visit (NO Permit Needed)	1	13(b)	30	40	05 Permit Research
10/16/2020	11:55 AM	4 1515 Superior St. (W&S Service Line) Disconnect Service Lines (GREEN)	1	11(a)	30	40	10 Mechanical 11 Plumbing
10/16/2020	3:47 PM	5 1620 Superior St. (Sign Wiring) Covering up the exterior wiring.	1	12(a)	30	40	a. Service-Sewer-Water b. Rough In
10/16/2020	4:09 PM	6 2499 Virginia Pkwy (NEW Dwelling) Concrete Slab (Basement)	1	13	30	40	c. Under Slab d. Final
10/19/2020	12:04 PM	7 1200 Bluff (Catwalk, Steel Construction) Footings & Reinforcement (Columns)	1	13(b)	30	40	12 Electrical a. Service
10/19/2020	3:04 PM	8 608 Des Moines St. (NEW Ice Cream Shop) Follow-UP (STOP ORDER)(GREEN)	1	20	30	40	b. Rough In c. Final
10/19/2020	3:38 PM	9 1521 Division St. (Sidewalk/W-S Line) Q's about Contractor	5	11(a)	30	40	13 Building a. Zoning
10/19/2020	4:01 PM	10 1200 Bluff (Catwalk, Steel Construction) Footings & Reinforcement (Columns)	1	13(b)	30	40	b. Footing c. Framing
10/19/2020	4:36 PM	11 1615 Superior St. (NEW Fence) Site Visit (Setback)(Fire Code?)	1	13	30	40	d. Sheet Rock e. Final
10/19/2020	4:42 PM	12 1600 Superior St. (NEW Sign) Final (GREEN)	1	19	30	40	14 Entrance 15 Demolition
10/21/2020	10:01 AM	13 1971 James St. (Addition) Footing & Reinforcement Steel	1	13(b)	30	40	16 Moving 17 Excavation
10/21/2020	10:38 AM	14 1441 First St. (NEW Garage) Demo OLD Garage	1	15	30	40	18 Mobile Home 19 Sign
10/21/2020	10:42 AM	15 1200 Water St. (NEW Deck) Final (GREEN)	1	13(e)	30	40	20 Unsafe Building 21 Property Maintenance
10/21/2020	11:21 AM	16 1200 Bluff (Catwalk, Steel Construction) Footings & Reinforcement (Columns)	1	13b	30	40	22 Other
10/21/2020	11:40 AM	17 1971 James St. (Addition) Footing & Reinforcement Steel	1	13(b)	30	40	26 Weeds or Grass 27 Rubbish &/or Debris
10/21/2020	2:10 PM	18 220 Broadway St. (Abate UNSAFE Bldg) Send Follow-UP Letter	2	20	31	41	28 Other
10/21/2020	2:44 PM	19 715 Ohio St. (Sewer Repair) Site Visit	5	11(a)	30	40	30 Satisfactory 31 Unsatisfactory
10/21/2020	4:02 PM	20 800 Willson Ave. (NEW Steps R.O.W.) Final (AMBER)	1	22	30	40	32 Continued Unsatisfactory 33 Permit Needed
10/21/2020	4:31 PM	21 1605 Des Moines St. (NEW Deck) Site Visit (Framing Inspection)	1	13©	30	40	34 City Not Involved 35 Not Home
10/22/2020	8:36 AM	22 505 Fair Ave. (Entrance/Sign?) D.B.I. (Site Visit)	2	28	36	47	36 Other
10/22/2020	8:57 AM	23 100 E. Ohio St. (City Shed) Insulation Inspection (GREEN)	1	13©	30	40	40 No Cause for Action 41 Abatement
10/22/2020	10:20 AM	24 1027 Bank St. (Sink Hole?) Site Visit (Inspection)	5	22	30	40	42 Condemnation 43 Demolition
10/23/2020	7:34 AM	25 330 N. White Fox Rd. (NEW Attach Garage) Foundation & Reinforcement Steel	1	13(b)	30	40	44 Vacate Order Issued 45 Office Hearing
10/23/2020	10:54 AM	26 318 Willow St. (Addition) Insulation Inspection (GREEN)	1	13©	30	40	46 Show Cause Action 47 Other

Red Triangle refers to a Comment in that event. See: shared (\\SHARED); Zoning Inspection; Cory S; Daily Field Log 2019; Look Up Month // Date(s)

INSPECTOR: *Cory Simpson*

DATE	TIME		REASON	ACTIVITY	FINDING	ACTION	REASON:
10/23/2020	11:10 AM	1 301 Willow St. (Garbage in Yard)					01 Routine Inspection
		Send Letter	2	27	31	41	02 Complaint Inspection
10/23/2020	11:23 AM	2 201 Cedar St. (NEW Accessory Bldg.)					03 Routine re-Inspection
		Nonconforming Shed	5	13	31	47	04 Complaint Re-Insp.
10/23/2020	11:25 AM	3 1418 Superior St. (Junk Vehicles)					05 Permit Research
		Send Letter	2	28	31	41	ACTIVITY:
10/23/2020	2:25 PM	4 730 Webster St. (Junk in Yard)					10 Mechanical
		Send Letter (2nd Time)	2	27	31	41	11 Plumbing
10/23/2020	2:34 PM	5 816 Southfield Dr. (Vehicles in Yard)					a. Service-Sewer-Water
		D.B.I. (Follow-Up to confirm Violation)	2	28	31	41	b. Rough In
10/23/2020	3:24 PM	6 1971 James St. (NEW Construction)					c. Under Slab
		Footing & Reinforcement Steel	1	13(b)	30	40	d. Final
10/23/2020	3:42 PM	7 321 Second St. (DEMO)					12 Electrical
		DEMO Day	1	15	30	40	a. Service
10/26/2020	2:56 PM	8 522 N. White Fox Rd. (NEW Water Heater)					b. Rough In
		GREEN	1	11(d)	30	40	c. Final
10/27/2020	12:03 PM	9 813 South St. (NEW Water Heater)					13 Building
		GREEN	1	11(d)	30	40	a. Zoning
10/27/2020	2:18 PM	10 944 Bank St. (Remodel)					b. Footing
		Load Bearing Walls, Floor, & Roof	1	13©	31	47	c. Framing
10/27/2020	2:59 PM	11 1219 Nancy Ln. (Accessory Bldg.)					d. Sheet Rock
		Site Visit (Setback)	1	13(a)	30	40	e. Final
10/27/2020	3:14 PM	12 1605 Second St. (County Shed)					14 Entrance
		Safety Bollards	1	13	30	40	15 Demolition
10/28/2020	2:29 PM	13 715 Ohio St. (NEW Sewer Service Line)					16 Moving
		Site Visit (Taping Line)	1	11(a)	30	40	17 Excavation
10/28/2020	3:06 PM	14 1405 Grand St. (NEW Fence)					18 Mobile Home
		Site Visit (Setback)	1	13(a)	30	40	19 Sign
10/28/2020	3:42 PM	15 608 Oakwood Dr. (NEW Dwelling)					20 Unsafe Building
		Site Visit (Shower, Wall Insulation)	1	13©	30	40	21 Property Maintenance
10/28/2020	4:03 PM	16 1200 Bluff (Catwalk, Steel Construction)					22 Other
		Footings & Reinforcement (Columns)	1	13(b)	30	40	NUISANCE:
10/29/2020	11:45 AM	17 304 E. Curve Dr. (Entrance)					26 Weeds or Grass
		Site Visit (Setback)	1	14	30	40	27 Rubbish &/or Debris
10/29/2020	11:54 AM	18 749 Second St. (NEW Window Glass)					28 Other
		Site Visit (GREEN)	1	13	30	40	FINDINGS:
10/29/2020	11:58 AM	19 641 Second St. (NEW Sign)					30 Satisfactory
		Twice But Nice Thrift Shop Sign	1	19	30	40	31 Unsatisfactory
10/29/2020	2:00 PM	20 1009 Webster St. (NEW Foundation)					32 Continued Unsatisfactory
		Site Visit (NEW CMU NE Corner)	1	13(b)	30	40	33 Permit Needed
10/29/2020	2:15 PM	21 1128 Betsy Ln. (Ducks)					34 City Not Involved
		GREEN (Can't Confirm Violation)	2	28	30	40	35 Not Home
10/29/2020	2:28 PM	22 1202 Des Moines St. (Sign Violation)					36 Other
		Owner Will Remove Sign (Over Size, Zone)	2	19	31	41	ACTION:
10/30/2020	9:54 AM	23 1441 First St. (NEW Garage)					40 No Cause for Action
		Site Visit (Setback)	1	13(a)	30	40	41 Abatement
10/30/2020	10:11 AM	24 1532 First St. (DEMO Fire Damage Garage)					42 Condemnation
		Site Visit (First Photos)	1	15	30	40	43 Demolition
10/30/2020	2:56 PM	25 545 Second St. (Lean-To)					44 Vacate Order Issued
		Site Visit (Setback)	5	13	30	40	45 Office Hearing
10/30/2020	3:35 PM	26 321 Second St. (DEMO)					46 Show Cause Action
		Sewer Service Line Plugged	1	11(a)	30	40	47 Other

Red Triangle refers to a Comment in that event. See: shared (\\SHARED); Zoning Inspection; Cory S; Daily Field Log 2019; Look Up Month // Date(s)

DAILY FIELD LOG INSPECTION DEPARTMENT

INSPECTOR:

Cory Simpson

DATE	TIME	REASON	ACTIVITY	FINDING	ACTION	REASON:	
10/30/2020	4:15 PM	1 1421 Second St. (Rehab House)				01 Routine Inspection	
		Pre-Final Inspection (AMBER)	1	22	30	40	02 Complaint Inspection
10/30/2020	4:42 PM	2 701 Second St. (Green Space)					03 Routine re-Inspection
		Site Visit (Research Complaint)	1	22	30	40	04 Complaint Re-Insp.
		3					05 Permit Research
		4					ACTIVITY:
		5					10 Mechanical
		6					11 Plumbing
		7					a. Service-Sewer-Water
		8					b. Rough In
		9					c. Under Slab
		10					d. Final
		11					12 Electrical
		12					a. Service
		13					b. Rough In
		14					c. Final
		15					13 Building
		16					a. Zoning
		17					b. Footing
		18					c. Framing
		19					d. Sheet Rock
		20					e. Final
		21					14 Entrance
		22					15 Demolition
		23					16 Moving
		24					17 Excavation
		25					18 Mobile Home
		26					19 Sign
		27					20 Unsafe Building
		28					21 Property Maintenance
		29					22 Other
		30					NUISANCE:
		31					26 Weeds or Grass
		32					27 Rubbish &/or Debris
		33					28 Other
		34					FINDINGS:
		35					30 Satisfactory
		36					31 Unsatisfactory
		37					32 Continued Unsatisfactory
		38					33 Permit Needed
		39					34 City Not Involved
		40					35 Not Home
		41					36 Other
		42					ACTION:
		43					40 No Cause for Action
		44					41 Abatement
		45					42 Condemnation
		46					43 Demolition
		47					44 Vacate Order Issued
		48					45 Office Hearing
		49					46 Show Cause Action
		50					47 Other

Red Triangle refers to a Comment in that event. See: shared (\\SHARED); Zoning Inspection; Cory S; Daily Field Log 2019; Look Up Month // Date(s)



Webster City Police Department

October 2020 Activity Report

Description	Number	Year to Date
911 Calls	62	726
Arrests	12	151
Alarm	12	103
All Other Offenses	11	110
Animal Complaint	59	391
Assault	3	27
Assist Public	161	1,269
Assist Other Agency	32	214
Burglary/BE	3	48
Burning Complaint	4	30
Civil Dispute	6	46
Commercial/Residential Patrol	291	1,913
Criminal Trespass	3	32
Death Investigation	0	3
Debris/Street Problems	6	69
Directed Assignment	29	218
Disorderly Conduct	1	18
Domestic Disturbance	6	68
Driving Complaint	17	176
Drug/Narcotics/Equipment	2	13
Drug Test Kits	0	5
Fire	5	40
Fireworks	0	70
Funeral Escort	4	37
Follow Up Investigation	60	372
Foot Patrol	3	84
Fraud	8	53
Harassment	7	65
Incident Reports	45	417
Intoxication	0	10
Lost/Found Property	12	136
Missing Person	0	18
Motor Vehicle Theft	1	14
Motorist Assist	9	70
Open Door/Window	2	24
Parking Violation	45	331
Public Window Assist	1	231
School Foot Patrol	8	65
Sexual Abuse	0	6
Sex Offender Registry Compliance Check	2	32
Shoplifting	1	7
Signs/Signals	3	29
Suspicious Activity	63	449

November 10, 2020

Theft	34	133
Tips	3	25
Traffic Control/Schools	31	751
Traffic Stops	103	626
Traffic Crash Investigation	10	119
Transient	1	14
Trees/Wires Down	0	4
Utility Problem	13	152
Vacation House Watch	1	25
Vandalism	10	48
Vehicle Unlock	24	143
Violation Restraining Order	2	19
Warrant Served	11	55
Welfare Check	18	151
Bicycle Violations	17	17
Downtown Foot Patrols	15	111
Stationary Patrols	34	34

Total CFS:	1,460	10,662
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Items of Interest:

- Officers Luft and Richardson completed their Field Training.
- Officers assisted with food pantries.
- Officers assisted with political visits.
- Officers assisted with Halloween talks.
- Officers assisted with Halloween Trick or Treat.
- Community members brought in donations to show support for the police department.
- Staff addressed radio and overall radio communication problems.
- Staff addressed vehicle issues.
- Staff met with City manager on consolidation of dispatch centers.
- Chief met with City Manager on various issues.
- Chief attended a Fiber Feasibility meeting.
- Chief met with staff on ORV/Golf Cart permits.
- Chief met with staff on dispatch.

Training:

- Officer Thumma completed Narcotics Investigation training.
- Officers completed the monthly Police Legal Sciences course.
- Staff completed online training on computer safety.
- Dispatchers completed the monthly Police Legal Sciences course.

Respectfully submitted,

Shiloh B. Mork

Shiloh B. Mork, Chief of Police
Webster City Police Department

FIRE DEPARTMENT REPORT

October 2020

ALARMS

<u>DATE</u>	<u>TIME</u>	<u>ADDRESS</u>	<u>TYPE OF SITUATION FOUND</u>
10-2	0725	503 Wood Street	Smoke scare
10-2	1344	1286 180 th Street	Fire, other
10-3	1300	807 First Street.	Unauthorized burn
10-5	1314	1923 McMurray	Dispatched and cancelled enroute
10-8	1259	3397 380 th Street.	Cultivated grain or crop fire
10-10	0757	546 .5 Second Street	Smoke/ Odor removal
10-14	1754	400 Fair Meadow Drive	Bomb Scare
10-14	1819	1100 Des Moines Street	No incident found at site
10-18	1631	901 Second Street	Gas Leak
10-22	0333	1316 Walnut Street	Power line down
10-24	2218	1532 First Street	Building Fire
10-26	0848	1603 E Second Street	Extrication of victim from vehicle
10-27	1557	1524 280 th Street	Heavy equipment/ vehicle fire
10-28	1545	514 Ohio Street	Dispatched and cancelled enroute
10-28	1722	First Street and Woolsey Avenue	Vehicle accident cleanup
10-30	2239	First Street and Woolsey Avenue	Vehicle accident and cleanup

Year to Date Total = 108

October Total = 16

TRAINING

<u>DATE</u>	<u>TIME</u>	<u>TYPE OF TRAINING</u>	<u>HOURS</u>	<u>PERSONNEL</u>
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		<u>Live fire preparation</u>	<u>2</u>	<u>19</u>
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Year to Date Total = 588

October Total =38

INSPECTIONS

<u>DATE</u>	<u>BUSINESS</u>	<u>REASON FOR INSPECTION</u>
<u>10-22</u>	C& C American Tap	<u>CMB</u>
	La Perla Jerocha	<u>CMB</u>

Year to Date Total = 14

October Total =02

MISCELLANEOUS

<u>DATE</u>	<u>TIME</u>	<u>EVENT</u>
		Hose Testing
10-30		Installed smoke detectors
10-30		Maintenance on E34 Auxiliary pump
10-20		Flush for Street department

MEETING ROOM

<u>DATE</u>	<u>TIME</u>	<u>USED BY</u>
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