



AGENDA
City Council Meeting
City Hall Council Chambers - Webster City, Iowa
May 1, 2023 – 6:00 p.m.

This meeting will be open to the public and can also be attended via Zoom.com:

Meeting ID 874 1146 8210

Phone number to call to participate via telephone is **1-312-626-6799 US (Chicago)**

ROLL CALL

Motion on Approval of Agenda

Pledge of Allegiance

1. 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.

- a. Public Information
- b. PROCLAMATION – [ARBOR DAY](#) – April 28, 2023
- c. PROCLAMATION – [COMMUNITY BEAUTIFICATION](#) – May -June 2023

2. MINUTES, CLAIMS, REPORTS, LICENSES

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.

- a. [MINUTES](#) of April 17, 2023.
- b. [RESOLUTION](#) on [PAYROLL](#) for the period ending April 22, 2023 and paid on April 28, 2023.
- c. [RESOLUTION](#) on [BILLS](#) Approve [FUND LIST](#)
- d. Finance Reports [FEBRUARY 2023](#) [MARCH 2023](#)
- e. Planning and Zoning Commission [MINUTES](#) of May 10, 2023.
- f. Recommend approval for issuance of Beer & Liquor Licenses by the Iowa Department of Commerce for the following:
 - Class B Retail Alcohol License Doc's Stop, Inc., (#9), 407 Closz Drive
- g. Council Committee Reports
- h. Other reports and recommendations

City Council Meeting Agenda May 1, 2023

3. GENERAL AGENDA

Public Hearings

6:05 p.m.

- a. Public Hearing on proposal to renew the City-Wide Urban Revitalization Plan for Residential Tax Abatement.

[COUNCIL MEMORANDUM](#) [PLAN 2023](#) [PLAN 1993](#)

[RESOLUTION](#) adopting the Continuance of the Urban Revitalization Plan for Residential Tax Abatement.

- b. Public Hearing on proposal to amend the Code of Ordinances of the City of Webster City, Iowa, 2019, Pertaining to Chapter 50, Article III, Division 3, to add Section 50-120, Entitled Solar Energy Systems.

Hearing Cancelled

- c. [COUNCIL MEMORANDUM](#) Motion to accept the Iowa Economic Development Authority Downtown Assessment Report. [REPORT](#)

- d. [COUNCIL MEMORANDUM](#) [RESOLUTION](#) authorizing the Mayor to sign and execute Amendment No. 1 to Development Agreement #21-CTBF-025 with LIFT-WC for a Catalyst Grant Extension and authorizing the Assistant City Manager to Request a Catalyst Grant Extension from Iowa Economic Development Authority.

[DEV AGREEMENT](#) [APPLICATION](#) [AMENDMENT NO.1](#)

- e. [COUNCIL MEMORANDUM](#) Motion to Set time and place for a Public Hearing to Amend the FY23 Budget.
(May 15 6:05 p.m.) [NOTICE](#)

- f. [COUNCIL MEMORANDUM](#) [RESOLUTION](#) providing for Notice of Hearing on proposed Plans and Specifications and proposed Form of Contract and Estimate of Cost for Construction of the 2023 Water Main Repair Project. (June 19, 2023 6:05 p.m.) [NOTICE-HEARING](#) [NOTICE-BIDDERS](#) [CONTRACT](#) [PLAN](#)

- g. [COUNCIL MEMORANDUM](#) [REQUEST-MAP](#) from Hamilton County Fairgrounds-Hamilton County Exposition to close streets for the Fair Parade and staging thereof, on July 25, 2023. Parade route is as follows and will begin at approximately 6 p.m.: Prospect to Second to Superior, then turning east on Bank and proceeding to the Fairgrounds.

4. OTHER ITEMS SENT TO COUNCIL

- a. City Attorney [REPORT/UPDATE](#) April 26, 2023.

5. CLOSED SESSION

Meet in closed session for the purpose of holding a strategy meeting in connection with collective bargaining with the Police Department Unit, as authorized by Chapters 20.17 and 21.5 of the Iowa Code.

RETURN TO OPEN SESSION

6. ADJOURN

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



OFFICIAL PROCLAMATION

WHEREAS in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, *and*

WHEREAS this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, *and*

WHEREAS Arbor Day is now observed throughout the nation and the world, *and*

WHEREAS trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, *and*

WHEREAS trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, *and*

WHEREAS trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, *and*

WHEREAS trees — wherever they are planted — are a source of joy and spiritual renewal.

NOW, THEREFORE, I, _____, Mayor of the City of _____ proclaimed _____ as **ARBOR DAY** In the City of _____, and I urged all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, *and*

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

DATED THIS _____ day of _____, _____

Mayor _____

PROCLAMATION

WEBSTER CITY COMMUNITY BEAUTIFICATION - MAY AND JUNE 2023

WHEREAS the quality of life in a community is often exemplified by the physical beauty of that community, along with the physical appearance of neighborhoods and businesses, which are examples of pride in a community, and

WHEREAS The City of Webster City has set the annual Clean-Up / Drop-Off Event to be held at the Webster City Middle School Parking Lot on the following dates:

Friday, June 9th, 2023 from 12 noon to 4 p.m. and

Saturday, June 10th, 2023 from 8 a.m. to Noon

WHEREAS We urge all citizens to take advantage of this opportunity to dispose of items that cannot be placed in the regular garbage or be recycled, and

WHEREAS the Webster City community, including civic groups, business community, and neighborhood groups have demonstrated a willingness to work together to enhance the beauty of the City through a variety of endeavors.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and members of the City Council that the months of May and June, 2023 be proclaimed

WEBSTER CITY COMMUNITY BEAUTIFICATION

in the city of Webster City and that all citizens be encouraged to observe these months as an opportunity to come together as friends, as neighbors and as a community to beautify the City, and through such projects to enhance community pride and quality of life.

Dated this 1st day of May, 2023.

John Hawkins, Mayor
City of Webster City, Iowa

CITY COUNCIL MEETING MINUTES
Webster City, Iowa April 17, 2023 – 6:00 p.m.

The City Council met in regular session at the City Hall, Webster City, Iowa at 6:00 p.m. on April 17, 2023, upon call of the Mayor and the advance agenda. The meeting was called to order by Mayor John Hawkins and roll being called there were present in Council Chambers Mayor John Hawkins and the following Council Members: Abbie Hansen, Megan McFarland, Matt McKinney and Logan Welch.

This meeting was Open to the Public and by electronic means 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 McFarland and seconded by Hansen to approve the agenda.

ROLL CALL: Hansen, Hawkins, McFarland, McKinney and Welch voting aye.

Mayor John Hawkins led the Pledge of Allegiance.

PETITIONS – COMMUNICATIONS – REQUESTS

None brought forth.

PUBLIC INFORMATION

None brought forth.

MINUTES AND CLAIMS

It was moved by Hansen and seconded by Welch that the following motion(s) and Resolution(s) (a-h) be approved and adopted collectively:

- a. That the meeting minutes of April 3, 2023 be approved.
- b. That Resolution No. 2023-073 approving payroll for the period ending April 8, 2023 and paid on April 14, 2023 in the amount of \$185,458.03 be passed and adopted.
- c. That Resolution No. 2023-074 approving bills paid in the amount of \$440,335.76 be passed and adopted and the Fund List be approved.
- d. That the City Manager Reports for March 2023, be accepted and placed on file.
- e. That the Police Department Report for March 2023 be accepted and placed on file.
- f. That the Fire Department Report for March 2023 be accepted and placed on file
- g. That the Hamilton County Solid Waste Commission Agenda Packet - April 12, 2023 be accepted.
- h. Recommend approval for issuance of Beer & Liquor Licenses by the Iowa Department of Commerce for the following:

Class E Retail Alcohol License, Fareway Stores, Inc., 942 2nd Street

Class C Retail Alcohol License, Gridiron Family Grill and Sports Lounge, Inc., 1121 East 2nd Street

8-Month Special Class C Retail Alcohol License, TTMM Promotions, LLC, d/b/a Hamilton County Speedway, 1200 Bluff Street (Speedway Only)

8-Month Special Class C Retail Alcohol License, TTMM Promotions, LLC, d/b/a Hamilton County Speedway for Market Nights located at 628 2nd Street (Chamber Office) and Temporary Outdoor License for the following dates June 1,8,15,22 & 29; July 6,13,20 and 27; and August 3,10,17,24 and 31, 2023.

5-Day (04/29/23-05/03/23) Class C Retail Alcohol License, St. Thomas Aquinas Church, 1010 Des Moines St., for Special Event to be held April 29, 2023.

- i. Council Committee Reports-None brought forth.
- J. Other reports and recommendations-None brought forth.

ROLL CALL: Hawkins, McFarland, McKinney, Welch and Hansen voting aye.

GENERAL AGENDA

c. It was moved by McKinney and seconded by Hansen that Resolution No. 2023-075 setting May 1, 2023 at 6:05 p.m. in the Council Chambers at City Hall, Webster City, Iowa as the time and place for a public hearing on proposal to renew the City-Wide Urban Revitalization Plan for Residential Tax Abatement be passed and adopted.

ROLL CALL: McFarland, McKinney, Welch, Hansen and Hawkins voting aye.

d. It was moved by McFarland and seconded by Welch that Resolution No. 2023-076 setting May 1, 2023 at 6:05 p.m. in the Council Chambers at City Hall, Webster City, Iowa as the time and place for a Public Hearing on proposal to amend the Code of Ordinances of the City of Webster City, Iowa, 2019, Pertaining to Chapter 50, Article III, Division 3, to add Section 50-120, Entitled Solar Energy Systems be passed and adopted.

ROLL CALL: McKinney, Welch, Hansen, Hawkins and McFarland voting aye.

Ariel Bertran, Community Development Director, provided details on agenda items c&d above.

Public Hearing – 6:05 p.m.

a. April 17, 2023 at 6:05 p.m. in Council Chambers at City Hall, Webster City, Iowa being the time and place for a Public Hearing on the proposed 2023-2024 Budget, the same was held. No written objections were received and no oral objections were presented.

It was moved by Welch and seconded by McFarland that Resolution No. 2023-077 adopting, following Notice and Hearing the 2023-2024 Operating Budget and Certification of City Taxes for the Fiscal Year ending June 30, 2024 for the City of Webster City, Iowa be passed and adopted.

ROLL CALL: Welch, Hansen, Hawkins, McFarland and McKinney voting aye.

Public Hearing – 6:05 p.m.

b. April 17, 2023 at 6:05 p.m. in Council Chambers at City Hall, Webster City, Iowa being the time and place for a Public Hearing on proposed 2023-2024 Capital Improvement & Equipment Plan for the fiscal years 2023-2024 through 2027-2028, the same was held. No written objections were received and no oral objections were presented.

It was moved by Welch and seconded by McKinney that Resolution No. 2023-078 adopting, following Notice and Hearing, the 2023-2024 Capital Improvement & Capital Equipment Budget and the 2023-2024 through 2027-2028 Capital Improvement & Capital Equipment Plan of the City of Webster City, Iowa be passed and adopted.

ROLL CALL: Hansen, Hawkins, McFarland, McKinney and Welch voting aye.

Dodie Wolfgram, Finance Director, was present to answer any questions Council may have regarding items a&b above. Budget information had previously been given to Council for review. Council Member Logan Welch thanked Dodie, City Staff and the Department Directors for the time involved with the annual budget process.

e. It was moved by Welch and seconded by McFarland that the request from American Tap for street closure on August 26, 2023 for a fundraiser ride in the alley and 500 block Parking lot to the South of the business to area marked with Orange painted lines be approved.

ROLL CALL: Hawkins, McFarland, McKinney, Welch and Hansen voting aye.

The owner, Wendy Clemens, along with others helping organizing the event, will be working with the City Clerk and City Staff as the planning progresses.

f. It was moved by Hansen and seconded by Welch that the request from Webster City Area Chamber of Commerce for street closure of the 600 Block of Second Street from Des Moines Street to Willson Ave. – not including intersections, AND Des Moines Street between alley and Second Street, from 3:30 p.m. to 8:00 p.m. for Webster City Market Nights on Thursdays from June 1 through August 31, 2023 be approved.

ROLL CALL: McFarland, McKinney, Welch, Hansen and Hawkins voting aye.

Anna Woodward, Chamber Director, was present to provide details of the planned Market Nights.

g. Resolution authorizing the Mayor to sign and execute Amendment No. 17B with Snyder and Associates to provide Additional Professional Services needed for the Fair Meadow Drive Project and Authorizing use of Bond Proceeds to pay for the Project. *This item was Tabled from April 3, 2023 meeting. No action was taken on this item, therefore this item died due to lack of motion.*

City Council Meeting Minutes, April 17, 2023

h. It was moved by Welch and seconded by Hansen that Resolution No. 2023-079 authorizing the Mayor to sign and execute Engagement Letter with Ahlers and Cooney, Attorneys, to provide Legal Services Associated with the Electric Utility be passed and adopted.

ROLL CALL: McKinney, Welch, Hansen, Hawkins and McFarland voting aye.

Daniel Ortiz-Hernandez, City Manager, gave details of the agreement and reason for request of the services from Ahlers and Cooney, Attorneys.

i. It was moved by Hansen and seconded by Welch that Resolution No. 2023-080 authorizing the Street Department Supervisor to seek bids and authorizing the City Manager to proceed with lowest bidder if bids come back under \$50,000 for Concrete Panel Replacement be passed and adopted.

ROLL CALL: Welch, Hansen, Hawkins, McFarland and McKinney voting aye.

Biridiana Bishop, Assistant City Manager, gave a history of previous concrete panel replacement and presented what areas will be addressed this year for the project.

j. Resolution setting May 15, 2023 at 6:05 p.m. in the Council Chambers at City Hall, Webster City, Iowa on proposed Plans and Specifications and proposed Form of Contract and Estimate of Cost for Construction of the 2023 Water Main Repair Project. *This item was tabled to a future meeting.*

Assistant City Manager Bishop informed Council that staff would like to review the Water Fund more thoroughly for sufficient monies to fund the project prior to proceeding.

k. It was moved by McKinney and seconded by McFarland that Resolution No. 2023-081 ratifying the Emergency Purchase for the Wastewater Treatment Plant Boiler be passed and adopted.

ROLL CALL: Hansen, Hawkins, McFarland, McKinney and Welch voting aye.

Nick Knowles, Water and Waste Water Supervisor provided Council with purpose of the necessary replacement of the boiler.

l. It was moved by Welch and seconded by McFarland that Resolution No. 2023-082 approving Professional Services Agreement for Automated Traffic Enforcement Services with Sensys Gatso Group and placing Speed Cameras at Highway 20 and Highway 17, be passed and adopted.

ROLL CALL: Hawkins, McFarland, McKinney, Welch and Hansen voting aye.

City Manager Ortiz-Hernandez led the discussion on this item, pointing out some pending legislation on the regulation of speed cameras and specifics of the agreement. Council discussed the use of the cameras providing a safer environment and also that revenue would be used for any additional administration required and public safety.

CLOSED SESSION

It was moved by McKinney and seconded by Hansen that Council meet in closed session to discuss the purchase/sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property, as provided by Chapter 21.5 j. of the Code of Iowa.

ROLL CALL: McFarland, McKinney, Welch, Hansen and Hawkins voting aye.

Council went out of Open Session at 6:43 p.m.

Council went into Closed Session at 6:45 p.m.

Council returned to Open Session at 7:11 p.m.

During the Closed Session, Council Member Welch excused himself at 7:08 p.m.

It was moved by Hansen and seconded by McKinney that Council adjourn.

ROLL CALL: McKinney, Hansen, Hawkins and McFarland voting aye.

The April 17, 2023 Regular City Council Meeting stood adjourned at 7:12 p.m.

John Hawkins, Mayor

Karyl K. Bonjour, City Clerk

RESOLUTION NO. 2023 -

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

That the payroll for the 80-hour period ending April 22, 2023 and paid on April 28, 2023 aggregating the sum of \$186,550.77 herewith presented, be and the same is hereby approved.

Passed and adopted this 1st day of May, 2023.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

Employee Number	Name	Total Gross Amount	Total Gross Hours	3-01 OT no pen Emp Amt	4-00 OT pension Emp Amt	5-01 DBL OT np Emp Amt	6-00 DBL OT pen Emp Amt	23-01 OTHER pen Emp Amt	24-00 OTHER np Emp Amt	85-00 NET PAY Emp Amt	86-00 DIRECT DEP Emp Amt
20035	BISHOP, BIRIDIANA	4,072.74	80.00	.00	.00	.00	.00	.00	125.00	.00	2,673.33
60722	CHELESVIG, BETH A.	3,121.60	80.00	.00	.00	.00	.00	.00	.00	.00	2,071.44
61245	DINSDALE, ASHLEY J.	1,820.02	80.00	.00	.00	.00	.00	.00	.00	.00	1,259.81
20020	ORTIZ-HERNANDEZ, DANIEL	5,368.91	80.00	.00	.00	.00	.00	.00	175.00	.00	2,739.32
60003	SMITH, ELIZABETH A.	2,197.62	80.00	.00	.00	.00	.00	.00	.00	.00	1,504.61
Total CITY MANAGER:											
		5	16,580.89	400.00	.00	.00	.00	.00	.00	300.00	10,248.51
30980	STRONER, BRIAN M.	2,823.24	80.00	.00	.00	.00	.00	.00	.00	.00	2,010.79
Total ENVIRONMENTAL/SAFETY:											
		1	2,823.24	80.00	.00	.00	.00	.00	.00	.00	2,010.79
61164	BONJOUR, KARYL K.	2,335.20	80.00	.00	.00	.00	.00	.00	.00	.00	1,551.36
61238	HAGLUND, DENISE D.	1,607.19	80.00	.00	.00	.00	.00	.00	.00	.00	1,119.47
61243	HESLEY, EMILY M.	1,740.04	80.00	.00	.00	.00	.00	.00	.00	.00	1,183.02
61241	JOHNSON, LAURA A.	1,500.04	80.00	.00	.00	.00	.00	.00	.00	.00	935.35
61190	NERLAND, DEDRA R.	2,093.62	80.00	.00	.00	.00	.00	.00	.00	.00	1,432.58
61163	PEVESTORF, ELIZABETH J.	2,016.01	80.00	.00	.00	.00	.00	.00	.00	.00	1,414.29
30329	WOLFGAM, DOREEN A.	3,118.40	80.00	.00	.00	.00	.00	.00	.00	.00	2,194.40
Total FINANCE OFFICE:											
		7	14,410.50	560.00	.00	.00	.00	.00	.00	.00	9,830.47
41502	CAMPBELL, AARON M.	30.00	.00	.00	.00	.00	.00	30.00	.00	.00	27.70
41215	CASEY, DANA R	30.00	.00	.00	.00	.00	.00	30.00	.00	.00	25.84
40857	DOOLITTLE, KENDALL J.	70.00	.00	.00	.00	.00	.00	70.00	.00	60.29	.00
41263	ESTLUND, JEROMY J.	2,490.88	112.00	.00	.00	.00	.00	.00	.00	.00	1,815.24
41395	FEICKERT, DAKOTA L.	70.00	.00	.00	.00	.00	.00	70.00	.00	.00	60.29
41038	FERGUSON, WILLIAM M.	50.00	.00	.00	.00	.00	.00	50.00	.00	46.17	.00
41300	FOX, JEFFREY A.	42.00	.00	.00	.00	.00	.00	42.00	.00	.00	36.18
41438	FRAKES, JUSTIN M.	30.00	.00	.00	.00	.00	.00	30.00	.00	.00	27.70
40971	HAYES, BRANDON W.	2,518.88	112.00	.00	.00	.00	.00	.00	.00	.00	1,836.08
41445	HAYES, HARRISON W.	224.00	9.00	.00	.00	.00	.00	98.00	.00	192.95	.00
41441	HAYES, HUNTER W.	70.00	.00	.00	.00	.00	.00	70.00	.00	64.64	.00
40031	HOLST, RONALD W	70.00	.00	.00	.00	.00	.00	70.00	.00	60.29	.00
41192	JESSEN, PHILLIP N.	252.00	11.00	.00	.00	.00	.00	98.00	.00	193.64	.00
41541	KUMM, MAXWELL J.	50.00	.00	.00	.00	.00	.00	50.00	.00	.00	46.17
41460	LEHMAN, MICHEAL L.	50.00	.00	.00	.00	.00	.00	50.00	.00	.00	36.17
41200	MADSEN, TODD M	70.00	.00	.00	.00	.00	.00	70.00	.00	.00	60.29
41515	SCHWERING, DREW M.	90.00	.00	.00	.00	.00	.00	90.00	.00	.00	83.11
41219	SOWLE JR., ANDREW W.	2,498.72	112.00	.00	.00	.00	.00	.00	.00	.00	1,525.96
41485	STALEY, AMANDA L.	30.00	.00	.00	.00	.00	.00	30.00	.00	.00	27.70
41400	STANSFIELD, CHARLES T.	3,084.80	80.00	.00	.00	.00	.00	.00	.00	.00	2,197.94
41029	STEWART, EARL L	70.00	.00	.00	.00	.00	.00	70.00	.00	.00	64.64
41088	TOLLE, PAUL A.	70.00	.00	.00	.00	.00	.00	70.00	.00	60.29	.00
41540	WAGNER, JORDAN J.	50.00	.00	.00	.00	.00	.00	50.00	.00	.00	46.17
41216	WEINSCHENK, KENRIC J	70.00	.00	.00	.00	.00	.00	70.00	.00	.00	64.64
41213	WILLIAMS, ZACHARY W.	60.00	.00	.00	.00	.00	.00	60.00	.00	.00	51.68
40815	WILLS, DON H.	70.00	.00	.00	.00	.00	.00	70.00	.00	64.64	.00
41340	YOUNGDALE, COLE C.	50.00	.00	.00	.00	.00	.00	50.00	.00	46.17	.00
41270	ZEHNER, DONALD F.	70.00	.00	.00	.00	.00	.00	70.00	.00	.00	64.64
41536	ZUETLAU, RYAN W.	30.00	.00	.00	.00	.00	.00	30.00	.00	.00	27.70

Employee Number	Name	Total Gross Amount	Total Gross Hours	3-01 OT no pen Emp Amt	4-00 OT pension Emp Amt	5-01 DBL OT np Emp Amt	6-00 DBL OT pen Emp Amt	23-01 OTHER pen Emp Amt	24-00 OTHER np Emp Amt	85-00 NET PAY Emp Amt	86-00 DIRECT DEP Emp Amt
Total FIRE DEPARTMENT:											
		29	12,361.28	436.00	.00	.00	.00	1,488.00	.00	789.08	8,125.84
61240	WINTER, KIRBY L.	4,086.98	80.00	.00	.00	.00	.00	.00	20.00	.00	2,862.54
Total INFORMATION SYSTEMS:											
		1	4,086.98	80.00	.00	.00	.00	.00	20.00	.00	2,862.54
61257	BINDERT, NICHOLAS J.	2,080.00	80.00	.00	.00	.00	.00	.00	.00	.00	1,628.42
Total INSPECTION:											
		1	2,080.00	80.00	.00	.00	.00	.00	.00	.00	1,628.42
31210	BARNES, DERRICK S.	3,361.60	88.00	.00	.00	.00	.00	.00	.00	.00	2,315.00
31185	CASEY, DANA R.	3,241.60	80.00	.00	.00	.00	.00	.00	.00	.00	2,201.97
31190	DAYTON, BRYAN K.	3,213.61	80.00	.00	.00	.00	.00	.00	.00	.00	2,206.14
30678	DICKINSON, ADAM L.	4,222.24	88.00	.00	.00	.00	.00	.00	.00	.00	2,899.34
31230	MC COLLOUGH, DOUGLAS J.	3,215.21	80.00	.00	.00	.00	.00	.00	.00	.00	2,267.33
31184	MOURTON, RUSSELL E.	3,243.20	80.00	.00	.00	.00	.00	.00	.00	.00	1,883.65
31240	NEWMAN, BRADY N.	2,420.00	88.00	.00	.00	.00	.00	.00	.00	.00	1,775.89
31186	ORTON, RYAN D.	3,750.50	84.00	.00	261.66	.00	.00	.00	.00	.00	2,564.29
30918	PARKHILL, MARTY E.	3,504.00	80.00	.00	.00	.00	.00	.00	.00	.00	2,430.42
Total LINE DEPARTMENT:											
		9	30,171.96	748.00	.00	261.66	.00	.00	.00	.00	20,544.03
30976	MADSEN, TODD M.	1,776.81	80.00	.00	.00	.00	.00	.00	.00	.00	1,305.52
31188	PASCHKE, RODNEY A.	1,713.60	80.00	.00	.00	.00	.00	.00	.00	.00	1,156.01
Total METER DEPARTMENT:											
		2	3,490.41	160.00	.00	.00	.00	.00	.00	.00	2,461.53
61250	BERTRAN, ARIEL L.	2,589.23	80.00	.00	.00	.00	.00	.00	.00	.00	1,817.44
Total PLANNING/ZONING:											
		1	2,589.23	80.00	.00	.00	.00	.00	.00	.00	1,817.44
41169	CLARK, TERRI L.	1,463.20	80.00	.00	.00	.00	.00	.00	.00	.00	1,126.57
41480	DILLEY, JEAN M.	2,101.16	96.00	.00	231.24	.00	308.32	.00	.00	.00	1,442.99
41390	NOWELL, TANNER J.	2,770.56	96.00	.00	639.36	.00	.00	.00	.00	.00	1,928.57
41475	RUSH, DEBORAH G.	1,711.18	80.00	.00	.00	.00	.00	.00	.00	.00	1,189.04
41510	WHITEHILL, AUDRIANA G.	1,898.64	96.00	.00	437.04	.00	.00	.00	.00	.00	1,328.88
41207	WINDSCHITL, JOAN E.	1,833.60	80.00	.00	.00	.00	.00	.00	.00	.00	1,144.54
Total POLICE DEPARTMENT-D:											
		6	11,778.34	528.00	.00	1,307.64	.00	308.32	.00	.00	8,160.59
41430	BASINGER, RYAN A.	2,475.76	84.00	.00	.00	.00	.00	.00	.00	.00	1,814.82
41535	HOLCOMBE, IAN J.	1,990.80	84.00	.00	.00	.00	.00	.00	.00	.00	1,459.19
41191	HOUGE, CLINTON J.	2,617.44	84.00	.00	.00	.00	.00	.00	.00	.00	1,856.25
41453	LEHMAN, MICHEAL L.	2,453.64	84.00	.00	.00	.00	.00	.00	.00	.00	1,788.39
41479	LUFT, ANTHONY J.	2,520.84	98.00	.00	.00	.00	.00	.00	.00	.00	1,876.59
41230	MCKINLEY, ERIC K.	2,753.20	84.00	.00	.00	.00	.00	.00	.00	.00	2,056.80
41110	MORK, SHILOH B.	3,269.60	80.00	.00	.00	.00	.00	.00	.00	.00	2,211.92
41471	MOURLAM, DALTON G.	2,380.84	84.00	.00	.00	.00	.00	.00	.00	.00	1,707.23

Employee Number	Name	Total Gross Amount	Total Gross Hours	3-01 OT no pen Emp Amt	4-00 OT pension Emp Amt	5-01 DBL OT np Emp Amt	6-00 DBL OT pen Emp Amt	23-01 OTHER pen Emp Amt	24-00 OTHER np Emp Amt	85-00 NET PAY Emp Amt	86-00 DIRECT DEP Emp Amt
41225	PRITCHARD, BRANDON D.	2,592.24	84.00	.00	.00	.00	.00	.00	.00	.00	1,855.99
41426	ROSE, DYLAN M.	2,450.56	84.00	.00	.00	.00	.00	.00	.00	.00	1,639.04
41450	THUMMA, STEVEN L.	2,664.82	89.00	.00	.00	282.30	.00	.00	.00	.00	1,654.02
41495	WATKINS, MARK D.	2,612.88	86.00	89.52	.00	.00	.00	.00	.00	.00	1,951.34
Total POLICE DEPARTMENT-O:											
		12	30,782.62	1,025.00	89.52	.00	282.30	.00	.00	.00	21,871.58
81291	ASKLUND, ANTHONY T.	221.25	15.00	.00	.00	.00	.00	.00	.00	.00	190.40
81672	CRYSTAL, EVERETT T.	396.50	30.50	.00	.00	.00	.00	.00	.00	.00	341.23
81697	FARO, FRANK L.	127.50	10.00	.00	.00	.00	.00	.00	.00	.00	109.72
81713	FOLEY, PATRICK R.	125.00	10.00	.00	.00	.00	.00	.00	.00	.00	107.58
81712	GARVEY, ROGER A.	212.50	17.00	.00	.00	.00	.00	.00	.00	.00	182.87
81617	OLSON, NICHOLAS L.	288.75	21.00	.00	.00	.00	.00	.00	.00	248.50	.00
51195	RODEN, JACOB J.	1,968.28	81.25	.00	45.08	.00	.00	.00	.00	.00	1,363.17
Total PUBLIC GROUNDS:											
		7	3,339.78	184.75	.00	45.08	.00	.00	.00	248.50	2,294.97
61255	DRUBE, DERRICK DANIEL	1,923.10	80.00	.00	.00	.00	.00	.00	.00	.00	1,377.10
Total PUBLIC WORKS:											
		1	1,923.10	80.00	.00	.00	.00	.00	.00	.00	1,377.10
81716	BAILEY, CLAIRE M.	72.00	6.00	.00	.00	.00	.00	.00	.00	66.50	.00
81653	BINDER, MEREDITH K.	390.00	30.00	.00	.00	.00	.00	.00	.00	335.63	.00
81726	BINDER, RILEY K.	180.00	15.50	.00	.00	.00	.00	.00	.00	.00	166.23
81724	CASEY, REESE A.	72.00	6.00	.00	.00	.00	.00	.00	.00	.00	66.50
81743	DINSDALE, SOPHIE J.	27.00	2.25	.00	.00	.00	.00	.00	.00	.00	24.94
81708	GALLETINE, ABIGAIL M.	49.00	4.00	.00	.00	.00	.00	.00	.00	45.25	.00
81746	GALLETINE, OLIVIA M.	96.00	8.00	.00	.00	.00	.00	.00	.00	88.66	.00
81740	GARVEY, ANNE N.	42.00	3.50	.00	.00	.00	.00	.00	.00	.00	38.79
70107	GLASCOCK, MARK A.	1,821.60	80.00	.00	.00	.00	.00	.00	.00	.00	1,217.77
81711	HANSEN, ELLA M.	236.00	20.00	.00	.00	.00	.00	.00	.00	.00	217.95
70975	LESHER, BREANNE M.	2,892.01	80.00	.00	.00	.00	.00	.00	.00	.00	2,001.26
81651	LINDSTROM, SARAH J.	207.00	17.25	.00	.00	.00	.00	.00	.00	178.15	.00
81673	MCKEE, BRONWYN E.	84.50	7.00	.00	.00	.00	.00	.00	.00	.00	78.03
81689	NELSEN, DENISE L.	804.11	51.25	.00	.00	.00	.00	.00	.00	.00	663.59
81757	NOHRENBURG, BONNIE RAE	138.00	11.50	.00	.00	.00	.00	.00	.00	.00	127.44
81744	PECK, EMMA G.	338.00	29.25	.00	.00	.00	.00	.00	.00	.00	312.14
81748	PETERSON, AVA	48.00	4.00	.00	.00	.00	.00	.00	.00	.00	44.32
31195	PETERSON, RICK E.	1,958.22	83.50	.00	120.60	.00	.00	.00	.00	.00	1,391.07
81665	PRUISMANN, LINDA A.	748.22	44.75	.00	.00	.00	.00	.00	.00	.00	585.47
81719	SCHULTZ, CAMDEN J.	252.00	21.00	.00	.00	.00	.00	.00	.00	.00	232.73
81470	SPELLMEYER, WILLIAM C.	353.57	24.25	.00	.00	.00	.00	.00	.00	279.28	.00
81718	THONGSOUK, TAHAIAI W.	24.00	2.00	.00	.00	.00	.00	.00	.00	.00	22.16
Total RECREATION:											
		22	10,833.23	551.00	.00	120.60	.00	.00	.00	993.47	7,190.39
51187	BAHRENFUSS, BRANDON D.	3,541.21	93.00	.00	694.01	.00	.00	.00	.00	.00	2,480.94
51210	DANIELS, JACOB S.	1,961.60	80.00	.00	.00	.00	.00	.00	.00	.00	1,372.41
51178	DOOLITTLE, DAN L	990.00	45.00	.00	.00	.00	.00	.00	.00	.00	798.14
51225	JONDAL, KOOPER M.	1,840.00	80.00	.00	.00	.00	.00	.00	.00	.00	1,449.86
51220	KLIEGL, SHAWN A.	2,024.00	88.00	.00	.00	.00	.00	.00	.00	.00	1,439.06
51190	RATCLIFF, BRETT D.	2,131.20	80.00	.00	.00	.00	.00	.00	.00	.00	1,474.91

Employee Number	Name	Total Gross Amount	Total Gross Hours	3-01 OT no pen Emp Amt	4-00 OT pension Emp Amt	5-01 DBL OT np Emp Amt	6-00 DBL OT pen Emp Amt	23-01 OTHER pen Emp Amt	24-00 OTHER np Emp Amt	85-00 NET PAY Emp Amt	86-00 DIRECT DEP Emp Amt
51230	SCHEUERMANN, RILEE C.	1,840.00	80.00	.00	.00	.00	.00	.00	.00	.00	1,317.14
51184	WILLIAMS, ZACHARY W.	2,345.60	80.00	.00	.00	.00	.00	.00	.00	.00	1,631.32
51205	YOUNGDALE, COLE C.	2,899.64	99.50	.00	475.24	.00	.00	.00	.00	.00	2,016.01
Total STREET DEPARTMENT:											
		9	19,573.25	725.50	.00	1,169.25	.00	.00	.00	.00	13,979.79
30772	DINGMAN, CHAD M.	2,843.28	88.00	.00	.00	.00	.00	.00	.00	.00	2,114.11
30977	JACKSON, JEFFREY S.	2,215.84	88.00	.00	.00	.00	.00	.00	.00	.00	1,557.54
31179	WEST, JOHN A.	2,136.80	80.00	.00	.00	.00	.00	.00	.00	.00	1,626.52
Total WASTEWATER:											
		3	7,195.92	256.00	.00	.00	.00	.00	.00	.00	5,298.17
31189	CHAMBERS, TODD A.	2,740.89	89.50	.00	68.33	.00	.00	.00	.00	.00	1,823.68
31220	FARWELL, GREGORY A.	2,321.60	80.00	.00	.00	.00	.00	.00	.00	.00	1,653.41
31215	KNOWLES, NICHOLAS A.	3,480.80	80.00	.00	.00	.00	.00	.00	.00	.00	2,318.14
31245	NELSON, BENJAMIN J.	2,140.00	80.00	.00	.00	.00	.00	.00	.00	.00	1,539.39
31225	PARKER, LOGAN M.	1,846.75	82.00	.00	66.75	.00	.00	.00	.00	.00	1,298.42
Total WATER PLANT:											
		5	12,530.04	411.50	.00	135.08	.00	.00	.00	.00	8,633.04
Grand Totals:											
		121	186,550.77	6,385.75	89.52	3,039.31	282.30	308.32	1,488.00	320.00	128,335.20

RESOLUTION NO. 2023 -

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 \$314,679.06 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 1st day of May, 2023.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
CARD SERVICES (140)							
0000 04/01/2	1	Invoice	FUEL CLOUD SUBSCRIPTION	04/01/2023	.13	10/23	100-24-30-5380-315
0000 04/01/2	2	Invoice	FUEL CLOUD SUBSCRIPTION	04/01/2023	.13	10/23	601-24-30-5380-315
0000 04/01/2	3	Invoice	FUEL CLOUD SUBSCRIPTION	04/01/2023	.13	10/23	602-24-30-5380-315
0000 04/01/2	4	Invoice	FUEL CLOUD SUBSCRIPTION	04/01/2023	.13	10/23	603-24-30-5380-315
0000 04/01/2	5	Invoice	FUEL CLOUD SUBSCRIPTION	04/01/2023	.54	10/23	100-21-18-5190-315
0000 04/01/2	6	Invoice	FUEL CLOUD SUBSCRIPTION	04/01/2023	1.06	10/23	100-21-22-5140-315
0000 04/01/2	7	Invoice	FUEL CLOUD SUBSCRIPTION	04/01/2023	13.35	10/23	100-24-14-5435-315
0000 04/01/2	8	Invoice	FUEL CLOUD SUBSCRIPTION	04/01/2023	21.64	10/23	601-23-52-5935-315
0000 04/01/2	9	Invoice	FUEL CLOUD SUBSCRIPTION	04/01/2023	1.52	10/23	601-23-80-5935-315
0000 04/01/2	10	Invoice	FUEL CLOUD SUBSCRIPTION	04/01/2023	1.52	10/23	602-23-80-5935-315
0000 04/01/2	11	Invoice	FUEL CLOUD SUBSCRIPTION	04/01/2023	24.52	10/23	100-21-21-5110-315
0000 04/01/2	12	Invoice	FUEL CLOUD SUBSCRIPTION	04/01/2023	1.76	10/23	100-22-42-5210-315
0000 04/01/2	13	Invoice	FUEL CLOUD SUBSCRIPTION	04/01/2023	1.76	10/23	100-23-42-5371-315
0000 04/01/2	14	Invoice	FUEL CLOUD SUBSCRIPTION	04/01/2023	.05	10/23	100-22-42-5233-315
0000 04/01/2	15	Invoice	FUEL CLOUD SUBSCRIPTION	04/01/2023	20.16	10/23	204-23-30-5310-315
0000 04/01/2	16	Invoice	FUEL CLOUD SUBSCRIPTION	04/01/2023	2.05	10/23	603-23-70-5935-315
0000 04/01/2	17	Invoice	FUEL CLOUD SUBSCRIPTION	04/01/2023	4.55	10/23	602-23-61-5935-315
0000 04/01/2	18	Invoice	MEAL EXPENSES-MCCOLLOUGH (TRANSFO	04/01/2023	179.57	10/23	601-23-52-5926-231
0000 04/01/2	19	Invoice	GAS EXPENSE-KNOWLES	04/01/2023	6.26	10/23	603-23-70-5926-232
0000 04/01/2	20	Invoice	IOWA DNR OPERAROR CERTIFICATE	04/01/2023	22.04	10/23	602-23-61-5926-231
0000 04/01/2	21	Invoice	IOWA DNR OPERAROR CERTIFICATE	04/01/2023	22.04	10/23	602-23-61-5926-231
Total 0000 04/01/23:					324.91		
0001 04/01/2	1	Invoice	AMERICAN SCREENING CORP	04/01/2023	250.07	10/23	100-18-21-4110-710
0001 04/01/2	2	Invoice	LODGING(3/12/23-3/17/23) - HOLCOMBE	04/01/2023	448.00	10/23	100-21-21-5110-231
0001 04/01/2	3	Invoice	LODGING(3/19/23-3/24/23) - HOLCOMBE	04/01/2023	448.00	10/23	100-21-21-5110-231
0001 04/01/2	4	Invoice	MEAL EXPENSES(MARCH 2023) - HOLCOMB	04/01/2023	316.07	10/23	100-21-21-5110-231
Total 0001 04/01/23:					1,462.14		
0004 04/01/2	1	Invoice	NUISANCE TRAINING-BINDERT/BERTRAN/B	04/01/2023	150.00	10/23	100-21-21-5110-231
0004 04/01/2	2	Invoice	NUISANCE TRAINING-BINDERT/BERTRAN/B	04/01/2023	75.00	10/23	100-21-18-5190-231
0004 04/01/2	3	Invoice	NUISANCE TRAINING-BINDERT/BERTRAN/B	04/01/2023	75.00	10/23	100-24-18-5470-231
0004 04/01/2	4	Invoice	NUISANCE TRAINING-BINDERT/BERTRAN/B	04/01/2023	15.00	10/23	100-24-12-5430-231
0004 04/01/2	5	Invoice	NUISANCE TRAINING-BINDERT/BERTRAN/B	04/01/2023	41.25	10/23	601-23-81-5926-231
0004 04/01/2	6	Invoice	NUISANCE TRAINING-BINDERT/BERTRAN/B	04/01/2023	9.38	10/23	602-23-81-5926-231
0004 04/01/2	7	Invoice	NUISANCE TRAINING-BINDERT/BERTRAN/B	04/01/2023	9.37	10/23	603-23-81-5926-231
Total 0004 04/01/23:					375.00		
0189 04/01/2	1	Invoice	DEEPWATER WRISTBANDS	04/01/2023	248.59	10/23	100-22-42-5242-318
0189 04/01/2	2	Invoice	GAS FOR IPRA CONFERENCE-DAVENPORT	04/01/2023	20.00	10/23	100-22-42-5210-232
Total 0189 04/01/23:					268.59		
0221 04/01/2	1	Invoice	RESERVE 35 HAZMAT	04/01/2023	1,128.40	10/23	100-21-22-5140-227
Total 0221 04/01/23:					1,128.40		
0312 04/01/2	1	Invoice	RISK MANAGEMENT/HR TRAINING-CHELSEVI	04/01/2023	172.00	10/23	100-24-12-5430-231
0312 04/01/2	2	Invoice	RISK MANAGEMENT/HR TRAINING-CHELSEVI	04/01/2023	473.00	10/23	601-23-81-5926-231
0312 04/01/2	3	Invoice	RISK MANAGEMENT/HR TRAINING-CHELSEVI	04/01/2023	107.50	10/23	602-23-81-5926-231
0312 04/01/2	4	Invoice	RISK MANAGEMENT/HR TRAINING-CHELSEVI	04/01/2023	107.50	10/23	603-23-81-5926-231
0312 04/01/2	5	Invoice	PW DIRECTOR ADVERTISING	04/01/2023	262.50	10/23	100-24-30-5380-210
0312 04/01/2	6	Invoice	PW DIRECTOR ADVERTISING	04/01/2023	262.50	10/23	601-24-30-5380-210
0312 04/01/2	7	Invoice	PW DIRECTOR ADVERTISING	04/01/2023	262.50	10/23	602-24-30-5380-210

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
0312 04/01/2	8	Invoice	PW DIRECTOR ADVERTISING	04/01/2023	262.50	10/23	603-24-30-5380-210
Total 0312 04/01/23:					1,910.00		
0338 04/01/2	1	Invoice	JACKET-NICK/DERRICK, HARD HAT-NICK, V	04/01/2023	21.85	10/23	100-24-30-5380-318
0338 04/01/2	2	Invoice	JACKET-NICK/DERRICK, HARD HAT-NICK, V	04/01/2023	21.86	10/23	601-24-30-5380-318
0338 04/01/2	3	Invoice	JACKET-NICK/DERRICK, HARD HAT-NICK, V	04/01/2023	21.85	10/23	602-24-30-5380-318
0338 04/01/2	4	Invoice	JACKET-NICK/DERRICK, HARD HAT-NICK, V	04/01/2023	21.85	10/23	603-24-30-5380-318
0338 04/01/2	5	Invoice	JACKET-NICK/DERRICK, HARD HAT-NICK, V	04/01/2023	119.25	10/23	100-21-18-5190-312
0338 04/01/2	6	Invoice	JACKET-NICK/DERRICK, HARD HAT-NICK, V	04/01/2023	4.61	10/23	100-23-31-5420-318
0338 04/01/2	7	Invoice	JACKET-NICK/DERRICK, HARD HAT-NICK, V	04/01/2023	4.60	10/23	601-23-31-5420-318
0338 04/01/2	8	Invoice	JACKET-NICK/DERRICK, HARD HAT-NICK, V	04/01/2023	4.60	10/23	602-23-31-5420-318
0338 04/01/2	9	Invoice	JACKET-NICK/DERRICK, HARD HAT-NICK, V	04/01/2023	4.60	10/23	603-23-31-5420-318
Total 0338 04/01/23:					225.07		
0346 04/01/2	1	Invoice	ICC(INTER. BUILDING CODE & MORE)-BIND	04/01/2023	415.00	10/23	100-21-18-5190-231
0346 04/01/2	2	Invoice	GOVERNMENT MEMBERSHIP-BINDERT	04/01/2023	145.00	10/23	100-21-18-5190-215
0346 04/01/2	3	Invoice	PARKING-BERTRAN	04/01/2023	11.25	10/23	100-24-18-5470-232
0346 04/01/2	4	Invoice	LODGING-DOUBLE TREE-BERTRAN	04/01/2023	510.32	10/23	100-24-18-5470-232
0346 04/01/2	5	Invoice	GAS EXPENSE-BERTRAN	04/01/2023	41.01	10/23	100-24-18-5470-232
0346 04/01/2	6	Invoice	ICC(INSPECTOR SKILLS/IBC ESSENTIALS)-B	04/01/2023	396.00	10/23	100-21-18-5190-231
0346 04/01/2	7	Invoice	IAPMO-BINDERT	04/01/2023	225.00	10/23	100-21-18-5190-215
0346 04/01/2	8	Invoice	LODGING-DRURY INN-BERTRAN	04/01/2023	584.63	10/23	100-24-18-5470-232
0346 04/01/2	9	Invoice	PLANNING & ZONING TRAINING-BINDERT	04/01/2023	65.00	10/23	100-21-18-5190-231
Total 0346 04/01/23:					2,393.21		
Total CARD SERVICES (140):					8,087.32		
Total 04/21/2023:					8,087.32		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
NORTH IOWA MUNICIPAL ELECTRIC (705)							
6225 & 6229	1	Invoice	PROPERTY TAXES - 2nd HALF 2023	03/03/2023	16,180.00	10/23	601-23-51-5566-299
6225 & 6229	2	Invoice	ANNUAL APPA DUES	03/03/2023	6,403.04	10/23	601-23-51-5566-299
Total 6225 & 6229:					22,583.04		
Total NORTH IOWA MUNICIPAL ELECTRIC (705):					22,583.04		
Total 04/25/2023:					22,583.04		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
4IMPRINT, INC. (7707)							
11059144	1	Invoice	HEALTH FAIR	04/06/2023	238.37	11/23	100-22-42-5233-318
Total 11059144:					238.37		
Total 4IMPRINT, INC. (7707):					238.37		
ACCESS SYSTEMS (3917)							
INV1359812	1	Invoice	PRINTER CONTRACT- FINANCE/UTILITY OF	04/19/2023	21.11	11/23	100-24-14-5435-225
INV1359812	2	Invoice	PRINTER CONTRACT- FINANCE/UTILITY OF	04/19/2023	152.49	11/23	601-23-80-5931-225
INV1359812	3	Invoice	PRINTER CONTRACT- FINANCE/UTILITY OF	04/19/2023	46.92	11/23	602-23-80-5931-225
INV1359812	4	Invoice	PRINTER CONTRACT- FINANCE/UTILITY OF	04/19/2023	14.08	11/23	603-23-80-5931-225
Total INV1359812:					234.60		
Total ACCESS SYSTEMS (3917):					234.60		
AFLAC, INC. (20)							
458349	1	Invoice	AFLAC PREMIUMS	04/12/2023	1,652.00	11/23	902-11215
Total 458349:					1,652.00		
Total AFLAC, INC. (20):					1,652.00		
AGSOURCE (4458)							
PS-INV2621	1	Invoice	DRINKING WATER	04/11/2023	69.00	11/23	602-23-62-5662-212
Total PS-INV262159:					69.00		
Total AGSOURCE (4458):					69.00		
ALGOE, KEN (5671)							
041023	1	Invoice	CUSTOMER DEPOSIT REFUND	04/10/2023	137.79	11/23	601-21011
Total 041023:					137.79		
Total ALGOE, KEN (5671):					137.79		
ALTEC INDUSTRIES, INC. (35)							
51196037	1	Invoice	ANNUAL DOT & ELECTRICAL INSPECTION -	04/11/2023	1,113.09	11/23	601-23-52-5935-227
Total 51196037:					1,113.09		
51196051	1	Invoice	ANNUAL DOT & ELECTRICAL INSPECTION -	04/11/2023	1,483.80	11/23	601-23-52-5935-227
Total 51196051:					1,483.80		
51196082	1	Invoice	ANNUAL DOT & ELECTRICAL INSPECTION -	04/11/2023	1,571.80	11/23	601-23-52-5935-227
Total 51196082:					1,571.80		
Total ALTEC INDUSTRIES, INC. (35):					4,168.69		
ANCHONDO, SOCORRO MENDOZA (7708)							
041823	1	Invoice	CUSTOMER DEPOSIT REFUND	04/18/2023	30.93	11/23	601-21011
Total 041823:					30.93		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total ANCHONDO, SOCORRO MENDOZA (7708):					30.93		
ASTRA SECURITY (6495)							
46276	1	Invoice	UPDATE SECURITY CAMERA FIRMWARE TO	04/03/2023	56.81	11/23	100-24-16-5420-399
46276	2	Invoice	UPDATE SECURITY CAMERA FIRMWARE TO	04/03/2023	208.32	11/23	601-24-16-5930-399
46276	3	Invoice	UPDATE SECURITY CAMERA FIRMWARE TO	04/03/2023	56.81	11/23	602-24-16-5930-399
46276	4	Invoice	UPDATE SECURITY CAMERA FIRMWARE TO	04/03/2023	56.81	11/23	603-24-16-5921-399
Total 46276:					378.75		
46279	1	Invoice	ST & WASTE WATER SECURITY CAMERA FI	04/03/2023	41.63	11/23	100-24-16-5420-399
46279	2	Invoice	ST & WASTE WATER SECURITY CAMERA FI	04/03/2023	152.61	11/23	601-24-16-5930-399
46279	3	Invoice	ST & WASTE WATER SECURITY CAMERA FI	04/03/2023	41.63	11/23	602-24-16-5930-399
46279	4	Invoice	ST & WASTE WATER SECURITY CAMERA FI	04/03/2023	41.63	11/23	603-24-16-5921-399
Total 46279:					277.50		
46280	1	Invoice	WATER PLANT SECURITY CAM FIRMWARE	04/03/2023	47.44	11/23	100-24-16-5420-399
46280	2	Invoice	WATER PLANT SECURITY CAM FIRMWARE	04/03/2023	173.93	11/23	601-24-16-5930-399
46280	3	Invoice	WATER PLANT SECURITY CAM FIRMWARE	04/03/2023	47.44	11/23	602-24-16-5930-399
46280	4	Invoice	WATER PLANT SECURITY CAM FIRMWARE	04/03/2023	47.44	11/23	603-24-16-5921-399
Total 46280:					316.25		
46314	1	Invoice	NEW NVR FOR WATER PLANT SECURITY	04/10/2023	177.00	11/23	100-24-16-5420-317
46314	2	Invoice	NEW NVR FOR WATER PLANT SECURITY	04/10/2023	649.00	11/23	601-24-16-5921-317
46314	3	Invoice	NEW NVR FOR WATER PLANT SECURITY	04/10/2023	177.00	11/23	602-24-16-5921-317
46314	4	Invoice	NEW NVR FOR WATER PLANT SECURITY	04/10/2023	177.00	11/23	603-24-16-5921-317
Total 46314:					1,180.00		
Total ASTRA SECURITY (6495):					2,152.50		
AVAILA BANK (6318)							
050123	1	Invoice	FULLER HALL PRINCIPAL PYMT	05/01/2023	5,400.12	11/23	300-22-98-5295-910
050123	2	Invoice	FULLER HALL INTEREST PYMT	05/01/2023	3,754.18	11/23	300-22-98-5295-911
Total 050123:					9,154.30		
Total AVAILA BANK (6318):					9,154.30		
AXON ENTERPRISE, INC. (6452)							
INUS150673	1	Invoice	TASER INSTRUCTOR	04/11/2023	495.00	11/23	100-21-21-5110-231
Total INUS150673:					495.00		
Total AXON ENTERPRISE, INC. (6452):					495.00		
BALDWIN POLE & PILING (6281)							
20719	1	Invoice	UTILITY POLES (15=30' + 42=35')	04/10/2023	23,593.50	11/23	601-23-52-5935-871
Total 20719:					23,593.50		
Total BALDWIN POLE & PILING (6281):					23,593.50		
BLACK HILLS ENERGY (3466)							
0976116930	1	Invoice	GAS UTILITY/LINE DEPT	04/10/2023	173.16	11/23	601-23-52-5586-234
0976116930	2	Invoice	GAS UTILITY/LINE DEPT	04/10/2023	173.16	11/23	601-23-52-5588-234

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
0976116930	3	Invoice	GAS UTILITY/LINE DEPT	04/10/2023	173.17	11/23	601-23-51-5566-234
Total 0976116930 04/10/23:					519.49		
2074931097	1	Invoice	GAS UTILITY/CEMETERY	04/20/2023	330.18	11/23	100-23-42-5371-234
Total 2074931097 04/20/23:					330.18		
4752063290	1	Invoice	GAS UTILITY/DEPOT	04/14/2023	271.55	11/23	100-22-42-5221-234
Total 4752063290 04/14/23:					271.55		
5470636360	1	Invoice	GAS UTILITY/FULLER HALL	04/14/2023	402.01	11/23	100-22-42-5233-234
Total 5470636360 04/14/23:					402.01		
5542531803	1	Invoice	GAS UTILITY/FIRE STATION	04/14/2023	457.76	11/23	100-21-22-5140-234
Total 5542531803 04/14/23:					457.76		
5978424719	1	Invoice	GAS UTILITY/WATER PLANT SHED	04/10/2023	479.86	11/23	602-23-61-5642-234
Total 5978424719 04/10/23:					479.86		
6506969580	1	Invoice	GAS UTILITY/WATER PLANT	04/10/2023	471.28	11/23	602-23-61-5642-234
Total 6506969580 04/10/23:					471.28		
8081102404	1	Invoice	GAS UTILITY/SENIOR CENTER	04/14/2023	435.08	11/23	100-22-42-5280-234
Total 8081102404 04/14/23:					435.08		
Total BLACK HILLS ENERGY (3466):					3,367.21		
BLAKES AUTO REPAIR (7709)							
2002038962	1	Invoice	REPLACE TIRE-TRK #7	04/04/2023	141.00	11/23	601-23-52-5935-227
Total 2002038962:					141.00		
Total BLAKES AUTO REPAIR (7709):					141.00		
BOMGAARS (5165)							
62976380	1	Invoice	FULLER HALL REPAIR SUPPLIES	04/06/2023	38.89	11/23	100-22-42-5233-318
Total 62976380:					38.89		
62976381	1	Invoice	FULLER HALL REPAIR SUPPLIES	04/06/2023	1.49	11/23	100-22-42-5233-318
Total 62976381:					1.49		
62976975	1	Invoice	NEW HOSE FOR A36	04/07/2023	183.96	11/23	100-21-22-5140-227
Total 62976975:					183.96		
62977926	1	Invoice	TRAINING SUPPLIES FOR A36	04/10/2023	33.97	11/23	100-21-22-5140-227
Total 62977926:					33.97		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
62977951	1	Invoice	HYDRAULIC FLUID/OIL	04/10/2023	41.95	11/23	603-23-70-5935-315
Total 62977951:					41.95		
62978193	1	Invoice	COUPLING/ADAPTERS/BUSHING/TAPE	04/11/2023	73.83	11/23	204-23-30-5310-318
Total 62978193:					73.83		
62978367	1	Invoice	FERTILIZER SOLUTION HOSE/FLEX COUPLI	04/11/2023	78.56	11/23	601-23-52-5588-318
Total 62978367:					78.56		
62978408	1	Invoice	SHOP TOWEL/BATTERIES - PASCHKE	04/11/2023	15.98	11/23	601-23-80-5905-318
62978408	2	Invoice	SHOP TOWEL/BATTERIES - PASCHKE	04/11/2023	15.98	11/23	602-23-80-5903-318
Total 62978408:					31.96		
62978700	1	Invoice	PARTS FOR KYP WATER START UP	04/12/2023	54.22	11/23	100-22-42-5210-310
Total 62978700:					54.22		
62978829	1	Invoice	PARTS FOR BREWER CREEK WATER START	04/12/2023	12.97	11/23	100-22-42-5210-310
Total 62978829:					12.97		
62978843	1	Invoice	CAP/UBOLT-SWEEPER ST DEPT	04/12/2023	34.57	11/23	204-23-30-5310-314
Total 62978843:					34.57		
62979055	1	Invoice	SUPPLIES FOR PUBLIC GROUNDS	04/13/2023	28.84	11/23	100-22-42-5210-318
Total 62979055:					28.84		
62979130	1	Invoice	PUMP UP SPRAYER	04/13/2023	19.99	11/23	204-23-30-5310-318
Total 62979130:					19.99		
62979693	1	Invoice	PARTS FOR KYP WELL	04/14/2023	34.78	11/23	100-22-42-5210-310
Total 62979693:					34.78		
62980424	1	Invoice	PADLOCKS	04/15/2023	25.98	11/23	204-23-30-5310-311
Total 62980424:					25.98		
62981332	1	Invoice	SCREW-LINE DEPT SHOP	04/18/2023	44.99	11/23	601-23-52-5588-311
Total 62981332:					44.99		
62981335	1	Invoice	DIAMOND BLADE	04/18/2023	36.78	11/23	602-23-62-5662-311
Total 62981335:					36.78		
62981981	1	Invoice	GARDEN HOSE X2, CABLE TIES	04/20/2023	111.97	11/23	100-22-42-5210-318
Total 62981981:					111.97		
62982235	1	Invoice	SIGN LEVELER	04/21/2023	8.99	11/23	100-21-30-5120-313

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 62982235:					8.99		
62983521	1	Invoice	SHOP SUPPLIES-WTP	04/24/2023	5.99	11/23	602-23-62-5662-318
Total 62983521:					5.99		
Total BOMGAARS (5165):					904.68		
CAPITAL SANITARY SUPPLY (6096)							
C366540	1	Invoice	FULLER HALL SUPPLIES	04/19/2023	196.13	11/23	100-22-42-5233-318
Total C366540:					196.13		
Total CAPITAL SANITARY SUPPLY (6096):					196.13		
CARRICO AQUATIC RESOURCES (6820)							
20231776	1	Invoice	OUTDOOR POOL PIPE REPLACEMENT	04/20/2023	8,617.89	11/23	100-22-42-5242-880
Total 20231776:					8,617.89		
Total CARRICO AQUATIC RESOURCES (6820):					8,617.89		
CENTRAL IOWA BLDG SUPPLY (1298)							
1015797	1	Invoice	5"x5"x60" LONG-FORMED ANGLE SHEET	04/13/2023	71.20	11/23	204-23-30-5330-318
Total 1015797:					71.20		
Total CENTRAL IOWA BLDG SUPPLY (1298):					71.20		
CENTURY LINK (4614)							
636575555	1	Invoice	TELEPHONE SERVICE	04/12/2023	14.44	11/23	100-24-12-5430-230
636575555	2	Invoice	TELEPHONE SERVICE	04/12/2023	39.70	11/23	601-23-81-5921-230
636575555	3	Invoice	TELEPHONE SERVICE	04/12/2023	9.02	11/23	602-23-81-5921-230
636575555	4	Invoice	TELEPHONE SERVICE	04/12/2023	9.02	11/23	603-23-81-5921-230
636575555	5	Invoice	TELEPHONE SERVICE	04/12/2023	6.50	11/23	100-24-14-5435-230
636575555	6	Invoice	TELEPHONE SERVICE	04/12/2023	46.92	11/23	601-23-80-5903-230
636575555	7	Invoice	TELEPHONE SERVICE	04/12/2023	14.44	11/23	602-23-80-5921-230
636575555	8	Invoice	TELEPHONE SERVICE	04/12/2023	4.33	11/23	603-23-80-5921-230
636575555	9	Invoice	TELEPHONE SERVICE	04/12/2023	18.05	11/23	100-24-30-5380-230
636575555	10	Invoice	TELEPHONE SERVICE	04/12/2023	18.05	11/23	601-24-30-5380-230
636575555	11	Invoice	TELEPHONE SERVICE	04/12/2023	18.05	11/23	602-24-30-5380-230
636575555	12	Invoice	TELEPHONE SERVICE	04/12/2023	18.05	11/23	603-24-30-5380-230
636575555	13	Invoice	TELEPHONE SERVICE	04/12/2023	72.19	11/23	100-21-22-5140-230
636575555	14	Invoice	TELEPHONE SERVICE	04/12/2023	72.19	11/23	100-23-42-5371-230
636575555	15	Invoice	TELEPHONE SERVICE	04/12/2023	72.19	11/23	601-23-52-5588-230
636575555	16	Invoice	TELEPHONE SERVICE	04/12/2023	72.19	11/23	100-22-42-5233-230
636575555	17	Invoice	TELEPHONE SERVICE	04/12/2023	72.19	11/23	204-23-30-5310-230
636575555	18	Invoice	TELEPHONE SERVICE	04/12/2023	72.19	11/23	603-23-70-5642-230
636575555	19	Invoice	TELEPHONE SERVICE	04/12/2023	72.19	11/23	602-23-61-5642-230
Total 636575555:					721.90		
Total CENTURY LINK (4614):					721.90		
CHIZEK LAW OFFICE (5715)							
041723	1	Invoice	CITY ATTORNEY FEES/MAY 2023	04/17/2023	1,300.00	11/23	100-24-13-5460-212
041723	2	Invoice	CITY ATTORNEY FEES/MAY 2023	04/17/2023	3,575.00	11/23	601-24-13-5460-212

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
041723	3	Invoice	CITY ATTORNEY FEES/MAY 2023	04/17/2023	812.50	11/23	602-24-13-5460-212
041723	4	Invoice	CITY ATTORNEY FEES/MAY 2023	04/17/2023	812.50	11/23	603-24-13-5460-212
Total 041723:					6,500.00		
Total CHIZEK LAW OFFICE (5715):					6,500.00		
CISNEROS, FREDI SANTIAGO (7710)							
041823	1	Invoice	CUSTOMER DEPOSIT REFUND	04/18/2023	75.49	11/23	601-21011
Total 041823:					75.49		
Total CISNEROS, FREDI SANTIAGO (7710):					75.49		
CITY OF WEBSTER CITY (176)							
042523	1	Invoice	CITY UTILITIES	04/25/2023	894.35	11/23	100-24-36-5480-233
042523	2	Invoice	CITY UTILITIES	04/25/2023	638.82	11/23	601-23-36-5480-233
042523	3	Invoice	CITY UTILITIES	04/25/2023	511.06	11/23	602-23-36-5480-233
042523	4	Invoice	CITY UTILITIES	04/25/2023	511.06	11/23	603-23-36-5480-233
042523	5	Invoice	CITY UTILITIES	04/25/2023	1,286.60	11/23	100-21-22-5140-233
042523	6	Invoice	CITY UTILITIES	04/25/2023	1,301.92	11/23	204-23-30-5310-233
042523	7	Invoice	CITY UTILITIES	04/25/2023	638.64	11/23	100-21-30-5120-233
042523	8	Invoice	CITY UTILITIES	04/25/2023	306.67	11/23	602-23-62-5662-233
042523	9	Invoice	CITY UTILITIES	04/25/2023	568.44	11/23	603-23-71-5662-233
042523	10	Invoice	CITY UTILITIES	04/25/2023	26,137.68	11/23	603-23-70-5642-233
042523	11	Invoice	CITY UTILITIES	04/25/2023	10,193.85	11/23	100-21-30-5160-233
042523	12	Invoice	CITY UTILITIES	04/25/2023	301.18	11/23	100-22-42-5221-233
042523	13	Invoice	CITY UTILITIES	04/25/2023	279.21	11/23	100-22-42-5210-233
042523	14	Invoice	CITY UTILITIES	04/25/2023	24.28	11/23	100-22-42-5210-233
042523	15	Invoice	CITY UTILITIES	04/25/2023	834.43	11/23	100-22-42-5222-233
042523	16	Invoice	CITY UTILITIES	04/25/2023	5,281.74	11/23	100-22-42-5233-233
042523	17	Invoice	CITY UTILITIES	04/25/2023	537.54	11/23	100-23-42-5371-233
042523	18	Invoice	CITY UTILITIES	04/25/2023	10,079.46	11/23	602-23-60-5601-233
042523	19	Invoice	CITY UTILITIES	04/25/2023	202.91	11/23	601-23-51-5566-233
042523	20	Invoice	CITY UTILITIES	04/25/2023	202.90	11/23	601-23-52-5588-233
042523	21	Invoice	CITY UTILITIES	04/25/2023	202.90	11/23	601-23-52-5586-233
042523	22	Invoice	CITY UTILITIES	04/25/2023	127.50	11/23	100-22-42-5242-233
042523	23	Invoice	CITY UTILITIES	04/25/2023	2,683.97	11/23	602-23-61-5642-233
042523	24	Invoice	CITY UTILITIES	04/25/2023	364.35	11/23	100-23-43-5361-233
042523	25	Invoice	CITY UTILITIES	04/25/2023	643.43	11/23	100-22-42-5280-233
042523	26	Invoice	CITY UTILITIES	04/25/2023	452.74	11/23	100-21-22-5140-233
Total 042523:					65,207.63		
Total CITY OF WEBSTER CITY (176):					65,207.63		
CLAYTON, ANTHONY AND PATRICIA (7282)							
033123	1	Invoice	ENERGY EFFICIENCY REBATE-1627 WAUNE	03/31/2023	75.00	11/23	601-23-36-5930-979
033123	2	Invoice	CB ENERGY EFFICIENCY REBATE	03/31/2023	25.00	11/23	601-23-53-5930-979
Total 033123:					100.00		
Total CLAYTON, ANTHONY AND PATRICIA (7282):					100.00		
COONS, DOUG (4515)							
042023	1	Invoice	ENERGY EFFICIENCY REBATE	04/20/2023	75.00	11/23	601-23-36-5930-979
042023	2	Invoice	CORN BELT EE RESIDENTIAL REBATE	04/20/2023	50.00	11/23	601-23-53-5930-979

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 042023:					125.00		
Total COONS, DOUG (4515):					125.00		
CORN BELT POWER COOP, INC. (197)							
16284	1	Invoice	TAPE READINGS & REPORTS	04/11/2023	40.00	11/23	601-23-51-5566-299
Total 16284:					40.00		
Total CORN BELT POWER COOP, INC. (197):					40.00		
COUNSEL (3995)							
23AR130911	1	Invoice	PRINTER CONTRACT - WWTP	04/13/2023	26.16	11/23	603-23-70-5931-225
Total 23AR130911:					26.16		
23AR131186	1	Invoice	PRINTER CONTRACT - FULLER HALL	04/16/2023	118.09	11/23	100-22-42-5233-225
Total 23AR131186:					118.09		
Total COUNSEL (3995):					144.25		
DAILY FREEMAN JOURNAL, INC. (211)							
000076 01/3	1	Invoice	MY HOMETOWN - JANUARY 2023	01/31/2023	99.00	11/23	100-24-12-5430-223
000076 01/3	2	Invoice	MY HOMETOWN - JANUARY 2023	01/31/2023	272.25	11/23	601-23-81-5921-223
000076 01/3	3	Invoice	MY HOMETOWN - JANUARY 2023	01/31/2023	61.88	11/23	602-23-81-5921-223
000076 01/3	4	Invoice	MY HOMETOWN - JANUARY 2023	01/31/2023	61.87	11/23	603-23-81-5921-223
000076 01/3	5	Invoice	RECYCLING ADV	01/31/2023	151.04	11/23	100-23-30-5340-235
Total 000076 01/31/23:					646.04		
000093 03/3	1	Invoice	MY HOMETOWN - MARCH 2023	03/31/2023	99.00	11/23	100-24-12-5430-223
000093 03/3	2	Invoice	MY HOMETOWN - MARCH 2023	03/31/2023	272.25	11/23	601-23-81-5921-223
000093 03/3	3	Invoice	MY HOMETOWN - MARCH 2023	03/31/2023	61.88	11/23	602-23-81-5921-223
000093 03/3	4	Invoice	MY HOMETOWN - MARCH 2023	03/31/2023	61.87	11/23	603-23-81-5921-223
000093 03/3	5	Invoice	RECYCLING ADV	03/31/2023	188.80	11/23	100-23-30-5340-235
Total 000093 03/31/23:					683.80		
000095 02/2	1	Invoice	MY HOMETOWN - FEBRUARY 2023	02/28/2023	99.00	11/23	100-24-12-5430-223
000095 02/2	2	Invoice	MY HOMETOWN - FEBRUARY 2023	02/28/2023	272.25	11/23	601-23-81-5921-223
000095 02/2	3	Invoice	MY HOMETOWN - FEBRUARY 2023	02/28/2023	61.88	11/23	602-23-81-5921-223
000095 02/2	4	Invoice	MY HOMETOWN - FEBRUARY 2023	02/28/2023	61.87	11/23	603-23-81-5921-223
000095 02/2	5	Invoice	RECYCLING ADV	02/28/2023	151.04	11/23	100-23-30-5340-235
Total 000095 02/28/23:					646.04		
Total DAILY FREEMAN JOURNAL, INC. (211):					1,975.88		
DAKOTA SUPPLY GROUP (3498)							
S102588843.	1	Invoice	HYDRANT REPAIR SUPPLIES	04/10/2023	1,118.70	11/23	602-23-62-5662-318
Total S102588843.001:					1,118.70		
S102622188.	1	Invoice	2-8 HYMAX COUPLING	04/03/2023	1,028.51	11/23	602-23-62-5662-318

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total S102622188.001:					1,028.51		
Total DAKOTA SUPPLY GROUP (3498):					2,147.21		
DANIELS, JEFF (6005)							
031723	1	Invoice	CB ENERGY EFFICIENCY REBATE FOR DISH	03/17/2023	25.00	11/23	601-23-53-5930-979
Total 031723:					25.00		
Total DANIELS, JEFF (6005):					25.00		
DGR ENGINEERING (5967)							
00259640	1	Invoice	ENG - CAPITAL IMP. - ELECTRIC UTILITY PO	04/11/2023	196.50	11/23	601-23-36-5923-212
00259640	2	Invoice	ENG - CAPITAL IMP. - ELECTRIC UTILITY PO	04/11/2023	353.70	11/23	601-23-51-5566-212
00259640	3	Invoice	ENG - CAPITAL IMP. - ELECTRIC UTILITY PO	04/11/2023	2,358.00	11/23	601-23-52-5923-212
00259640	4	Invoice	ENG - CAPITAL IMP. - ELECTRIC UTILITY PO	04/11/2023	707.40	11/23	601-23-80-5905-212
00259640	5	Invoice	ENG - CAPITAL IMP. - ELECTRIC UTILITY PO	04/11/2023	314.40	11/23	601-23-81-5923-212
Total 00259640:					3,930.00		
00260084	1	Invoice	ELECTRIC SYSTEM STUDY & CIP	04/18/2023	23.50	11/23	601-23-36-5923-212
00260084	2	Invoice	ELECTRIC SYSTEM STUDY & CIP	04/18/2023	42.30	11/23	601-23-51-5566-212
00260084	3	Invoice	ELECTRIC SYSTEM STUDY & CIP	04/18/2023	282.00	11/23	601-23-52-5923-212
00260084	4	Invoice	ELECTRIC SYSTEM STUDY & CIP	04/18/2023	84.60	11/23	601-23-80-5905-212
00260084	5	Invoice	ELECTRIC SYSTEM STUDY & CIP	04/18/2023	37.60	11/23	601-23-81-5923-212
Total 00260084:					470.00		
00260085	1	Invoice	REISNER SUBSTATION	04/18/2023	2,788.00	11/23	601-23-51-5566-212
Total 00260085:					2,788.00		
Total DGR ENGINEERING (5967):					7,188.00		
DOOLITTLE OIL COMPANY, INC. (243)							
74110	1	Invoice	FUEL FOR T30	04/07/2023	72.45	11/23	100-21-22-5140-315
Total 74110:					72.45		
74127	1	Invoice	FUEL FOR TRUCK 11 (GREY VAN)-LINE	04/07/2023	101.50	11/23	601-23-52-5935-315
Total 74127:					101.50		
74208	1	Invoice	FUEL FOR EQUIPMENT	04/11/2023	46.86	11/23	100-21-22-5140-315
Total 74208:					46.86		
Total DOOLITTLE OIL COMPANY, INC. (243):					220.81		
ECHO GROUP, INC. (6306)							
S009987099.	1	Invoice	2 500' #12 (BLACK/WHITE/RED/GREEN)	04/05/2023	721.28	11/23	601-23-52-5588-318
Total S009987099.001:					721.28		
Total ECHO GROUP, INC. (6306):					721.28		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
E-KIT TRAINING (6256)							
5923-1	1	Invoice	FIELD SEARCH SOFTWARE TRAINING-THU	04/18/2023	495.00	11/23	100-21-21-5110-231
Total 5923-1:					495.00		
Total E-KIT TRAINING (6256):					495.00		
ELECTRONIC ENGINEERING (260)							
552004821-1	1	Invoice	PAGERS 1/2 GRANT	03/31/2023	8,470.00	11/23	100-21-22-5140-311
Total 552004821-1:					8,470.00		
Total ELECTRONIC ENGINEERING (260):					8,470.00		
FLETCHER-REINHARDT COMPANY (305)							
S1297522.00	1	Invoice	60-150W HPS LOW MERC LAMPS	04/04/2023	875.23	11/23	601-23-52-5588-318
Total S1297522.001:					875.23		
S1297522.00	1	Invoice	SPLICE - CONDUCTOR #4 ACSR	04/20/2023	532.33	11/23	601-23-52-5588-318
Total S1297522.003:					532.33		
Total FLETCHER-REINHARDT COMPANY (305):					1,407.56		
GERBER AUTO ELECTRIC (342)							
140359-1	1	Invoice	TAX FOR INVOICE 140359	03/20/2023	10.50	11/23	601-23-52-5935-314
Total 140359-1:					10.50		
140533	1	Invoice	MOUNT/BALANCE TIRES-INSP 18	03/30/2023	59.94	11/23	204-23-30-5310-314
Total 140533:					59.94		
140586	1	Invoice	MOUNT/BALANCE TIRES-STR 25	04/04/2023	179.61	11/23	204-23-30-5310-314
Total 140586:					179.61		
140657	1	Invoice	ALIGNMENT-TRUCK #3	04/10/2023	126.77	11/23	601-23-52-5935-227
Total 140657:					126.77		
140660	1	Invoice	ALIGNMENT-TRUCK #7	04/10/2023	126.77	11/23	601-23-52-5935-227
Total 140660:					126.77		
140873	1	Invoice	REPLACE CONVERTER- WATER #18	04/21/2023	118.48	11/23	204-23-30-5310-227
Total 140873:					118.48		
140898	1	Invoice	PATCHED TIRE ST #29/REPLACE BATTERY S	04/24/2023	211.68	11/23	204-23-30-5310-227
Total 140898:					211.68		
Total GERBER AUTO ELECTRIC (342):					833.75		
GORDON FLESCH COMPANY (6978)							
CM1086704	1	Invoice	CREDIT FROM INV IN13775003-PAID THEN V	04/17/2023	11.40-	11/23	100-24-12-5430-225

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
CM1086704	2	Invoice	CREDIT FROM INV IN13775003-PAID THEN V	04/17/2023	31.35-	11/23	601-23-81-5931-225
CM1086704	3	Invoice	CREDIT FROM INV IN13775003-PAID THEN V	04/17/2023	7.13-	11/23	602-23-81-5931-225
CM1086704	4	Invoice	CREDIT FROM INV IN13775003-PAID THEN V	04/17/2023	7.13-	11/23	603-23-81-5931-225
CM1086704	5	Invoice	CREDIT FROM INV IN13775003-PAID THEN V	04/17/2023	5.13-	11/23	100-24-14-5435-225
CM1086704	6	Invoice	CREDIT FROM INV IN13775003-PAID THEN V	04/17/2023	37.05-	11/23	601-23-80-5931-225
CM1086704	7	Invoice	CREDIT FROM INV IN13775003-PAID THEN V	04/17/2023	11.40-	11/23	602-23-80-5931-225
CM1086704	8	Invoice	CREDIT FROM INV IN13775003-PAID THEN V	04/17/2023	3.42-	11/23	603-23-80-5931-225
CM1086704	9	Invoice	CREDIT FROM INV IN13775003-PAID THEN V	04/17/2023	4.85-	11/23	100-24-30-5380-225
CM1086704	10	Invoice	CREDIT FROM INV IN13775003-PAID THEN V	04/17/2023	4.84-	11/23	601-24-30-5380-225
CM1086704	11	Invoice	CREDIT FROM INV IN13775003-PAID THEN V	04/17/2023	4.84-	11/23	602-24-30-5380-225
CM1086704	12	Invoice	CREDIT FROM INV IN13775003-PAID THEN V	04/17/2023	4.84-	11/23	603-24-30-5380-225
CM1086704	13	Invoice	CREDIT FROM INV IN13775003-PAID THEN V	04/17/2023	18.81-	11/23	100-21-18-5190-225
CM1086704	14	Invoice	CREDIT FROM INV IN13775003-PAID THEN V	04/17/2023	18.81-	11/23	100-24-18-5470-225
Total CM1086704:					171.00-		
IN14176274	1	Invoice	CANON/IR C350IF	04/19/2023	18.06	11/23	100-24-14-5435-225
IN14176274	2	Invoice	CANON/IR C350IF	04/19/2023	130.43	11/23	601-23-80-5931-225
IN14176274	3	Invoice	CANON/IR C350IF	04/19/2023	40.13	11/23	602-23-80-5931-225
IN14176274	4	Invoice	CANON/IR C350IF	04/19/2023	12.04	11/23	603-23-80-5931-225
Total IN14176274:					200.66		
Total GORDON FLESCH COMPANY (6978):					29.66		
GRAINGER (3288)							
9664949329	1	Invoice	TOILET BOWL, SEAT, WAX RING- WATERPLA	04/05/2023	312.15	11/23	602-23-61-5642-318
Total 9664949329:					312.15		
Total GRAINGER (3288):					312.15		
GRIMES ASPHALT & PAVING CORP. (1837)							
23736	1	Invoice	COLD MIX 8.37 TON	04/13/2023	1,255.50	11/23	204-23-30-5310-318
Total 23736:					1,255.50		
Total GRIMES ASPHALT & PAVING CORP. (1837):					1,255.50		
HAMILTON COUNTY SOLID WASTE (375)							
04012023-4	1	Invoice	2ND QTR 2023 ASSESSMENT	04/01/2023	8,842.25	11/23	100-23-30-5340-236
Total 04012023-4:					8,842.25		
Total HAMILTON COUNTY SOLID WASTE (375):					8,842.25		
HANSON, HOLLY (5498)							
031723	1	Invoice	ENERGY EFFICIENCY REBATE	03/17/2023	250.00	11/23	601-23-36-5930-979
Total 031723:					250.00		
Total HANSON, HOLLY (5498):					250.00		
HAWKINS, INC. (3668)							
6440633	1	Invoice	CHLORINE/LPC-DP/SODIUM ALUMINATE	04/06/2023	10,863.89	11/23	602-23-61-5641-318
Total 6440633:					10,863.89		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
6443355	1	Invoice	CHLORINE/SODIUM BISULFITE	04/11/2023	3,083.71	11/23	603-23-70-5641-318
Total 6443355:					3,083.71		
Total HAWKINS, INC. (3668):					13,947.60		
HOLLINGSHEAD, LUANA (6929)							
042423	1	Invoice	JANITORIAL SVC-SR CTR- MAY 2023	04/24/2023	240.00	11/23	100-22-42-5280-299
Total 042423:					240.00		
Total HOLLINGSHEAD, LUANA (6929):					240.00		
HOLMES MURPHY & ASSOCIATES, LLC (5556)							
703656	1	Invoice	HOLMES MURPHY FEES-MAY 2023	04/13/2023	2,414.50	11/23	902-11215
Total 703656:					2,414.50		
Total HOLMES MURPHY & ASSOCIATES, LLC (5556):					2,414.50		
HY-VEE ACCOUNTS RECEIVABLE (424)							
4856849285	1	Invoice	ROLLS/WATER-MTG WITH ATTORNEY GENE	03/17/2023	28.86	11/23	100-21-21-5110-232
Total 4856849285:					28.86		
Total HY-VEE ACCOUNTS RECEIVABLE (424):					28.86		
ICMA MEMBERSHIP RENEWALS (431)							
042423	1	Invoice	ICMA DUES/ORTIZ-HERNANDEZ 7/1/23-6/30/	04/24/2023	175.50	11/23	100-24-12-5430-215
042423	2	Invoice	ICMA DUES/ORTIZ-HERNANDEZ 7/1/23-6/30/	04/24/2023	482.63	11/23	601-23-81-5930-215
042423	3	Invoice	ICMA DUES/ORTIZ-HERNANDEZ 7/1/23-6/30/	04/24/2023	109.69	11/23	602-23-81-5930-215
042423	4	Invoice	ICMA DUES/ORTIZ-HERNANDEZ 7/1/23-6/30/	04/24/2023	109.68	11/23	603-23-81-5930-215
Total 042423:					877.50		
Total ICMA MEMBERSHIP RENEWALS (431):					877.50		
In Situ Archaeological Consulting, LLC (7712)							
2023-063	1	Invoice	REVIEW-SURVEY-REPORT - NEW WATER TR	04/24/2023	4,000.00	11/23	602-23-62-5935-870
Total 2023-063:					4,000.00		
Total In Situ Archaeological Consulting, LLC (7712):					4,000.00		
inTANDEM (6526)							
2371	1	Invoice	RETAINER/MAY 2023	04/24/2023	488.00	11/23	100-24-12-5430-299
2371	2	Invoice	RETAINER/MAY 2023	04/24/2023	1,342.00	11/23	601-23-81-5930-299
2371	3	Invoice	RETAINER/MAY 2023	04/24/2023	305.00	11/23	602-23-81-5930-299
2371	4	Invoice	RETAINER/MAY 2023	04/24/2023	305.00	11/23	603-23-81-5930-299
Total 2371:					2,440.00		
2388	1	Invoice	BUSINESS CARDS-BERTRAN	04/24/2023	38.98	11/23	100-24-18-5470-318
Total 2388:					38.98		
2391	1	Invoice	CITY WEBSITE SUBSCRIPTION FY24	04/24/2023	85.35	11/23	100-24-16-5420-215
2391	2	Invoice	CITY WEBSITE SUBSCRIPTION FY24	04/24/2023	312.94	11/23	601-24-16-5930-215

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
2391	3	Invoice	CITY WEBSITE SUBSCRIPTION FY24	04/24/2023	85.35	11/23	602-24-16-5930-215
2391	4	Invoice	CITY WEBSITE SUBSCRIPTION FY24	04/24/2023	85.35	11/23	603-24-16-5930-215
Total 2391:					568.99		
Total inTANDEM (6526):					3,047.97		
INTERIOR SPACES, INC. (5977)							
4892	1	Invoice	SUN PROOF SATIN QT-MULBERRY CENTER	04/12/2023	25.00	11/23	411-22-42-5221-310
Total 4892:					25.00		
Total INTERIOR SPACES, INC. (5977):					25.00		
IOWA DEPT OF NATURAL RESOURCES (466)							
IAC 567-83.3	1	Invoice	2 YR LAB CERTIFICATION - DNR FORM 542-0	04/25/2023	400.00	11/23	603-23-70-5923-212
Total IAC 567-83.3(1) - 2023:					400.00		
Total IOWA DEPT OF NATURAL RESOURCES (466):					400.00		
IOWA PRISON INDUSTRIES (489)							
035326	1	Invoice	MULTIPLE SIGNS FOR OD POOL	04/14/2023	1,355.95	11/23	100-22-42-5242-310
Total 035326:					1,355.95		
Total IOWA PRISON INDUSTRIES (489):					1,355.95		
JCG LAND SERVICES, INC. (7689)							
6540.3	1	Invoice	WWTP - services associated with force main ro	04/21/2023	1,195.60	11/23	603-23-70-5652-860
Total 6540.3:					1,195.60		
Total JCG LAND SERVICES, INC. (7689):					1,195.60		
JIFFY PLUMBING, HEATING, & AC. (528)							
1012-34672	1	Invoice	BATHROOM REPAIR @ PARKS	04/22/2023	84.50	11/23	100-22-42-5210-310
Total 1012-34672:					84.50		
Total JIFFY PLUMBING, HEATING, & AC. (528):					84.50		
K.C. NIELSEN, LTD (6609)							
10577058	1	Invoice	SERVICE RIDING LAWN MOWER-AIRPORT	04/21/2023	401.85	11/23	205-23-45-5372-314
Total 10577058:					401.85		
Total K.C. NIELSEN, LTD (6609):					401.85		
KINNETZ SIGNS (547)							
041823	1	Invoice	DOOR DECALS-ORDERED BY ZACH	04/18/2023	356.00	11/23	204-23-30-5310-299
041823	2	Invoice	DOOR DECAL-GRACELAND CEMETERY	04/18/2023	125.00	11/23	100-23-42-5371-318
Total 041823:					481.00		
Total KINNETZ SIGNS (547):					481.00		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
LAMPERT LUMBER (564)							
1685165	1	Invoice	COLD MIX 6 BAGS	03/28/2023	59.94	11/23	603-23-71-5662-318
Total 1685165:					59.94		
1715090	1	Invoice	1-1/2 GALV DWLT FENCE STAPLE-4 EACH	04/18/2023	331.96	11/23	601-23-52-5588-318
1715090	2	Invoice	5/16" x 3-1/8" RSS STRUCTURAL SCREWS-2	04/18/2023	499.98	11/23	601-23-52-5588-318
Total 1715090:					831.94		
1716209	1	Invoice	CONCRETE MIX 4 BAGS	04/19/2023	21.96	11/23	603-23-71-5662-318
Total 1716209:					21.96		
1717177	1	Invoice	2 POWER BITS-LINE SHOP	04/19/2023	7.98	11/23	601-23-52-5588-311
Total 1717177:					7.98		
CN 166530	1	Invoice	RETURN 5/16" x 3-1/8" RSS STRUCTURAL S	04/18/2023	499.98-	11/23	601-23-52-5588-318
Total CN 166530:					499.98-		
Total LAMPERT LUMBER (564):					421.84		
LINCOLN NATL LIFE INSURANCE CO (3031)							
4548253022	1	Invoice	LIFE PREMIUMS-MAY 2023	04/22/2023	1,455.01	11/23	902-11215
Total 4548253022:					1,455.01		
Total LINCOLN NATL LIFE INSURANCE CO (3031):					1,455.01		
MADSEN, TODD (597)							
042523	1	Invoice	RADIO STRAP W/SWAY STRAP	04/25/2023	56.70	11/23	100-21-22-5140-312
Total 042523:					56.70		
Total MADSEN, TODD (597):					56.70		
MARTIN MARIETTA MATERIALS (601)							
38456522	1	Invoice	1" CLEAN ROCK (setting poles)	03/23/2023	352.67	11/23	601-23-52-5588-318
Total 38456522:					352.67		
Total MARTIN MARIETTA MATERIALS (601):					352.67		
MENARDS (622)							
87553-CR	1	Invoice	REBATE INVOICE #87553	03/23/2023	21.99-	11/23	100-23-42-5371-310
Total 87553-CR:					21.99-		
88707	1	Invoice	6' BANQUET TABLES	04/14/2023	125.00	11/23	100-22-42-5233-318
88707	2	Invoice	6' BANQUET TABLES	04/14/2023	124.95	11/23	100-22-42-5210-318
Total 88707:					249.95		
88871	1	Invoice	WATER HEATER-WEST TWIN	04/17/2023	181.98	11/23	100-22-42-5210-310

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 88871:					181.98		
Total MENARDS (622):					409.94		
MEYER, DOUG (6140)							
041323	1	Invoice	8 TONS OF BLACK DIRT	04/13/2023	124.20	11/23	204-23-30-5330-318
041323	2	Invoice	8 TONS OF BLACK DIRT	04/13/2023	37.80	11/23	602-23-62-5662-318
041323	3	Invoice	8 TONS OF BLACK DIRT	04/13/2023	18.00	11/23	603-23-71-5662-318
Total 041323:					180.00		
Total MEYER, DOUG (6140):					180.00		
MIDLAND, DAVID (7719)							
041923	1	Invoice	ENERGY EFFICIENT REBATE-2314 HIGHLAN	04/19/2023	75.00	11/23	601-23-36-5930-979
041923	2	Invoice	CB ENERGY EFFICIENT REBATE	04/19/2023	100.00	11/23	601-23-53-5930-979
Total 041923:					175.00		
Total MIDLAND, DAVID (7719):					175.00		
MIDWEST LIQUID SYSTEMS INC. (4807)							
10069	1	Invoice	FUEL PUMP REPAIRS-BROKEN HANDLE	04/10/2023	93.73	11/23	100-21-21-5110-318
10069	2	Invoice	FUEL PUMP REPAIRS-BROKEN HANDLE	04/10/2023	8.93	11/23	100-21-22-5140-318
10069	3	Invoice	FUEL PUMP REPAIRS-BROKEN HANDLE	04/10/2023	13.39	11/23	100-22-42-5210-318
10069	4	Invoice	FUEL PUMP REPAIRS-BROKEN HANDLE	04/10/2023	53.56	11/23	100-23-42-5371-318
10069	5	Invoice	FUEL PUMP REPAIRS-BROKEN HANDLE	04/10/2023	98.20	11/23	204-23-30-5310-318
10069	6	Invoice	FUEL PUMP REPAIRS-BROKEN HANDLE	04/10/2023	102.66	11/23	601-23-52-5588-318
10069	7	Invoice	FUEL PUMP REPAIRS-BROKEN HANDLE	04/10/2023	17.86	11/23	602-23-61-5642-318
10069	8	Invoice	FUEL PUMP REPAIRS-BROKEN HANDLE	04/10/2023	31.24	11/23	602-23-62-5662-318
10069	9	Invoice	FUEL PUMP REPAIRS-BROKEN HANDLE	04/10/2023	13.39	11/23	603-23-70-5642-318
10069	10	Invoice	FUEL PUMP REPAIRS-BROKEN HANDLE	04/10/2023	13.39	11/23	603-23-71-5662-318
Total 10069:					446.35		
Total MIDWEST LIQUID SYSTEMS INC. (4807):					446.35		
MOORE CLEANING SERVICE, LLC (2902)							
042523	1	Invoice	CLEANING SERVICES FOR CITY HALL	04/25/2023	455.00	11/23	100-24-36-5480-299
042523	2	Invoice	CLEANING SERVICES FOR CITY HALL	04/25/2023	325.00	11/23	601-23-36-5480-299
042523	3	Invoice	CLEANING SERVICES FOR CITY HALL	04/25/2023	260.00	11/23	602-23-36-5480-299
042523	4	Invoice	CLEANING SERVICES FOR CITY HALL	04/25/2023	260.00	11/23	603-23-36-5480-299
Total 042523:					1,300.00		
Total MOORE CLEANING SERVICE, LLC (2902):					1,300.00		
MUNICIPAL SUPPLY, INC. (672)							
0866865-IN	1	Invoice	6"X15" SS REPAIR CLAMP X2	04/11/2023	546.50	11/23	602-23-62-5662-318
Total 0866865-IN:					546.50		
0868255-CM	1	Invoice	RETURNED SUPPLIES FROM INV 0846852-I	04/24/2023	546.50-	11/23	602-23-62-5935-870
Total 0868255-CM:					546.50-		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total MUNICIPAL SUPPLY, INC. (672):					.00		
MURPHY TRACTOR & EQUIPMENT CO. (1429)							
2004656	1	Invoice	CONTROL VALVE-STR #18	03/28/2023	141.67	11/23	204-23-30-5310-314
Total 2004656:					141.67		
2010889	1	Invoice	VBELT/FAN- STR #8	04/06/2023	353.31	11/23	204-23-30-5310-314
Total 2010889:					353.31		
Total MURPHY TRACTOR & EQUIPMENT CO. (1429):					494.98		
N CENTRAL CHIROPRACTIC (7711)							
042423	1	Invoice	CUSTOMER DEPOSIT REFUND	04/24/2023	222.47	11/23	601-21011
Total 042423:					222.47		
Total N CENTRAL CHIROPRACTIC (7711):					222.47		
NAPA AUTO PARTS (677)							
960986	1	Invoice	AIR FILTER- CEMETERY 66	03/13/2023	9.34	11/23	204-23-30-5310-314
Total 960986:					9.34		
961468	1	Invoice	SHOP SUPPLIES-STREET	03/21/2023	49.84	11/23	204-23-30-5310-314
Total 961468:					49.84		
961657	1	Invoice	SUPPLIES FOR STR 54, 30, 22, LINE 2, & ST	03/24/2023	625.07	11/23	204-23-30-5310-314
Total 961657:					625.07		
961923	1	Invoice	SUPPLIES FOR STR 54, METER 21, LINE 18,	03/29/2023	390.84	11/23	204-23-30-5310-314
Total 961923:					390.84		
962028	1	Invoice	LAMP KIT, WIRE	03/31/2023	156.95	11/23	204-23-30-5310-314
Total 962028:					156.95		
962155	1	Invoice	SUPPLIES FOR STR 16, LINE 29, STR SHOP	04/03/2023	578.57	11/23	204-23-30-5310-314
Total 962155:					578.57		
962341	1	Invoice	SUPPLIES FOR CEMETERY 15, LINE 7, STR	04/05/2023	303.52	11/23	204-23-30-5310-314
Total 962341:					303.52		
962342	1	Invoice	SHOP STOCK SUPPLIES-STREET	04/05/2023	375.38	11/23	204-23-30-5310-314
Total 962342:					375.38		
962549	1	Invoice	FUEL PUMP SUPPLIES/LINE 3	04/10/2023	612.72	11/23	204-23-30-5310-314
Total 962549:					612.72		
962599	1	Invoice	AIR FILTERS	04/10/2023	25.11	11/23	603-23-70-5935-314

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 962599:					25.11		
962623	1	Invoice	AIR FILTERS	04/11/2023	51.02	11/23	100-21-22-5140-227
Total 962623:					51.02		
962787	1	Invoice	DUMP TRAILER TOGGLE	04/12/2023	8.99	11/23	601-23-52-5935-314
Total 962787:					8.99		
962815	1	Invoice	LINE DEPT TRK #3 SUPPLIES	04/13/2023	27.99	11/23	601-23-52-5935-314
Total 962815:					27.99		
963371	1	Invoice	O2 SENSOR- WATER #18	04/21/2023	65.99	11/23	204-23-30-5310-314
Total 963371:					65.99		
963445	1	Invoice	SUPPLIES FOR WATER 18 & STR SHOP	04/24/2023	232.56	11/23	204-23-30-5310-314
Total 963445:					232.56		
Total NAPA AUTO PARTS (677):					3,513.89		
NCL OF WISCONSIN, INC. (687)							
485745	1	Invoice	LAB SUPPLIES & CHEMICALS	04/11/2023	79.28	11/23	603-23-70-5642-319
Total 485745:					79.28		
Total NCL OF WISCONSIN, INC. (687):					79.28		
NORTH CENTRAL TURF, INC. (703)							
42	1	Invoice	TOPSOIL/STREET DEPT	04/07/2023	413.45	11/23	204-23-30-5330-318
42	2	Invoice	TOPSOIL/STREET DEPT	04/07/2023	125.83	11/23	602-23-62-5662-318
42	3	Invoice	TOPSOIL/STREET DEPT	04/07/2023	59.92	11/23	603-23-71-5662-318
Total 42:					599.20		
Total NORTH CENTRAL TURF, INC. (703):					599.20		
NORTH IOWA MUNICIPAL ELECTRIC (705)							
6283	1	Invoice	APPA SAFETY MANUAL	04/24/2023	30.78	11/23	601-23-52-5586-312
Total 6283:					30.78		
Total NORTH IOWA MUNICIPAL ELECTRIC (705):					30.78		
NORTHERN SAFETY CO, INC. (1129)							
905384378	1	Invoice	EAR PLUGS & LUBRICANT	04/05/2023	239.74	11/23	601-23-52-5588-318
Total 905384378:					239.74		
Total NORTHERN SAFETY CO, INC. (1129):					239.74		
O'REILLY AUTOMOTIVE, INC. (727)							
0357-151806	1	Invoice	WRENCH STR #16	03/30/2023	21.99	11/23	204-23-30-5310-314

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 0357-151806:					21.99		
Total O'REILLY AUTOMOTIVE, INC. (727):					21.99		
PAGEL REPAIR (3497)							
413-96	1	Invoice	NEW EXT DOORS @ LINE DEPT	04/13/2023	5,797.00	11/23	601-23-52-5591-226
Total 413-96:					5,797.00		
Total PAGEL REPAIR (3497):					5,797.00		
PEREZ, MARCOS OZZYS (7713)							
041723	1	Invoice	CUSTOMER DEPOSIT REFUND	04/17/2023	38.49	11/23	601-21011
Total 041723:					38.49		
Total PEREZ, MARCOS OZZYS (7713):					38.49		
PITNEY BOWES BANK INC RESERVE ACCT (758)							
042523	1	Invoice	PREPAID POSTAGE	04/25/2023	2,000.00	11/23	100-11210
Total 042523:					2,000.00		
1022936563	1	Invoice	OFFICE SUPPLIES	04/13/2023	6.72	11/23	100-24-14-5435-316
1022936563	2	Invoice	OFFICE SUPPLIES	04/13/2023	48.55	11/23	601-23-80-5921-316
1022936563	3	Invoice	OFFICE SUPPLIES	04/13/2023	14.94	11/23	602-23-80-5921-316
1022936563	4	Invoice	OFFICE SUPPLIES	04/13/2023	4.48	11/23	603-23-80-5921-316
Total 1022936563:					74.69		
Total PITNEY BOWES BANK INC RESERVE ACCT (758):					2,074.69		
PLASTIC RECYCLING/IOWA FALLS, INC (7291)							
0137406-IN	1	Invoice	BENCH - BARB CARPENTER	01/26/2023	614.40	11/23	100-22-42-5210-318
Total 0137406-IN:					614.40		
Total PLASTIC RECYCLING/IOWA FALLS, INC (7291):					614.40		
PLAY-PRO RECREATION (7717)							
1103	1	Invoice	REPLACEMENT PANEL FOR LIONS PARK	04/24/2023	1,507.30	11/23	100-22-42-5210-318
Total 1103:					1,507.30		
Total PLAY-PRO RECREATION (7717):					1,507.30		
PRINTING SERVICES, INC. (1130)							
702566-0	1	Invoice	CDBG SIGN FOR BRT PROJECT	03/15/2023	164.71	11/23	100-22-42-5210-880
Total 702566-0:					164.71		
702764-0	1	Invoice	FULLER HALL OFFICE SUPPLIES	04/03/2023	637.31	11/23	100-22-42-5233-318
Total 702764-0:					637.31		
Total PRINTING SERVICES, INC. (1130):					802.02		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
RAMAEKER, JUDY (7718)							
042123	1	Invoice	ENERGY EFFICIENT REBATE-1324 COLLINS	04/21/2023	150.00	11/23	601-23-36-5930-979
042123	2	Invoice	CB ENERGY EFFICIENT REBATE	04/21/2023	50.00	11/23	601-23-53-5930-979
Total 042123:					200.00		
Total RAMAEKER, JUDY (7718):					200.00		
RICOH USA, INC. (4831)							
107120148	1	Invoice	COPY MACHINE LEASE/COPY CHARGES/PD	04/10/2023	175.20	11/23	100-21-21-5110-225
Total 107120148:					175.20		
Total RICOH USA, INC. (4831):					175.20		
RIVER CITY COMMUNICATIONS, INC (818)							
100498	1	Invoice	PHONE REPAIR/CITY HALL	04/20/2023	47.60	11/23	100-24-36-5480-226
100498	2	Invoice	PHONE REPAIR/CITY HALL	04/20/2023	34.00	11/23	601-23-36-5480-226
100498	3	Invoice	PHONE REPAIR/CITY HALL	04/20/2023	27.20	11/23	602-23-36-5480-226
100498	4	Invoice	PHONE REPAIR/CITY HALL	04/20/2023	27.20	11/23	603-23-36-5480-226
Total 100498:					136.00		
Total RIVER CITY COMMUNICATIONS, INC (818):					136.00		
SANDRY FIRE SUPPLY (834)							
INV-026408	1	Invoice	TRUCK ANNUAL SCBA TESTING	02/14/2023	2,780.23	11/23	100-21-22-5140-227
Total INV-026408:					2,780.23		
Total SANDRY FIRE SUPPLY (834):					2,780.23		
SCHAEFFER'S SPECIALIZED LUBRICANTS (7290)							
AKN3932-IN	1	Invoice	30 TUBE CASE / SYNFORCE GREEN GREAS	04/03/2023	251.43	11/23	204-23-30-5310-314
Total AKN3932-INV1:					251.43		
Total SCHAEFFER'S SPECIALIZED LUBRICANTS (7290):					251.43		
SCHULTZ, JENNIFER (7552)							
042423	1	Invoice	METER DEPOSIT REFUND	04/24/2023	165.00	11/23	601-21011
Total 042423:					165.00		
Total SCHULTZ, JENNIFER (7552):					165.00		
SECRETARY OF STATE (2610)							
042523	1	Invoice	NOTARY FEE/CLARK	04/25/2023	30.00	11/23	100-21-21-5180-215
Total 042523:					30.00		
Total SECRETARY OF STATE (2610):					30.00		
SKARSHAUG TESTING LAB, INC. (878)							
267606	1	Invoice	CLEAN & TEST GLOVES & SLEEVES	04/10/2023	838.61	11/23	601-23-52-5935-227
Total 267606:					838.61		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
267708	1	Invoice	TEST, INSPECT & CLEAN RUBBER & FIBERG	04/13/2023	4,284.53	11/23	601-23-52-5935-227
Total 267708:					4,284.53		
Total SKARSHAUG TESTING LAB, INC. (878):					5,123.14		
SNYDER & ASSOCIATES (2951)							
122.0346.01-	1	Invoice	ENG SVC - LINCOLN DR	04/11/2023	4,670.00	11/23	525-23-30-5310-212
122.0346.01-	2	Invoice	ENG SVC - FAIR MEADOW	04/11/2023	17,065.21	11/23	525-23-30-5310-212
Total 122.0346.01-11:					21,735.21		
123.0071.01-	1	Invoice	ON-CALL ENG (GENERAL SVC)	04/11/2023	453.69	11/23	100-24-30-5380-212
123.0071.01-	2	Invoice	ON-CALL ENG (GENERAL SVC)	04/11/2023	453.69	11/23	601-24-30-5380-212
123.0071.01-	3	Invoice	ON-CALL ENG (GENERAL SVC)	04/11/2023	453.69	11/23	602-24-30-5380-212
123.0071.01-	4	Invoice	ON-CALL ENG (GENERAL SVC)	04/11/2023	453.69	11/23	603-24-30-5380-212
123.0071.01-	5	Invoice	ON-CALL ENG (KWIK STAR)	04/11/2023	1,334.50	11/23	100-24-18-5470-212
123.0071.01-	6	Invoice	ON-CALL ENG - WATER TOWER BOUNDRY S	04/11/2023	2,237.30	11/23	602-23-61-5642-299
123.0071.01-	7	Invoice	ON-CALL ENG - CITY HALL HVAC	04/11/2023	482.20	11/23	100-24-36-5480-880
123.0071.01-	8	Invoice	ON-CALL ENG - CITY HALL HVAC	04/11/2023	344.44	11/23	601-23-36-5480-880
123.0071.01-	9	Invoice	ON-CALL ENG - CITY HALL HVAC	04/11/2023	275.55	11/23	602-23-36-5480-880
123.0071.01-	10	Invoice	ON-CALL ENG - CITY HALL HVAC	04/11/2023	275.55	11/23	603-23-36-5480-880
Total 123.0071.01-2:					6,764.30		
Total SNYDER & ASSOCIATES (2951):					28,499.51		
STEFFEN TRUCK EQUIPMENT (6242)							
SP25381	1	Invoice	BAR & CHAIN	04/04/2023	1,692.29	11/23	602-23-62-5662-318
Total SP25381:					1,692.29		
Total STEFFEN TRUCK EQUIPMENT (6242):					1,692.29		
STEIN HEATING & COOLING, INC. (5576)							
14882	1	Invoice	WATER HEATER INSTALLATION-RSVP BLDG	04/04/2023	1,664.00	11/23	100-23-42-5371-226
Total 14882:					1,664.00		
Total STEIN HEATING & COOLING, INC. (5576):					1,664.00		
STORM FLYING SERVICE, INC. (911)							
041923	1	Invoice	AIRPORT MANAGER FEE - MAY 2023	04/19/2023	4,006.67	11/23	205-23-45-5372-299
Total 041923:					4,006.67		
Total STORM FLYING SERVICE, INC. (911):					4,006.67		
SURVEYING & MAPPING, LLC (7245)							
15029	1	Invoice	GIS TECH SUPPORT-SANITARY SEWER PER	04/12/2023	1,425.00	11/23	603-23-71-5662-299
Total 15029:					1,425.00		
Total SURVEYING & MAPPING, LLC (7245):					1,425.00		
TEAM SERVICES, INC. (5024)							
1814282-0	1	Invoice	Construction Testing Services - WAUNETA CT	04/12/2023	300.25	11/23	602-23-62-5662-299

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 1814282-0:					300.25		
Total TEAM SERVICES, INC. (5024):					300.25		
THE MESSENGER (1247)							
000297	1	Invoice	PUBLIC GROUNDS ADVERTISING	03/31/2023	278.00	11/23	100-23-42-5371-210
000297	2	Invoice	PUBLIC GROUNDS ADVERTISING	03/31/2023	278.00	11/23	100-22-42-5210-210
Total 000297:					556.00		
Total THE MESSENGER (1247):					556.00		
TJADEN, NANCY (7688)							
041623	1	Invoice	PAINTING TRIM & EXTERIOR DOORS OF MU	04/16/2023	295.00	11/23	411-22-42-5221-310
Total 041623:					295.00		
Total TJADEN, NANCY (7688):					295.00		
TOLLE AUTOMOTIVE, INC. (3188)							
21908	1	Invoice	ORING-STR #18	03/24/2023	76.50	11/23	204-23-30-5310-227
Total 21908:					76.50		
21942	1	Invoice	TOW, MILEAGE, FUEL CHARGE	04/13/2023	318.00	11/23	204-23-30-5310-227
Total 21942:					318.00		
Total TOLLE AUTOMOTIVE, INC. (3188):					394.50		
TONY'S TIRE SERVICE (958)							
179267	1	Invoice	TIRE REPAIR ST#8	04/21/2023	83.77	11/23	204-23-30-5310-227
Total 179267:					83.77		
Total TONY'S TIRE SERVICE (958):					83.77		
TOWN & COUNTRY INSURANCE (959)							
6429	1	Invoice	CYBER SOLUTIONS RENEWAL	03/31/2023	292.32	11/23	100-21-18-5190-217
6429	2	Invoice	CYBER SOLUTIONS RENEWAL	03/31/2023	295.59	11/23	100-21-21-5110-217
6429	3	Invoice	CYBER SOLUTIONS RENEWAL	03/31/2023	292.32	11/23	100-21-22-5140-217
6429	4	Invoice	CYBER SOLUTIONS RENEWAL	03/31/2023	308.22	11/23	100-22-42-5233-217
6429	5	Invoice	CYBER SOLUTIONS RENEWAL	03/31/2023	292.32	11/23	100-23-42-5371-217
6429	6	Invoice	CYBER SOLUTIONS RENEWAL	03/31/2023	292.32	11/23	100-24-11-5410-217
6429	7	Invoice	CYBER SOLUTIONS RENEWAL	03/31/2023	292.32	11/23	100-24-12-5430-217
6429	8	Invoice	CYBER SOLUTIONS RENEWAL	03/31/2023	465.84	11/23	100-24-14-5435-217
6429	9	Invoice	CYBER SOLUTIONS RENEWAL	03/31/2023	292.32	11/23	100-24-18-5470-217
6429	10	Invoice	CYBER SOLUTIONS RENEWAL	03/31/2023	292.32	11/23	100-24-30-5380-217
6429	11	Invoice	CYBER SOLUTIONS RENEWAL	03/31/2023	292.32	11/23	204-23-30-5310-217
6429	12	Invoice	CYBER SOLUTIONS RENEWAL	03/31/2023	292.32	11/23	601-23-51-5925-217
6429	13	Invoice	CYBER SOLUTIONS RENEWAL	03/31/2023	292.32	11/23	601-23-52-5925-217
6429	14	Invoice	CYBER SOLUTIONS RENEWAL	03/31/2023	3,319.78	11/23	601-23-80-5925-217
6429	15	Invoice	CYBER SOLUTIONS RENEWAL	03/31/2023	292.32	11/23	602-23-61-5925-217
6429	16	Invoice	CYBER SOLUTIONS RENEWAL	03/31/2023	931.67	11/23	602-23-80-5925-217
6429	17	Invoice	CYBER SOLUTIONS RENEWAL	03/31/2023	292.32	11/23	603-23-70-5925-217
6429	18	Invoice	CYBER SOLUTIONS RENEWAL	03/31/2023	525.19	11/23	603-23-80-5925-217

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 6429:					9,354.13		
6479	1	Invoice	INSURANCE COVERAGE-ADD '22 RAM-PD T	04/14/2023	1,015.00	11/23	100-21-21-5110-216
Total 6479:					1,015.00		
Total TOWN & COUNTRY INSURANCE (959):					10,369.13		
TTMM PROMOTIONS LLC, (6827)							
042523	1	Invoice	H/M GRANT/ROUND 25/FINAL	04/25/2023	7,500.00	11/23	208-23-36-5393-299
Total 042523:					7,500.00		
Total TTMM PROMOTIONS LLC, (6827):					7,500.00		
ULINE (5809)							
86741082	1	Invoice	REPLACEMENT FLOOR MAT- IT	04/18/2023	27.25	11/23	100-24-16-5420-399
86741082	2	Invoice	REPLACEMENT FLOOR MAT- IT	04/18/2023	99.89	11/23	601-24-16-5930-399
86741082	3	Invoice	REPLACEMENT FLOOR MAT- IT	04/18/2023	27.25	11/23	602-24-16-5930-399
86741082	4	Invoice	REPLACEMENT FLOOR MAT- IT	04/18/2023	27.25	11/23	603-24-16-5921-399
86741082	5	Invoice	REPLACEMENT FLOOR MAT- EMILY	04/18/2023	16.35	11/23	100-24-14-5435-316
86741082	6	Invoice	REPLACEMENT FLOOR MAT- EMILY	04/18/2023	118.06	11/23	601-23-80-5921-316
86741082	7	Invoice	REPLACEMENT FLOOR MAT- EMILY	04/18/2023	36.33	11/23	602-23-80-5921-316
86741082	8	Invoice	REPLACEMENT FLOOR MAT- EMILY	04/18/2023	10.90	11/23	603-23-80-5921-316
Total 86741082:					363.28		
Total ULINE (5809):					363.28		
UNITED INDUSTRIES INC. (4876)							
0074327-IN	1	Invoice	12 LIFEGUARD RESCUE TUBES	04/17/2023	450.00	11/23	100-22-42-5242-318
0074327-IN	2	Invoice	12 LIFEGUARD RESCUE TUBES	04/17/2023	150.00	11/23	100-22-42-5233-318
Total 0074327-IN:					600.00		
Total UNITED INDUSTRIES INC. (4876):					600.00		
UNITY POINT HEALTH (7715)							
7020IN6055	1	Invoice	BLS CPR ECARDS-ST DEPT	04/03/2023	63.00	11/23	204-23-30-5310-231
Total 7020IN6055:					63.00		
Total UNITY POINT HEALTH (7715):					63.00		
UPPER DES MOINES OPPORTUNITY (985)							
041423	1	Invoice	ELECTRIC REFUND/RICK PINT	04/14/2023	162.17	11/23	601-23-80-5903-980
Total 041423:					162.17		
Total UPPER DES MOINES OPPORTUNITY (985):					162.17		
US AUTOFORCE (7353)							
INV0000399	1	Invoice	EXHAUST SYSTEM - WATER #18	04/23/2023	437.17	11/23	204-23-30-5310-314
Total INV0000399792:					437.17		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total US AUTOFORCE (7353):					437.17		
US CELLULAR (986)							
0573482016	1	Invoice	STREET WATERFILL STATION	04/10/2023	15.72	11/23	602-23-62-5662-230
0573482016	2	Invoice	OD POOL PHONE SVC	04/10/2023	18.70	11/23	100-22-42-5242-230
Total 0573482016:					34.42		
Total US CELLULAR (986):					34.42		
VALUTECH PEST CONTROL (6822)							
3314	1	Invoice	PEST CONTROL/SENIOR CENTER	04/21/2023	35.00	11/23	100-22-42-5280-299
Total 3314:					35.00		
3315	1	Invoice	PEST CONTROL/CEMETERY	04/21/2023	35.00	11/23	100-23-42-5371-299
Total 3315:					35.00		
3316	1	Invoice	PEST CONTROL/CITY HALL	04/21/2023	10.50	11/23	100-24-36-5480-299
3316	2	Invoice	PEST CONTROL/CITY HALL	04/21/2023	7.50	11/23	601-23-36-5480-299
3316	3	Invoice	PEST CONTROL/CITY HALL	04/21/2023	6.00	11/23	602-23-36-5480-299
3316	4	Invoice	PEST CONTROL/CITY HALL	04/21/2023	6.00	11/23	603-23-36-5480-299
Total 3316:					30.00		
3317	1	Invoice	DOWNTOWN AREA-SSMID	04/21/2023	65.00	11/23	260-23-36-5393-299
Total 3317:					65.00		
3318	1	Invoice	PEST CONTROL/FULLER HALL	04/21/2023	32.00	11/23	100-22-42-5233-299
Total 3318:					32.00		
3319	1	Invoice	PEST CONTROL/DEPOT	04/21/2023	140.00	11/23	100-22-42-5221-299
Total 3319:					140.00		
Total VALUTECH PEST CONTROL (6822):					337.00		
VANSICKEL, EMMA (7716)							
041723	1	Invoice	CUSTOMER DEPOSIT REFUND	04/17/2023	15.20	11/23	601-21011
Total 041723:					15.20		
Total VANSICKEL, EMMA (7716):					15.20		
VESSCO, INC. (997)							
090741	1	Invoice	2-PROX SWITCH/2-BELT, CABLE	04/17/2023	661.00	11/23	602-23-61-5935-870
Total 090741:					661.00		
Total VESSCO, INC. (997):					661.00		
VOLCO CO. INC (6734)							
60005	1	Invoice	RADIANT HEATERS FOR CLARIFIERS	03/23/2023	1,690.84	11/23	603-23-70-5652-860

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 60005:					1,690.84		
Total VOLCO CO. INC (6734):					1,690.84		
WEBSTER CITY TRUE VALUE (2155)							
168359	1	Invoice	TRASH BAGS/CLEANING SUPPLIES-FIRE DE	04/14/2023	37.97	11/23	100-21-22-5140-318
Total 168359:					37.97		
168441	1	Invoice	BREWER CREEK BATHROOM REPAIR	04/19/2023	1.54	11/23	100-22-42-5210-310
Total 168441:					1.54		
168459	1	Invoice	19 - 48" 32W T8 FLUO TUBE/ELECBALLAST -	04/20/2023	140.80	11/23	603-23-70-5642-318
Total 168459:					140.80		
168497	1	Invoice	CLEANING SUPPLIES-FIRE DEPT	04/21/2023	22.57	11/23	100-21-22-5140-318
Total 168497:					22.57		
Total WEBSTER CITY TRUE VALUE (2155):					202.88		
WEISBERG IMPLEMENT (6364)							
22389	1	Invoice	4 GXB100 PRESSURE GAUGE	04/12/2023	79.80	11/23	602-23-62-5662-318
Total 22389:					79.80		
Total WEISBERG IMPLEMENT (6364):					79.80		
WESCO RECEIVABLES CORP (1038)							
592975	1	Invoice	1000 - 12-2 W/GROUND COPPER, 600V WIRE	04/11/2023	588.14	11/23	601-23-52-5935-871
Total 592975:					588.14		
Total WESCO RECEIVABLES CORP (1038):					588.14		
WINDOW MAN LLC (3653)							
3772	1	Invoice	WINDOW CLEANING @ SENIOR CENTER	04/13/2023	37.50	11/23	100-22-42-5280-299
Total 3772:					37.50		
Total WINDOW MAN LLC (3653):					37.50		
ZIEGLER, INC. (1071)							
IN000938201	1	Invoice	FILTER, ELEMENT, KIT-BTHR ECT	04/01/2023	519.55	11/23	204-23-30-5310-314
Total IN000938201:					519.55		
IN000942076	1	Invoice	ELEMENT,KIT-BRTHR, FILTER, LUBE, ECT	04/05/2023	870.75	11/23	204-23-30-5310-314
Total IN000942076:					870.75		
IN000955354	1	Invoice	WRENCH-22MM FOR CATERPILLAR	04/14/2023	51.70	11/23	204-23-30-5310-314
Total IN000955354:					51.70		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total ZIEGLER, INC. (1071):					1,442.00		
Total 05/01/2023:					284,008.70		
Grand Totals:					314,679.06		

Report GL Period Summary

GL Period	Amount
11/23	284,008.70
10/23	30,670.36
Grand Totals:	314,679.06

Vendor number hash: 693717
Vendor number hash - split: 1330311
Total number of invoices: 210
Total number of transactions: 443

Terms Description	Invoice Amount	Net Invoice Amount
Open Terms	314,679.06	314,679.06
Grand Totals:	314,679.06	314,679.06





FUND LIST TOTALS FOR BILLS May 1, 2023

<u>Account</u>	<u>Fund</u>	<u>Total Amount</u>
100	General	82,059.29
204	Road Use Tax Funds	11,318.84
205	Airport Fund	4,408.52
208	Hotel/Motel Tax Fund	7,500.00
260	SSMID	65.00
300	Debt Service	9,154.30
411	Mulberry Church	320.00
525	Street Improvement	21,735.21
601	Electric Utility	90,890.09
602	Water Utility	41,961.89
603	Sewer Fund	39,744.41
902	Medical/Flex	5,521.51
	Grand Total	314,679.06

RETURN SERVICE REQUESTED

CITY OF WEBSTER CITY
PO BOX 217
WEBSTER CITY IA 50595-0217

Managing Your Accounts

	Customer Service (515)832-1133
	Telephone Banking (800)260-8419
	Mailing Address 635 1st Street Webster City, IA 50595
	Online Banking www.availa.bank

Summary of Accounts

Account Type	Account Number	Ending Balance
PUBLIC FUNDS CHECKING	7021673	\$500,191.78

PUBLIC FUNDS CHECKING-7021673

Account Summary

Date	Description	Amount
02/01/2023	Beginning Balance	\$500,212.33
	107 Credit(s) This Period	\$6,670,454.72
	273 Debit(s) This Period	\$6,670,475.27
02/28/2023	Ending Balance	\$500,191.78

Interest Summary

Description	Amount
Annual Percentage Yield Earned	0.50%
Interest Days	28
Interest Earned Not Paid	\$0.00
Interest Paid This Period	\$191.78
Interest Paid Year-to-Date	\$404.11
Minimum Balance	\$500,000.00

Deposits

Date	Description	Amount
02/01/2023	Deposit	\$26,092.57
02/01/2023	Deposit	\$131.21
02/02/2023	Transfer Deposit From DDA XXXXXX1682	\$136,458.06
02/03/2023	Deposit	\$29,742.37
02/03/2023	Deposit	\$17,947.16
02/06/2023	Deposit	\$53,792.70
02/07/2023	Deposit	\$52,442.41
02/08/2023	Deposit	\$80,173.33
02/09/2023	Deposit	\$55,495.61
02/13/2023	Transfer Deposit From DDA XXXXXX1682	\$122,704.39
02/14/2023	Deposit	\$104,660.07
02/14/2023	Deposit	\$2,068,571.30
02/14/2023	Deposit	\$877.60
02/14/2023	Deposit	\$124,570.80
02/15/2023	Deposit	\$7,359.91
02/16/2023	Deposit	\$11,357.45
02/16/2023	Transfer Deposit From DDA XXXXXX1682	\$98,908.75
02/17/2023	Deposit	\$67,954.01
02/17/2023	Deposit	\$478.35
02/17/2023	Deposit	\$288.45
02/21/2023	Deposit	\$24,683.28

Operations Center

5409 NW 88th St. Ste 200, Johnston, IA 50131

PUBLIC FUNDS CHECKING-7021673 (continued)
Deposits (continued)

Date	Description	Amount
02/21/2023	Deposit	\$72,107.98
02/22/2023	Deposit	\$56,933.14
02/22/2023	Transfer Deposit From DDA XXXXXX1682	\$541,589.16
02/23/2023	Deposit	\$16,637.82
02/23/2023	Transfer Deposit From DDA XXXXXX1682	\$68,487.61
02/24/2023	Deposit	\$26,451.02
02/24/2023	Transfer Deposit From DDA XXXXXX1682	\$131,697.52
02/28/2023	Deposit	\$16,458.52
02/28/2023	Deposit	\$47,109.29
02/28/2023	Deposit	\$455.15
02/28/2023	Accr Earning Pymt Added to Account	\$191.78

Electronic Credits

Date	Description	Amount
02/01/2023	ACH Deposit CITY OF WEBSTER LMI Loan CHECKING * * * 1673	\$144.03
02/01/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$2,695.04
02/01/2023	ACH Deposit PAYMENTECH DEPOSIT Webster City Govt	\$65.00
02/02/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$1,232.52
02/03/2023	ACH Deposit Corn Belt Power AP CITY OF WEBSTER CITY	\$4,841.09
02/03/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$2,974.22
02/03/2023	ACH Deposit PAYMENTECH DEPOSIT Webster City Govt	\$92.50
02/03/2023	ACH Deposit THRIFTY WHITE DIRECT PAY City Of Webster Cit	\$615.61
02/06/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$4,037.83
02/06/2023	ACH Deposit PAYMENTECH DEPOSIT Webster City Govt	\$32.50
02/06/2023	ACH Deposit VanDiest Med Ctr InvoicePmt CITY OF WEBSTER	\$35,374.78
02/07/2023	ACH Deposit CAPTURIS BILL PAY CITY OF WEBSTER	\$710.04
02/07/2023	ACH Deposit GRAND TRUNK WEST PAYMENT CITY OF WEBSTER CIT	\$1,262.58
02/07/2023	ACH Deposit Kwik Trip, Inc. EDI PYMNTS WEBSTER CITY	\$8,603.73
02/07/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$4,905.63
02/07/2023	ACH Deposit PAYMENTECH DEPOSIT Webster Service Fee	\$0.96
02/07/2023	ACH Deposit PAYMENTECH DEPOSIT Webster City Govt	\$35.00
02/07/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$715.88
02/07/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$3,248.22
02/07/2023	ACH Deposit WEBSTER CITY CREDITS Webster City	\$1,624,949.27

Operations Center

5409 NW 88th St. Ste 200, Johnston, IA 50131

PUBLIC FUNDS CHECKING-7021673 (continued)
Electronic Credits (continued)

Date	Description	Amount
02/08/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$2,980.79
02/08/2023	ACH Deposit PAYMENTECH DEPOSIT Webster Service Fee	\$0.77
02/08/2023	ACH Deposit PAYMENTECH DEPOSIT Webster City Govt	\$60.50
02/09/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$2,446.73
02/09/2023	ACH Deposit PAYMENTECH DEPOSIT Webster City Govt	\$5.50
02/10/2023	ACH Deposit Corn Belt Power AP CITY OF WEBSTER CITY	\$232.51
02/10/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$3,650.92
02/10/2023	ACH Deposit PAYMENTECH DEPOSIT Webster City Govt	\$3.60
02/10/2023	ACH Deposit ST OF IA-E.F.T. E.F.T. WEBSTER CITY CITY OF	\$101.85
02/10/2023	ACH Deposit ST OF IA-E.F.T. E.F.T. WEBSTER CITY CITY OF	\$101.36
02/10/2023	ACH Deposit THE HANOR CO WI PAYABLES CITY OF WEBSTER CIT	\$698.01
02/10/2023	ACH Deposit VanDiest Med Ctr InvoicePmt CITY OF WEBSTER	\$19.00
02/10/2023	ACH Deposit Webster City UTILITY CITY OF WEBSTER CITY U	\$118,124.95
02/13/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$7,361.34
02/14/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$17,803.10
02/14/2023	ACH Deposit PAYMENTECH DEPOSIT Webster Service Fee	\$6.97
02/14/2023	ACH Deposit PAYMENTECH DEPOSIT Webster City Govt	\$253.50
02/14/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$959.88
02/14/2023	ACH Deposit PAYMENTECH DEPOSIT Webster City Govt	\$32.00
02/14/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$109.95
02/15/2023	ACH Deposit HAMILTON COUNTY Treas Ord Webster City Corp.	\$19,724.12
02/15/2023	ACH Deposit MARY ANNS SPECIA WC USDA CITY OF WEBSTER CIT	\$8,403.36
02/15/2023	ACH Deposit PAYMENTECH DEPOSIT Webster Service Fee	\$1.93
02/15/2023	ACH Deposit PAYMENTECH DEPOSIT Webster City Govt	\$70.00
02/15/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$3,259.58
02/16/2023	ACH Deposit CAPTURIS BILL PAY CITY OF WEBSTER	\$10,091.46
02/16/2023	ACH Deposit MEMBERS TRUST CO DEPOSIT CITY OF WEBSTER CIT	\$9,154.30
02/16/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$2,316.66
02/17/2023	ACH Deposit Corn Belt Power AP CITY OF WEBSTER CITY	\$90,361.75

Operations Center

5409 NW 88th St. Ste 200, Johnston, IA 50131

PUBLIC FUNDS CHECKING-7021673 (continued)
Electronic Credits (continued)

Date	Description	Amount
02/17/2023	ACH Deposit IOWA FINANCE AUT SRF230216 CITY OF WEBSTER C	\$88,571.00
02/17/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$3,123.41
02/21/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$5,002.51
02/21/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$1,134.96
02/21/2023	ACH Deposit PAYMENTECH DEPOSIT Webster City Govt	\$32.50
02/21/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$5,869.81
02/21/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$1,226.16
02/21/2023	ACH Deposit Webster City UTILITY CITY OF WEBSTER CITY U	\$62,774.32
02/22/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$7,488.73
02/22/2023	ACH Deposit ST OF IA-E.F.T. E.F.T. WEBSTER CITY CITY OF	\$89,471.53
02/23/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$6,580.04
02/23/2023	ACH Deposit PAYMENTECH DEPOSIT Webster City Govt	\$5.50
02/24/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$3,564.98
02/27/2023	ACH Deposit FAA TREAS 310 MISC PAY WEBSTER CITY IA CITY	\$66,991.28
02/27/2023	ACH Deposit GRAND TRUNK WEST PAYMENT CITY OF WEBSTER CIT	\$1,305.19
02/27/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$5,191.29
02/27/2023	ACH Deposit PAYMENTECH DEPOSIT Webster Service Fee	\$2.70
02/27/2023	ACH Deposit PAYMENTECH DEPOSIT Webster City Govt	\$98.00
02/28/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$21,731.24
02/28/2023	ACH Deposit PAYMENTECH DEPOSIT Webster Service Fee	\$1.79
02/28/2023	ACH Deposit PAYMENTECH DEPOSIT Webster City Govt	\$65.00
02/28/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$940.92
02/28/2023	ACH Deposit PAYMENTECH DEPOSIT Webster City Govt	\$10.00
02/28/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$490.06
02/28/2023	ACH Deposit ST OF IA-E.F.T. E.F.T. WEBSTER CITY CITY OF	\$219,080.34
02/28/2023	ACH Deposit ST OF IA-E.F.T. E.F.T. WEBSTER CITY CITY OF	\$22,019.87

Electronic Debits

Date	Description	Amount
02/01/2023	ACH Payment PEOPLES CU PAYMENT CITY OF WEBSTER CITY	\$5,366.49

Operations Center

5409 NW 88th St. Ste 200, Johnston, IA 50131

PUBLIC FUNDS CHECKING-7021673 (continued)
Electronic Debits (continued)

Date	Description	Amount
02/02/2023	ACH Payment Webster City PAYROLL CITY OF WEBSTER CITY	\$137,597.61
02/03/2023	ACH Payment PAYMENTECH FEE Webster City Govt	\$32.46
02/03/2023	ACH Payment PAYMENTECH FEE Webster Service Fee	\$32.03
02/06/2023	ACH Payment IA DEPT OF REV IA REV PAY WEBSTER CITY CITY	\$26,124.27
02/06/2023	ACH Payment IA DEPT OF REV IA REV PAY WEBSTER CITY CITY	\$11,051.79
02/07/2023	ACH Payment IA CHILD SUPPORT CHILD SUPP CITY OF WEBSTER	\$624.90
02/07/2023	ACH Payment IA DEPT OF REV IA REV PAY WEBSTER CITY CITY	\$7,245.00
02/07/2023	ACH Payment IRS USATAXPYMT CITY OF WEBSTER CITY	\$43,038.89
02/07/2023	ACH Payment Xpress Bill Pay Billing Webster City	\$760.96
02/16/2023	ACH Payment Webster City PAYROLL CITY OF WEBSTER CITY	\$126,768.12
02/21/2023	ACH Payment CITY OF WEBSTER USDA TRANS CHECKING * * * 1673	\$3,000.00
02/21/2023	ACH Payment IRS USATAXPYMT CITY OF WEBSTER CITY	\$37,165.30
02/21/2023	ACH Payment MUNICIPAL FIRE & Company WEBSTER CITY	\$27,872.82
02/22/2023	ACH Payment IA CHILD SUPPORT CHILD SUPP CITY OF WEBSTER	\$624.90
02/22/2023	ACH Payment IA DEPT OF REV IA REV PAY WEBSTER CITY CITY	\$6,252.00
02/22/2023	ACH Payment IPERS PAYROLL CITY OF WEBSTER CITY	\$44,564.61
02/22/2023	ACH Payment NIMECA WC PwrBill Webster City	\$638,858.21
02/24/2023	ACH Payment USDA RD RUS PAYMENT WEBSTER CITY, CITY	\$16,806.72

Other Debits

Date	Description	Amount
02/01/2023	Transfer Withdrawal To DDA XXXXXX1682	\$23,973.69
02/03/2023	Transfer Withdrawal To DDA XXXXXX1682	\$56,129.99
02/06/2023	Deposit Item Ret RTN CHECK- NSF- BRANDIE HUBBARD	\$455.15
02/06/2023	Transfer Withdrawal To DDA XXXXXX1682	\$55,005.47
02/07/2023	Transfer Withdrawal To DDA XXXXXX1682	\$1,644,430.08
02/08/2023	Transfer Withdrawal To DDA XXXXXX1682	\$17,962.44
02/09/2023	Transfer Withdrawal To DDA XXXXXX1682	\$46,350.18
02/10/2023	Transfer Withdrawal To DDA XXXXXX1682	\$39,435.10
02/14/2023	Dep Item Rtn ACH Webster City UTILITY TAQUERIA LA BOMBA-NSF	\$478.35

Operations Center

5409 NW 88th St. Ste 200, Johnston, IA 50131

PUBLIC FUNDS CHECKING-7021673 (continued)
Other Debits (continued)

Date	Description	Amount
02/14/2023	Transfer Withdrawal To DDA XXXXXX1682	\$264,882.13
02/15/2023	Deposit Item Ret RETURN CHECK-BRIAN DRAEGER-NSF	\$288.45
02/15/2023	Transfer Withdrawal To DDA XXXXXX1682	\$35,872.91
02/17/2023	Transfer Withdrawal To DDA XXXXXX1682	\$243,598.00
02/21/2023	Transfer Withdrawal To DDA XXXXXX1682	\$102,160.11
02/27/2023	Transfer Withdrawal To DDA XXXXXX1682	\$40,030.16
02/28/2023	Transfer Withdrawal To DDA XXXXXX1682	\$262,099.63





Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
3616	02/28/2023	\$17.23	3710*	02/27/2023	\$1,100.00	58652	02/10/2023	\$6,260.04
3639*	02/28/2023	\$34.46	3711	02/24/2023	\$33.50	58653	02/14/2023	\$466.72
3655*	02/28/2023	\$34.46	3712	02/24/2023	\$187.50	58654	02/13/2023	\$161.05
3656	02/21/2023	\$18.47	57782*	02/14/2023	\$151.40	58656*	02/13/2023	\$1,533.77
3657	02/03/2023	\$18.47	58352*	02/14/2023	\$79.70	58657	02/13/2023	\$4,630.84
3671*	02/16/2023	\$20.32	58507*	02/07/2023	\$149.58	58658	02/22/2023	\$65.00
3675*	02/06/2023	\$92.26	58539*	02/02/2023	\$52.97	58659	02/13/2023	\$50.00
3676	02/08/2023	\$92.35	58543*	02/09/2023	\$416.80	58660	02/10/2023	\$991.14
3677	02/28/2023	\$81.83	58560*	02/09/2023	\$152.80	58661	02/13/2023	\$400.00
3678	02/15/2023	\$50.79	58567*	02/08/2023	\$100.00	58662	02/17/2023	\$4,347.79
3679	02/13/2023	\$988.88	58595*	02/27/2023	\$1,169.76	58663	02/10/2023	\$141.75
3680	02/15/2023	\$115.44	58605*	02/28/2023	\$1,860.70	58664	02/13/2023	\$465.35
3681	02/15/2023	\$99.06	58620*	02/08/2023	\$25.83	58665	02/15/2023	\$314.01
3682	02/27/2023	\$94.56	58626*	02/02/2023	\$40.00	58666	02/10/2023	\$118.69
3683	02/09/2023	\$99.06	58627	02/10/2023	\$284.74	58667	02/27/2023	\$714.00
3684	02/09/2023	\$106.20	58628	02/14/2023	\$1,599.48	58668	02/13/2023	\$30.00
3685	02/08/2023	\$18.47	58629	02/10/2023	\$85.50	58669	02/10/2023	\$29.00
3686	02/07/2023	\$335.63	58630	02/10/2023	\$67.58	58672*	02/10/2023	\$8,048.59
3687	02/14/2023	\$132.98	58631	02/14/2023	\$9.90	58673	02/13/2023	\$189.13
3688	02/06/2023	\$389.74	58632	02/17/2023	\$825.00	58674	02/17/2023	\$240.00
3689	02/07/2023	\$288.68	58633	02/21/2023	\$361.00	58675	02/10/2023	\$2,450.50
3690	02/06/2023	\$119.13	58634	02/13/2023	\$670.17	58676	02/10/2023	\$202.65
3692*	02/09/2023	\$33.50	58635	02/09/2023	\$9,154.30	58677	02/13/2023	\$267.30
3693	02/09/2023	\$187.50	58636	02/14/2023	\$20,154.65	58678	02/10/2023	\$125.00
3694	02/09/2023	\$1,100.00	58637	02/14/2023	\$12,800.00	58679	02/08/2023	\$2,440.00
3695	02/14/2023	\$577.60	58638	02/13/2023	\$1,607.36	58680	02/14/2023	\$125.00
3696	02/28/2023	\$17.23	58639	02/10/2023	\$1,417.07	58682*	02/14/2023	\$4,210.56
3697	02/27/2023	\$687.39	58640	02/22/2023	\$3,500.00	58683	02/15/2023	\$175.00
3699*	02/21/2023	\$17.23	58642*	02/10/2023	\$1,689.76	58684	02/14/2023	\$330.00
3700	02/21/2023	\$182.88	58643	02/10/2023	\$420.09	58685	02/16/2023	\$4,750.00
3702*	02/22/2023	\$36.94	58644	02/10/2023	\$491.00	58686	02/10/2023	\$863.14
3703	02/22/2023	\$335.63	58645	02/13/2023	\$207.64	58687	02/13/2023	\$1,212.05
3704	02/22/2023	\$60.95	58646	02/14/2023	\$733.19	58688	02/13/2023	\$309.35
3705	02/23/2023	\$132.98	58647	02/16/2023	\$290.18	58689	02/14/2023	\$1,646.41
3706	02/21/2023	\$401.82	58648	02/10/2023	\$32.29	58690	02/10/2023	\$896.00
3707	02/22/2023	\$301.24	58650*	02/10/2023	\$6,500.00	58691	02/10/2023	\$15,491.00
3708	02/21/2023	\$226.89	58651	02/08/2023	\$62,576.30	58692	02/09/2023	\$347.50

RETURN SERVICE REQUESTED

CITY OF WEBSTER CITY
SWEEP ACCOUNT
PO BOX 217
WEBSTER CITY IA 50595-0217

Managing Your Accounts

	Customer Service (515)832-1133
	Telephone Banking (800)260-8419
	Mailing Address 635 1st Street Webster City, IA 50595
	Online Banking www.availa.bank

Summary of Accounts

Account Type	Account Number	Ending Balance
PUBLIC FUNDS CHECKING	7021682	\$10,359,969.09

PUBLIC FUNDS CHECKING-7021682

Account Summary

Date	Description	Amount
02/01/2023	Beginning Balance	\$8,611,792.31
	14 Credit(s) This Period	\$2,848,022.27
	6 Debit(s) This Period	\$1,099,845.49
02/28/2023	Ending Balance	\$10,359,969.09

Interest Summary

Description	Amount
Annual Percentage Yield Earned	2.12%
Interest Days	28
Interest Earned Not Paid	\$0.00
Interest Paid This Period	\$16,092.38
Interest Paid Year-to-Date	\$31,872.73
Minimum Balance	\$8,499,307.94

Deposits

Date	Description	Amount
02/01/2023	Transfer Deposit From DDA XXXXXX1673	\$23,973.69
02/03/2023	Transfer Deposit From DDA XXXXXX1673	\$56,129.99
02/06/2023	Transfer Deposit From DDA XXXXXX1673	\$55,005.47
02/07/2023	Transfer Deposit From DDA XXXXXX1673	\$1,644,430.08
02/08/2023	Transfer Deposit From DDA XXXXXX1673	\$17,962.44
02/09/2023	Transfer Deposit From DDA XXXXXX1673	\$46,350.18
02/10/2023	Transfer Deposit From DDA XXXXXX1673	\$39,435.10
02/14/2023	Transfer Deposit From DDA XXXXXX1673	\$264,882.13
02/15/2023	Transfer Deposit From DDA XXXXXX1673	\$35,872.91
02/17/2023	Transfer Deposit From DDA XXXXXX1673	\$243,598.00
02/21/2023	Transfer Deposit From DDA XXXXXX1673	\$102,160.11

Operations Center

5409 NW 88th St. Ste 200, Johnston, IA 50131

PUBLIC FUNDS CHECKING-7021682 (continued)
Deposits (continued)

Date	Description	Amount
02/27/2023	Transfer Deposit From DDA XXXXXX1673	\$40,030.16
02/28/2023	Transfer Deposit From DDA XXXXXX1673	\$262,099.63
02/28/2023	Accr Earning Pymt Added to Account	\$16,092.38

Other Debits

Date	Description	Amount
02/02/2023	Transfer Withdrawal To DDA XXXXXX1673	\$136,458.06
02/13/2023	Transfer Withdrawal To DDA XXXXXX1673	\$122,704.39
02/16/2023	Transfer Withdrawal To DDA XXXXXX1673	\$98,908.75
02/22/2023	Transfer Withdrawal To DDA XXXXXX1673	\$541,589.16
02/23/2023	Transfer Withdrawal To DDA XXXXXX1673	\$68,487.61
02/24/2023	Transfer Withdrawal To DDA XXXXXX1673	\$131,697.52

Daily Balances

Date	Amount	Date	Amount	Date	Amount
02/01/2023	\$8,635,766.00	02/10/2023	\$10,358,621.20	02/22/2023	\$10,241,932.05
02/02/2023	\$8,499,307.94	02/13/2023	\$10,235,916.81	02/23/2023	\$10,173,444.44
02/03/2023	\$8,555,437.93	02/14/2023	\$10,500,798.94	02/24/2023	\$10,041,746.92
02/06/2023	\$8,610,443.40	02/15/2023	\$10,536,671.85	02/27/2023	\$10,081,777.08
02/07/2023	\$10,254,873.48	02/16/2023	\$10,437,763.10	02/28/2023	\$10,359,969.09
02/08/2023	\$10,272,835.92	02/17/2023	\$10,681,361.10		
02/09/2023	\$10,319,186.10	02/21/2023	\$10,783,521.21		





Overdraft and Returned Item Fees

	Total for this period	Total year-to-date	Previous year-to-date
Total Overdraft Fees	\$0.00	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00	\$0.00

RETURN SERVICE REQUESTED

CITY OF WEBSTER CITY
WC USDA REVOLVING LOAN
PO BOX 217
WEBSTER CITY IA 50595-0217

Managing Your Accounts

	Customer Service (515)832-1133
	Telephone Banking (800)260-8419
	Mailing Address 635 1st Street Webster City, IA 50595
	Online Banking www.availa.bank

Summary of Accounts

Account Type	Account Number	Ending Balance
PUBLIC FUNDS CHECKING	7025498	\$245,917.17

PUBLIC FUNDS CHECKING-7025498

Account Summary

Date	Description	Amount
02/01/2023	Beginning Balance	\$242,823.70
	2 Credit(s) This Period	\$3,093.47
	0 Debit(s) This Period	\$0.00
02/28/2023	Ending Balance	\$245,917.17

Interest Summary

Description	Amount
Annual Percentage Yield Earned	0.50%
Interest Days	28
Interest Earned Not Paid	\$0.00
Interest Paid This Period	\$93.47
Interest Paid Year-to-Date	\$195.76
Minimum Balance	\$242,823.70

Deposits

Date	Description	Amount
02/28/2023	Accr Earning Pymt Added to Account	\$93.47

Electronic Credits

Date	Description	Amount
02/21/2023	ACH Deposit CITY OF WEBSTER USDA TRANS USDA TRANSFER	\$3,000.00

Daily Balances

Date	Amount	Date	Amount	Date	Amount
02/01/2023	\$242,823.70	02/21/2023	\$245,823.70	02/28/2023	\$245,917.17

Overdraft and Returned Item Fees

	Total for this period	Total year-to-date	Previous year-to-date
Total Overdraft Fees	\$0.00	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00	\$0.00

Webster City														
February 2023 Financial Report														
As of February 28, 2023														
Fund Code	Fund Name	Beginning Cash Balance	Beginning Investment Balance	Monthly Revenues	Investments Cashed	Transfers	Monthly Expenditures	Investments Purchased	Ending Cash Balance Before Adjustments	Cash Proof	Balance Sheet Adjustments	Ending Cash Balance	Ending Investment Balance	Treasurer's Ending Balance
General Fund														
100	100 General	1,700,804.42	1,750,000.00	100,129.54	-	-	313,705.78	800,000.00	687,228.18	544,874.68	(38,294.52)	648,933.66	2,550,000.00	3,198,933.66
	100A Govern. Equip. Replacement	(34,762.86)	200,000.00	-	-	-	918.76	-	(35,681.62)	-	-	(35,681.62)	200,000.00	164,318.38
	100B Govern Economic Development	66,828.50	1,000,000.00	81.05	-	-	-	-	66,909.55	-	-	66,909.55	1,000,000.00	1,066,909.55
	100C Parks, Rec Public Grounds Improvements	(129,611.83)	-	-	-	-	5,675.08	-	(135,286.91)	-	-	(135,286.91)	-	(135,286.91)
	Subtotal-General Fund	1,603,258.23	2,950,000.00	100,210.59	-	-	320,299.62	800,000.00	583,169.20	544,874.68	(38,294.52)	544,874.68	3,750,000.00	4,294,874.68
Special Revenue Funds														
200	200 FICA - IPERS	93,108.50	-	969.71	-	-	17,471.17	-	76,607.04	76,607.04	-	76,607.04	-	76,607.04
201	201 Workers compensation	219,427.10	-	2,983.21	-	-	-	-	222,410.31	222,410.31	-	222,410.31	-	222,410.31
202	202 Medical/Flex Insurance	117,721.29	-	2,836.15	-	-	54,774.25	-	65,783.19	65,783.19	-	65,783.19	-	65,783.19
203	203 Unemployment Compensation	(5,274.13)	-	32.28	-	-	-	-	(5,241.85)	(5,241.85)	-	(5,241.85)	-	(5,241.85)
204	204 Road Use Tax	655,681.50	1,000,000.00	795.23	-	-	62,316.52	-	594,160.21	594,160.21	-	594,160.21	1,000,000.00	1,594,160.21
205	205 Airport Commission	324,678.51	300,000.00	83,815.18	-	-	32,689.56	100,000.00	275,804.13	276,318.94	514.81	276,318.94	400,000.00	676,318.94
208	208 Hotel/Motel Sales Tax	188,921.21	200,000.00	22,249.00	-	-	-	-	211,170.21	211,170.21	-	211,170.21	200,000.00	411,170.21
209	209 Emergency Levy Fund	40,153.02	-	255.12	-	-	-	-	40,408.14	40,408.14	-	40,408.14	-	40,408.14
210	210 Police/Fire Retirement Trust Fund	38,057.89	-	954.15	-	-	20,383.57	-	18,628.47	18,628.47	-	18,628.47	-	18,628.47
211	211 DARE Trust	(321.33)	-	-	-	-	-	-	(321.33)	(321.33)	-	(321.33)	-	(321.33)
212	212 Seized Property Trust	(143.23)	-	-	-	-	-	-	(143.23)	(143.23)	-	(143.23)	-	(143.23)
214	214 K9 Trust	(3,055.38)	-	3,252.13	-	-	196.75	-	-	-	-	-	-	-
216	216 Police Reserve Officers Fund	3,581.38	-	4.34	-	-	-	-	3,585.72	3,585.72	-	3,585.72	-	3,585.72
217	217 Wilson Brewer Park/Depot Foundation	1,846.85	-	-	-	-	-	-	1,846.85	1,846.85	-	1,846.85	-	1,846.85
218	218 Webster City Pride Committee	4,251.69	-	-	-	-	-	-	4,251.69	4,251.69	-	4,251.69	-	4,251.69
219	219 Kendall Young Scout Lodge	2,804.63	-	3.40	-	-	-	-	2,808.03	2,808.03	-	2,808.03	-	2,808.03
220	220 Economic Development Revolving	42,460.88	-	-	-	-	-	-	42,460.88	42,460.88	-	42,460.88	-	42,460.88
228	228 Low/Moderate Income Revolving	36,167.34	500,000.00	119.18	-	-	8,501.00	-	27,785.52	28,380.50	594.98	28,380.50	500,000.00	528,380.50
229	229 WC Commercial Rehab Rev Loan Program	144,676.31	-	190.56	-	-	-	50,000.00	94,866.87	94,851.78	(15.09)	94,851.78	50,000.00	144,851.78
231	231 CDBG Housing Rehab	16.90	-	-	-	-	-	-	16.90	16.90	-	16.90	-	16.90
232	232 B.L.U.E.	4,070.06	-	4.94	-	-	-	-	4,075.00	4,075.00	-	4,075.00	-	4,075.00
240	240 USDA Revolving Loan Fund	246,432.26	-	93.47	-	-	-	-	246,525.73	249,525.73	3,000.00	249,525.73	-	249,525.73
250	250 TIF - Riverview	21,834.73	-	41.80	-	-	-	-	21,876.53	21,876.53	-	21,876.53	-	21,876.53
251	251 TIF - HyVee	3,766.46	-	-	-	-	-	-	3,766.46	3,766.46	-	3,766.46	-	3,766.46
255	255 TIF - Brewer Creek Estates	9,902.30	-	12.01	-	-	-	-	9,914.31	9,914.31	-	9,914.31	-	9,914.31
260	260 SSMID	29,340.91	-	17.91	-	-	130.00	-	29,228.82	29,228.82	-	29,228.82	-	29,228.82
265	265 TIF - Struchen	-	-	-	-	-	-	-	-	-	-	-	-	-
268	268 TIF - SE Development Park Project	(20,998.39)	-	-	-	-	-	-	(20,998.39)	(20,998.39)	-	(20,998.39)	-	(20,998.39)
272	272 TIF - Mitchell Machine	84.63	-	-	-	-	-	-	84.63	84.63	-	84.63	-	84.63
281	281 TIF - Gourley Subdivision	4,722.07	-	-	-	-	-	-	4,722.07	4,722.07	-	4,722.07	-	4,722.07
282	282 TIF - SW Watermain Improvement	1.96	-	-	-	-	-	-	1.96	1.96	-	1.96	-	1.96
283	283 TIF - Town & Country (FSB)	15,156.36	-	-	-	-	-	-	15,156.36	15,156.36	-	15,156.36	-	15,156.36
284	284 TIF - Fareway Stores	8,314.43	-	-	-	-	-	-	8,314.43	8,314.43	-	8,314.43	-	8,314.43
285	285 TIF - First State Bank	15,192.08	-	-	-	-	-	-	15,192.08	15,192.08	-	15,192.08	-	15,192.08
286	286 TIF - Infinity Services LLC	50,734.94	-	-	-	-	-	-	50,734.94	50,734.94	-	50,734.94	-	50,734.94
287	287 TIF - Webster City Federal	13,807.05	-	-	-	-	-	-	13,807.05	13,807.05	-	13,807.05	-	13,807.05
288	288 TIF - Van Diest Medical Center	(2,500.00)	-	-	-	-	-	-	(2,500.00)	(2,500.00)	-	(2,500.00)	-	(2,500.00)
289	289 TIF - 2013 Medical Complex URA-KTJ (Shopko)	55,881.06	-	-	-	-	-	-	55,881.06	55,881.06	-	55,881.06	-	55,881.06
290	290 TIF - 3DK Enterprises	14,394.35	-	-	-	-	-	-	14,394.35	14,394.35	-	14,394.35	-	14,394.35
291	291 TIF - 2016 Industrial - WC Custom Meats	(896.55)	-	-	-	-	-	-	(896.55)	(896.55)	-	(896.55)	-	(896.55)
292	292 TIF - Mary Ann's	-	-	-	-	-	-	-	-	-	-	-	-	-
293	293 TIF - Tasler's	(1,500.00)	-	-	-	-	-	-	(1,500.00)	(1,500.00)	-	(1,500.00)	-	(1,500.00)
294	294 TIF - Ridge Development	30,619.08	-	2,752.92	-	-	-	-	33,372.00	33,372.00	-	33,372.00	-	33,372.00
295	295 TIF - Gary & Brenda Fox	3,428.13	-	-	-	-	-	-	3,428.13	3,428.13	-	3,428.13	-	3,428.13
296	296 TIF - Kenyon Hill Ridge	31,242.14	-	-	-	-	-	-	31,242.14	31,242.14	-	31,242.14	-	31,242.14
	Subtotal - Special Revenue Funds	2,437,790.99	2,000,000.00	121,382.69	-	-	196,462.82	150,000.00	2,212,710.86	2,216,805.56	4,094.70	2,216,805.56	2,150,000.00	4,366,805.56
Debt Service Fund														
300	300 Debt Service	568,909.99	-	12,975.29	-	-	9,154.30	50,000.00	522,730.98	522,730.98	-	522,730.98	50,000.00	572,730.98
	Subtotal - Debt Service Fund	568,909.99	-	12,975.29	-	-	9,154.30	50,000.00	522,730.98	522,730.98	-	522,730.98	50,000.00	572,730.98
Fiduciary & Agency Funds														
400	400 Joe E. Barr Trust	1,599.05	-	-	-	-	-	-	1,599.05	1,599.05	-	1,599.05	-	1,599.05
401	401 Edgar Foster Trust	1,885.10	-	-	-	-	-	-	1,885.10	1,885.10	-	1,885.10	-	1,885.10
402	402 Calvary Cemetery Trust	5,112.28	-	-	-	-	-	-	5,112.28	5,112.28	-	5,112.28	-	5,112.28
403	403 Zella Silvers Trust	2,906.67	-	-	-	-	-	-	2,906.67	2,906.67	-	2,906.67	-	2,906.67
411	411 Mulberry Church	26,686.19	-	207.37	-	-	-	-	26,893.56	26,893.56	-	26,893.56	-	26,893.56
412	412 Youth Advisory	160.00	-	-	-	-	-	-	160.00	160.00	-	160.00	-	160.00
430	430 RAGBRAI	5,158.40	-	-	-	-	-	-	5,158.40	5,158.40	-	5,158.40	-	5,158.40
	Subtotal - Fiduciary & Agency Funds	43,507.69	-	207.37	-	-	-	-	43,715.06	43,715.06	-	43,715.06	-	43,715.06

Webster City
February 2023 Financial Report
As of February 28, 2023

Fund Code		Fund Name	Beginning Cash Balance	Beginning Investment Balance	Monthly Revenues	Investments Cashed	Transfers	Monthly Expenditures	Investments Purchased	Ending Cash Balance Before Adjustments	Cash Proof	Balance Sheet Adjustments	Ending Cash Balance	Ending Investment Balance	Treasurer's Ending Balance
Permanent Fund															
404	404	Perpetual Care Trust (Non-exp.)	458,731.73	-	319.20	-	-	-	-	459,050.93	459,290.33	239.40	459,290.33	-	459,290.33
		Subtotal - Permanent Fund	458,731.73	-	319.20	-	-	-	-	459,050.93	459,290.33	239.40	459,290.33	-	459,290.33
Capital Project Funds															
500	500	Capital Improvement Reserve	751,415.24	2,750,000.00	245,097.89	2,000,000.00	-	-	2,000,000.00	996,513.13	1,002,783.13	6,270.00	1,002,783.13	2,750,000.00	3,752,783.13
501	501	American Rescue Plan	152,389.86	-	184.82	-	-	-	-	152,574.68	152,574.68	-	152,574.68	-	152,574.68
502	502	Brewer Creek Estates	180.26	-	0.22	-	-	-	-	180.48	180.48	-	180.48	-	180.48
503	503	Boone River Trail	-	-	-	-	-	-	-	-	-	-	-	-	-
504	504	Second Street Reconstruction	(515,523.69)	-	-	-	-	-	-	(515,523.69)	(515,523.69)	-	(515,523.69)	-	(515,523.69)
506	506	Sidewalk Improvement Fund	46,776.16	-	56.73	-	-	-	-	46,832.89	46,832.89	-	46,832.89	-	46,832.89
525	525	Annual Street Maintenance	(167,902.15)	-	-	-	-	6,560.38	-	(174,462.53)	(174,462.53)	-	(174,462.53)	-	(174,462.53)
527	527	Public Railroad Crossings	149.30	-	-	-	-	-	-	149.30	149.30	-	149.30	-	149.30
528	528	Bridge Improvements	42,733.86	-	-	-	-	-	-	42,733.86	42,733.86	-	42,733.86	-	42,733.86
531	531	E Second St Sidewalk/Street Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-
532	532	James Street (Old Hwy 20) Project	-	-	-	-	-	-	-	-	-	-	-	-	-
533	533	Superior Street Sidewalk	-	-	-	-	-	-	-	-	-	-	-	-	-
534	534	Wilson-Brewer Park Improvement Project	(23,232.20)	-	23,232.20	-	-	-	-	-	-	-	-	-	-
535	535	W Twin Park Shelter Project	-	-	-	-	-	-	-	-	-	-	-	-	-
536	536	2020 2nd Street Reconstruction	1,538,025.96	-	-	-	-	2,235.50	-	1,535,790.46	1,535,790.46	-	1,535,790.46	-	1,535,790.46
537	537	E Twin Improvements	(36,889.58)	-	9,638.10	-	-	-	-	(27,251.48)	(27,251.48)	-	(27,251.48)	-	(27,251.48)
		Subtotal - Capital Project Funds	1,788,123.02	2,750,000.00	278,209.96	2,000,000.00	-	8,795.88	2,000,000.00	2,057,537.10	2,063,807.10	6,270.00	2,063,807.10	2,750,000.00	4,813,807.10
Enterprise Funds															
601	601	Electric Utility	1,451,594.12	-	1,107,556.28	-	-	877,916.09	500,000.00	1,181,234.31	1,615,666.50	(155,411.41)	1,025,822.90	500,000.00	1,525,822.90
	601D	Electric Improvement Reserve	(226,570.62)	4,000,000.00	-	-	-	-	-	(226,570.62)	-	-	(226,570.62)	4,000,000.00	3,773,429.38
	601E	Project Share Donations	13,335.53	-	92.00	-	-	-	-	13,427.53	-	-	13,427.53	-	13,427.53
	601F	Green City Energy Donations	2,903.00	-	10.00	-	-	-	-	2,913.00	-	-	2,913.00	-	2,913.00

Report Criteria:

Print Outstanding Checks and Deposits and Bank and Book Adjustments

GENERAL CHECKING (GENERAL CHECKING) (1)
February 28, 2023

Account: 00110000

Bank Account Number: 7021673

Bank Statement Balance:	11,106,078.04	Book Balance Previous Month:	9,424,570.88
Outstanding Deposits:	293,731.12	Total Receipts:	5,760,104.93
Outstanding Checks:	148,632.73	Total Disbursements:	3,897,360.56
Bank Adjustments:	36,138.82	Book Adjustments:	.00
Bank Balance:	11,287,315.25	Book Balance:	11,287,315.25

Outstanding Deposits

Deposit Number	Deposit Amount	Deposit Number	Deposit Amount	Deposit Number	Deposit Amount	Deposit Number	Deposit Amount
12	271,370.32	73	19.80-	1265	5,118.30	1275	2,078.21
18	188.67	1184	100.00-	1274	15,095.42		
						Total:	293,731.12

Deposits cleared: 79 items Deposits Outstanding: 7 items

Outstanding Checks

Check Number	Check Amount	Check Number	Check Amount	Check Number	Check Amount	Check Number	Check Amount
3	759.91	3754	55.41	50419	80.15	52296	74.44
6	24,630.00	6804	28.63-	50432	152.90	52555	32.31
7	11,649.85	13123	5,366.49	50508	42.57	52557	25.00
1020	29.09	17532	247.00	50509	40.83	52814	88.87
1072	28.63	17542	97.12	50631	12.47	52900	29.62
1073	35.79	17791	64.67	50792	2.67	52934	54.42
1710	23.09	17939	1.86	50833	64.37	53208	111.27
1733	18.47	18050	71.73	50838	56.57	53242	13.59
1741	55.41	18333	49.48	50893	138.91	53285	6.00
1742	14.78	18616	2.25	50896	75.11	53306	72.35
1818	62.33	18738	39.35	50927	2.07	53452	34.78
1844	55.41	18760	44.22	51131	40.29	53551	15.21
1881	17.08	18862	68.08	51172	28.13	53637	5.17
1895	36.94	19009	377.00	51447	16.00	53693	132.41
1916	92.35	19329	11.93	51583	163.26	53704	83.58
2563	16.16	20274	62.14	51589	243.78	53752	2.87
2977	10.16	20489	274.07	51590	24.73	53783	1.32
3000	55.41	20538	31.15	51592	48.15	53811	166.00
3118	18.47	20570	71.91	51595	10.11	53921	136.62
3385	11.09	20579	75.00	51601	18.75	54138	21.48
3537	24.01	20909	69.01	51682	64.72	54342	131.26
3652	1,100.00	21362	21.47	51691	16.30	54408	135.49
3674	1,100.00	21368	1.82	51808	7.01	54425	132.94
3698	18.47	21796	46.03	51842	45.58	54429	118.65
3701	51.68	50049	44.27	52148	59.99	54543	12.63
3709	111.75	50350	58.63	52249	7.28	54668	19.48

Check Number	Check Amount	Check Number	Check Amount	Check Number	Check Amount	Check Number	Check Amount
54783	34.14	56675	6.52	58562	45.00	58791	171.00
54829	75.00	56817	28.41	58623	25.00	58795	94.12
54855	9.36	56864	39.52	58641	49.28	58796	100.00
54907	16.91	56868	36.06	58649	148.71	58799	18.75
55001	125.00	57067	13.75	58655	1,185.71	58801	18,025.55
55014	132.87	57095	35.99	58670	8,842.25	58802	25.00
55019	40.98	57101	10.10	58671	44.55	58803	226.00
55154	5.35	57104	10.36	58681	700.00	58805	525.14
55241	67.81	57121	93.25	58695	346.06	58806	565.00
55243	42.54	57126	1.98	58707	88.06	58808	279.50
55268	13.69	57148	58.12	58712	20,000.00	58811	266.92
55305	89.53	57175	39.94	58720	245.00	58812	5,311.77
55353	126.11	57285	37.09	58727	4,006.67	58817	248.24
55521	49.00	57333	250.00	58748	37.50	58825	17.89
55583	1,255.00	57718	2.84	58759	13.75	58828	112.34
55589	38.57	57761	3.92	58760	2,500.00	58829	53.56
55701	91.17	57770	34.13	58761	3,100.00	58831	68.00
55808	48.07	57800	250.00	58765	872.02	58835	2,920.00
55835	57.61	57938	44.53	58766	265.36	58840	5,490.80
56102	168.97	57973	50.00	58767	700.00	58846	136.11
56356	93.95	58340	4,006.67	58768	2,907.38	58851	42.00
56521	18.94	58474	80.36	58776	148.00	58854	2,921.95
56560	150.69	58489	2,196.31	58780	174.65	270263	.08
56661	34.18	58511	4,006.67	58788	75.85		
						Total:	148,632.73

Checks cleared: 259 items Checks Outstanding: 199 items

Bank Adjustments

Description	Amount	Description	Amount
AR ACH PYMT MISSED	144.03-	OVERPYMT EXCISE TAX	11,649.85
OVERPYMT SALES TAX	24,630.00	IPERS OVERPYMT	3.00
		Total:	36,138.82

Book Adjustments

No book adjustments found!

Description	Amount	Description	Amount
-------------	--------	-------------	--------

Report Criteria:
Print Outstanding Checks and Deposits and Bank and Book Adjustments

City of Webster City - Receipts
FEBRUARY, 2023

<u>FUND</u>	<u>AMOUNT</u>
GENERAL FUND	\$100,210.59
ROAD USE TAX FUND	\$90,266.76
TIF	\$2,806.73
SSMID	\$17.91
SPECIAL REVENUE FUNDS	\$117,762.82
DEBT SERVICE FUND	\$12,975.29
FIDUCIARY FUNDS	\$207.37
PERMANENT FUND	\$319.20
IMPROVEMENT FUNDS	\$278,209.96
ELECTRIC UTILITY FUND	\$1,108,465.27
WATER UTILITY FUND	\$208,483.73
SEWER UTILITY FUND	<u>\$258,211.12</u>
TOTAL	<u>\$2,177,936.75</u>

February
Summary of Investments - FY23

<u>Financial Institution</u>	<u>Investment</u>	<u>Term</u>	<u>Purchase Date</u>	<u>Due Date</u>	<u>Redeem Date</u>	<u>Int Rate</u>	<u>Begin Balance</u>	<u>Purchased</u>	<u>Redeemed</u>	<u>Ending Balance</u>	<u>Month Interest</u>	<u>Interest YTD</u>
IPAIT	CD purch-Sept 2022	6 month	9/12/22	3/13/23		3.20%	2,000,000.00			2,000,000.00	-	
IPAIT	CD purch-Sept 2022	9 month	9/12/22	6/9/23		3.30%	2,000,000.00			2,000,000.00		
IPAIT	CD purch-Sept 2022	12 month	9/12/22	9/14/23		3.40%	2,000,000.00			2,000,000.00		
IPAIT	CD purch-Nov 2022	6 month	11/9/22	5/9/23		4.30%	2,000,000.00			2,000,000.00		
IPAIT	CD purch-Nov 2022	12 month	11/9/22	11/9/23		4.50%	4,000,000.00			4,000,000.00		
People's Credit Union	CD purch-Aug 2022	3 month	8/12/22	11/12/22	11/14/22	2.20%				-		11,090.41
People's Credit Union	CD purch-Aug 2022	6 month	8/12/22	2/12/23	02/13/23	2.30%	2,000,000.00		2,000,000	-	23,189.04	23,189.04
People's Credit Union	CD purch-Aug 2022	12 month	8/12/22	8/12/23		2.40%	2,000,000.00			2,000,000.00		
WCF	CD purch-Dec 2022	12 month	12/27/22	12/27/23		4.70%	2,000,000.00			2,000,000.00		
WCF	CD purch-Feb 2023	12 month	2/9/23	2/8/24		4.90%		2,000,000.00		2,000,000.00		
Availa Bank	Sweep Account					2.12%	-	-	-	-	16,092.38	145,745.68
Availa Bank	USDA Revolving Loan Checking					0.50%					93.47	773.41
Availa Bank	Checking Account					0.50%					191.78	1,657.54
							18,000,000.00	2,000,000.00	2,000,000.00	18,000,000.00	39,566.67	182,456.08

E-MAILED BANKS SHOWN BELOW TO GIVE THE CITY OPTIONS OF CD PURCHASES OF TERMS 12 MONTH OR LESS





	3 MO	6 MO	9 MO	12 MO
Availa Bank		3.80%		4.12%
First State Bank				3.50%
IPAIT		4.80%		
People's Credit Union				4.65%
United Bank - Fort Dodge		4.20%		
WCF				4.90%

CITY PURCHASED WCF - 12 MONTH - 4.9% - \$2,000,000

RETURN SERVICE REQUESTED

CITY OF WEBSTER CITY
PO BOX 217
WEBSTER CITY IA 50595-0217

Managing Your Accounts

	Customer Service (515)832-1133
	Telephone Banking (800)260-8419
	Mailing Address 635 1st Street Webster City, IA 50595
	Online Banking www.availa.bank

Summary of Accounts

Account Type	Account Number	Ending Balance
PUBLIC FUNDS CHECKING	7021673	\$500,212.33

PUBLIC FUNDS CHECKING-7021673

Account Summary

Date	Description	Amount
03/01/2023	Beginning Balance	\$500,191.78
	116 Credit(s) This Period	\$5,590,616.84
	318 Debit(s) This Period	\$5,590,596.29
03/31/2023	Ending Balance	\$500,212.33

Interest Summary

Description	Amount
Annual Percentage Yield Earned	0.50%
Interest Days	31
Interest Earned Not Paid	\$0.00
Interest Paid This Period	\$212.33
Interest Paid Year-to-Date	\$616.44
Minimum Balance	\$500,000.00

Deposits

Date	Description	Amount
03/01/2023	Deposit	\$15,095.42
03/02/2023	Deposit	\$32,184.39
03/02/2023	Transfer Deposit From DDA XXXXXX1682	\$118,384.10
03/03/2023	Deposit	\$41,781.83
03/06/2023	Deposit	\$60,827.09
03/07/2023	Deposit	\$127,533.91
03/08/2023	Deposit	\$76,188.34
03/09/2023	Deposit	\$62,853.34
03/10/2023	Deposit	\$122,554.14
03/13/2023	Deposit	\$65,884.81
03/13/2023	Transfer Deposit From DDA XXXXXX1682	\$226,129.90
03/14/2023	Transfer Deposit From DDA XXXXXX1682	\$26,247.42
03/15/2023	Deposit	\$83,128.30
03/15/2023	Deposit	\$8,569.61
03/16/2023	Deposit	\$12,488.76
03/16/2023	Transfer Deposit From DDA XXXXXX1682	\$117,687.56
03/17/2023	Deposit	\$19,069.23
03/17/2023	Dep Item Rtn ACH Webster City PAYROLL ZUETLAU, RYAN W.	\$0.00
03/20/2023	Deposit	\$333.00

Operations Center

5409 NW 88th St. Ste 200, Johnston, IA 50131

PUBLIC FUNDS CHECKING-7021673 (continued)
Deposits (continued)

Date	Description	Amount
03/20/2023	Deposit	\$105.46
03/20/2023	Deposit	\$76,518.74
03/21/2023	Deposit	\$33,566.62
03/22/2023	Deposit	\$11,644.28
03/22/2023	Transfer Deposit From DDA XXXXXX1682	\$598,412.35
03/23/2023	Deposit	\$325.00
03/23/2023	Deposit	\$16,098.36
03/24/2023	Transfer Deposit From DDA XXXXXX1682	\$49,714.90
03/27/2023	Deposit	\$31,524.00
03/27/2023	Deposit	\$15,112.65
03/27/2023	Transfer Deposit From DDA XXXXXX1682	\$82,649.53
03/28/2023	Deposit	\$21,034.66
03/28/2023	Transfer Deposit From DDA XXXXXX1682	\$42,968.59
03/30/2023	Deposit	\$12,559.14
03/30/2023	Deposit	\$13,315.88
03/30/2023	Transfer Deposit From DDA XXXXXX1682	\$110,407.51
03/31/2023	Deposit	\$29,919.00
03/31/2023	Accr Earning Pymt Added to Account	\$212.33

Electronic Credits

Date	Description	Amount
03/01/2023	ACH Deposit CITY OF WEBSTER LMI Loan CHECKING * * * 1673	\$144.03
03/01/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$5,118.30
03/02/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$2,078.21
03/03/2023	ACH Deposit FAREWAY STORES ACH CITY OF WEBSTER CITY U	\$9,236.36
03/03/2023	ACH Deposit FCSAMERICA FCSA AFCSA EXP CITY OF WEBSTER CI	\$1,078.76
03/03/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$3,329.80
03/03/2023	ACH Deposit THRIFTY WHITE DIRECT PAY City Of Webster Cit	\$567.35
03/06/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$3,311.00
03/06/2023	ACH Deposit PAYMENTECH DEPOSIT Webster City Govt	\$40.50
03/06/2023	ACH Deposit PAYMENTECH DEPOSIT Webster Service Fee	\$0.96
03/06/2023	ACH Deposit VanDiest Med Ctr InvoicePmt CITY OF WEBSTER	\$24,576.08
03/06/2023	ACH Deposit WEBSTER CITY CREDITS Webster City	\$271,370.32
03/07/2023	ACH Deposit CAPTURIS BILL PAY CITY OF WEBSTER	\$655.84
03/07/2023	ACH Deposit PAYMENTECH DEPOSIT Webster City Govt	\$31.50
03/07/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$6,074.02

Operations Center

5409 NW 88th St. Ste 200, Johnston, IA 50131

PUBLIC FUNDS CHECKING-7021673 (continued)
Electronic Credits (continued)

Date	Description	Amount
03/07/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$530.35
03/07/2023	ACH Deposit PAYMENTECH DEPOSIT Webster City Govt	\$64.00
03/07/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$2,320.29
03/08/2023	ACH Deposit PAYMENTECH DEPOSIT Webster Service Fee	\$0.83
03/08/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$4,604.22
03/08/2023	ACH Deposit PAYMENTECH DEPOSIT Webster City Govt	\$30.00
03/09/2023	ACH Deposit Kwik Trip, Inc. EDI PYMNTS WEBSTER CITY	\$9,693.67
03/09/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$4,587.47
03/09/2023	ACH Deposit PAYMENTECH DEPOSIT Webster City Govt	\$5.50
03/10/2023	ACH Deposit Corn Belt Power AP CITY OF WEBSTER CITY	\$1,863.92
03/10/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$3,308.86
03/10/2023	ACH Deposit THE HANOR CO WI PAYABLES CITY OF WEBSTER CIT	\$743.76
03/10/2023	ACH Deposit Webster City UTILITY CITY OF WEBSTER CITY U	\$115,398.85
03/13/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$8,419.53
03/13/2023	ACH Deposit ST OF IA-E.F.T. E.F.T. WEBSTER CITY CITY OF	\$103.12
03/13/2023	ACH Deposit ST OF IA-E.F.T. E.F.T. WEBSTER CITY CITY OF	\$103.31
03/13/2023	ACH Deposit VanDiest Med Ctr InvoicePmt CITY OF WEBSTER	\$11,403.36
03/14/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$15,197.41
03/14/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$748.31
03/14/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$558.82
03/15/2023	ACH Deposit CAPTURIS BILL PAY CITY OF WEBSTER	\$11,365.21
03/15/2023	ACH Deposit HAMILTON COUNTY Treas Ord Webster City Corp.	\$182,991.63
03/15/2023	ACH Deposit MARY ANNS SPECIA WC USDA CITY OF WEBSTER CIT	\$8,403.36
03/15/2023	ACH Deposit MEMBERS TRUST CO DEPOSIT CITY OF WEBSTER CIT	\$9,154.30
03/15/2023	ACH Deposit PAYMENTECH DEPOSIT Webster Service Fee	\$0.96
03/15/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$4,593.04
03/15/2023	ACH Deposit PAYMENTECH DEPOSIT Webster City Govt	\$51.50
03/16/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$3,753.54
03/17/2023	ACH Deposit IPAIT IPAIT City of Webster City	\$2,032,051.08

Operations Center

5409 NW 88th St. Ste 200, Johnston, IA 50131

PUBLIC FUNDS CHECKING-7021673 (continued)
Electronic Credits (continued)

Date	Description	Amount
03/17/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$5,076.24
03/20/2023	ACH Deposit Corn Belt Power AP CITY OF WEBSTER CITY	\$90,361.75
03/20/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$3,737.48
03/20/2023	ACH Deposit PAYMENTECH DEPOSIT Webster City Govt	\$5.50
03/20/2023	ACH Deposit Webster City UTILITY CITY OF WEBSTER CITY U	\$62,261.80
03/21/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$8,290.65
03/21/2023	ACH Deposit PAYMENTECH DEPOSIT Webster City Govt	\$5.50
03/21/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$1,482.83
03/21/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$1,890.24
03/21/2023	ACH Deposit PAYMENTECH DEPOSIT Webster City Govt	\$11.00
03/21/2023	ACH Deposit ST OF IA-E.F.T. E.F.T. WEBSTER CITY CITY OF	\$51,910.85
03/22/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$11,473.21
03/23/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$3,202.03
03/23/2023	ACH Deposit PAYMENTECH DEPOSIT Webster City Govt	\$5.50
03/24/2023	ACH Deposit FAREWAY STORES ACH CITY OF WEBSTER CITY U	\$8,800.70
03/24/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$4,943.55
03/27/2023	ACH Deposit Corn Belt Power AP CITY OF WEBSTER CITY	\$226.83
03/27/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$20,743.73
03/27/2023	ACH Deposit VanDiest Med Ctr InvoicePmt CITY OF WEBSTER	\$23,953.18
03/28/2023	ACH Deposit GRAND TRUNK WEST PAYMENT CITY OF WEBSTER CIT	\$1,144.89
03/28/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$4,766.08
03/28/2023	ACH Deposit PAYMENTECH DEPOSIT Webster City Govt	\$13.50
03/28/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$1,149.72
03/28/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$445.76
03/29/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$3,860.98
03/29/2023	ACH Deposit ST OF IA-E.F.T. E.F.T. WEBSTER CITY CITY OF	\$126,772.61
03/30/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$2,486.68
03/30/2023	ACH Deposit PAYMENTECH DEPOSIT Webster City Govt	\$173.27
03/30/2023	ACH Deposit UMB BANK N.A. 03/29/2023 CITY OF WEBSTER	\$508.17

Operations Center

5409 NW 88th St. Ste 200, Johnston, IA 50131

PUBLIC FUNDS CHECKING-7021673 (continued)
Electronic Credits (continued)

Date	Description	Amount
03/31/2023	ACH Deposit Corn Belt Power AP CITY OF WEBSTER CITY	\$24,710.26
03/31/2023	ACH Deposit FCSAMERICA FCSA AFCSA EXP CITY OF WEBSTER CI	\$1,133.13
03/31/2023	ACH Deposit PAYMENTECH DEPOSIT CITY OF WEBSTER CITY	\$658.74
03/31/2023	ACH Deposit PAYMENTECH DEPOSIT Webster Service Fee	\$1.60
03/31/2023	ACH Deposit PAYMENTECH DEPOSIT Webster City Govt	\$58.00
03/31/2023	ACH Deposit ST OF IA-E.F.T. E.F.T. WEBSTER CITY CITY OF	\$1,657.50

Electronic Debits

Date	Description	Amount
03/01/2023	ACH Payment PEOPLES CU PAYMENT CITY OF WEBSTER CITY	\$5,366.49
03/02/2023	ACH Payment Webster City PAYROLL CITY OF WEBSTER CITY	\$126,663.65
03/02/2023	ACH Payment Webster City PAYROLL CITY OF WEBSTER CITY	\$1,864.81
03/03/2023	ACH Payment PAYMENTECH FEE Webster City Govt	\$30.64
03/03/2023	ACH Payment PAYMENTECH FEE Webster Service Fee	\$30.12
03/06/2023	ACH Payment IRS USATAXPYMT CITY OF WEBSTER CITY	\$37,018.77
03/06/2023	ACH Payment Xpress Bill Pay Billing Webster City	\$759.91
03/07/2023	ACH Payment IA CHILD SUPPORT CHILD SUPP CITY OF WEBSTER	\$624.90
03/07/2023	ACH Payment IA DEPT OF REV IA REV PAY WEBSTER CITY CITY	\$10,640.22
03/07/2023	ACH Payment IA DEPT OF REV IA REV PAY WEBSTER CITY CITY	\$25,859.99
03/07/2023	ACH Payment IA DEPT OF REV IA REV PAY WEBSTER CITY CITY	\$6,288.00
03/16/2023	ACH Payment Webster City PAYROLL CITY OF WEBSTER CITY	\$128,052.54
03/20/2023	ACH Payment CITY OF WEBSTER USDA TRANS CHECKING * * * 1673	\$3,000.00
03/21/2023	ACH Payment IRS USATAXPYMT CITY OF WEBSTER CITY	\$37,924.04
03/22/2023	ACH Payment IA CHILD SUPPORT CHILD SUPP CITY OF WEBSTER	\$624.90
03/22/2023	ACH Payment NIMECA Webster Ci Webster City	\$599,915.14
03/27/2023	ACH Payment PAYMENTECH CHARGEBACK CITY OF WEBSTER CITY	\$126.17
03/27/2023	ACH Payment USDA RD RUS PAYMENT WEBSTER CITY, CITY	\$16,806.72
03/30/2023	ACH Payment Webster City PAYROLL CITY OF WEBSTER CITY	\$138,031.44

Operations Center

5409 NW 88th St. Ste 200, Johnston, IA 50131

PUBLIC FUNDS CHECKING-7021673 (continued)
Other Debits

Date	Description	Amount
03/01/2023	Deposit Item Ret RETURN CHECK-MICHELE SULLIVAN-NSF	\$325.00
03/01/2023	Transfer Withdrawal To DDA XXXXXX1682	\$280.53
03/03/2023	Transfer Withdrawal To DDA XXXXXX1682	\$55,843.79
03/06/2023	Transfer Withdrawal To DDA XXXXXX1682	\$312,672.68
03/07/2023	Transfer Withdrawal To DDA XXXXXX1682	\$91,723.37
03/08/2023	Transfer Withdrawal To DDA XXXXXX1682	\$19,293.10
03/09/2023	Transfer Withdrawal To DDA XXXXXX1682	\$53,642.13
03/10/2023	Transfer Withdrawal To DDA XXXXXX1682	\$193,597.17
03/14/2023	Dep Item Rtn ACH Webster City UTILITY SPARK ZONE LLC	\$147.78
03/15/2023	Deposit Item Ret RTN CHECK- NSF- JAY ASCHERL	\$333.00
03/15/2023	Deposit Item Ret RTH CHECK- NSF- NORMAN FORD	\$105.46
03/15/2023	Transfer Withdrawal To DDA XXXXXX1682	\$303,900.01
03/17/2023	Transfer Withdrawal To DDA XXXXXX1682	\$56,036.55
03/20/2023	Dep Item Rtn ACH Webster City UTILITY ZUETLAU, JAEGER	\$144.05
03/20/2023	Transfer Withdrawal To DDA XXXXXX1682	\$228,076.92
03/21/2023	Transfer Withdrawal To DDA XXXXXX1682	\$56,628.44
03/23/2023	Transfer Withdrawal To DDA XXXXXX1682	\$11,666.99
03/29/2023	Transfer Withdrawal To DDA XXXXXX1682	\$122,737.64
03/31/2023	Transfer Withdrawal To DDA XXXXXX1682	\$56,088.23





Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
3698	03/13/2023	\$18.47	3726	03/06/2023	\$81.26	3743	03/22/2023	\$92.35
3701*	03/01/2023	\$51.68	3727	03/22/2023	\$5.66	3744	03/27/2023	\$168.84
3709*	03/06/2023	\$111.75	3728	03/08/2023	\$138.52	3745	03/28/2023	\$83.11
3713*	03/07/2023	\$92.26	3729	03/14/2023	\$165.24	3746	03/21/2023	\$298.10
3714	03/14/2023	\$92.35	3730	03/07/2023	\$254.19	3747	03/20/2023	\$204.24
3715	03/08/2023	\$68.91	3731	03/07/2023	\$138.52	3748	03/21/2023	\$335.63
3716	03/20/2023	\$18.47	3732	03/09/2023	\$1,100.00	3749	03/22/2023	\$90.50
3717	03/13/2023	\$36.94	3733	03/09/2023	\$33.00	3750	03/23/2023	\$22.16
3719*	03/16/2023	\$92.35	3734	03/09/2023	\$187.50	3751	03/21/2023	\$105.28
3720	03/06/2023	\$86.14	3735	03/13/2023	\$639.16	3752	03/20/2023	\$152.38
3721	03/09/2023	\$440.80	3736	03/21/2023	\$86.14	3753	03/20/2023	\$81.26
3722	03/07/2023	\$68.91	3737	03/22/2023	\$129.29	3754	03/21/2023	\$1,109.41
3723	03/07/2023	\$73.88	3739*	03/27/2023	\$36.94	3755	03/24/2023	\$1,100.00
3724	03/08/2023	\$18.47	3740	03/21/2023	\$120.60	3756	03/24/2023	\$33.50
3725	03/07/2023	\$330.04	3742*	03/21/2023	\$55.41	3757	03/24/2023	\$187.50

RETURN SERVICE REQUESTED

CITY OF WEBSTER CITY
SWEEP ACCOUNT
PO BOX 217
WEBSTER CITY IA 50595-0217

Managing Your Accounts

	Customer Service (515)832-1133
	Telephone Banking (800)260-8419
	Mailing Address 635 1st Street Webster City, IA 50595
	Online Banking www.availa.bank

Summary of Accounts

Account Type	Account Number	Ending Balance
PUBLIC FUNDS CHECKING	7021682	\$10,568,879.79

PUBLIC FUNDS CHECKING-7021682

Account Summary

Date	Description	Amount
03/01/2023	Beginning Balance	\$10,359,969.09
	15 Credit(s) This Period	\$1,581,512.56
	9 Debit(s) This Period	\$1,372,601.86
03/31/2023	Ending Balance	\$10,568,879.79

Interest Summary

Description	Amount
Annual Percentage Yield Earned	2.15%
Interest Days	31
Interest Earned Not Paid	\$0.00
Interest Paid This Period	\$19,325.01
Interest Paid Year-to-Date	\$51,197.74
Minimum Balance	\$10,241,865.52

Deposits

Date	Description	Amount
03/01/2023	Transfer Deposit From DDA XXXXXX1673	\$280.53
03/03/2023	Transfer Deposit From DDA XXXXXX1673	\$55,843.79
03/06/2023	Transfer Deposit From DDA XXXXXX1673	\$312,672.68
03/07/2023	Transfer Deposit From DDA XXXXXX1673	\$91,723.37
03/08/2023	Transfer Deposit From DDA XXXXXX1673	\$19,293.10
03/09/2023	Transfer Deposit From DDA XXXXXX1673	\$53,642.13
03/10/2023	Transfer Deposit From DDA XXXXXX1673	\$193,597.17
03/15/2023	Transfer Deposit From DDA XXXXXX1673	\$303,900.01
03/17/2023	Transfer Deposit From DDA XXXXXX1673	\$56,036.55
03/20/2023	Transfer Deposit From DDA XXXXXX1673	\$228,076.92
03/21/2023	Transfer Deposit From DDA XXXXXX1673	\$56,628.44

Operations Center

5409 NW 88th St. Ste 200, Johnston, IA 50131

PUBLIC FUNDS CHECKING-7021682 (continued)
Deposits (continued)

Date	Description	Amount
03/23/2023	Transfer Deposit From DDA XXXXXX1673	\$11,666.99
03/29/2023	Transfer Deposit From DDA XXXXXX1673	\$122,737.64
03/31/2023	Transfer Deposit From DDA XXXXXX1673	\$56,088.23
03/31/2023	Accr Earning Pymt Added to Account	\$19,325.01

Other Debits

Date	Description	Amount
03/02/2023	Transfer Withdrawal To DDA XXXXXX1673	\$118,384.10
03/13/2023	Transfer Withdrawal To DDA XXXXXX1673	\$226,129.90
03/14/2023	Transfer Withdrawal To DDA XXXXXX1673	\$26,247.42
03/16/2023	Transfer Withdrawal To DDA XXXXXX1673	\$117,687.56
03/22/2023	Transfer Withdrawal To DDA XXXXXX1673	\$598,412.35
03/24/2023	Transfer Withdrawal To DDA XXXXXX1673	\$49,714.90
03/27/2023	Transfer Withdrawal To DDA XXXXXX1673	\$82,649.53
03/28/2023	Transfer Withdrawal To DDA XXXXXX1673	\$42,968.59
03/30/2023	Transfer Withdrawal To DDA XXXXXX1673	\$110,407.51

Daily Balances

Date	Amount	Date	Amount	Date	Amount
03/01/2023	\$10,360,249.62	03/13/2023	\$10,742,507.86	03/23/2023	\$10,656,469.44
03/02/2023	\$10,241,865.52	03/14/2023	\$10,716,260.44	03/24/2023	\$10,606,754.54
03/03/2023	\$10,297,709.31	03/15/2023	\$11,020,160.45	03/27/2023	\$10,524,105.01
03/06/2023	\$10,610,381.99	03/16/2023	\$10,902,472.89	03/28/2023	\$10,481,136.42
03/07/2023	\$10,702,105.36	03/17/2023	\$10,958,509.44	03/29/2023	\$10,603,874.06
03/08/2023	\$10,721,398.46	03/20/2023	\$11,186,586.36	03/30/2023	\$10,493,466.55
03/09/2023	\$10,775,040.59	03/21/2023	\$11,243,214.80	03/31/2023	\$10,568,879.79
03/10/2023	\$10,968,637.76	03/22/2023	\$10,644,802.45		





Overdraft and Returned Item Fees

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

RETURN SERVICE REQUESTED

CITY OF WEBSTER CITY
WC USDA REVOLVING LOAN
PO BOX 217
WEBSTER CITY IA 50595-0217

Managing Your Accounts

	Customer Service (515)832-1133
	Telephone Banking (800)260-8419
	Mailing Address 635 1st Street Webster City, IA 50595
	Online Banking www.availa.bank

Summary of Accounts

Account Type	Account Number	Ending Balance
PUBLIC FUNDS CHECKING	7025498	\$249,915.10

PUBLIC FUNDS CHECKING-7025498

Account Summary

Date	Description	Amount
03/01/2023	Beginning Balance	\$245,917.17
	3 Credit(s) This Period	\$3,997.93
	0 Debit(s) This Period	\$0.00
03/31/2023	Ending Balance	\$249,915.10

Interest Summary

Description	Amount
Annual Percentage Yield Earned	0.50%
Interest Days	31
Interest Earned Not Paid	\$0.00
Interest Paid This Period	\$105.29
Interest Paid Year-to-Date	\$301.05
Minimum Balance	\$245,917.17

Deposits

Date	Description	Amount
03/31/2023	Accr Earning Pymt Added to Account	\$105.29

Electronic Credits

Date	Description	Amount
03/02/2023	ACH Deposit Webster City REVERSAL CITY OF WEBSTER CITY *	\$892.64
03/20/2023	ACH Deposit CITY OF WEBSTER USDA TRANS USDA TRANSFER	\$3,000.00

Daily Balances

Date	Amount	Date	Amount
03/01/2023	\$245,917.17	03/20/2023	\$249,809.81
03/02/2023	\$246,809.81	03/31/2023	\$249,915.10

Overdraft and Returned Item Fees

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Webster City															
March 2023 Financial Report															
As of March 31, 2023															
Fund Code		Fund Name	Beginning Cash Balance	Beginning Investment Balance	Monthly Revenues	Investments Cashed	Transfers	Monthly Expenditures	Investments Purchased	Ending Cash Balance Before Adjustments	Cash Proof	Balance Sheet Adjustments	Ending Cash Balance	Ending Investment Balance	Treasurer's Ending Balance
General Fund															
100	100	General	648,933.66	2,550,000.00	115,387.30	-	-	265,317.50	-	499,003.46	174,145.09	(190,860.99)	308,142.47	2,550,000.00	2,858,142.47
	100A	Govern. Equip. Replacement	(35,681.62)	200,000.00	-	-	-	11,145.90	-	(46,827.52)	-	-	(46,827.52)	200,000.00	153,172.48
	100B	Govern Economic Development	66,909.55	1,000,000.00	101.72	-	-	18,375.00	-	48,636.27	-	-	48,636.27	1,000,000.00	1,048,636.27
	100C	Parks, Rec Public Grounds Improvements	(135,286.91)	-	-	-	-	519.22	-	(135,806.13)	-	-	(135,806.13)	-	(135,806.13)
		Subtotal-General Fund	544,874.68	3,750,000.00	115,489.02	-	-	295,357.62	-	365,006.08	174,145.09	(190,860.99)	174,145.09	3,750,000.00	3,924,145.09
Special Revenue Funds															
200	200	FICA - IPERS	76,607.04	-	8,168.88	-	-	18,090.07	-	66,685.85	66,685.85	-	66,685.85	-	66,685.85
201	201	Workers compensation	222,410.31	-	3,829.12	-	-	-	-	226,239.43	226,239.43	-	226,239.43	-	226,239.43
202	202	Medical/Flex Insurance	65,783.19	-	24,065.82	-	-	27,183.46	-	62,665.55	62,665.55	-	62,665.55	-	62,665.55
203	203	Unemployment Compensation	(5,241.85)	-	272.31	-	-	-	-	(4,969.54)	(4,969.54)	-	(4,969.54)	-	(4,969.54)
204	204	Road Use Tax	594,160.21	1,000,000.00	52,814.16	-	-	47,485.02	200,000.00	399,489.35	399,489.35	-	399,489.35	1,200,000.00	1,599,489.35
205	205	Airport Commission	276,318.94	400,000.00	6,718.92	-	-	23,270.54	-	259,767.32	258,062.41	(1,704.91)	258,062.41	400,000.00	658,062.41
208	208	Hotel/Motel Sales Tax	211,170.21	200,000.00	321.04	-	-	-	-	211,491.25	211,491.25	-	211,491.25	200,000.00	411,491.25
209	209	Emergency Levy Fund	40,408.14	-	2,163.31	-	-	-	-	42,571.45	42,571.45	-	42,571.45	-	42,571.45
210	210	Police/Fire Retirement Trust Fund	18,628.47	-	7,750.86	-	-	20,785.63	-	5,593.70	5,593.70	-	5,593.70	-	5,593.70
211	211	DARE Trust	(321.33)	-	8.58	-	-	-	-	(312.75)	(312.75)	-	(312.75)	-	(312.75)
212	212	Seized Property Trust	(143.23)	-	-	-	-	-	-	(143.23)	(143.23)	-	(143.23)	-	(143.23)
214	214	K9 Trust	-	-	10.14	-	-	54.00	-	(43.86)	(43.86)	-	(43.86)	-	(43.86)
216	216	Police Reserve Officers Fund	3,585.72	-	5.45	-	-	-	-	3,591.17	3,591.17	-	3,591.17	-	3,591.17
217	217	Wilson Brewer Park/Depot Foundation	1,846.85	-	-	-	-	-	-	1,846.85	1,846.85	-	1,846.85	-	1,846.85
218	218	Webster City Pride Committee	4,251.69	-	-	-	-	-	-	4,251.69	4,251.69	-	4,251.69	-	4,251.69
219	219	Kendall Young Scout Lodge	2,808.03	-	4.27	-	-	-	-	2,812.30	2,812.30	-	2,812.30	-	2,812.30
220	220	Economic Development Revolving	42,460.88	-	-	-	-	-	-	42,460.88	42,460.88	-	42,460.88	-	42,460.88
228	228	Low/Moderate Income Revolving	28,380.50	500,000.00	117.20	-	-	-	-	28,497.70	29,399.36	901.66	29,399.36	500,000.00	529,399.36
229	229	WC Comercial Rehab Rev Loan Program	94,851.78	100,000.00	159.29	-	-	-	50,000.00	45,011.07	45,186.00	174.93	45,186.00	100,000.00	145,186.00
231	231	CDBG Housing Rehab	16.90	-	-	-	-	-	-	16.90	16.90	-	16.90	-	16.90
232	232	B.L.U.E.	4,075.00	-	11.85	-	-	-	-	4,086.85	4,086.85	-	4,086.85	-	4,086.85
240	240	USDA Revolving Loan Fund	249,631.02	-	105.29	-	-	-	-	249,631.02	252,631.02	3,000.00	252,631.02	-	252,631.02
250	250	TIF - Riverview	21,876.53	-	684.30	-	-	-	-	22,560.83	22,560.83	-	22,560.83	-	22,560.83
251	251	TIF - HyVee	3,766.46	-	-	-	-	-	-	3,766.46	3,766.46	-	3,766.46	-	3,766.46
255	255	TIF - Brewer Creek Estates	9,914.31	-	15.07	-	-	-	-	9,929.38	9,929.38	-	9,929.38	-	9,929.38
260	260	SSMID	29,228.82	-	4,050.60	-	-	65.00	-	33,214.42	33,214.42	-	33,214.42	-	33,214.42
265	265	TIF - Struchen	-	-	-	-	-	-	-	-	-	-	-	-	-
268	268	TIF - SE Development Park Project	(20,998.39)	-	-	-	-	-	-	(20,998.39)	(20,998.39)	-	(20,998.39)	-	(20,998.39)
272	272	TIF - Mitchell Machine	84.63	-	-	-	-	-	-	84.63	84.63	-	84.63	-	84.63
281	281	TIF - Gourley Subdivision	4,722.07	-	2,629.37	-	-	-	-	7,351.44	7,351.44	-	7,351.44	-	7,351.44
282	282	TIF - SW Watermain Improvement	1.96	-	-	-	-	-	-	1.96	1.96	-	1.96	-	1.96
283	283	TIF - Town & Country (FSB)	15,156.36	-	-	-	-	-	-	15,156.36	15,156.36	-	15,156.36	-	15,156.36
284	284	TIF - Fareway Stores	8,314.43	-	-	-	-	-	-	8,314.43	8,314.43	-	8,314.43	-	8,314.43
285	285	TIF - First State Bank	15,192.08	-	28,276.72	-	-	-	-	43,468.80	43,468.80	-	43,468.80	-	43,468.80
286	286	TIF - Infinity Services LLC	50,734.94	-	-	-	-	-	-	50,734.94	50,734.94	-	50,734.94	-	50,734.94
287	287	TIF - Webster City Federal	13,807.05	-	-	-	-	-	-	13,807.05	13,807.05	-	13,807.05	-	13,807.05
288	288	TIF - Van Diest Medical Center	(2,500.00)	-	-	-	-	-	-	(2,500.00)	(2,500.00)	-	(2,500.00)	-	(2,500.00)
289	289	TIF - 2013 Medical Complex URA-KTJ (Shopko)	55,881.06	-	-	-	-	-	-	55,881.06	55,881.06	-	55,881.06	-	55,881.06
290	290	TIF - 3DK Enterprises	14,394.35	-	-	-	-	-	-	14,394.35	14,394.35	-	14,394.35	-	14,394.35
291	291	TIF - 2016 Industrial - WC Custom Meats	(896.55)	-	-	-	-	-	-	(896.55)	(896.55)	-	(896.55)	-	(896.55)
292	292	TIF - Mary Ann's	-	-	-	-	-	-	-	-	-	-	-	-	-
293	293	TIF - Tasler's	(1,500.00)	-	-	-	-	-	-	(1,500.00)	(1,500.00)	-	(1,500.00)	-	(1,500.00)
294	294	TIF - Ridge Development	33,372.00	-	2,840.67	-	-	-	-	36,212.67	36,212.67	-	36,212.67	-	36,212.67
295	295	TIF - Gary & Brenda Fox	3,428.13	-	-	-	-	-	-	3,428.13	3,428.13	-	3,428.13	-	3,428.13
296	296	TIF - Kenyon Hill Ridge	31,242.14	-	-	-	-	-	-	31,242.14	31,242.14	-	31,242.14	-	31,242.14
		Subtotal - Special Revenue Funds	2,216,805.56	2,150,000.00	145,023.22	-	-	136,933.72	250,000.00	1,974,895.06	1,977,266.74	2,371.68	1,977,266.74	2,400,000.00	4,377,266.74
Debt Service Fund															
300	300	Debt Service	522,730.98	50,000.00	28,007.00	-	-	9,154.30	-	541,583.68	541,583.68	-	541,583.68	50,000.00	591,583.68
		Subtotal - Debt Service Fund	522,730.98	50,000.00	28,007.00	-	-	9,154.30	-	541,583.68	541,583.68	-	541,583.68	50,000.00	591,583.68
Fiduciary & Agency Funds															
400	400	Joe E. Barr Trust	1,599.05	-	-	-	-	-	-	1,599.05	1,599.05	-	1,599.05	-	1,599.05
401	401	Edgar Foster Trust	1,885.10	-	-	-	-	-	-	1,885.10	1,885.10	-	1,885.10	-	1,885.10
402	402	Calvary Cemetery Trust	5,112.28	-	-	-	-	-	-	5,112.28	5,112.28	-	5,112.28	-	5,112.28
403	403	Zella Silvers Trust	2,906.67	-	-	-	-	-	-	2,906.67	2,906.67	-	2,906.67	-	2,906.67
411	411	Mulberry Church	26,893.56	-	40.89	-	-	15,619.29	-	11,315.16	11,315.16	-	11,315.16	-	11,315.16
412	412	Youth Advisory	160.00	-	-	-	-	-	-	160.00	160.00	-	160.00	-	160.00
430	430	RAGBRAI	5,158.40	-	-	-	-	-	-	5,158.40	5,158.40	-	5,158.40	-	5,158.40
		Subtotal - Fiduciary & Agency Funds	43,715.06	-	40.89	-	-	15,619.29	-	28,136.66	28,136.66	-	28,136.66	-	28,136.66

Webster City															
March 2023 Financial Report															
As of March 31, 2023															
Fund Code		Fund Name	Beginning Cash Balance	Beginning Investment Balance	Monthly Revenues	Investments Cashed	Transfers	Monthly Expenditures	Investments Purchased	Ending Cash Balance Before Adjustments	Cash Proof	Balance Sheet Adjustments	Ending Cash Balance	Ending Investment Balance	Treasurer's Ending Balance
Permanent Fund															
404	404	Perpetual Care Trust (Non-exp.)	459,290.33	-	319.20	-	-	-	-	459,609.53	459,609.53	-	459,609.53	-	459,609.53
		Subtotal - Permanent Fund	459,290.33	-	319.20	-	-	-	-	459,609.53	459,609.53	-	459,609.53	-	459,609.53
Capital Project Funds															
500	500	Capital Improvement Reserve	1,002,783.13	2,750,000.00	130,697.01	-	-	-	750,000.00	383,480.14	383,480.14	-	383,480.14	3,500,000.00	3,883,480.14
501	501	American Rescue Plan	152,574.68	-	231.96	-	-	-	-	152,806.64	152,806.64	-	152,806.64	-	152,806.64
502	502	Brewer Creek Estates	180.48	-	0.27	-	-	-	-	180.75	180.75	-	180.75	-	180.75
503	503	Boone River Trail	-	-	-	-	-	-	-	-	-	-	-	-	-
504	504	Second Street Reconstruction	(515,523.69)	-	-	-	-	-	-	(515,523.69)	(515,523.69)	-	(515,523.69)	-	(515,523.69)
506	506	Sidewalk Improvement Fund	46,832.89	-	71.20	-	-	-	-	46,904.09	46,904.09	-	46,904.09	-	46,904.09
525	525	Annual Street Maintenance	(174,462.53)	-	-	-	-	26,451.50	-	(200,914.03)	(200,914.03)	-	(200,914.03)	-	(200,914.03)
527	527	Public Railroad Crossings	149.30	-	-	-	-	-	-	149.30	149.30	-	149.30	-	149.30
528	528	Bridge Improvements	42,733.86	-	-	-	-	-	-	42,733.86	42,733.86	-	42,733.86	-	42,733.86
531	531	E Second St Sidewalk/Street Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-
532	532	James Street (Old Hwy 20) Project	-	-	-	-	-	-	-	-	-	-	-	-	-
533	533	Superior Street Sidewalk	-	-	-	-	-	-	-	-	-	-	-	-	-
534	534	Wilson-Brewer Park Improvement Project	-	-	-	-	-	-	-	-	-	-	-	-	-
535	535	W Twin Park Shelter Project	-	-	-	-	-	-	-	-	-	-	-	-	-
536	536	2020 2nd Street Reconstruction	1,535,790.46	-	-	-	-	16,798.00	-	1,518,992.46	1,518,992.46	-	1,518,992.46	-	1,518,992.46
537	537	E Twin Improvements	(27,251.48)	-	-	-	-	-	-	(27,251.48)	(27,251.48)	-	(27,251.48)	-	(27,251.48)
		Subtotal - Capital Project Funds	2,063,807.10	2,750,000.00	131,000.44	-	-	43,249.50	750,000.00	1,401,558.04	1,401,558.04	-	1,401,558.04	3,500,000.00	4,901,558.04
Enterprise Funds															
601	601	Electric Utility	1,025,822.90	500,000.00	1,068,991.99	-	-	805,776.43	-	1,289,038.46	2,933,316.93	61,796.32	1,350,834.78	500,000.00	1,850,834.78
	601D	Electric Improvement Reserve	(226,570.62)	4,000,000.00	-	2,000,000.00	-	-	1,000,000.00	773,429.38	-	-	773,429.38	3,000,000.00	3,773,429.38
	601E	Project Share Donations	13,427.53	-	92.00	-	-	-	-	13,519.53	-	-	13,519.53	-	13,519.53
	601F	Green City Energy Donations	2,913.00	-	10.00	-	-	-	-	2,923.00	-	-	2,923.00	-	2,923.00
	601G	Green City Energy Donations - Pleasant	510.00	-	-	-	-	-	-	510.00	-	-	510.00	-	510.00
	601M	Electric Equipment Replacement	165,404.30	500,000.00	251.47	-	-	7,501.63	-	158,154.14	-	-	158,154.14	500,000.00	658,154.14
	601N	Customer Deposit Trust	420,993.46	-	(537.37)	-	-	-	-	420,456.09	-	-	420,456.09	-	420,456.09
	601P	Electric Economic Development	213,165.93	1,000,000.00	324.08	-									

Report Criteria:

Print Outstanding Checks and Deposits and Bank and Book Adjustments

GENERAL CHECKING (GENERAL CHECKING) (1)

March 31, 2023

Account: 00110000

Bank Account Number: 7021673

Bank Statement Balance:	11,319,007.22	Book Balance Previous Month:	11,287,315.25
Outstanding Deposits:	37,915.29	Total Receipts:	4,019,071.57
Outstanding Checks:	225,941.12	Total Disbursements:	4,116,083.21
Bank Adjustments:	59,322.22	Book Adjustments:	.00
Bank Balance:	11,190,303.61	Book Balance:	11,190,303.61

Outstanding Deposits

Deposit Number	Deposit Amount	Deposit Number	Deposit Amount	Deposit Number	Deposit Amount	Deposit Number	Deposit Amount
18	188.67	1184	100.00-	1293	11.00	1306	55.00
73	19.80-	1292	5,280.81	1305	32,498.10	1307	1.51
						Total:	37,915.29

Deposits cleared: 84 items Deposits Outstanding: 8 items

Outstanding Checks

Check Number	Check Amount	Check Number	Check Amount	Check Number	Check Amount	Check Number	Check Amount
1	21,097.47	3754	55.41	18050	71.73	50792	2.67
4	802.36	3759	34.46	18333	49.48	50833	64.37
5	30.48	3760	55.41	18616	2.25	50838	56.57
6	30.08	3761	17.23	18738	39.35	50893	138.91
7	1,565.56	3762	36.94	18760	44.22	50896	75.11
1020	29.09	3763	34.46	18862	68.08	50927	2.07
1072	28.63	3764	344.07	19009	377.00	51131	40.29
1073	35.79	3765	18.47	19329	11.93	51172	28.13
1710	23.09	3766	55.41	20274	62.14	51447	16.00
1733	18.47	3767	337.68	20489	274.07	51583	163.26
1741	55.41	3768	18.47	20538	31.15	51589	243.78
1742	14.78	3769	279.28	20570	71.91	51590	24.73
1818	62.33	3770	222.64	20579	75.00	51592	48.15
1844	55.41	3771	363.59	20909	69.01	51595	10.11
1881	17.08	3772	45.25	21362	21.47	51601	18.75
1895	36.94	3773	22.16	21368	1.82	51682	64.72
1916	92.35	3774	80.35	21796	46.03	51691	16.30
2563	16.16	3775	81.26	33023	5,366.49	51808	7.01
2977	10.16	3789	1,100.00	50049	44.27	51842	45.58
3000	55.41	3790	34.00	50350	58.63	52148	59.99
3118	18.47	6804	28.63-	50419	80.15	52249	7.28
3385	11.09	17532	247.00	50432	152.90	52296	74.44
3537	24.01	17542	97.12	50508	42.57	52555	32.31
3738	120.60	17791	64.67	50509	40.83	52557	25.00
3741	408.57	17939	1.86	50631	12.47	52814	88.87

Check Number	Check Amount	Check Number	Check Amount	Check Number	Check Amount	Check Number	Check Amount
52900	29.62	54829	75.00	56675	6.52	58511	4,006.67
52934	54.42	54855	9.36	56817	28.41	58623	25.00
53208	111.27	54907	16.91	56864	39.52	58712	20,000.00
53242	13.59	55001	125.00	56868	36.06	58727	4,006.67
53285	6.00	55014	132.87	57067	13.75	58878	46.21
53306	72.35	55019	40.98	57095	35.99	58894	41.67
53452	34.78	55154	5.35	57101	10.10	58936	13.24
53551	15.21	55241	67.81	57104	10.36	58940	4,006.67
53637	5.17	55243	42.54	57121	93.25	58983	332.60
53693	132.41	55268	13.69	57126	1.98	58991	449.00
53704	83.58	55305	89.53	57148	58.12	59005	9.00
53752	2.87	55353	126.11	57175	39.94	59006	25.00
53783	1.32	55521	49.00	57285	37.09	59016	1,327.03
53811	166.00	55583	1,255.00	57333	250.00	59059	40.00
53921	136.62	55589	38.57	57718	2.84	59060	40.00
54138	21.48	55701	91.17	57761	3.92	228521	624.90
54342	131.26	55808	48.07	57770	34.13	326401	13,488.00
54408	135.49	55835	57.61	57800	250.00	403202	43,550.12
54425	132.94	56102	168.97	57938	44.53	121048	66,145.01
54429	118.65	56356	93.95	57973	50.00	270263	.08
54543	12.63	56521	18.94	58340	4,006.67	270349	40,561.59
54668	19.48	56560	150.69	58474	80.36		
54783	34.14	56661	34.18	58489	2,196.31	Total:	247,038.59

Checks cleared: 308 items Checks Outstanding: 190 items

Bank Adjustments

Description	Amount	Description	Amount
o/s cash deposit	47,403.93	NIMECA-prop tax & APPA Dues	22,583.04
F Trust pymt-missed city side	9,154.30-	Returned check	144.05
missed direct pymt	1,657.50-	IPERS overpayment	3.00
		Total:	59,322.22

Book Adjustments

No book adjustments found!

*** Outstanding Check amount is incorrect

<<Partially cleared

City of Webster City - Receipts
MARCH, 2023

<u>FUND</u>	<u>AMOUNT</u>
GENERAL FUND	\$115,489.02
ROAD USE TAX FUND	\$52,814.16
TIF	\$34,446.13
SSMID	\$4,050.60
SPECIAL REVENUE FUNDS	\$53,712.33
DEBT SERVICE FUND	\$28,007.00
FIDUCIARY FUNDS	\$40.89
PERMANENT FUND	\$319.20
IMPROVEMENT FUNDS	\$131,000.44
ELECTRIC UTILITY FUND	\$1,069,132.17
WATER UTILITY FUND	\$261,694.03
SEWER UTILITY FUND	<u>\$255,694.13</u>
TOTAL	<u>\$2,006,400.10</u>

March
Summary of Investments - FY23

<u>Financial Institution</u>	<u>Investment</u>	<u>Term</u>	<u>Purchase Date</u>	<u>Due Date</u>	<u>Redeem Date</u>	<u>Int Rate</u>	<u>Begin Balance</u>	<u>Purchased</u>	<u>Redeemed</u>	<u>Ending Balance</u>	<u>Month Interest</u>	<u>Interest YTD</u>
IPAIT	CD purch-Sept 2022	6 month	9/12/22	3/13/23	3/15/2023	3.20%	2,000,000.00		2,000,000.00	-	-	
IPAIT	CD purch-Sept 2022	9 month	9/12/22	6/9/23		3.30%	2,000,000.00			2,000,000.00		
IPAIT	CD purch-Sept 2022	12 month	9/12/22	9/14/23		3.40%	2,000,000.00			2,000,000.00		
IPAIT	CD purch-Nov 2022	6 month	11/9/22	5/9/23		4.30%	2,000,000.00			2,000,000.00		
IPAIT	CD purch-Nov 2022	12 month	11/9/22	11/9/23		4.50%	4,000,000.00			4,000,000.00		
People's Credit Union	CD purch-Aug 2022	3 month	8/12/22	11/12/22	11/14/22	2.20%				-		11,090.41
People's Credit Union	CD purch-Aug 2022	6 month	8/12/22	2/12/23	02/13/23	2.30%	-			-		23,189.04
People's Credit Union	CD purch-Aug 2022	12 month	8/12/22	8/12/23		2.40%	2,000,000.00			2,000,000.00		
WCF	CD purch-Dec 2022	12 month	12/27/22	12/27/23		4.70%	2,000,000.00			2,000,000.00		
WCF	CD purch-Feb 2023	12 month	2/9/23	2/8/24		4.90%	2,000,000.00			2,000,000.00		
WCF	CD purch-March 2023	6 month	3/16/23	9/16/23		4.95%	-	2,000,000.00		2,000,000.00		
Availa Bank	Sweep Account					2.12%	-	-	-	-	19,325.01	165,070.69
Availa Bank	USDA Revolving Loan Checking					0.50%					105.29	878.70
Availa Bank	Checking Account					0.50%					212.33	1,869.87
							18,000,000.00	2,000,000.00	2,000,000.00	18,000,000.00	19,642.63	202,098.71

E-MAILED BANKS SHOWN BELOW TO GIVE THE CITY OPTIONS OF CD PURCHASES OF TERMS 12 MONTH OR LESS

	3 MO	6 MO	7 MO	12 MO	13 MO
Avalia Bank		3.75%		3.85%	
First State Bank			3.90%	3.50%	4.25%
IPAIT		4.60%		4.77%	
People's Credit Union		4.50%		4.15%	
United Bank - Fort Dodge		3.80%		4.45%	
WCF		4.95%		5.00%	

CITY PURCHASED WCF - 6 MONTH - 4.95% - \$2,000,000



WEBSTER CITY PLANNING AND ZONING COMMISSION MINUTES
April 10, 2023

The meeting of the Webster City Planning and Zoning Commission was held on April 10, 2023 at City Hall. The meeting was called to order by Chairperson Steve Struchen at 6:00 P.M.

ROLL CALL: Present: Jerry Kloberdanz, Carolyn Cross, Lynn Jaycox, Barb Wollan, Jim Kumm, Shelby Kroona, Steve Struchen, Sabrina Wohlford

Absent: Jill Burtnett

Also in attendance: Ariel Bertran, Community Development Director

It was moved by Wollan and seconded by Kloberdanz to approve the agenda.

ROLL CALL: Aye: Carolyn Cross, Lynn Jaycox, Jim Kumm, Shelby Kroona, Steve Struchen, Sabrina Wohlford

Nay: NONE

MOTION CARRIED.

It was moved by Wohlford and seconded by Cross that the minutes of the February 13, 2023, meeting be approved as emailed to the Commission.

ROLL CALL: Aye: Kloberdanz, Jaycox, Wollan, Kumm, Kroona, Struchen

Nay: NONE

MOTION CARRIED.

It was moved by Kumm and seconded by Wollan to recommend the renewal of the Urban Revitalization for Residential Tax Abatement Plan.

Discussion of exploring options for adding areas of Webster City and length of the Plan for possible new plan for new construction.

ROLL CALL: Aye: Kloberdanz, Cross, Jaycox, Kroona, Struchen, Wohlford

Nay: NONE

MOTION CARRIED.

It was moved by Jaycox and seconded by Kloberdanz to schedule a public hearing for April 24, 2023 at 6:05 P.M. on a proposed ordinance of the City of Webster City for the purpose of regulating the placement and use of solar energy systems in the City's zoning districts.

ROLL CALL: Aye: Cross, Wollan, Kumm, Kroona, Stuchen, Wohlford

Nay: None

Motion Carried

Petitions – Communications – Requests: None

Commission Comments: Explore the possibility of having a second tax abatement plan for new construction within Webster City.

Staff Comments: Ariel attended A Property Maintenance Code Conference in March, future discussion of the property maintenance code adoption to come. Update on project properties in the City.

Meeting was adjourned at 6:40 p.m.

Jim Kumm
Secretary



MEMORANDUM

TO: Mayor and City Council

FROM: Ariel Bertran
Daniel Ortiz-Hernandez, City Manager

DATE: May 1, 2023

RE: Renewal of the City-Wide Urban Revitalization Plan for Residential Tax Abatement

SUMMARY: The current Urban Revitalization Plan for Residential Tax Abatement expires on May 18, 2023. On April 10, 2023, the Planning and Zoning Commission recommended that this plan be extended another 3 years.

PREVIOUS COUNCIL ACTION: On May 18, 2020, the City Council approved the extension of the Urban Revitalization Plan for Residential Tax Abatement. This plan needs renewed every 3 years.

BACKGROUND/DISCUSSION: In May of 1993, the City Council approved and adopted the Webster City Revitalization Plan involving tax abatement. This plan has to be reviewed by The Planning and Zoning Commission as well as City Council every 3 years. It has been renewed each time since the adoption of this plan. It was last approved on May 18, 2020.

The plan offers an incentive for new, residential construction on infill lots. Infill lots are those which already abut a public street and are within fifty feet of existing water and sewer. Any new subdivision that has been developed after 1993 does not qualify. Since the commencement of this plan in May of 1993, **139** new dwellings have taken advantage of this 100%, 3-year tax abatement.

Past extensions of the residential tax abatement program were approved with the premise that the State Code permits the City to only extend the duration of the Plan and not change or revise any of the language in the Plan. If we wanted to change the actual Plan, we'd have to follow the State's new tax abatement requirements, which are more restrictive than what we originally adopted in 1993. For example, currently the State Code restricts that the tax abatement can only be on the first \$75,000 of the improvement. Our plan allows the entire amount, 100% of the improvement cost.

The City Council adopted this 3-year plan in 1993. State Code allows for the plan to be re-evaluated every 3 years. Due to its merit, it has been extended every 3 years since adoption. There have been no changes to the Plan itself, however some of the attachments, specifically the signed resolution, the maps and the summary of the 5-Year Capital Improvement Plan will be inserted as they are updated and obtained.

FINANCIAL IMPLICATIONS: The property owners do not have to pay taxes on the improvements (dwelling) for 3 years. Taxes on the lot are still collected however, this reduces the amount the City collects during this time period. This has no effect on the current budget.

RECOMMENDATION: Approve the plan for another 3 years.

City of Webster City

City-Wide Urban Revitalization Plan

For Residential Tax Abatement

April 2023

**City of Webster City
City-Wide Urban Revitalization Plan
For Residential Tax Abatement
For New Construction Projects**

Webster City is a community that takes pride in its appearance and civic functions, has a viable commercial base and a strong industrial framework, and contains quality residential neighborhoods. The community has achieved success in providing community improvements which will assure its continued viability. However, the decade of the 1980's saw a 10% decline in population within Hamilton County and an 8% decline within Webster City. The average family size between 1980 and 1990 has declined by approximately 15% to 2.2, a fact that requires additional housing units to accommodate the same population. However, over the same 1980 to 1990 time period the number of available housing units remained stable, a fact caused by the demolition of approximately 80 units in response to create expansion space for a major industrial redevelopment in the center of the city.

<u>Year</u>	<u>People</u>	<u>Housing Units</u>	<u>Average Family Size</u>
1980	8,572	3,433	2.49
1990	7,894	3,435	2.28

In addition, supporting research conducted by a Hamilton County Housing Taskforce indicates that: 1) a low number of new housing starts were recorded throughout the county; 2) a shortage of available homes for sale in the low to middle income price ranges were documented through surveys of potential residents, realtors, and lenders; 3) a large number of workers employed by Hamilton County businesses commute to work from outside the county; 4) the City of Webster City has available a considerable number of single family lots available for construction. A primary goal of the City is to encourage development of current lots; and 5) the recent addition of a large number of new area jobs has created a labor and housing shortage within the Webster City area as documented by surveys returned by local lenders and realtors.

To address the above issues local officials are reviewing and implementing options for the facilitation of additional living units within Webster City. One option is the creation of tax abatement incentives to encourage people to build new housing units within Webster City and to provide for the substantial rehabilitation of existing substandard units. Tax abatement will be viewed as one of several "tools" to be used by the community encouraging further housing development. Other partners will include municipal utilities, local realtors, local contractors, private utility companies, lenders, and local business establishments.

THE PLAN:

Area: The proposed boundary of the Webster City Revitalization Plan is the corporate limits of Webster City, Iowa.

Proposed Land Uses: Webster City has adopted a Future Land Use Plan and Map. To be eligible for benefits of the Tax Abatement Program, proposed developments must be residential, must be zoned for a residential use, and must be included within a future residential area as shown on the Future Land Use Map. Attachment #4 to this Plan contains a map of zoning and land use patterns.

Proposed Extension of City Services: Attachment #5 to this Plan outlines future capital improvements envisioned by the City.

Property Classes to Receive Benefits: Property eligible to receive urban revitalization benefits under this Plan is that which is assessed as residential property or residential rental units that may be classified as commercial property by the County Assessor's Office. Commercial rental housing units must consist of three or more separate living quarters with at least 75% of the total building space used for residential purposes.

Type of Eligible Improvements: Construction of new dwelling units are eligible for urban revitalization benefits if all other requirements are met. Further, to be eligible for Urban Revitalization benefits, the property upon which the residential structure is to be built must: 1) be fronted by an existing public street as of the 1st day of January, 1996; and 2) must have municipal water service within fifty (50) feet of the lot boundaries; and 3) must have municipal sewer service within fifty (50) feet of the lot boundaries.

Minimum Assessment Increases: In order to qualify for revitalization benefits, eligible improvements must show a minimum increase of 10% of the assessed value of the existing improvements. If property was previously unimproved, new dwelling units are automatically eligible if all other criteria are met, including that listed in Section 404.3(7) of the Code of Iowa.

Duration of Benefit: The benefit is designed for a period of three years from the date of adoption; however, benefits granted under this plan may extend past the termination date of the plan to the extent of eligibility under the limit for any individual project. The City Council may extend this plan by resolution pursuant Code of Iowa, Chapter 404.2.

Exemption Schedule: Real estate improvements which qualify under this plan shall be eligible for the following forms of tax exemption which are based on the assessment classifications:

Property zoned and assessed as residential and for commercially assessed property used for residential purposes with three or more separate living quarters with at least seventy-five percent of the space used for residential purposes:

Year	Amount of Abatement
1	100%
2	100%
3	100%

Relocation: In cases where construction may cause the temporary dislocation of a tenant, Webster City shall require compensation of at least one month's rent and shall require compensation of actual relocation expenses be paid to a qualified tenant whose displacement is due to action on the part of a property owner to qualify for the benefits under this Plan. Webster City may require the persons causing the qualified tenant to be displaced to pay all or a part of the relocation payments as a condition for receiving a tax exemption.

Bonding/Other Financing: Webster City currently has no plans to issue bonds in conjunction with this Plan. In the future, the City may choose to supplement local development efforts with any State or Federal monies as may be applicable.

Exemption Approval: A person must submit a proposal for an improvement project to the City to receive prior approval for eligibility for a tax exemption on the project. The City shall, by resolution, give its prior approval for an improvement project if the project is in conformance with the Plan for revitalization developed by the City. Such prior approval shall not entitle the owner to exemption from taxation until the improvements have been completed and found to be qualified real estate; however, if the proposal is not approved, the person may submit an amended proposal for the City to approve or reject.

An application shall be filed for each new exemption claimed, as required in Section 404.4, Code of Iowa. The application for an exemption shall be filed with the City, by the owner of the property, by February 1 of the assessment year for which the exemption is first claimed, but not later than the year in which all improvements included in the project are first assessed for taxation. The application shall contain, but not be limited to the following information: the nature of the improvement, its cost, the estimated or actual date of completion, the tenants that occupied the owner's property the date the City adopted the resolution of finding.

The City shall approve the application, subject to review by the local assessor pursuant to Section 404.5, Code of Iowa, if the project is in conformance with the Plan for revitalization developed by the City, is located within a designated revitalization area, and if the improvements were made during the time the area was so designated. The City shall forward for review all approved applications to the assessor by March 1 of each year with a statement of the exemption. The tax exemptions for the succeeding years shall be granted without the taxpayer having to file an application for the succeeding years.

Attachment 1

Plan Adoption Proceedings

RESOLUTION NO. 2023-075

RESOLUTION SETTING TIME AND PLACE FOR A PUBLIC HEARING ON PROPOSAL TO RENEW THE CITY-WIDE URBAN REVITALIZATION PLAN FOR RESIDENTIAL TAX ABATEMENT.

WHEREAS, the Iowa Urban Revitalization Act of 1979 enables cities to designate areas of the City as urban revitalization areas to attract development to specific areas, thereby increasing the tax base; and

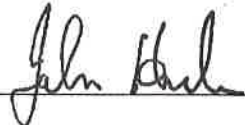
WHEREAS, on May 3, 1993, the City of Webster City adopted an Urban Revitalization Plan for Residential Tax Abatement; and

WHEREAS, on April 10, 2023, the Planning and Zoning Commission considered and recommended the continuation of the existing Plan for another 3-year period; and

WHEREAS, a public hearing must be set for the City Council to adopt the continuation of the Plan.


NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Webster City, Iowa that a Public Hearing for continuation of the City-Wide Urban Revitalization Plan for Residential Tax Abatement will be held in person at City Hall in Council Chambers, Webster City, Iowa on the 1st day of May, 2023, at 6:05 P.M., and that the City Clerk is directed to publish notice as required by law.

Passed and adopted this 17th day of April, 2023.

A handwritten signature in black ink, appearing to read "John Hawkins", is written over a horizontal line.

John Hawkins, Mayor

ATTEST:

A handwritten signature in black ink, appearing to read "Karyl K. Bonjour", is written over a horizontal line.

Karyl K. Bonjour, City Clerk

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Webster City, Iowa, will hold a hearing on the 1st day of May, 2023 at 6:05 p.m. in Council Chambers at City Hall, Webster City, Iowa on the continuation of the Urban Revitalization Plan for the following described property:

All residential property within the Corporate Limits of Webster City, Iowa, that is property used according to current zoning practices and in agreement with the Webster City Future Land Use Plan

The purpose of the Revitalization Plan is to enable the City Council to offer tax abatement on the construction of new residential structures within the City limits of Webster City, Iowa. To be eligible for the tax abatement, eligible property must: 1) be fronted by an existing public street; 2) must have municipal water services within fifty (50) feet of the lot boundaries; 3) must have municipal sewer service within fifty (50) feet of the lot boundaries.

At this hearing, Council will receive and consider any objections or comments made by any interested party regarding the continuation of the Urban Revitalization Plan. This Notice is given by authority of the City Council, Webster City, Iowa and dated this 17th day of April, 2023.

CITY OF WEBSTER CITY
Karyl K. Bonjour, City Clerk

RESOLUTION NO. 2023 – xxx

**RESOLUTION ADOPTING THE CONTINUANCE OF THE
URBAN REVITALIZATION PLAN FOR RESIDENTIAL TAX ABATEMENT**

WHEREAS, the Iowa Urban Revitalization Act of 1979 enables cities to designate areas of the City as urban revitalization areas to attract development to specific areas, thereby increasing the tax base; and

WHEREAS, The City of Webster City adopted an Urban Revitalization Plan for Residential Tax Abatement purposes in May of 1993 in which incentives were provided to new dwelling construction; and

WHEREAS, since the adoption of that Plan, the City Council has reviewed its actions and has determined that benefits of the Residential Tax Abatement Plan should be extended for 3 years; and

WHEREAS, notice was published as required by law and a hearing was held on May 1, 2023 with no oral or written objections noted.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Webster City, Iowa, that the above described extension of the City-Wide Urban Revitalizations Plan for Residential Tax Abatement for the City of Webster City, Iowa is hereby approved and adopted.

Passed and adopted this 1st day of May, 2023.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

Will be replaced with signed copy.

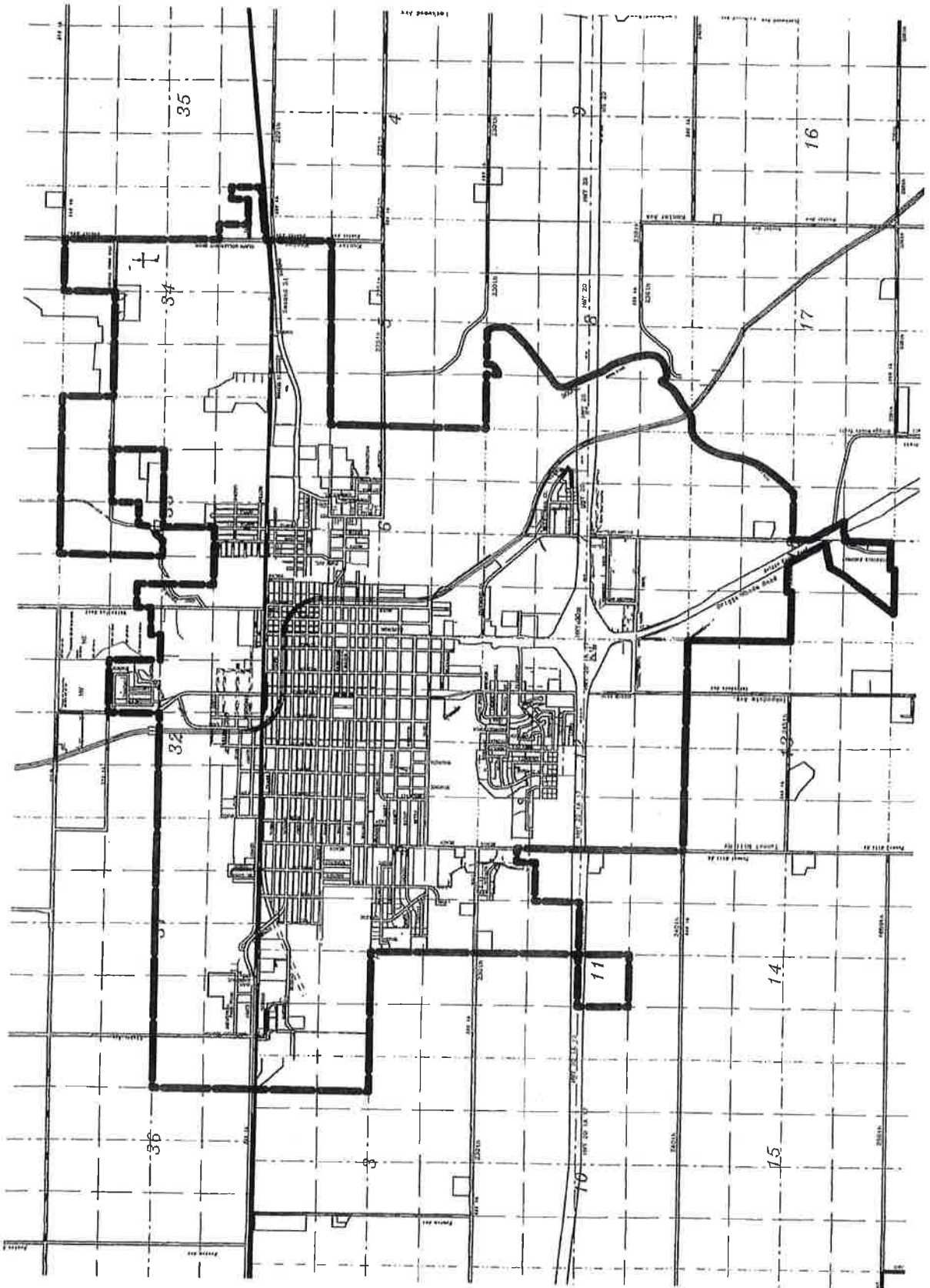
Attachment 2

Boundary Map of District

CORPORATE LIMITS OF WEBSTER CITY, IOWA

Commencing at the SW corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of section 36-89-26; thence north to the NW corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of section 36-89-26; thence east on the quarter section line to the center of section 32-89-25; thence north to the NW corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of section 32-89-25; thence east to the NE corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of section 32-89-25; thence south to the SE corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of section 32-89-25; thence east to the SW corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of section 32-89-25; thence north to the NW corner of the S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of section 32-89-25; thence east to the east line of section 32-89-25; thence north to the NW corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of section 33-89-25; thence east to the NE corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of section 33-89-25; thence south to the NE corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of section 33-89-25; thence east to the centerline of Maple Avenue; thence north along the centerline of Maple Avenue to the east and west centerline of section 33-89-25; thence east to the SE corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of section 33-89-25; thence north to the NE corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of section 33-89-25; thence west to the NW corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of section 33-89-25; thence south along the west line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of section 33-89-25, 693 feet; thence west 550 feet; thence southwesterly to a point on the east and west centerline of section 33-89-25, said point being 726.00 feet west of the center of section 33-89-25; thence west to the SW corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of section 33-89-25; thence north to the NW corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of section 33-89-25; thence east to the NW corner of section 34-89-25; thence south to the SW corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of section 34-89-25; thence east to the SW corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of section 34-89-25; thence north to the NW corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of section 34-89-25; thence east to the NE corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of section 34-89-25; thence south to the NW corner of the SE $\frac{1}{4}$ SE of section 34-89-25; thence east along the north line of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of section 34-89-25 383 feet; thence south 738.58 feet; thence north 89 degrees 53'30" east 50 feet; thence north 89 degrees 47'00" east 583.22 feet; thence north 444 feet; thence east 300 feet to the east line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of section 34-89-25; thence south on the east line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ 747 feet to the north right-of-way line of the Chicago Central and Pacific Railroad; thence in a southwesterly direction along the north right-of-way line of the Chicago Central and Pacific Railroad to the west line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of section 34-89-25; thence south to the SE corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of section 34-89-25; thence south along previously mentioned line, extended, to the south line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of section 5-88-25; thence west to the SE corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of section 6-88-25; thence south to the SE corner of section 6-88-25; thence east to the NE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of section 8-88-25; thence south on the east line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of section 8-88-25 to the centerline of the Boone River; thence in a northeasterly direction along the centerline of the Boone River to its intersection with the north line of section 8-88-25; thence east along the north line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ to a point on the centerline of the Boone River; thence southwesterly along the centerline of the Boone River to the south line of the NE $\frac{1}{4}$ of section 18-88-25; thence west to the center of section 18-88-25; thence south along the west line of the SE $\frac{1}{4}$ of said section 18 to the easterly right-of-way of Iowa Highway 17; thence southeasterly along the said easterly right-of-way to the south line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said section 18; thence westerly on the said south line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of section 18 to the westerly right-of-way of Iowa Highway 17; thence northerly along the said westerly right-of-way of Iowa Highway 17 to the southeast corner of county auditor's Parcel

Letter "C" of section 18-88-25, also being the southerly right-of-way line of Virginia Parkway; thence southwesterly 98.62 feet along the south line of said Parcel Letter "C" also being the southerly right-of-way line of Virginia Parkway; thence southwesterly 79.05 feet along the south line of said Parcel Letter 'C', also being the southerly right-of-way line of Virginia Parkway to the west line of the SE $\frac{1}{4}$ of said section 18; thence southwesterly to the northeast corner of Lot 8 of Gourley's Minor Subdivision; ; thence south along a line parallel with and 25 feet west of the east line of the SW $\frac{1}{4}$ of said section 18 to a point 100 feet north of the south line of said section 18; thence west along a line parallel with and 100 feet north of the south line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said section 18 a distance of 675 feet; thence south to the south line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said section 18; thence west along said south line to the SW corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said section 18; thence west along the south line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said section 18 to the centerline of the Boone River; thence northeasterly along the centerline of the Boone River to the west right-of-way of Iowa Highway 17; thence northwesterly along the westerly right-of-way of said Highway to a point 140 feet north of the south line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said section 18; thence west along a line parallel with and 140 feet north of the south line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ to the west line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ thence south along said west line to the south line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ thence west along the said south line to the SW corner of the NW $\frac{1}{4}$ of said section 18; thence north along the west line of the NW $\frac{1}{4}$ of said section 18 to the SE corner of section 12-88-26; thence west to the SW corner of section 12-88-26; thence north on the west line of said section 12 to a point on the south right-of-way line of Highway 20, said point being 217.30 feet south of the W1/4 corner of said section 12; thence westerly on the said south right-of-way line to a point on the east line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of section 11-88-26, said point being 133.30 feet south of the Center of said section 11; thence south on the east line of the said NE $\frac{1}{4}$ SW $\frac{1}{4}$ of section 11 to the southeast corner thereof; thence west on the south line of the said NE $\frac{1}{4}$ SW $\frac{1}{4}$ of section 11 to the southwest corner thereof; thence north on the west line of the said NE $\frac{1}{4}$ SW $\frac{1}{4}$ of section 11 to a point on the south right-of-way line of Highway 20, said point being 228.60 feet south of the NW corner of the said NE $\frac{1}{4}$ SW $\frac{1}{4}$ of section 11 ; thence westerly on the said south right-of-way line to a point on the west line of the SW $\frac{1}{4}$ of said section 11, said point being 148.90 feet south of the W1/4 corner of said section 11; thence north on the west line of the NW $\frac{1}{4}$ of said section 11 to a point on the south right-of-way line of 230th Street/Wall Street, said point being 45.00 feet south of the NW corner of said section 11; thence east on said south right-of-way line to a point on the west line of Lot 1 of Reveiz Subdivision; thence south on said west line of Lot 1 of Reveiz Subdivision to the southwest corner thereof; thence east on the south line of said Lot 1 of Reveiz Subdivision to the southeast corner thereof; thence north on the east line of said Lot 1 of Reveiz Subdivision to a point on the south right-of-way line of 230th Street/Wall Street, said point being 45.00 feet south of the northeast corner of said Lot 1 of Reveiz Subdivision; thence east on said south right-of-way line to a point on the east line of the NW $\frac{1}{4}$ of said section 11, said point being 45.00 feet south of the N1/4 corner of said section 11; thence north to a point 247' south of the center of section 2-88-26; thence west 671' along a line 247' south of and parallel to the centerline of section 2-88-26; thence north to a point on east west centerline of said section, said point being 671' west of the center of said section 2-88-26; thence west on the centerline to the west line of section 2-88-26; thence continuing west on the centerline of section 3-88-26 to a point directly south of the point of beginning; thence north to the point of beginning.



To be replaced w/updated map.

Attachment 3

List of Known Owners & Assessed Values

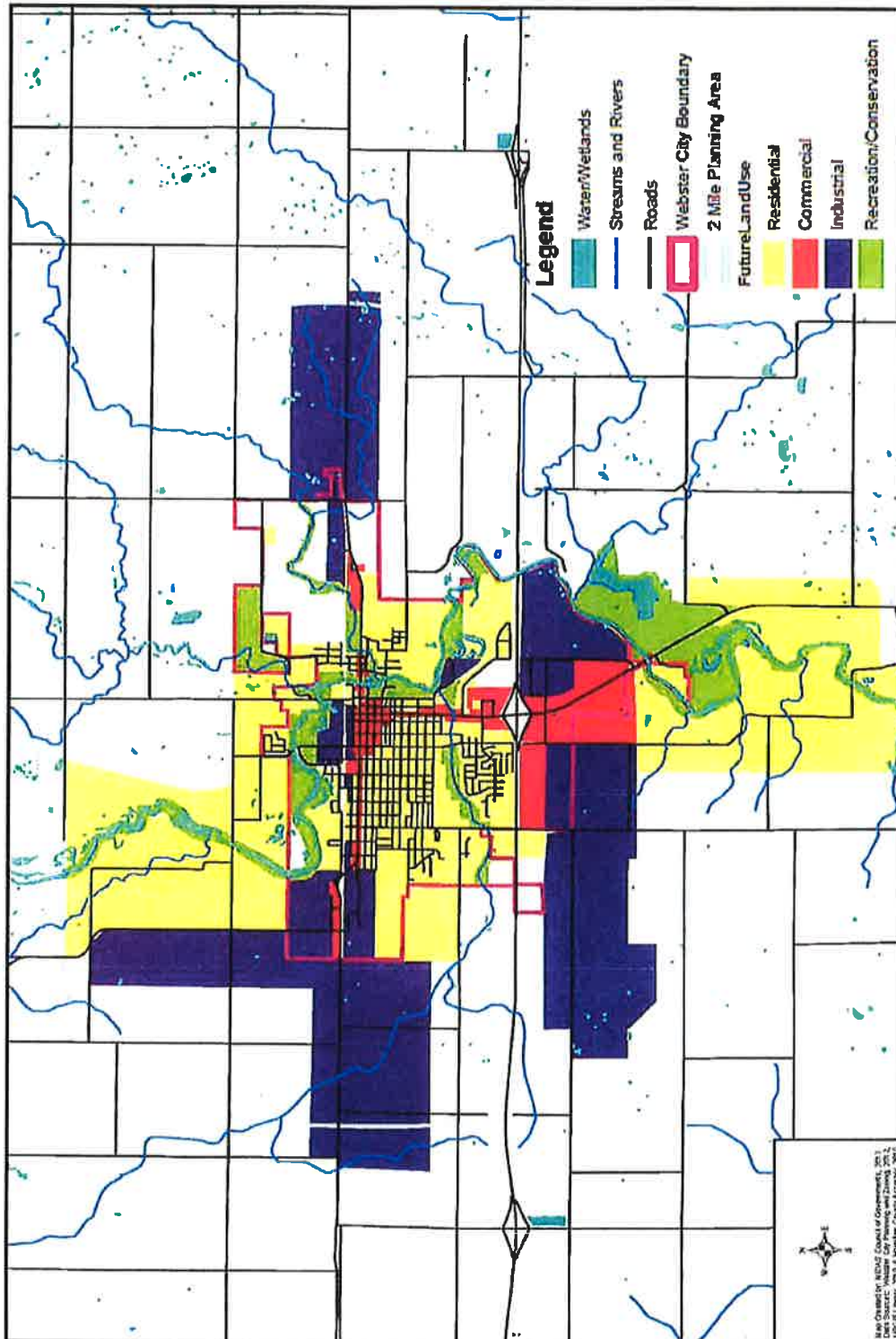
Attachment 4

Zoning & Land Use Maps



Future Land Use Map of Webster City

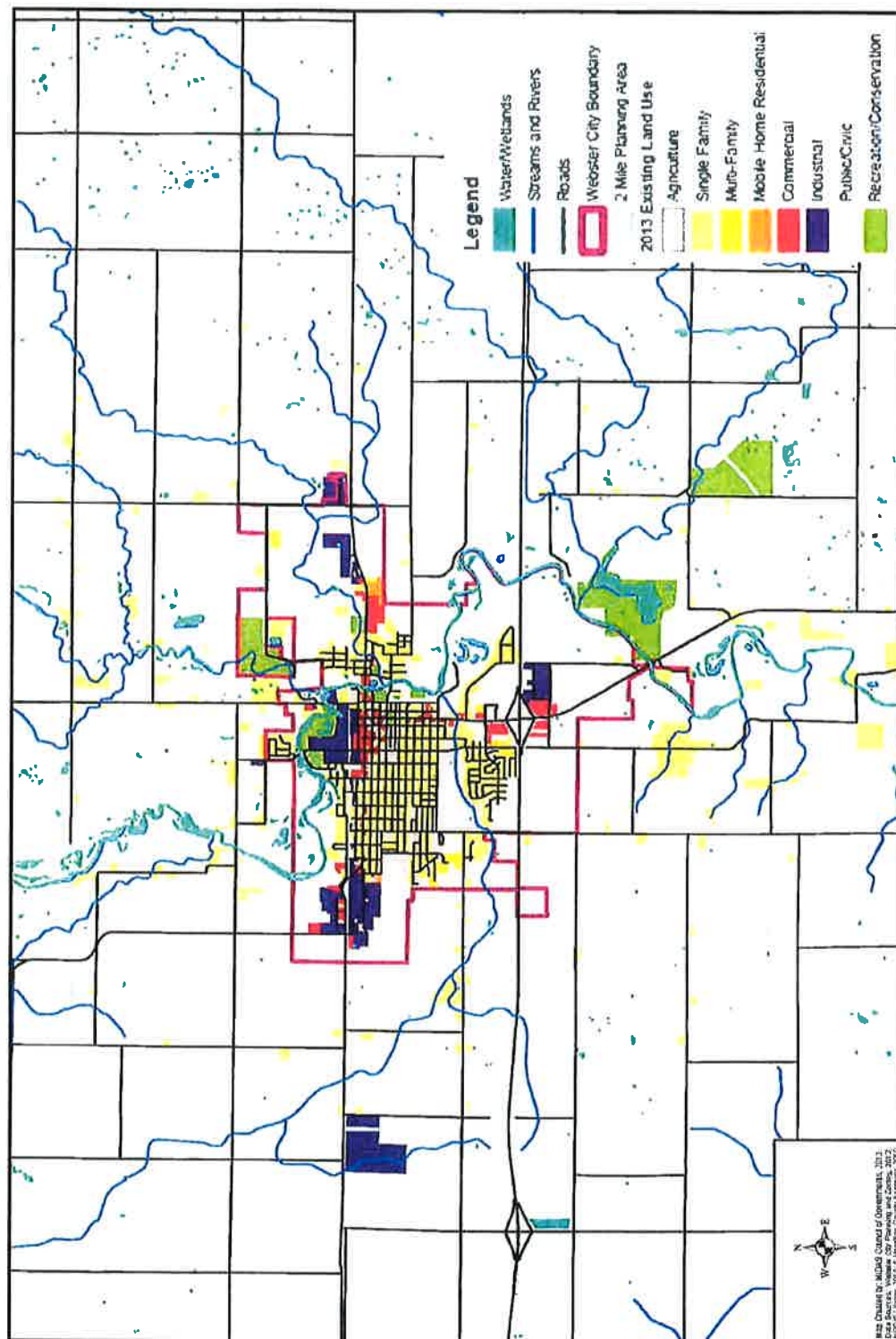
Webster City Future Land Use Map (Including Extraterritorial) - 2013



To be replaced w/ updated map.

Existing Land Use Map of Webster City

Webster City Existing Land Use Map (Including Extraterritorial) - 2013



To be replaced w/ updated map.

Attachment 5

*Available Public Utility Maps
And
Proposed Public Facility/Utility Improvements*

SUMMARY

5-YEAR CAPITAL IMPROVEMENTS PLAN

1. Transportation

The Street Department continues to do routine maintenance on all streets. Funds are budgeted annually for street maintenance that is performed by Street Department staff as well as contracted maintenance for crack sealing and partial depth patching of concrete streets, annual removal of logs and debris from bridge piers; and bridge deck sealing.

A plan for asphalt resurfacing/reconstruction/slurry sealing is in the CIP to extend the life of existing streets and provide quality surfaced streets. Maintenance activities are prioritized based on established criteria.

Bridge and underpass improvements have also been identified in the CIP.

2. Sewage Facility

Improvements to the sanitary sewer collection system and wastewater treatment facility continue to be identified. Funds are budgeted annually for sanitary sewer cleaning, televising, and root cutting, as well as sanitary sewer rehabilitation and/or lining. When video inspection of the sanitary sewer reveals major condition issues, project cost estimates are developed and placed in the CIP.

3. Water Facilities

Improvements to the water distribution system and water treatment facility continue to be identified with a number of projects listed in the CIP, including fire hydrants/valve replacement and water distribution system improvements to provide system reliability and high quality water service to all citizens. The Water Plant is in the process of replacing the hi/low pump. They will then commence with filter renovations.

4. Police and Fire Protection

Over the next five years, the police department would like to enhance its physical security by installing RF (radio frequency) badge readers to all entrance and exits doors, offices, and evidence room along with updating the video surveillance of the entire police department. These security improvements would enhance the integrity of the police department. *These updates are not being pursued unless a state or federal grant (Homeland Security) would become available to dramatically offset the costs of this project.*

The Fire Department will move forward with concrete maintenance projects at the Fire Station.

5. Park Facilities

Overall goals in the current CIP include continued development of City recreational trails, along with maintenance of existing parks, green space areas, cemetery and

facilities, including safety, appearance, added amenities and improved signage. The City has started with different reforestation projects along the Boone River. Items in the future that will need to be addressed include park shelters, as well as the affect of the Emerald Ash Tree Borer on all of the ash trees in Webster City.

Community of: Webster City, Iowa

Information submitted by: Karla Wetzler, Planning Director

Attachment 6

*Application for Tax Abatement
To the Webster City City Council*

RESIDENTIAL TAX ABATEMENT APPLICATION

CITY OF WEBSTER CITY

APPLICANT INFORMATION

NAME: _____

ADDRESS: _____

TELEPHONE: _____

PROJECT INFORMATION

1. Is your project for construction of a new structure (home)? Yes ____ No ____

2. What is the approximate dollar value of the proposed construction? \$ _____

Please attach cost estimates and construction drawings.

3. Where will the construction be located (give legal description and common address)?

4. Please attach plat showing the location of the home upon the lot, including setbacks and other identifiable dimensions of the structure.

Signature of Applicant

Date

City of Webster City
City-Wide Urban Revitalization Plan
For Residential Tax Abatement

April, 1993

**City of Webster City
City-Wide Urban Revitalization Plan
For Residential Tax Abatement
for New Construction Projects**

Webster City is a community that takes pride in its appearance and civic functions, has a viable commercial base and a strong industrial framework, and contains quality residential neighborhoods. The community has achieved success in providing community improvements which will assure its continued viability. However, the decade of the 1980's saw a 10% decline in population within Hamilton County and an 8% decline within Webster City. The average family size between 1980 and 1990 has declined by approximately 15% to 2.2, a fact that requires additional housing units to accommodate the same population. However, over the same 1980 to 1990 time period the number of available housing units remained stable, a fact caused by the demolition of approximately 80 units in response to create expansion space for a major industrial redevelopment in the center of the city.

<u>Year</u>	<u>People</u>	<u>Housing Units</u>	<u>Average Family Size</u>
1980	8,572	3,433	2.49
1990	7,894	3,435	2.28

In addition, supporting research conducted by a Hamilton County Housing Taskforce indicates that: 1) a low number of new housing starts were recorded throughout the county; 2) a shortage of available homes for sale in the low to middle income price ranges were documented through surveys of potential residents, Realtors, and lenders; 3) a large number of workers employed by Hamilton County businesses commute to work from outside the county; 4) the City of Webster City has available a considerable number of single family lots available for construction. A primary goal of the City is to encourage development of current lots; and 5) the recent addition of a large number of new area jobs has created a labor and housing shortage within the Webster City area as documented by surveys returned by local lenders and Realtors.

To address the above issues local officials are reviewing and implementing options for the facilitation of additional living units within Webster City. One option is the creation of tax abatement incentives to encourage people to build new housing units within Webster City and to provide for the substantial rehabilitation of existing substandard units. Tax abatement will be viewed as one of several "tools" to be used by the community in encouraging further housing development. Other partners will include municipal utilities, local Realtors, local contractors, private utility companies, lenders, and local business establishments.

THE PLAN:

Area: The proposed boundary of the Webster City Revitalization Plan is the corporate limits of Webster City, Iowa.

Proposed Land Uses: Webster City has adopted a Future Land Use Plan and Map. To be eligible for benefits of the Tax Abatement Program, proposed developments must be residential, must be zoned for a residential use, and must be included within a future residential area as shown on the Future Land Use Map. Attachment #4 to this Plan contains a map of zoning and land use patterns.

Proposed Extension of City Services: Attachment #5 to this Plan outlines future capital improvements envisioned by the City.

Property Classes to Receive Benefits: Property eligible to receive urban revitalization benefits under this plan is that which is assessed as residential property or residential rental units that may be classified as commercial property by the County Assessor's Office. Commercial rental housing units must consist of three or more separate living quarters with at least 75% of the total building space is used for residential purposes.

Type of Eligible Improvements: Construction of new dwelling units are eligible for urban revitalization benefits, if all other requirements are met. Further, to be eligible for Urban Revitalization benefits, the property upon which the residential structure is to be built must: 1) be fronted by an existing public street; 2) must have municipal water service within fifty (50) feet of the lot boundaries; and 3) must have municipal sewer service within fifty (50) feet of the lot boundaries.

Minimum Assessment Increases: In order to qualify for revitalization benefits, eligible improvements must show a minimum increase of 10% of the assessed value of the existing improvements. If property was previously unimproved, new dwelling units are automatically eligible if all other criteria are met, including that listed in Section 404.3(7) of the Code of Iowa.

Duration of Area: The area is designated for a period of three years from the date of adoption; however, benefits granted under this plan may extend past the termination date of the plan to the extent of eligibility under the limit for any individual project. The City Council may extend this plan in the manner in which it was first proposed and adopted.

Exemption Schedule: Real estate improvements which qualify under this plan shall be eligible for the following forms of tax exemption which are based on the assessment classifications:

Property zoned and assessed as residential and for commercially assessed property used for residential purposes with three or more separate living quarters with at least seventy-five percent of the space used for residential purposes:

▪ Year	Amount of Abatement
1	100%
2	100%
3	100%

Relocation: In cases where construction may cause the temporary dislocation of a tenant, Webster City shall require compensation of at least one month's rent and shall require compensation of actual relocation expenses be paid to a qualified tenant whose displacement is due to action on the part of a property owner to qualify for the benefits under this Plan. Webster City may require the persons causing the qualified tenant to be displaced to pay all or a part of the relocation payments as a condition for receiving a tax exemption.

Bonding/Other Financing: Webster City currently has no plans to issue bonds in conjunction with this plan. In the future, the City may chose to supplement local development efforts with any State or Federal monies as may be applicable.

Exemption Approval: A person must submit a proposal for an improvement project to the City to receive prior approval for eligibility for a tax exemption on the project. The City shall, by resolution, give its prior approval for an improvement project if the project is in conformance with the plan for revitalization developed by the City. Such prior approval shall not entitle the owner to exemption from taxation until the improvements have been completed and found to be qualified real estate; however, if the proposal is not approved, the person may submit an amended proposal for the City to approve or reject.

An application shall be filed for each new exemption claimed, as required in Section 404.4, Code of Iowa. The application for an exemption shall be filed with the City, by the owner of the property, by February 1 of the assessment year for which the exemption is first claimed, but not later than the year in which all improvements included in the project are first assessed for taxation. The application shall contain, but not be limited to the following information: the nature of the improvement, its cost, the estimated or actual date of completion, the tenants that occupied the owner's property the date the City adopted the resolution of finding.

The City shall approve the application, subject to review by the local assessor pursuant to Section 404.5, Code of Iowa, if the project is in conformance with the plan for revitalization developed by the City, is located within a designated revitalization area, and if the improvements were made during the time the area was so designated. The City shall forward for review all approved applications to the assessor by March 1 of each year with a statement of the exemption. The tax exemptions for the succeeding

years shall be granted without the taxpayer having to file an application for the succeeding years.

ATTACHMENT 1

Plan Adoption Proceedings

RESOLUTION OF FINDING

RESOLUTION NO _____

WHEREAS, the Iowa Urban Revitalization Act of 1979 enables cities to designate areas of the city as urban revitalization areas to attract development to specific areas, thereby increasing the tax base; and,

WHEREAS, the formation of this district is appropriate as an economic development area, defined as an area of the community designated as appropriate for housing and residential development for low and moderate income families, including single or multifamily housing.

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

- The Webster City Urban Revitalization District is an area where redevelopment/development is necessary to meet the public good and in the interest of the public welfare of the residents of Webster City; and,
- The City of Webster City has current developed lots that, with incentives, may become attractive to development; and,
- The Webster City Urban Revitalization District is described as the corporate limits of Webster City; and,
- The City Council of Webster City has determined that it may be in the best interest of the City to provide construction incentives to assist in providing additional housing to meet a community goal; and,
- The City Council of Webster City has instructed its staff to prepare Revitalization Plan and ordinance to be used in implementing an Urban Revitalization District for tax abatement in association with construction of new residential units; and,
- The City of Webster City shall conduct a public hearing at _____ o'clock on the _____ day of _____, 1993 for purposes of implementing such district. Notice of the public hearing shall be placed in official newspapers and notice by regular mail shall be given to all residential property owners of record. Tenants within the proposed District will not be notified because the City lacks a current and accurate address list.

Passed, approved and adopted this ____ day of _____, 1993.

Mayor _____

Attest by City Clerk _____

PUBLIC HEARING NOTICE

- Publish twice, once 30 days prior to, and once not less than four nor more than 20 days prior to the public hearing.
- Send notice by ordinary mail to all property owners and occupants of city addresses at least 30 days prior to the public hearing.

Notice is hereby given that the City Council of the City of Webster City, Iowa, will hold a public hearing on a proposed Urban Revitalization Plan for the following described property:

- All residential property within the Corporate Limits of Webster City, Iowa that is property used according to current zoning practices and in agreement with the Webster City Future Land Use Plan.

The purpose of the proposed Revitalization Plan is to enable the City Council to offer tax abatement on the construction of new residential structures within the City Limits of Webster City, Iowa. To be eligible for the tax abatement eligible property must: 1) be fronted by an existing public street; 2) must have municipal water service within fifty (50) feet of the lot boundaries; and 3) must have municipal sewer service within fifty (50) feet of the lot boundaries.

The City Council has also mailed this notice to all known property owners within the community. The City Council has also decided to waive the mailing of this notice to all occupants because: 1) property owners are the group that will be most affected by this proposal; and 2) a current listing of occupants is not readily available.

The public hearing will be held at the _____ on the _____ day of _____, 1993 at _____ P.M.

Mayor _____

Attest _____

ORDINANCE ADOPTING AN URBAN REVITALIZATION PLAN

Adopt after the public hearing and after there has been sufficient time for public input. The Council may, but it is not recommended, waive the second and third readings.

NOTE: Those communities with municipal codes may have a slightly different adoption form.

Ordinance # _____

AN ORDINANCE designating an Urban Revitalization District for the City of Webster City, Iowa, and adopting an Urban Revitalization Plan for the district.

BED IT ENACTED BY THE CITY COUNCIL OF THE CITY OF WEBSTER CITY, IOWA, THAT:

Section 1. That the following area of the City of Webster City, Iowa is hereby declared to be an Urban Revitalization Area:

- All residentially property within the Corporate Limits of Webster City, Iowa that is property used according to current zoning practices and according to the Future Land Use Plan. To be eligible for abatement a property must also: 1) be fronted by an existing public street; 2) must have municipal water service within fifty (50) feet of the lot boundaries; and 3) must have municipal sewer service within fifty (50) feet of the lot boundaries.

Section 2. That the attached plan is hereby declared to be the Urban Revitalization Plan for that area of the City of Webster City, Iowa, designated in Section 1.

Section 3. The following tax abatement shall be used:

Year	Amount of Abatement
1	100%
2	100%
3	100%

PASSED AND ADOPTED THIS ____ DAY OF _____, 1993

Mayor _____

Attest _____

ATTACHMENT 2

Boundary Map of District

CORPORATE LIMITS OF WEBSTER CITY

1-2.0201 CORPORATE LIMITS. The corporate limits of the city as of November 1, 1988, are described as follows:

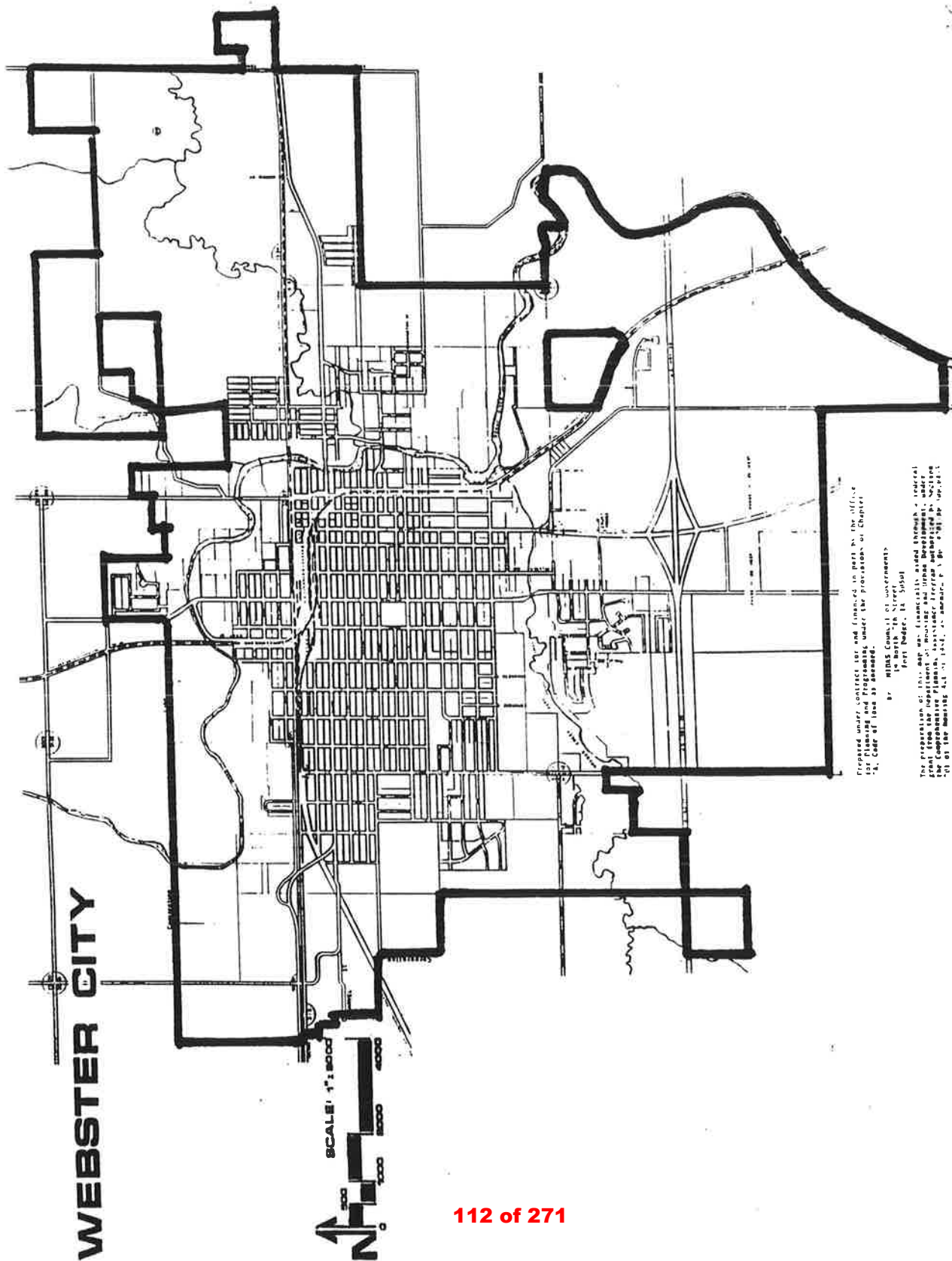
Commencing at the SW corner of the SE 1/4 SE 1/4 of Section 36-89-26; thence North to the NW corner of the NE 1/4 SE 1/4 of Section 36-89-26; thence East on the 1/4 section line to the center of Section 32-89-25; thence North to the NW corner of the SW 1/4 NE 1/4 of Section 32-89-25; thence East to the NE corner of the SW 1/4 NE 1/4 of Section 32-89-25; thence South to the SE corner of the SW 1/4 NE 1/4 of Section 32-89-25; thence East to the SW corner of the SE 1/4 SE 1/4 NE 1/4 of Section 32-89-25; thence North to the NW corner of the S 1/2 SE 1/4 SE 1/4 NE 1/4 of Section 32-89-25; thence East to the East line of Section 32-89-25; thence North to the NW corner of the SW 1/4 SW 1/4 NW 1/4 of Section 33-89-25; thence East to the NE corner of the SW 1/4 SW 1/4 NW 1/4 of Section 33-89-25; thence South to the NE corner of the NW 1/4 SW 1/4 SW 1/4 of Section 33-89-25; thence East to the centerline of Maple Avenue; thence North along the centerline of Maple Avenue to the East and West centerline of Section 33-89-25; thence East to the SE corner of the SW 1/4 NE 1/4 of Section 33-89-25; thence North to the NE corner of the SW 1/4 NE 1/4 of Section 33-89-25; thence West to the NW corner of the SW 1/4 NE 1/4 of Section 33-89-25; thence South along the West line of the SW 1/4 NE 1/4 of Section 33-89-25, 693 feet; thence West 550 feet; thence Southwesterly to a point on the East and West centerline of Section 33-89-25, said point being 680.1 feet West of the center of Section 33-89-25; thence West to the SW corner of the SE 1/4 NW 1/4 of Section 33-89-25; thence North to the NW corner of the NE 1/4 NW 1/4 of Section 33-89-25; thence East to the NW corner of Section 34-89-25; thence South to the SW corner of the NW 1/4 NW 1/4 of Section 34-89-25; thence East to the SW corner of the NW 1/4 NE 1/4 of Section 34-89-25; thence North to the NW corner of the NW 1/4 NE 1/4 of Section 34-89-25; thence East to the NE corner of the NW 1/4 NE 1/4 of Section 34-89-25; thence South to the NW corner of the SE 1/4 SE 1/4 of Section 34-89-25; thence East along the North line of the SE 1/4 of the SE 1/4 of Section 34-89-25 383 feet; thence South 660 feet; thence West 383 feet; thence South along the West line of the SE 1/4 SE 1/4 181.72 feet; thence East 33 feet; thence in an ENE direction North 85 degrees 02 minutes 36 seconds East 401.5 feet; thence East 583.1 feet; thence North 510 feet; thence East 300 feet to the East line of the SE 1/4 SE 1/4 of Section 34-89-25; thence South on the East line of the SE 1/4 SE 1/4 747 feet to the North right of way line of the Chicago Central and Pacific Railroad; thence in a Southwesterly direction along the North right of way line of the Chicago Central and Pacific Railroad to the West line of the SE 1/4 SE 1/4 of Section 34-89-25; thence South to the SE

corner of the SW 1/4 SE 1/4 of Section 34-89-25; thence South along previously mentioned line, extended, to the South line of the NE 1/4 NE 1/4 of Section 5-88-25; thence West to the SE corner of the NE 1/4 NE 1/4 of Section 6-88-25; thence South to the SE corner of Section 6-88-25; thence East to the NE corner of the NW 1/4 of the NW 1/4 of Section 8-88-25; thence South on the East line of the NW 1/4 of the NW 1/4 of Section 8-88-25 to the centerline of the Boone River; thence in a Northeasterly direction along the centerline of the Boone River to its intersection with the North line of Section 8-88-25; thence East along the North line of the NE 1/4 of the NW 1/4 to a point on the centerline of the Boone River; thence Southwesterly along the centerline of the Boone River to the South line of the NE 1/4 of Section 18-88-25; thence West to the center of Section 18-88-25; thence North to the South line of Section 7-88-25; thence West to the SW corner of Section 12-88-26; thence North to a point 319.13 feet North of the NE corner of the SE 1/4 NE 1/4 of Section 11-88-26; thence West 383 feet to a point 319.13 feet North of the North line of the SE 1/4 NE 1/4 of Section 11-88-26; thence South to a point 165 feet South and 383 feet West of the NE corner of the SE 1/4 NE 1/4 of Section 11-88-26; thence West to a point on the West line of the SE 1/4 NE 1/4 of Section 11-88-26; thence South to the SE corner of the SW 1/4 NE 1/4 of Section 11-88-26; thence West to the SW corner of the NE 1/4 of Section 11-88-26; thence South to the SE corner of the NE 1/4 SW 1/4 of Section 11-88-26; thence West to the SW corner of the NE 1/4 SW 1/4 of Section 11-88-26; thence North to the NW corner of the NE 1/4 SW 1/4 of Section 11-88-26; thence East to a point 104.35 feet West of the center of Section 11-88-26; thence Northeasterly to a point on the West line of the NE 1/4 of Section 11-88-26, said point being a point 104.35 feet North of the center of Section 11-88-26; thence North to the center of Section 2-88-26; thence West on the centerline to the West line of Section 2-88-26; thence continuing West on the centerline of Section 3-88-26 to a point directly South of the point of beginning; thence North to the point of beginning except:

A tract of land located in the NE 1/4 of Section 7-88-25, described as commencing at the NE corner of said Section 7; thence South 88 degrees 45 minutes West 982.9 feet along the North line of the NE 1/4 of said Section 7 to an iron stake in concrete, said point is 49 feet East of another iron stake in concrete as shown on survey plat of 1941 recorded in Book 1, Page 72 of Irregular Survey Plats in the Office of the Auditor in the Hamilton County Court House, Webster City, Iowa; thence West 541.1 feet on the North line of NE 1/4 of said Section 7-88-25, said point being the point of beginning; thence South 04 degrees 50 minutes West 521 feet; thence South 88 degrees 45 minutes West 31.3 feet; thence South 17 degrees 33 minutes West 698.9 feet to a point on the Northeasterly right of way of the Chicago and North Western

Railroad, thence Northwesterly along the Northerly right of way line of the Chicago and North Western Railroad to the West line of the NE 1/4 of Section 7-88-25; thence North on the West line of the NE 1/4 to the NW corner of the NE 1/4; thence East along the North line of the NE 1/4 to the point of beginning.

WEBSTER CITY



Prepared under contract let and financed in part by the Office
for Planning and Programming under the provisions of Chapter
"A, Code of Iowa as amended.

by MIDAS Council of Governments
Iowa Division
Fort Dodge, Ia. 50501

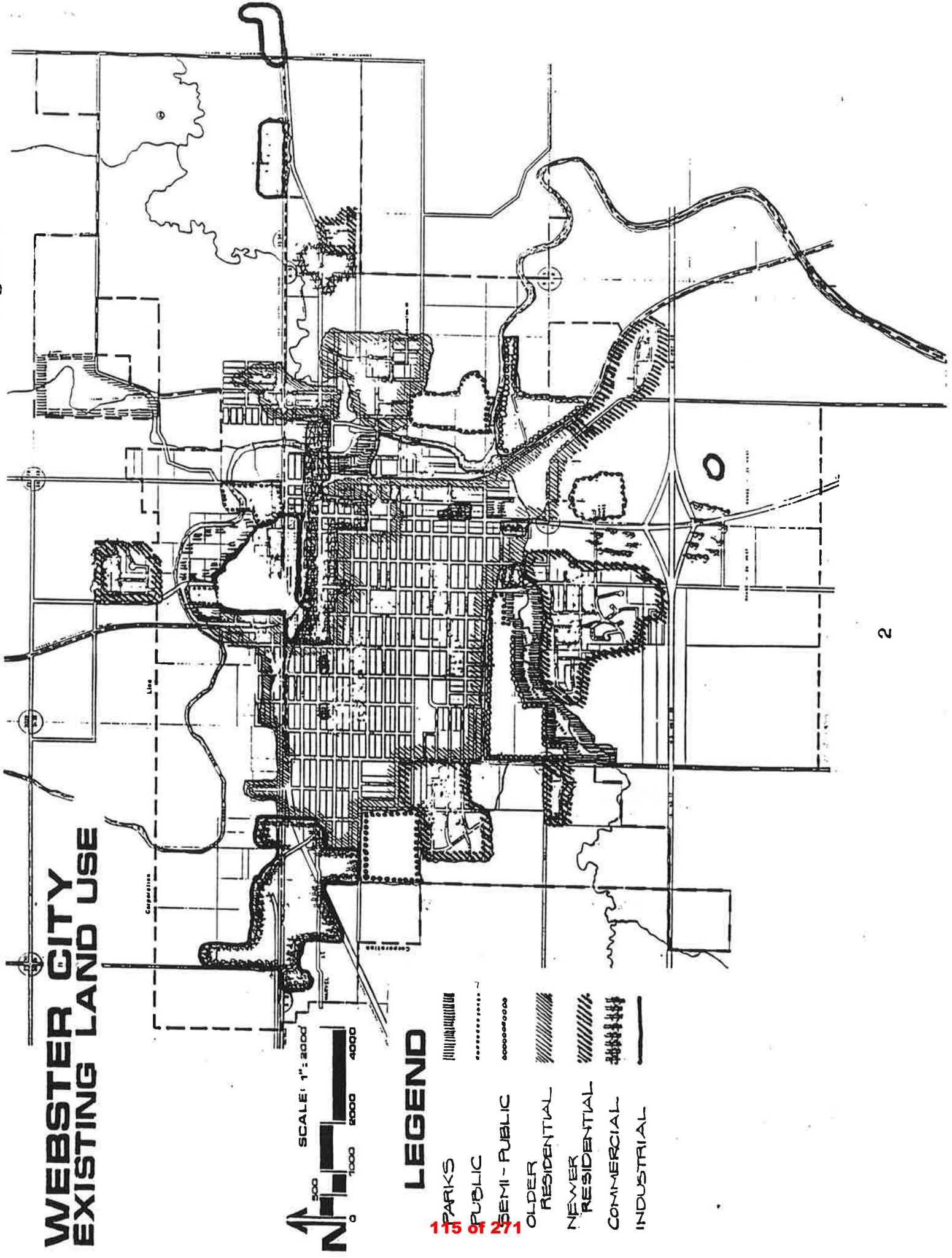
The preparation of this map was financially aided through a Federal
grant from the Department of Housing and Urban Development, under
the Comprehensive Planning Assistance Program, authorized by the
Department of Housing and Urban Development, P. L. 86-409, 42 U.S.C.
14021 et seq.

ATTACHMENT 3

List of Known Owners and Assessed Values

ATTACHMENT 4

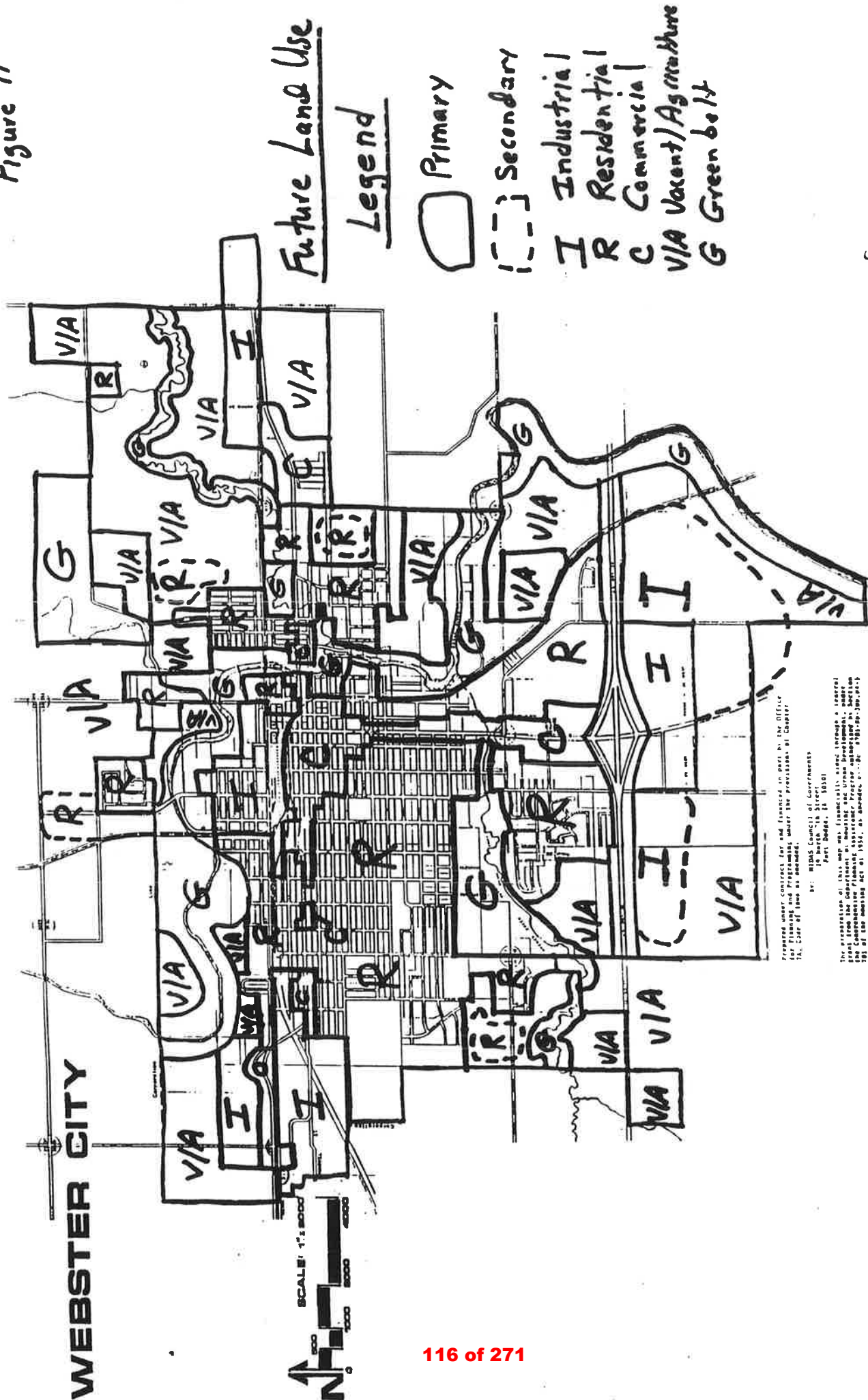
Zoning and Land Use Maps



LEGEND

- PARKS
- PUBLIC
- SEMI - PUBLIC
- OLDER RESIDENTIAL
- NEWER RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL

Figure 11



ATTACHMENT 5

Available Public Utility Maps and Proposed Public Facility/Utility Improvements

5 Year Capital Improvements Plan - Summary

1. Transportation

Street Department will continue seal coating and overlay work. Airport will continue improvements.

2. Sewage Facilities

Improvement to sludge handling, storage, & application. Upgrade disinfection phase of treatment to include dechlorination by fall of '93. Also, identification and elimination of inflow and infiltration to the sanitary sewer system.

3. Water Facilities

Currently under contract to improve areas of low pressure and flow.

4. Police and Fire Protection

Possibly within the 5 year period a new fire station could be constructed.

5. Park Facilities

Projected development of inter-city trails along with maintenance of existing areas and facilities.

Community of: WEBSTER CITY, IOWA

Information submitted by: Karla Dyvig, City Planning Aide

ATTACHMENT 6

Application for Tax Abatement to the Webster City City Council

RESIDENTIAL TAX ABATEMENT APPLICATION

CITY OF Webster City

APPLICANT INFORMATION

NAME: _____

ADDRESS: _____

TELEPHONE: (515) _____ - _____

PROJECT INFORMATION

1. Is your project for construction of a new structure (home)? Yes ____ No ____

2. What is the approximate dollar value of the proposed construction?
\$ _____

Please attach cost estimates and construction drawings.

3. Where will the construction be located (give legal description and common address)?

4. Please attach plat showing the location of the home upon the lot, including set-backs and other identifiable dimensions of the structure.

RESOLUTION NO. 2023 – xxx

**RESOLUTION ADOPTING THE CONTINUANCE OF THE
URBAN REVITALIZATION PLAN FOR RESIDENTIAL TAX ABATEMENT**

WHEREAS, the Iowa Urban Revitalization Act of 1979 enables cities to designate areas of the City as urban revitalization areas to attract development to specific areas, thereby increasing the tax base; and

WHEREAS, The City of Webster City adopted an Urban Revitalization Plan for Residential Tax Abatement purposes in May of 1993 in which incentives were provided to new dwelling construction; and

WHEREAS, since the adoption of that Plan, the City Council has reviewed execution of the plan and has determined that benefits of the Residential Tax Abatement Plan should be extended for 3 years; and

WHEREAS, notice was published as required by law and a hearing was held on May 1, 2023 with no oral or written objections noted.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Webster City, Iowa, that the above-described extension of the City-Wide Urban Revitalizations Plan for Residential Tax Abatement for the City of Webster City, Iowa is hereby approved and adopted.

Passed and adopted this 1st day of May, 2023.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk



MEMORANDUM

TO: Mayor and City Council

FROM: Biridiana Bishop, Assistant City Manager
Daniel Ortiz-Hernandez, City Manager

DATE: May 1, 2023

RE: Accept the Iowa Economic Development Authority Downtown Assessment Report

SUMMARY: In Fall of 2022 the Webster City Area Chamber of Commerce requested financial assistance from the City to have the Iowa Economic Development Authority (IEDA) Downtown Resource Center complete a Downtown Assessment. The IEDA visited Webster City February 7-9, 2023 and has completed their assessment report. City staff will review the report with the City Council.

PREVIOUS COUNCIL ACTION: On October 17, 2022 the City Council adopted a resolution authorizing the contribution of \$800 towards the Webster City Area Chamber of Commerce's request to have the Iowa Economic Development Authority Downtown Resource Center complete a Downtown Assessment

BACKGROUND/DISCUSSION: In the Fall of 2022, the Webster City Chamber of Commerce requested financial support from the City of Webster City and the Self Supported Municipal Improvement District (SSMID) to achieve the goal of completing a Downtown Assessment. The Downtown Assessment was the first step in identifying short- and long-range steps needed to maintain and improve the community and economic vitality of the downtown. The cost to perform the downtown assessment was \$2,500. The Webster City Chamber of Commerce and SSMID contributed a total of \$1,700 and requested that the city contributes the remaining \$800. The City Council agreed to partner on this initiative and contributed the \$800.

The Iowa Economic Development Authority (IEDA) Downtown Resource Center staff spent time in the community from February 7-9th of 2023. During their time here, they performed an intense, on-site study of the City's downtown and conducted a public presentation of their findings. The presentation was recorded and may be viewed here:
https://us02web.zoom.us/rec/play/jYbzJPvGWVjBK5G2nLOY7Sce_fyKNPLInU7Lm-cstM2FkSjV1rNKRVRQPxBjBAhU3oemwryMmjz6siKdX.qMI4SHQExBfxY8GF?canPlayFromShare=true&from=my_recording&continueMode=true&componentName=rec-play&originRequestUrl=https%3A%2F%2Fus02web.zoom.us%2Frec%2Fshare%2FEk1KHML4vqetnO7GHgpCVJQKJB1VF3xmmwtEXQ7fOd2pBGvy0CbLAhtUXNhMmrV-.4tYWN1SPx08hqmVy

In addition to this, the IEDA supplied a written report that can be used in planning efforts to improve the downtown. The report is attached to this memo for reference. City staff will review the findings with City Council on May 1, 2023.

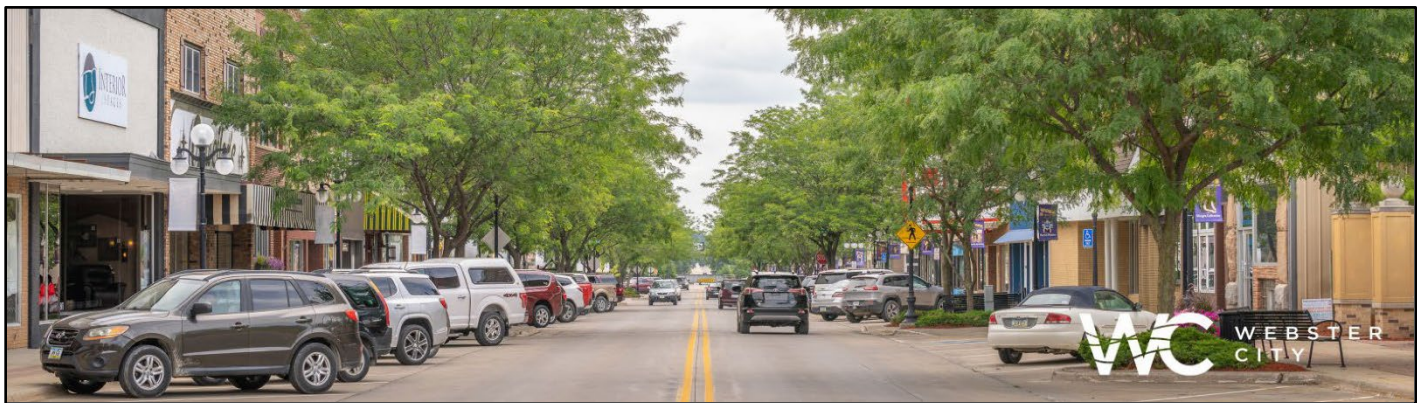
FINANCIAL IMPLICATIONS: The City contributed \$800 towards the assessment.

RECOMMENDATION: Staff recommends the City Council accept and place on file the Iowa Economic Development Authority Downtown Assessment Report.

Downtown Assessment Report

Webster City, Iowa

February 7-9, 2023



Conducted by:

Iowa Downtown Resource Center



IOWA ECONOMIC DEVELOPMENT AUTHORITY

1963 Bell Avenue, Suite 200 | Des Moines, Iowa 50315

PH: 515.348.6180 | James.engle@iowaEDA.com

[iowa Economic Development Authority \(iowaeda.com\)](http://iowaeda.com)

iowaeda.com/downtown-resource-center/

ASSESSMENT TEAM

The Iowa Economic Development Authority's Assessment Team included four downtown development professionals:



ROBIN BOSTROM, Business Specialist, Iowa Downtown Resource Center, Iowa Economic Development Authority, Des Moines, Iowa. Prior to joining IEDA, Robin served as the local program director in West Union. She assists with market analysis training, provides technical assistance on business development efforts for Iowa's Main Street communities, as well as one-on-one business consulting and entrepreneur development. Robin also manages the Main Street Open 4 Business grant program that assists local entrepreneurs with business expansion projects. Robin's expertise stems from over 20 years as a small business owner in rural Northeast Iowa. She has also worked for numerous non-profit organizations, served as Executive Director for Fayette County Economic Development, and Director for the Turkey River Recreational Corridor. During this time, she served as project manager for several community development projects ranging from historic building rehabilitations to streetscape projects to trail development. She holds a BA from the University of Northern Iowa, is a graduate of the Heartland Economic Development Course and received a Development Finance Professional certification from the National Development Council.



NICK SORENSEN, Real Estate Development Specialist, Iowa Economic Development Authority, Des Moines, Iowa. In this role, he provides technical assistance to communities that focuses on real estate development issues in Iowa downtowns. Prior to joining the Iowa Downtown Resource Center team, Nick was a Peace Officer while having a construction business for 13 years and a Building Official, Zoning Official, Code Enforcement, and Special Projects Coordinator for 5 years. In his role with many hats, Nick was project manager for a Community Development Block Downtown Revitalization Grant that rehabilitated 13 facades, acquiring, and rehabilitating 9 storefront buildings on behalf of the city, applying for, and receiving Iowa Economic Development Authority Catalyst and Challenge Grants and assisted Region XII Council of Governments with the installation of the first two Homes for Iowa homes. Nick currently is a member of the Iowa Rural Development Council.



DENNIS REYNOLDS delivers award winning master planning, urban design, site design and public art with his unique combination of innovative design; presentation and listening skills; quick hand drawings; and pro-active facilitation of the design process. Prior to creating his own consulting practice, Reynolds Urban Design, he provided senior level design services and leadership at HOK (Kansas City), Sasaki (Boston) and NBBJ (Columbus). He founded and led the innovative HOK S+V+E "Design Studio," facilitating cutting edge multi-disciplined design concepts. His major projects include Ho Chi Minh City's Thu Thiem Peninsula Master Plan, Nanjing Olympic Sports Park (that hosted the 2005 China Games and the 2008 Summer Olympics), The Great American Ballpark for the Cincinnati Reds and the Dubai Autodrome Formula One Racing Community. As Director of Design for a major Midwest real estate development company from 2005 to 2011, Dennis was responsible for groundbreaking projects including the "New Urbanist" Village of Ponderosa and "Shimmer" lakeside terrace. Recent projects include urban design, site design and public art for the emerging downtown Des Moines Bridge District, the North Kansas City Vision Plan, East Village's City Square, Bondurant's Swings and Fireflies, Overland Park Medical Center's "Heritage" public art trail and Edina Grandview Urban Design Concepts. Dennis has a Bachelor of Arts from Wheaton College with concentrations in Fine Arts, Economics and Group Dynamics and a Masters of Landscape Architecture from Kansas State University. He currently serves on both the Urban Design Review Board for the City of Des Moines and the Iowa Urban Land Institute Board, volunteers for multiple Dog Rescue groups and provides therapy dog visits with Mister Cotton.



MARK WICKS has served as Community Development Director in Charles City since 2013, overseeing both the Chamber of Commerce and local Main Street Iowa program. Prior to that he worked for 28 years as an award-winning journalist, photographer, and newspaper editor, including 18 as Managing Editor of the Charles City Press. He has been involved with the Charles City Main Street program since its inception in 1994, including serving as a volunteer, committee member, board member and board chair. He has also worked on a number of community visits and assessments for the State of Iowa through the Iowa Downtown Resource Center and is currently serving as Board President of the Iowa Association of Chambers of Commerce.

The following report summarizes the observations and recommendations resulting from an Iowa Downtown Resource Center Assessment conducted in Webster City, Iowa. In preparation of this report, the Assessment Team learned about Webster City's development history and plans for future development.

The Team's familiarization process began with a review of materials supplied prior to the visit, a pre-visit survey consisting of 80 completed surveys, a driving tour of the city and a walking tour of the Downtown commercial district. The intensive three-day visit also included interviews with approximately 100 community leaders, individuals and groups representing the public and private sectors.

Based upon these activities and the Assessment Team's extensive working knowledge in downtown economic development, this report summarizes their findings and recommendations for Webster City.

This Downtown Assessment report and recommendations for Webster City are based on the Team's downtown development experience – totaling over 100 years. Their beliefs are grounded by the philosophy that in order for Downtown to re-establish itself as the social and commercial center of the community – the physical heart and soul of the city – Downtown must become more valuable physically, economically, socially and politically.

The health of Downtown has a direct impact upon the entire community's economic well-being. They are inter-related. Downtown revitalization **IS** economic development. Downtown is a prime location for incubating small business, it is an affordable location for independent businesses and is historically one of the community's major employers.

The commercial center provides a compact environment with multiple stories for commerce, government, and living spaces, thus reducing sprawl and the cost associated with extending city services and infrastructure. A strong downtown should be a pedestrian friendly environment that is convenient and accessible, serving as the center (community space) for not only commercial trade but also a hub for cultural, social and civic engagement.

A building's condition, the business' viability and maximization of the building's square footage for income generation affect not only the property's value, but also the value of the neighboring properties and real estate in the entire community. Investments in Downtown allow it to "pay its fair share" in taxes resulting in lessening the tax burdens of its citizens and city government.

Most of our memories are directly associated with a place. We "go back" to places we feel good about. We "go back" to places where we have had positive experiences. We "go back" to places where we have had fun. We "go back" to places we think are important. We are also attracted to places where we think we will have a positive experience. We must strive to keep Downtown a "go to" kind of destination, not an avoidable area we pass by to destinations on the outskirts of town.

**"Never doubt that a small group of committed
dependable citizens can change the world.
Indeed, it is the only thing that ever has."
-Margaret Mead**

PURPOSE

The City of Webster City worked with the Iowa Downtown Resource Center, Iowa Economic Development Authority (IEDA), to conduct a Downtown Assessment to raise awareness, educate, make recommendations and encourage the local community. In conducting this and other “self-discovery” processes, Webster City has begun to empower itself by stepping out of its comfort zone. It is a good sign that the community appears ready to take plans and turn them into actions to address Downtown’s challenges.

This assessment and its recommendations should serve as a call to action and provide the community with current information to formulate strategies necessary to address the very serious issue of saving and improving the downtown for future generations. This report cannot and does not provide all the answers. Ultimately, Webster City citizens must decide what is relevant and realistic, prioritize options, and acquire necessary resources as they address Downtown’s future.

INTRODUCTION

Webster City, Iowa (population 7,825) is the county seat of Hamilton County located in central Iowa at the intersection of Highway 17 and Highway 20. The community has a rich agricultural heritage that supports the local economy with a strong manufacturing base that reaches across the United States. Outdoor recreation amenities provide many opportunities to enjoy time spent outdoors and draws visitors to the community year-round. While the community has experienced the loss of a major employer in the past 10 years, and the closure of a few small businesses (due to aging owners retiring), community members desire to reverse these trends.

Members of the Downtown Assessment Team believe the identification of strengths and challenges should be taken constructively and utilized by local leaders to do many good things in Downtown. We hope the following observations and recommendations will help identify priorities and provide the motivation shift from planning to action on positive Downtown and community projects.

OBSERVATIONS

The following statements summarize the thoughts of the Downtown Assessment Team as a result of the driving and walking tours, as well as interviews and meetings with Webster City residents:

- Business mix located downtown provides for most of the community needs.
- Strong manufacturing base/employment that brings 1,100+ into the community.
- Young people who grew up in the area are returning, taking over local businesses, or starting new ones.
- Several local businesses are destination businesses bringing customers into the community.
- Hwy 17 & Hwy 20 provide strong traffic numbers and exposure for the community.
- The community has outstanding public facilities including the public library and Fuller Hall, which were donated by local benefactors to the community.
- The community is surrounded by outstanding outdoor recreation opportunities.
- New housing developments have been created and building lots are available.
- A good way-finding signage system is in place.
- Local public arts and cultural programs are established and expanding.

Some of the challenges that the team identified:

- Some hobby businesses are occupying prime commercial spaces but are rarely open to the public.
- Deferred building maintenance exists for several downtown buildings.
- Inappropriate renovations to buildings are affecting the structural integrity of several properties; some have collapsed due to this issue.
- There are no high-quality, move-in-ready retail spaces available.
- Labor Force shortages are making it difficult for local businesses to fill vacant positions.
- Communication between key stakeholders interested in community development efforts needs to be improved and shared on a more consistent basis.
- Affordable housing is an issue community wide and is contributing to the labor workforce issues of major employers.
- Changing volunteer base as past volunteers age and people move in and out of the community.

THE SURVEY SAYS...

Prior to the assessment visit to Webster City, the Iowa Downtown Resource Center administered an online survey to residents of the community to get their ideas and opinions about the downtown area. Approximately 80 people participated in the survey. A complete summary of survey responses for the pre-assessment survey is available as an attachment.

PRE-ASSESSMENT VISIT SURVEY trends show... (answers in order of popularity)

WHAT IS DOWNTOWN'S GREATEST STRENGTH?

- Appearance/Cleanliness
- Location
- Promotional Events
- Downtown Buildings

WHAT IS DOWNTOWN'S GREATEST WEAKNESS?

- Lack of Downtown Business/Better Mix
- Downtown Buildings/Empty Storefronts
- Not Enough to Do
- Appearance/Cleanliness
- No Local Support
- Inconsistent Business Hours



IF YOU WERE GIVEN \$100,000 TO INVEST IN THE DOWNTOWN, WHAT WOULD YOU USE THE FUNDS FOR?

- Building Upgrades/Update Empty Storefronts/Facades
- Entice New Businesses to Come to Webster City/Incentives
- Light Sculpture/Public Art/Murals
- Fun Center/Place for Kids
- Café/Dinner Place/New Restaurant
- Better Access from Parking Lots to the Downtown
- New Signage
- Outdoor Spaces in Open Lots/Trees/More Seating/Pedestrian Facelift
- New Businesses/Craft Shop/Bakery/Bookstore/Night Club

WHAT TYPE OF NEW BUSINESS IS MOST NEEDED IN DOWNTOWN WEBSTER CITY?

- Restaurant
- Boutiques/Women's Apparel
- General Merchandise Retailer/Variety Store
- Hallmark/Gift Shop
- Family Fun Center/Bowling/Arcade
- Bakery
- Shoe Store
- Walmart/Target/Kmart
- Winery/Brewery
- Hobby Shop
- Games/Toys
- Household Goods



WHAT TYPE OF NEW ACTIVITY WOULD MAKE YOU WANT TO SPEND TIME IN THE DOWNTOWN AREA?

- Restaurant/Dining
 - Family-friendly and Higher-end Dining (similar to The Emphorium)
- More Shopping/More Businesses
- Live Music/Performances in the Green Spaces
- Fire Heaters and Umbrellas for Outdoor Dining Year-Round
- Kids Activities/Kids Game Room
- Festivals/Cultural Festival/Music Festival
- Crafts/Card Making
- Junk Fest Back Downtown
- Different Events/Community Activities
- Market Nights
- Weekly Farmers Market
- Public Pianos
- Family-Friendly Activities
- Stores Open Later One Night a Week
- Art Gallery/Art Space

WHAT PUBLIC AMENITIES DO YOU THINK ARE MOST NEEDED DOWNTOWN?

- Places for Kids
- Parking
- Public Art
- Street Seating
- Greenspace
- Better Lighting
- Trash Receptacles
- Bike Lanes
- Directional Signage

ASSESSMENT TEAM'S RECOMMENDATIONS

The Assessment team's recommendations have been grouped into five themes with suggested recommendations for specific projects. It is important to take one step at a time and understand that the longer-term recommendations are not of much consequence until the shorter-term recommendations are addressed.

- Theme 1 – Building Maintenance
- Theme 2 – Downtown Enhancements
- Theme 3 – Communication & Collaboration
- Theme 4 – Public Outreach
- Theme 5 – Implementation

The Assessment Team hopes Webster City will assess each recommendation and develop a plan to implement what is right for Webster City. As the process gains momentum, community leadership will need to determine additional strategies and develop approaches that are more sophisticated.

Our hope was/is to work with leaders to identify the strengths, challenges, and opportunities in a constructive way to help the community improve the vitality of the downtown over time. We appreciate the openness and honesty of residents, and we appreciate that community leaders allow the Assessment Team to be honest in its findings.

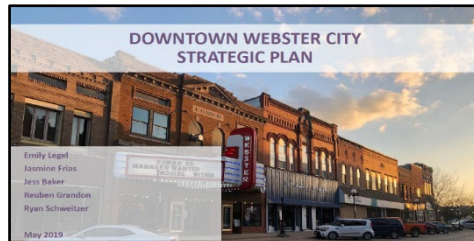
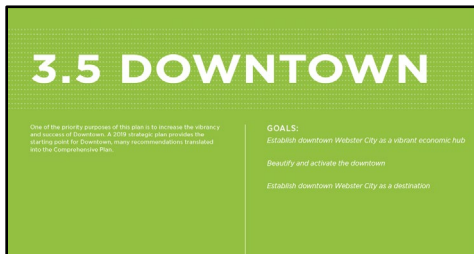
THEME 1: BUILDING MAINTENANCE

The number one concern that the Assessment Team heard over and over again during our interviews related to the condition of several downtown buildings.

Vacant buildings and buildings that have not been well maintained can have a negative impact on your downtown. The message that it sends to visitors and residents is that downtown is not a priority and lacks community pride. Think of your community like you would your home. How do you want your community to look when company comes to visit? If you think of the community as Webster City's "house" the yard is your recreational assets, the front porch is the gateway into your community, the kitchen your water department, the garage is public works, residential areas are your bedrooms, and the living room is your downtown.



When you invite someone over to your home to entertain you typically invite them into your living room. Your living room is where people get the impression of who and what you are and what is important to you. Having the nicest hardwood floors can be overlooked if your furniture is uncomfortable, broken, dirty or even unsafe to sit on. Bare walls don't allow a person to identify with what you value. The more entertaining the setting the more you establish a lasting impression of positivity. You want the first impression that visitors have to downtown Webster City to be positive.



Webster City has invested time into educated decisions about their downtown. This is evident by the 2019 University of Iowa Strategic Plan, Chapter 3.5 of the 2021 Webster City Comprehensive Plan, the City investment into streetscape, and locally driven business/building incentive programs. The streetscape, public art and incentives should be celebrated, and everyone involved should be commended for this. It has laid the groundwork for a vibrant downtown. However, the work is not complete, and it never will be, nor should it be. A community should constantly be working to improve itself in all aspects. As everyone involved with the streetscape project should be celebrated, the maintenance of the sidewalks is lacking. Nothing says "stay out" or "don't come down here" than snow/ice covered sidewalks. This hurts the downtown experience by not being pedestrian friendly.

Some of Webster City's buildings are perceived as a liability when they should be viewed as opportunities. Opportunities for growth. Opportunities to fill a need. Opportunities to identify the community. You very well may identify a need that could fit in your downtown, but if no building could feasibly work for that particular business, no amount of recruiting will get them there.

The cost of a vacant building, as reflected on the following page, is more than just depreciated value. It spreads not only to other businesses, public utility, local option sales tax but more importantly, property tax valuation.



Potential lost revenue yearly

\$221,840.00

Place Economics, Donovan Rypkema/ March 2013

Cost of a vacant building:

• Local Government	
• Property tax	\$100.00
• Sales tax	\$5,000.00
• Building Owner	
• Rents	\$8,400.00
• Property Value	\$5,040.00
• Banks	
• Loans	\$39,000.00
• Fees & Interest	\$2,200.00
• Deposits	\$17,000.00
• Professional Services	
• Insurance Premiums	\$2,700.00
• Legal & Accounting	\$900.00
• Property Management	\$500.00
• Suppliers	
• M&R	\$1,300.00
• Printing/copying	\$500.00
• Supplies	\$900.00
• Media	
• Marketing, advertising, PR	\$6,200.00
• Workers	
• Business	\$56,800.00
• Owner's Comp & Profit	\$31,500.00
• Outside workers	\$24,100.00
• Utility	
• Tele,Elec,Gas,Water,Internet,etc	\$4,700.00
• State Government	
• Sales Tax	\$15,000.00

With the majority of downtown building stock having been built over 100 years ago, deferred maintenance has become a problem. A lack of investment in the buildings has created these potential liabilities along with the loss in revenue.

In looking for a “return on investment” for a downtown let’s take a look at two projects in Audubon County, Iowa.

These two properties are by no means apples to apples. However, investing in what you have is as important as it is to recruit the next major employer.

Return on Investment (ROI) Waspy's

Taxable Value	\$9,469,810.00
Square Feet of land	1,130,818
Value per square foot	\$8.37

Wasby's is a truck stop chain that Audubon County recruited to town.

Not only is it a fuel station, but it also has an attached steakhouse, mechanic shop, truck wash and a 52 room hotel.

Is this important for the growth of Audubon? Absolutely. This created jobs, services, taxable value, entertainment, and lodging. At \$9,469,810 in taxable value and occupying 1,130,818 of land there is a return on investment of \$8.37 per square foot of taxable valuation.

Return on Investment (ROI) 312 Broadway St

Taxable Value	\$108,190.00
Square Feet of land	3,125
Value per square foot	\$34.62



312 Broadway Street In downtown Audubon is a rehabilitated historic building. On the first floor there is a bakery/coffee shop and in the upper story there are two apartments.

Is this building important to the growth of Audubon? Absolutely, and the building is already there. At \$108,190 in taxable value and occupying every square foot of the lot it sets on at 3,125 square feet; there is a return on investment of \$34.62 per square foot of taxable valuation.

A business on the first floor of a downtown building but vacant above creates multiple problems. The business is now burdened with the maintenance and cash flow of the entire building. This in turn drives the rent up and makes it difficult for that business to succeed in a small community. Having the upstairs vacant means that there are no eyes to spot the first drip of water that potentially could turn into thousands of gallons. The heat/cool loss from the first floor into the upper story makes utilities extremely expensive. When the upper story is finished out and occupied, it not only provides stable income for the building, but it also provides extra eyes for potential maintenance issues and a temperature regulated area easing the utilities on the first floor.

The renovation of the theater downtown is one the community is very proud of and is a definite draw to your community. Congratulations on this project!

The building next door to the theater presents lots of opportunity to leverage the beautiful theater building and continue to improve this central gathering space in the heart of downtown. The second story of this building is prime real estate for an upper story housing project and could provide 4 additional housing units, which are desperately needed.

The first-floor space could provide space for more family entertainment options that would complement the theater including an arcade, bowling alley, or axe throwing venue. More options for family entertainment were mentioned frequently as something most residents' desire. The center hallway could also serve as a pass-thru to the rear parking lot, providing a more convenient way for patrons to engage with these businesses during the evening hours.

See design rendering on the following page.



- LEVERAGE THE SUCCESS OF THE THEATRE WITH RENOVATION OF ADJACENT BUILDING
- CENTER HALL APTS. (4) WITH EFFICIENT NET-TO-GROSS (MIN. HALLWAYS)
 - ARCADE, MOVIE SNACKS/ICE CREAM
 - BOWLING ALLEY, AXE THROWING, FAMILY ENTERTAINMENT
- EXTEND CENTER HALL AS PASS-THRU TO LARGE PARKING SUPPLY BEHIND BUILDING (CURRENTLY DIFFICULT TO ACCESS)

The care you take to maintain the public spaces within your community is also important. Public spaces such as city parks, streets, and sidewalks set a standard of what the community expects and values. Your downtown is one part of the community that should tell a positive story about the people who call your community home.

The businesses that operate downtown also contribute to the image or brand of the community based on how they care for their buildings. Boarded up windows, peeling paint, garbage on the sidewalks, and vacant window displays send the wrong message. The public and private sector must work together to create a positive experience for shoppers and residents when they come downtown.

RECOMMENDATIONS:

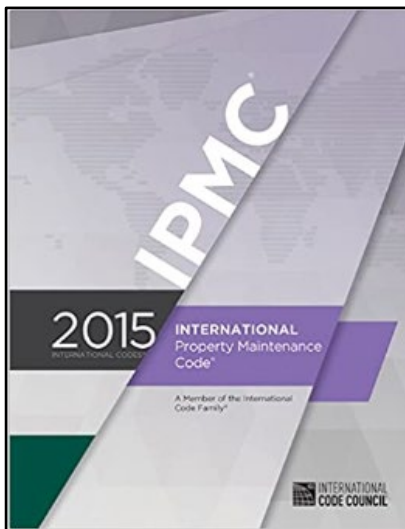
- Regulation of Webster City's Sec. 42-238 – Removal of snow, ice and accumulations needs to be enforced. There is a tremendous investment in the streetscape of downtown and it needs to be protected.
- Conduct a quality building inventory – occupied or not. When recruiting a business, you must identify the spaces available and determine if they are "move in" ready or not. If spaces are not ready to be occupied a business will find it difficult to locate downtown. Knowing the condition, and capabilities of a building is critical. This also opens the door to speaking with the property owner and gauging what their intentions are and what they are willing to do. It allows you a point of contact when there is interest in the building or if an emergency happens to occur.
- The quality and safety of these buildings is dictated on the city's building code and nuisance ordinances. A city can have these codes and ordinances but without enforcement – they do nothing. Establish a Building/Zoning/Code Official for Webster City. This position will help "set the bar" for minimum standards of all structures and properties in Webster City. Without standards, the bar does not exist. The Building/Zoning/Code Official would not be confined to only the downtown district but the entire city limits improving the entire community.
 - The Building/Zoning/Code Official would be responsible for examining residential, commercial, and industrial plans and drawings for conformance with applicable state and local codes by way of permits.
 - The Building Official would participate in development of policies, procedures, and codes (state and local) to assure quality control of current standards with inspections.
 - The Building/Zoning/Code Official would review applications for variances, conditional use permits, subdivisions, and zoning changes, make recommendations to the Commission, Administrator, and Council to assure compliance with city codes, coordinate assistance on planning and zoning issues with Engineers, Attorneys, and Building Department, determine legal use of zones before recommendation to Building Department, initiate all legal activities in zoning violations, refer to Attorney for assistance, and provide support to all development activities.
 - The Building/Zoning/Code Official would enforce all City nuisance codes and ordinances, actively patrol streets and respond to complaints and violations, research files to locate property owners, managers, and agents, develop department guidelines and procedures to effectively and efficiently accomplish the community's needs, provide all record keeping of notices and violations, be responsible for all legal activities concerning code enforcement, work with all city staff to coordinate their responsibilities involved in proper code violations, maintain budget record keeping and tax liens.



- The Building/Zoning/Code Official would work with the City Council to create a fee schedule for Building Permits, Variance Requests, Special Use Permits, Zoning Change Requests, Plats of Survey, Major/Minor Subdivisions, Preliminary Plats and Final Plats. These fees throughout the year should pay for the Building/Zoning/Code Department while establishing health and safety standards for Webster City.
- Enforce Webster City's existing building codes. This is the "bar" you are aiming for. If adopted but not enforced, it is the same as having a tool on the shelf but never using it.
- For downtown standards, the most important code to enforce is the International Property Maintenance. This code addresses issues with slum and blight.

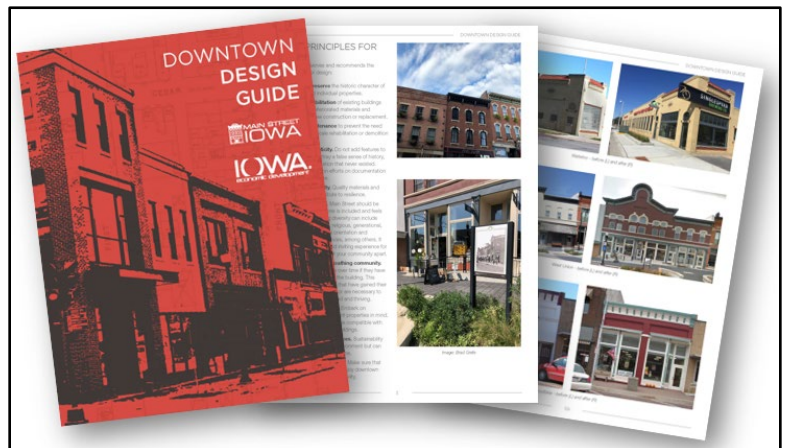
The City of Webster City has adopted by reference the following building codes:

2015 International Building Code
 2015 International Residential Code
 2015 International Fire Code
 2015 International Mechanical Code
 2015 Uniform Plumbing Code
 2011 National Electric Code
 2015 International Fuel Gas Code
 2015 International Existing Building Code
 2015 International Energy Conservation Code
2015 International Property Maintenance Code
 2017 Sudas Design



- Review and update zoning codes to ensure current zoning encourages downtown development instead of preventing it along with ensuring the Nuisance Abatement Ordinances and Procedures are up to date. A downtown should never have storage as a permitted use unless it is secondary to the primary business, nor should dangerous materials be allowed to accumulate where open to the public. A building that is in poor condition brings down the value of the properties around it. Nuisance Abatement and Code Enforcement helps prevent this from happening but helps property owners achieve pride in their building. From a shoppers view on the sidewalk, you can see business signs across the street, but you are unable to see the signs for the businesses next to you. To increase the visibility of this signage, consider allowing projecting, hanging or blade signs.

- Discuss creating [Design Guidelines](#) for the downtown area. These guidelines advocate for the principles in rehabilitation, renovation, and new construction activities within the downtown area. These guidelines are offered to help the property owner and developer make sound investment decisions in the building improvements while enhancing the area's historic character. Building plans should be reviewed with the city building inspector to ensure substantial compliance with these guidelines. The recommendations should be focused on historic renovations and discourage adding or elements that are not original in design to the building or infill historic openings. These guidelines can be adopted as an ordinance or as incentives for grant programs.



- Establish a Vacant Building Registry ordinance. A vacant downtown building can be characterized as one not open to the public. Typically, these buildings can be absentee owners or a foreclosure. They can also be a building used as storage. This allows the Building/Code Official to do regular inspections to identify problems within the interior of a building that cannot be seen from the outside. This will create a proactive approach to issues with a building instead of reactive. Additionally, it helps motivate the sale of the property. Fees and timeframes set for inspections can be set by the Planning and Zoning Commission along with the City Council.
- Apply for a Community Catalyst Building Remediation Grant. This grant is geared toward a project that could be the City's poster child for downtown revitalization. Continual contact with Iowa Economic Development Authority on appropriate projects is encouraged.



- Continue locally funded "grants" for things like facade repairs, roof repairs, essential utility upgrades and sign replacement. This helps the current owners with improvements and when spread around the downtown district, can make a large impact. The Webster City Chamber of Commerce has a Design Grant Program to encourage these projects for members, but it has a cap of \$800 and a maximum fund of \$2,400 per year. The average commercial grade front door with hardware installed is \$4,000. A complete storefront glass system is an average of \$30,000. Consider increasing amounts to make a larger impact.
- Establish Economic Development Agreements for developers and current owners of downtown buildings. These can help incentivize a developer or building owner to do extensive repairs and protect the city by including provisions that benefit the downtown. These can be created by utilizing Tax Increment Financing (TIF). The City would offer a sum of money to a developer by way of a forgivable loan over so many years. The agreement would set expectations from the city for the forgivable loan to be spent on; completion of second story apartments, new HVAC, upgraded electrical service, tuck pointing, roof repair, etc. This ensures the City's investment stays with the building and creates an incentive for the building owner to upgrade the "bones and veins" of the building. The City would pay itself back from the increment captured within the TIF District.
- Engage the second story of the buildings. People downtown means activity downtown. This also helps a building to cash flow. Doing a mid to higher end build out of a second or third story apartment adds rent to the property which helps the building owner show a return on their investment. Meanwhile, the people living in the apartments will tend to shop and dine within walking distance, helping those business owners.
- Create a development team. This team should consist of the Building Official, Mayor Council Member, City Attorney, a County Supervisor, Chamber Board Member, Economic Development Board Member, Structural Engineer, Architect, General Contractor. This team can help collaborate to create incentives, economic development agreements, downtown development strategies, targeted business recruitment.

- Establish a list of your local trades' talent. Skilled trades for historic buildings are a must. Invite the local high school building trades instructor along with Iowa Central Community College to be a part of your discussions as they have talent and labor that could assist in small to medium range projects. This will allow you to know who to contact when a business owner wants to make a repair but does not know who to ask.

THEME 2: DOWNTOWN ENHANCEMENTS

Webster City has made significant investments to the physically built environment downtown through past improvements to the streetscape and public green spaces. The downtown lighting and sidewalk seating areas are attractive and have been well maintained. The wayfinding signage includes areas to share the story of Webster City with visitors through attractive kiosks placed throughout the district. Your city blocks are very long, averaging between 600-700 feet. The average city block is 300 feet so you must work extra hard to draw pedestrians down each block to experience everything you have to offer.

Key anchor businesses (identified in pink in the design rendering on page 16) can be starting points for customers visiting downtown. Having something every 20 feet – attractive window displays, plantings or public art – helps guide shoppers down the street. Attractive blade signage also draws customers to the next business. The City should revisit their ordinance to allow this type of signage, which significantly improves the customer's shopping experience.

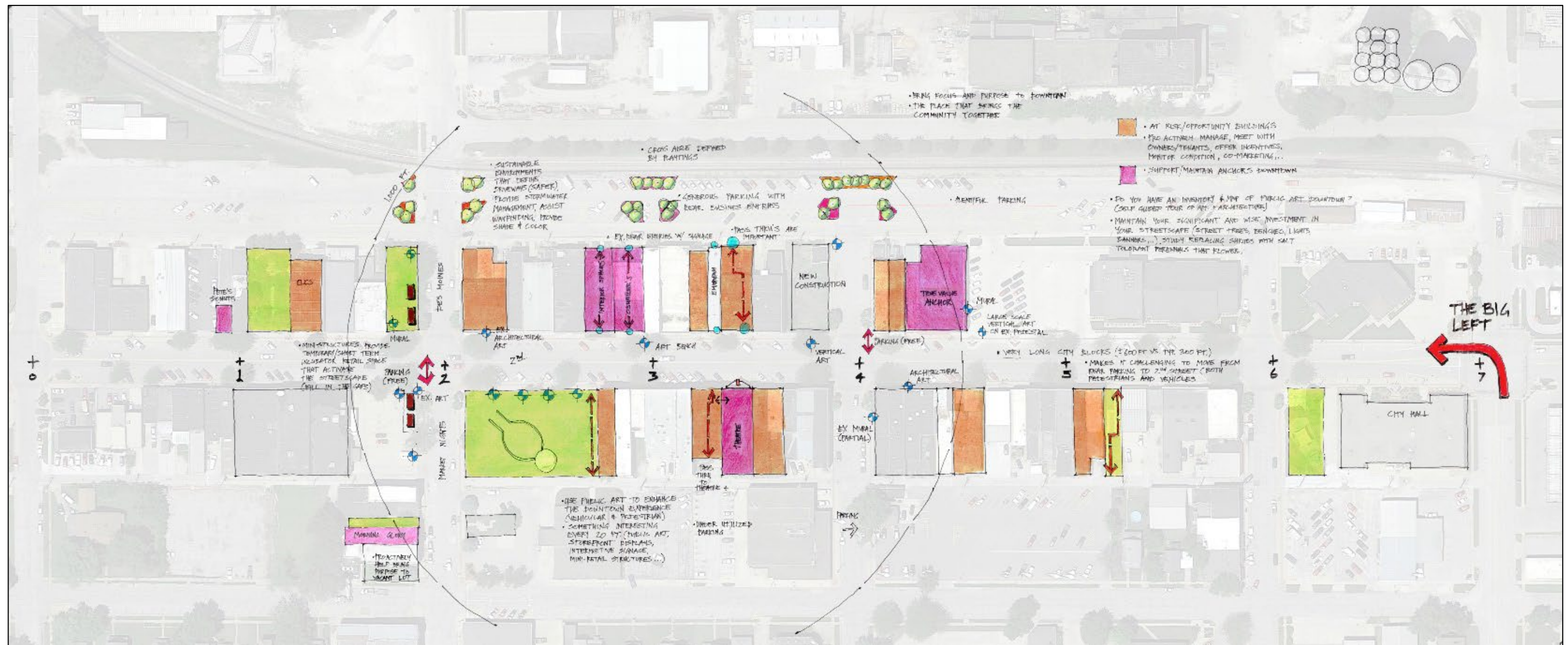


The planting areas are a positive addition to your streetscape but could use a little attention. Removing the lower branches on some of the trees will open up the views of the storefronts and some of the evergreens could be replaced. Continue to address garbage and regular sidewalk maintenance (including snow removal) so that downtown looks attractive no matter what time of year it is.

Pete's Donuts is a great example of a local entrepreneur who creates community and would benefit from simple low-cost signage improvements. While most locals know where Pete's is, improved signage is for visitors and could help enliven the downtown experience. Although this business has a very small footprint downtown, they are bringing people to the area and often sells out of products early in the day. This building is also a great example of how saving your historic buildings, even the small ones, creates a place for small business to thrive and grow. See the design rendering on page 17.

It is also important to begin to develop a program to address business succession for downtown Webster City. Our team heard repeatedly about business owners wanting to retire or businesses that simply closed because there was not a buyer or a succession plan in place to transition the business to new ownership.

This has led to several vacant buildings downtown, with hints of more to come in the near future. It's time to be proactive rather than reactive to help ensure those landmark and important businesses remain in the community. Advance Iowa, located at the University of Northern Iowa is a great resource to assist businesses, especially family-owned businesses, to begin the discussions and planning for business transition.





• HOW CAN THE "CITY" HELP?

- SUCCESSION PLAN
- FINANCIAL SUPPORT FOR SIMPLE, LOW COST SIGNAGE (PEOPLE KNOW WHERE PETE'S IS, THE SIGN IS FOR VISITORS AND TO ENLIVEN THE DOWNTOWN EXPERIENCE)
- LIMB UP MATURE LOCUST TREES TO OPEN UP VIEWS OF STOREFRONTS
- REPLACE LOW EVERGREENS IN DECLINE (TOO MUCH SHADE) WITH FLOWERING PERENNIALS

• TERRIFIC EXAMPLE OF LOCAL ENTREPRENEUR:

- SAVING A BUILDING (EMPTY LOTS DO NOTHING FOR DOWNTOWN)
- CREATING A VIABLE BUSINESS
- PROVIDING A BUSINESS THAT BRINGS PEOPLE TO DOWNTOWN & CREATES "COMMUNITY"
- GENERATING TAX REVENUES

The long city blocks also make it challenging to move from the rear parking areas to 2nd street. Look for areas where you can create pass-throughs that allow shoppers to access the 2nd Street businesses without going all the way around each block. Can they pass through a business or can gaps between buildings be turned into attractive walkways that are well lit and enhanced with seating or public art?

Webster City has ample parking available on both 2nd Street and the large public parking areas north of 2nd Street. There is an opportunity to improve these areas and make them more attractive to shoppers. Sustainable environments that help define driveways are a great place to start. Adding plantings or trees in these areas make them safer, provide for stormwater management, provide areas for additional wayfinding signage as well as providing shade and color. Making sure these areas are well lit is also important from safety concerns, especially during the evening.

You have done a good job of bringing public art to the community. While there are some areas where public art is displayed downtown, there are opportunities to bring more to the area. Use public art to enhance the downtown experience for both vehicular and pedestrian traffic. Continue to build on the successful public art installations you currently have in place. Work to finish the mural that was started when you hosted RAGBRAI in 2022.

Deferred maintenance on downtown buildings has resulted in several buildings being torn down and lost forever. These historic buildings are part of your history and should be saved whenever possible. Vacant lots where buildings once stood do nothing for your downtown. They lower the city's tax revenue and create a void visually. You must be proactive to help bring purpose to the vacant lots that currently exist downtown. This is not just a city issue and has the greatest chance for success when it becomes a public/private partnership. One possible solution is to create mini structures on the vacant lots that provide temporary or short-term incubator space for micro businesses or new start-ups. These spaces allow small businesses to test the local market and establish a customer base before taking the leap into a full-size storefront. Jewell, Iowa and Marion, Iowa have had success with this concept, even utilizing grant funds to get started.



RECOMMENDATIONS:

- Complete the mural started downtown.
- Create a task force to review top projects and present a timeline to City Council.
- Consider adopting guiding principles to help aid future planning and implementation efforts.
- Review current sign ordinance to allow blade signage.
- Address business succession needs.
- Improve parking areas.
- Look for areas where you can create pass-throughs that allow shoppers to access the 2nd Street businesses.
- Repurpose vacant lots.

COMMUNICATION

Communication – or a lack thereof – was a recurring theme in discussions held with many of the focus groups. As a result, it was obviously causing some misunderstandings, miscommunication, confusion, frustration, hard feelings, as well as stalled out projects.

“We have a lot of good things here, but nobody knows,” said one respondent. “Community dialogue is absolutely terrible,” commented another. “Nobody really knows what is going on or what everyone else is doing.” A third reported, “people think things just happen, but they don’t,” adding “no one is sure who should be in the lead for which projects.”

Examples cited included miscommunication between City officials and staff, miscommunication between the City and County, a disconnect between the City and business community, a wide-spread sense that the downtown is only 2-3 blocks along Second Street, no business input on community events and no communication or collaboration between the communities of Hamilton County resulting in conflicting events.

Several business owners do not believe downtown is considered a priority by community leaders. With the recent building collapse downtown, people aren’t sure what older buildings are safe to go in and which may not be, hurting the businesses within. There are questions about whether building inspections and code enforcement are being done, is there any assistance for building owners needing to make repairs, and who is responsible for snow and ice-covered downtown sidewalks – a hazard that was mentioned numerous times.

Several other business owners noted they pay into the Self-Supported Municipal Improvement District (SSMID), which they said does a good job of making the 2-3 block stretch of Second Street look good, but businesses like theirs along the side streets downtown do not see the same benefits. That adds to the misperception that they are not part of the downtown.

On the customer-side, there were numerous mentions of businesses not being open when customers are available to shop. Many are closed after 5 p.m., on weekends or by noon on Saturdays. Frustration was voiced over the lack of diversity of shops and restaurants, as well as the inability to purchase needed items like shoes, office supplies and even underwear locally. Respondents didn’t think businesses are listening to the types of hours, goods and services they want and need today, and are stuck still doing things the way they have always done in the past.

Better communication is a two-way street. People must be willing to talk, but also to listen to one another. They need to keep the lines of communication open at both ends and seek out answers when there are questions. Everyone who visited with the Assessment Team has the same goal – to make their community of Webster City a great place to live and do business.

RECOMMENDATIONS:

- Stay updated on community news through the local newspaper, radio station and newsletters.
- Attend a City Council meeting to learn or talk about an issue.
- Consider having the Chamber host quarterly Community Coffee Gatherings to provide updates to the public on what is going on. City staff could attend to provide updates on current city projects.

- A regular newsletter or email blast updating what the City, Chamber and SMMID are working on could be completed by each entity and distributed through the Chamber.
- Work to increase awareness of what the downtown district encompasses and what role the SSMID plays through flyers, social media posts of SSMID members in action, media releases and discussions during public meetings.
- Distribute a community survey to see what goods and services residents wish they could purchase in town; what types of new businesses they would like to see to assist in business recruitment efforts.
- Work with the Downtown Resource Center or ISU Extension on an updated Economic Profile report to better understand sales surplus and leakage for Webster City.
- Consider a coordinated and consistent effort to extend shopping hours to better serve working residents. This might be one Saturday a month, one night during the week, or later hours on Saturdays.
- Businesses should look at their peak hours to see if they could open later and stay open later to better serve customers without adding additional hours to their current hours of operation.
- Coordinate ways for community events to better benefit businesses, whether by time of year, location, cross promoting or letting event traffic at the fairgrounds know about downtown shopping and dining opportunities.

COLLABORATION

During our assessment interviews, the team learned that there are many groups, all doing good things in Webster City, but mainly working alone, rather than in tandem for the betterment of the community. This adds to the lack of communication within the community and can hamper each other's efforts. It can also result in wasted time and money in duplicating efforts and trying to fundraise against each other. Each of these groups bring something to the table in terms of knowledge, experience, resources, energy, and volunteers/workers. There is strength in unity by talking and working together whenever possible.

Enhanced collaboration can have outstanding benefits for the community. The bottom line for everyone is community betterment, so why not work together towards that? There are many potential partners – the City, County, School, LIFT-WC, Chamber – to name a few that could join forces to help overcome challenges and bring additional resources, both dollars and manpower, to the table to accomplish shared goals in a timelier manner. Enhanced collaboration is also very positive when applying for grants for local projects. Grant review committees love partnerships and collaboration! They give you the opportunity to score higher and make you even more competitive.

From a county-wide standpoint, having each of the communities in Hamilton County collaborate for the greater good would also make sense. Remarks were made in the focus groups that “towns in Hamilton County don’t play well together” and that there were conflicting events because “it’s every town for itself.” Imagine the drawing power if they all worked together to bring people to Hamilton County with so much more to offer than any one community? Instead of a two-hour visit, invite people to make a day or weekend of it seeing ALL that Hamilton County has to offer.

There are two great community resources with the local school district and community college that could be taken advantage of more. Students are your community's next generation, but you need to involve them in the community and show them all it has to offer them after graduation. Employers could work with the schools on career exploration and internship opportunities, which in turn can directly benefit local businesses. The Chamber, Library or historical groups could offer community and history tours so that students know about their hometown and the stories behind it. Utilize art students to add vitality downtown by painting vacant storefront windows or

helping with window displays. Students today are very tech-savvy and could assist those businesses that need assistance with social media marketing. The community college can assist with integrating Webster City's diverse population through ESL and community education classes. While there is no construction program at the Webster City campus, the community college does have one 20 miles away that could be tapped into to assist with the housing shortage. The high school also has two industrial education instructors.

Some communities greatly benefit from a Joint Entity Board or group that meets regularly and is comprised of representatives from the City, County, School District, Chamber, Economic Development, SSMID, Library, LIFT WC, hospital and any other groups you want to include. They often meet monthly, or at least quarterly, to share what they have going on, are planning to do, any issues or challenges they are facing, and to offer ideas or suggestions to possible solutions. First and foremost, it keeps everyone involved updated and the lines of communication open, but also can lead to useful suggestions, shared resources, and partnerships to address community issues. It takes the burden off just one entity if the issue impacts multiple entities who could work together on it. These meetings also are helpful in avoiding crossed wires, duplicating efforts or everyone trying to do public fundraising at the same time. One entity is usually responsible for organizing and running the meetings, usually the City or the Chamber. They are not open to the public, no minutes are required, and no official actions can be taken – informational only. It was said the City used to do something similar in Webster City but stopped. If the City does not wish to organize it, the Chamber or other third party could.

RECOMMENDATIONS:

- There is strength in unity . . . explore partnerships to ease burdens and increase resources.
- Establish a regular Joint Entity Board meeting, using the Chamber or other third party to facilitate.
- Set up City, County, School and Chamber Board liaison positions to sit in on each other's meetings and provide brief updates on what their entity has going on, as well as to hear what others are doing.
- Work with the local newspaper to set up a weekly column that rotates between the different Joint Entity Board members to update the public.
- Work with the local radio station to do a Community Chat featuring a representative from different community groups or at least the mayor or Chamber director.
- Encourage different entities to submit Letters to the Editor thanking volunteers or supporters for projects they have accomplished or are working on. It provides awareness and different voices.
- Create a Hamilton County Calendar in addition to the Community Calendar on the Chamber website and have all the towns in Hamilton County list their events and use the calendar to avoid scheduling conflicts. It can also serve as a county-wide tourism tool.

Working together works: Communicate, Collaborate, Celebrate – then rinse and repeat!



Webster City has a lot to offer and be proud of; a stunning library, a terrific rec center, outstanding outdoor recreational facilities including Briggs Woods, small town charm and an attractive downtown streetscape. The community is also home of the Doodlebug Scooter and not just one, but two Nobel Prize winning authors, something no other US community can claim! There's also the Webster Theater, where none other than the legendary Dan Ackroyd once came and sold tickets at, then later used a line in a movie that his character was from Webster City, Iowa. On top of all that, the most identified community

asset talked about in the focus groups was the friendly people of Webster City themselves, and how kind and willing they are to get involved.

Unfortunately, most Iowans are terrible at bragging and need to do a much better job of telling their stories. Webster City is no different. You need to let people know who you are, what you have to offer, and what you're doing to move forward. What's special here? Why choose Webster City? How you answer that question is where you need to start.

Everyone is a recruiter for Webster City, whether they realize it or not. From the Mayor and Chamber Director to council members and shop owners, to the convenience store clerk and restaurant staff. First impressions are lasting impressions. When the assessment team asked focus groups what they were most proud of in their community; there were several instances when the response was silence. This needs to change! You need to have your 20-second "Elevator Speech" ready when asked that question. First impressions are lasting impressions. You may not get a second chance to sell that person on your community. If you can't get excited about anything in your community, why should anyone else? There will always be challenges to work on but celebrate the good things and share those with others. Train your front-line workers how to be better community ambassadors when asked that fateful question of "What is there to do in Webster City?"

It makes it a lot easier to promote Webster City if you know Webster City. Just because you live or work in a place doesn't mean you know much about that place. We all tend to live in our little silos and don't necessarily see the big picture around us. Learn about your community, know its history and fascinating residents, know the assets and opportunities you currently have. Know who the players are and what they do. They are all important pieces to the Webster City puzzle. Utilize your Chamber, library, and museums to teach residents about their community, as well as the schools to teach new generations about their hometown . . . its past, present and future. Make sure they know what they have and the opportunities available. It's a great way to get everyone more involved and invested, not to mention making them better recruiters for your community.

RECOMMENDATIONS:

- Create a Quick Facts brochure about Webster City history and notable nuggets about the community.
- Make sure community promotional materials are at every restaurant, convenience store, and at Briggs Woods.
- Offer a hospitality workshop for your businesses.
- Visits by Chamber representatives to hotel, restaurant or convenience store staff with tips and promotional resources . . . let them know where to direct visitors.
- Column in the local newspaper or radio interviews about the importance of positive promotion of the community.

- Offer community tours for residents, employers, and perspective employees.
- Host community history talks at the library or museums; focus on a different subject each time.
- Integrate community history and community tours into the school curriculum – both for students and teachers, as many teachers aren't from Webster City originally. They can't teach what they don't know.
- Create a Historic Preservation Commission to preserve and promote awareness of the community's history and historically significant buildings.

IDENTITY AND COMMUNITY BRAND

Webster City has a great location in central Iowa along Highway 20 with easy access to the interstate highway system and major metropolitan areas. This makes it a great place for local businesses including manufacturing and ag related businesses that rely on truck and rail transportation to transport their goods. It also provides an opportunity to pull travelers into the community from Highway 20. Several business owners mentioned the thousands of vehicles that pass by on a daily basis and the challenge of getting people off Highway 20 and into town beyond the gas stations or McDonald's. While a solid wayfinding sign program is in place along Superior Street once you exit the highway, there is nothing located on Highway 20 to encourage and entice drivers to check out all that the community has to offer. Something more is needed to attract their attention and interest.

Attractive billboard signage should be explored to encourage drivers to stop in Webster City and see all that the community has to offer. Who and what is Webster City? Why should people consider stopping here, dining here, playing here, or better yet, living here?



People don't know what they don't know, you have to tell them. Be loud and proud to be from Webster City!

Before you do that, though, the community's identity needs to be clarified. Residents were asked during our focus groups what the community's identity was, and most weren't sure. There were a lot of different ideas of what it involved, but no clear consensus. At the top of the Webstercity.com website it says "Opportunity Awaits . . ." but it is not very prominent. What does "Opportunity Awaits . . ." mean? If that is your slogan, it should be prominently displayed and at the forefront of everything you say and do. There should be a unified community identity promoted by everyone.

RECOMMENDATIONS:

- Establish a consensus on a community identity and brand, and make sure everyone knows what it is – and why it is.
- Clarify what "Opportunity Awaits" means and, if your slogan, use it prominently.
- Use that brand everywhere you can to make it recognizable as promoting Webster City.
- Add a quick glance description of why Webster City is special and worth visiting to the City and Chamber websites.
- Consider promotional signage right after getting off Highway 20 to attract visitors downtown – possibly a Visitors Kiosk or digital display board.
- Make sure your businesses are cross promoting one another and your community attractions.

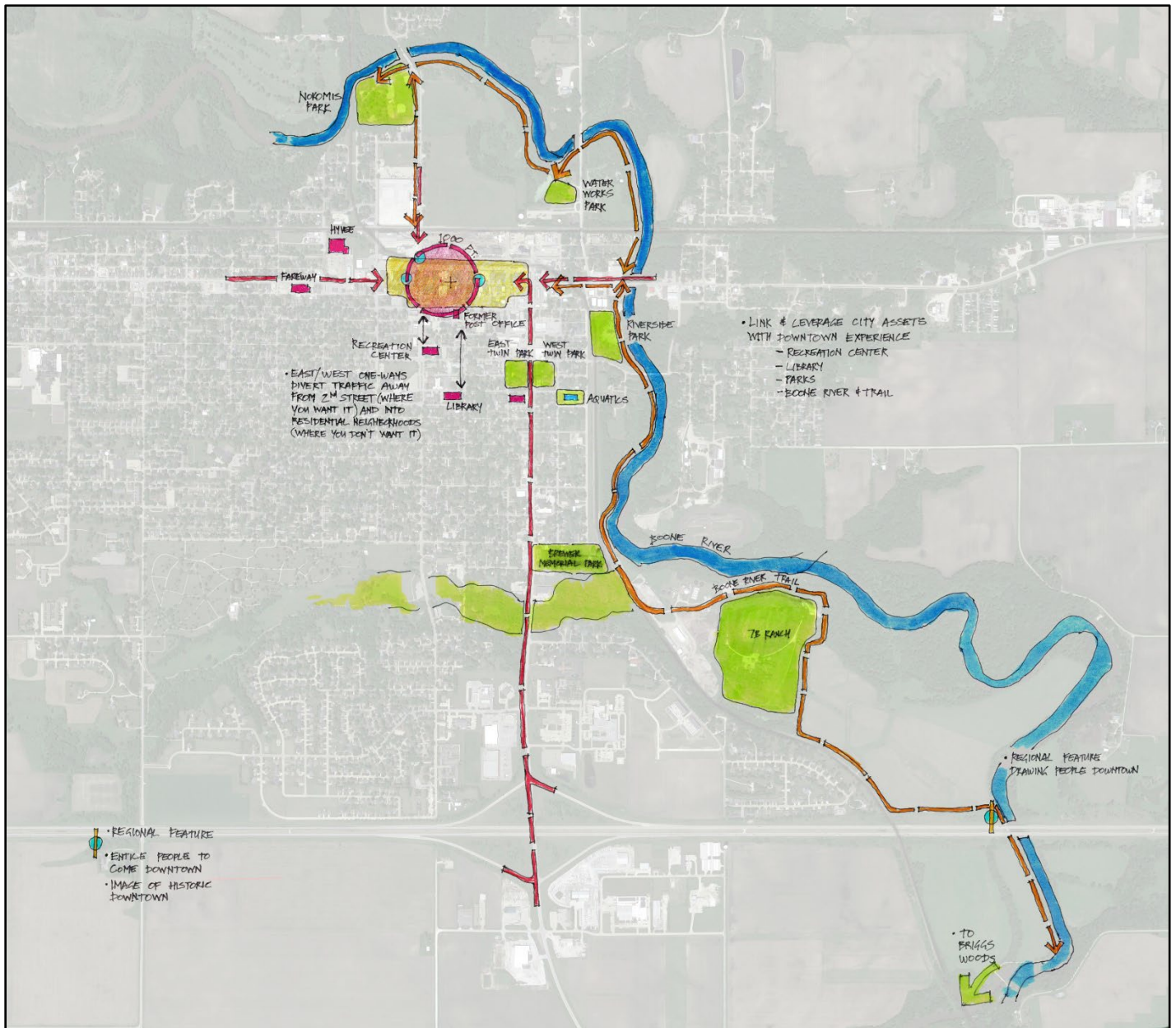
REGIONAL PROMOTION

Once you are ready to promote the community, do so regionally and statewide. If you are just advertising locally you are preaching to the choir. You need to reach beyond, especially targeting travelers on Highway 20 before they get to the Webster City exit. Don't forget all of the communities along Highway 20 are an easy drive to your attractions and shopping. People like to get out and explore things outside of where they live. While you might fret over losing business to Fort Dodge, Boone, and Ames, you also have the opportunity to draw visitors from those locations who are looking for something different.

Utilize the Travel Iowa website and magazine by submitting stories, photos and keeping your information updated. There are other regional publications such as Inspire that offer advertising options. Have Webster City Community Guides available throughout the state at travel centers. Does the State Historical Society of Iowa have good information on your library and historic sites to help you promote them? Work with area tourism attractions and museums to promote Webster City in exchange for you helping to promote them. There are numerous outdoor recreational expos around the region like the Outdoor Adventure Expo in Minneapolis, Canoeopia in Madison, or the Eastern Iowa Sport Show in Cedar Falls. Attend and promote Briggs Woods State Park, your rivers and trails.

The trail system around Webster City is developing and provides a natural amenity that residents of all ages desire. This asset partnered with the Boone River provides another draw for the community – both for visitors and potential residents. It is important that you leverage these land and water trails with your other city assets such as the Recreation Center, public library and numerous city parks, and work to link them to the downtown.

How can you better direct trail and park users to the downtown? Look for key locations to add additional signage and gateways to connect trail users to the downtown and all it has to offer. Are there opportunities to add trailheads closer to the downtown so that trail users begin and end in or near the downtown district?



Social media campaigns and regional press releases are free and can be effective. Let area media outlets know about your special events ahead of time, and don't forget the small-town weekly newspapers in addition to the bigger community newspapers. There are a lot of smaller communities than Webster City along Highway 20 that might find what you have to offer appealing. Advertising in those newspapers is usually a lot less expensive as well. Do an occasional "Did You Know ..." social media campaign highlighting the unique treasures in Webster City.

Finally, make sure you keep all your attraction websites and Facebook pages active and updated. You never know who may be looking and interested in coming to visit. Show them what you have, keep it fresh and keep it current. There's nothing worse than getting someone to come, only for them to find out you are closed that day, or your posted hours of operation were wrong.

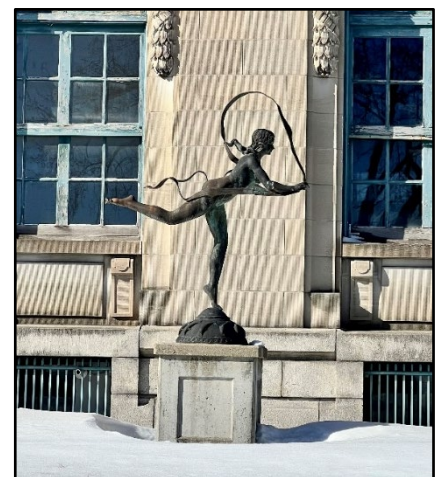
RECOMMENDATIONS:

- Consider promotional signage/billboards along Highway 20 before you get to the Webster City exit ... tease your one-of-a-kind library, Briggs Woods and trails, unique shops, dining opportunities, home of the Doodlebug, etc.
- Utilize Travel Iowa website and regional tourism magazines.
- Regional advertising and press releases to regional newspapers promoting community and events.
- Keep websites and Facebook pages updated and relevant.
- Create signage along the current trails to direct visitors to the downtown.
- Create QR code signage to place on trailheads or at Briggs Woods Park that directly connects to the Chamber website with downtown business hours and offerings.
- Create rack cards that list dining and shopping opportunities available in the community. Place them at local parks, the fairgrounds, museums, etc. Update them annually.

Researchers consistently find that peoples' experiences of place are heavily impacted by building facades, as noted in the recent article, From Vacant to Vibrant by Culture House found at this link, <https://medium.com/@culturehouse/from-vacant-to-vibrant-bac095189463>.

Commercial vacancies create inactive and monotonous facades which negatively impact people's moods. Activating storefronts can be used to reverse this effect and strengthen the downtown neighborhood.

Window displays, pop up shops, vacant building tours, art exhibits, and targeted signage are all examples of ways to activate vacant spaces to improve connectivity and sense of place. A good goal to work toward is to have something every 20 feet that visually engages pedestrians on the sidewalk. This could be an attractive window display or public art. Webster City already has an active public arts group that has done a great job bringing art installations to the community. This group is currently working to have Webster City participate in a larger, regional public art trail that is sure to bring more visitors to the community. Leverage your public art and look for opportunities to bring more of it downtown.



RECOMMENDATIONS:

- Create a policy to allow for organic street entertainment within parameters that both residents and guests can enjoy.
- Identify street performance and/or areas and clearly mark them to encourage use.
- Reach out to local artisans to create window displays that showcase the local art that is created in the Webster City area. This might include pottery, jewelry, painting and other media. The Northeast Iowa Studio Tour is a good example to research.
- Pair retailers with vacant storefront property owners to create window displays to showcase downtown offerings.
- Create a pop-up shop retail opportunity in vacant spaces for the holidays. Waterloo Iowa is an excellent example of a community that does this successfully.
- Work with commercial realtors to host a vacant building tour similar to Parade of Homes events done in other markets.
- Use survey data to design and install signage in vacant storefronts to target the business types that survey respondents identified as missing from the downtown. For example, “Imagine the Possibilities” with an image of great breakfast dining options. (The number 1 requested option in your community survey.)



Webster City has many plans that have been done over the past few years; the City's Comprehensive Plan, University of Iowa, and this Downtown Assessment to name just a few. Each of these plans identified areas of opportunity for improvements which will be necessary as the community continues to grow and evolve. The city and other community groups have made an effort to engage the community, listen to local partners, and bring in outside experts with fresh eyes to help identify the best way to move forward. However, sometimes too many reports and studies can stall the best intentions to get projects done. **NOW** is the time for Webster City to prioritize and move forward!

RECOMMENDATIONS:

- **Quarterly updates** – Host a quarterly update meeting for all active organizations (City, Rotary, Chamber, Webster City Schools, the Arts Council, etc.) to update each other on current projects. Look for opportunities to partner and support one another in those efforts. Keep the meeting short – no action taken – just a report-out of what each group is working on.
- **Celebrate your wins!!** Many times, we get so caught up in what needs to be done next that we forget to celebrate a completed project. Take time to share with the community and thank those involved.
- **Continue to tell the story.** Find ways to continue to tell the story about Webster City in new ways. When we have been directly involved in a project, we assume everyone else has the same knowledge we do. We need to continue to tell the story over and over. Consider sharing bits and pieces over social media networks, blog posts, presentations to local groups, and providing press releases to local news media.
- **Prioritize and get to work!** Webster City has invested time and resources to bring in professionals to advise the city on next steps to move the city forward. Many of the suggestions made by previous consultants are still relevant and align with the observations made by the Downtown Assessment team. Identify one or two items from each plan and create a timeline to implement those efforts. It's time to get to work!

PRIORITIES

The Assessment team encourages Webster City to prioritize projects listed in this report, as well as other opportunities we feel are important.

Theme #	Immediate Priorities: (0-6 months)
1	Revisit prior plans and prioritize one or two projects that are most important.
1	Create a business and building inventory
1	Create an incentive program to help with building maintenance issues.
2	Host a Spring and Fall; clean-up downtown
2	Review city ordinances related to downtown signage, especially blade signage for businesses
3	Create a column in the local newspaper to positively promote/educate the community about all that Webster City has to offer.
3	Discuss partnerships with local groups and organizations to have events start and end in the downtown. (5K runs, bike rides, etc.)
3	Create a closed Facebook group for downtown merchants to share business-related information.
3	Create a community events calendar on the City/Webster City Chamber website.
3	Host a quarterly meeting to update community partners on projects currently underway
4	Identify trainings that can assist small business owners to be better prepared to reach new customers. Possible topics include social media marketing, online selling through Shop Iowa or other platforms, business succession, hospitality, etc.
4	Submit your local events to the Travel Iowa website.
Theme #	One Year Priorities (0-12 months)
1	Educate city leaders and building owners on proper building codes.
2	Create a task force to review top projects and present a timeline to City Council.
2	Consider adopting guiding principles to help aid future planning and implementation efforts.
3	Distribute a community survey to better understand gaps in the market.
3	Work to coordinate quarterly extended shopping hours to better serve customers.
3	Share accomplishments and completed community projects with the public through various media channels.
3	Create a page on the city website devoted to downtown development.
3	Create a Hamilton County calendar to help avoid scheduling conflicts so all the communities in the county can better support each other's events and activities.
4	Install additional signage to direct customers to free parking areas north of 2 nd Street.
4	Consider hosting vacant property tours to showcase potential business opportunities.
4	Develop more consistent business hours including evening and weekend shopping hours.
Theme#	Longer term Projects: (0-24 months)
1	Review current policies and ordinances to identify those that stymie growth. Work to update ordinances to support positive business growth.
1	Continue efforts to adopt a unified building code.
1	Establish a vacant building ordinance.
2	Consider an annual public art contest to provide rotating art enhancements into the bump-out areas of the downtown.
4	Continue efforts to adopt a unified building code.
4	Review city ordinances related to downtown signage, especially blade signage for businesses.
Theme#	Down the Road....but plan now: (24 months +)
1	Research and adopt design guidelines to aid redevelopment efforts for historic buildings.
4	Create a Historic Preservation Commission for Webster City.

CONCLUSION

We hope this will be a working document to guide Webster City as you move forward with your revitalization efforts. We encourage you to gather the community together soon to review the recommendations in this report and chart a course forward with the most popular ideas from this report and form implementation teams.

One of the best ways to build on the citizen interest and excitement expressed during the Downtown Assessment is to identify “quick win” projects that show what is possible when the community comes together to revitalize downtown.

To assist the city and citizens of Webster City in keeping the momentum for downtown improvement going, the Iowa Economic Development Authority is offering . . .

Iowa Downtown Resource Center, IEDA, Des Moines, Iowa	515.348.6180
.....	https://iedamvc.spinstage.com/downtown-resource-center/
Keep Iowa Beautiful	515.323.6507
.....	https://www.keepiowabeautiful.com
ISU Iowa Community Indicators Program Retail Analysis.....	http://www.icip.iastate.edu/retail
Certified Local Governments, State Historic Society of Iowa	515.281.6826
CDBG Downtown Revitalization Program.....	515.348.6208
.....	https://www.iowaeconomicdevelopment.com/DowntownFund

National and State Preservation Services and Programs:

National Trust for Historic Preservation	www.preservationnation.org
Main Street America (Main Street America Network Membership)	https://www.mainstreet.org
National Park Service Preservation Briefs	https://www.nps.gov/tps/how-to-preserve/briefs.htm
State Historic Preservation Office	www.iowahistory.org

RESOURCES (electronic files are available [here](#))

- A Checklist for Rehabilitating Historic Buildings
- Business/Building Inventory Template
- Characteristics of a Successful Downtown
- Cost of an Empty Storefront
- Communication Strategies
- Creative Placemaking & the Arts Resource Guide
- Grow with Google Training
- Webster City ESRI Market Reports
- Webster City ESRI Market Snapshot
- Webster City Survey Summary
- Design Renderings
- Business Succession Handouts
- Window Displays
- Downtown Design Guide



MEMORANDUM

TO: Mayor and City Council

FROM: Biridiana Bishop, Assistant City Manager
Daniel Ortiz-Hernandez, City Manager

DATE: May 1, 2023

RE: Catalyst Grant Extension Request for the Historic Elks Building Rehabilitation Project on Behalf of LIFT-WC

SUMMARY: On June 14, 2021, the City received notice of award from the Iowa Economic Development Authority for the Community Catalyst Building Remediation Grant in an amount of \$100,000. This grant was submitted on behalf of LIFT-WC to support efforts with the building rehabilitation. The deadline to complete the scope of work is June 14, 2023 and LIFT-WC requires an extension to complete the work.

PREVIOUS COUNCIL ACTION: The Council entered into Development Agreement #21-CTBF-025 with LIFT-WC on September 20, 2021.

BACKGROUND/DISCUSSION: The City received a Community Catalyst Building Remediation Grant in the amount of \$100,000 to support LIFT-WC work towards rehabilitation of the historic Elks building located at 713 2nd Street. The deadline for completion is currently June 14, 2023. LIFT-WC is requesting an extension to the deadline.

After speaking with the Iowa Economic Development Authority (IEDA), they noted they can grant a one-year extension through June 30, 2024; however, the City needs to submit the formal request for the extension. Staff is seeking authorization from the City Council to submit the formal extension request and to amend the existing development agreement between the City and LIFT-WC. The amendment request would be to modify the completion date to match the extension that would be granted by IEDA.

FINANCIAL IMPLICATIONS: The City has committed to the \$50,000 cash match for this project. The \$50,000 will need to be carried over into the FY 23-24 budget.

RECOMMENDATION: Staff recommends the City Council adopt a resolution authorizing the Assistant City Manager to request an extension from Iowa Economic Development Authority for the Catalyst Grant and authorizing Amendment No. 1 to the Development Agreement with LIFT-WC.

RESOLUTION NO. 2023 – xxx

**RESOLUTION AUTHORIZING THE MAYOR TO SIGN AND EXECUTE AMENDMENT NO. 1 TO
DEVELOPMENT AGREEMENT #21-CTBF-025 WITH LIFT-WC FOR A CATALYST GRANT EXTENSION AND
AUTHORIZING THE ASSISTANT CITY MANAGER TO REQUEST A CATALYST GRANT EXTENSION
FROM IOWA ECONOMIC DEVELOPMENT AUTHORITY**

WHEREAS, the City submitted a grant application to the Iowa Economic Development Authority for a Community Catalyst Building Remediation Grant for proposed Project located at 713 2nd Street, Webster City, Iowa, 50595 to be completed at property owned by LIFT-WC; and

WHEREAS, the grant application was approved for said project by the Iowa Economic Development Authority and accepted by the City upon the terms and conditions set out by the Iowa Economic Development Authority on June 14, 2021; and

WHEREAS, the LIFT-WC, as the owner of the property, accepted the grant upon the terms and conditions set out in the Development Agreement; and

WHEREAS, LIFT-WC, as owner of the property, requires an extension to June 30, 2024 to complete the project; and

WHEREAS, the City of Webster City will grant said extension as noted in Amendment No. 1 attached as Exhibit “A”;

WHEREAS, said amendment will be governed by and construed in accordance with the laws of the State of Iowa and local municipal code; and

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Webster City, Iowa as follows:

SECTION 1: Authorizes the Mayor to sign and execute Amendment No. 1 to Development Agreement #21-CTBF-025 with LIFT-WC to grant a project completion extension of June 30, 2024.

SECTION 2: Authorizes the Assistant City Manager to formally request a grant extension through June 30, 2024 from the Iowa Economic Development Authority for the Community Catalyst Building Remediation Grant on behalf of LIFT-WC.

Passed and adopted this 1st day of May, 2023.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

Exhibit "A"

Amendment No. 1

DEVELOPMENT AGREEMENT

#21-CTBF-025

This Development Agreement ("Agreement") made this day 10th of September, 2021 by and between the CITY OF WEBSTER CITY, IOWA ("City") and LOCAL INITIATIVE FOR TRANSFORMATION - WC, INC., ("Developer").

WHEREAS, the City submitted a grant application to the Iowa Economic Development Authority ("IEDA") for a Community Catalyst Building Remediation Grant for a proposed Project located at 713 2nd Street, Webster City, Iowa 50595 to be completed at property owned by Developer; and

WHEREAS, the Grant application was approved for this project by IEDA and accepted by the City upon the terms and conditions set out by IEDA; and

WHEREAS, the Developer, as owner of the property, accepts the grant upon the terms and conditions set out in this Agreement;

NOW, THEREFORE, in consideration of the mutual promises contained in this Agreement and other good and valuable consideration, the Parties agree as follows:

1. **PROJECT.** "Project" means the activities and other obligations to be performed or accomplished by the City and the Developer as described in this Agreement, in the Scope of Work set out herein and, in the application, submitted through IowaGrants.gov.

2. **PROJECT COMPLETION PERIOD.** The "Project Completion Period" commences with the Date of Award Letter from IEDA, June 14, 2021 and ends with the Project Completion Date set out in the grant, June 14, 2023.

3. **COSTS TO BE REIMBURSED.** The costs to be reimbursed under this agreement are those costs that are directly related to the Project, as set out in Section 261-45.2 of Iowa Administrative Code. Those costs specifically do not include expenditures for furnishings, appliances, accounting services, legal services, loan origination and other financing costs, syndication fees and related costs, developer fees, or the costs associated with selling or renting dwelling units whether incurred before or after completion of the Project.

4. **PRIOR EXPENSES.** No expenditures made prior to the Date of Award Letter may be included as Project Costs.

5. **MAINTENANCE OF INSURANCE.** The Developer shall maintain the project property in good repair and condition, ordinary wear and tear excepted, and shall not suffer or commit waste or damage upon the project property. The Developer shall pay for and maintain insurance in an amount not less than the full insurable value of the project property. The Developer shall name the City and the IEDA as mortgagees and/or an additional loss payee(s). The Developer shall provide the City with a copy of each and every insurance policy in effect.

6. **SCOPE OF WORK.** The Project includes updating the building's mechanicals, installing the sprinkler system, building the elevator, and rehabilitating the first and second floor to accommodate commercial tenants and event rentals as more specifically described in the Grant application.

7. **WORK RESPONSIBILITIES.** Subject to the terms of this Agreement, Developer will be solely responsible for completing all work on the Project. Neither party will be considered an agent of the other for purposes of this Project, and each will hold harmless and indemnify the other for any damages suffered by any person or entity as a result of its own or its agents' acts or failures to act in performance of its obligations under this Agreement.

8. **FINANCIAL OBLIGATION.** In addition to the Grant funding the parties agree to the following financial commitments.

The City shall commit an amount of \$50,000 to be used towards the above-noted Scope of Work as outlined in the Grant application.

Any additional amounts necessary to complete the project shall be the responsibility of the Developer.

9. **ASSIGNMENT OF AGREEMENT.** The Parties may not assign, transfer or convey in whole or in part this Agreement, without the consent of each Party. Consent shall not be unreasonably withheld.

10. **WRITING REQUIRED.** No change, modification, or termination of any of the terms, provisions or conditions of this Agreement shall be effective unless made in writing and signed by the Parties.

11. **PAYMENT PROCEDURES FOR GRANT FUNDS.** Payment under the Grant shall be made on a reimbursement basis. Requests for reimbursement shall be submitted at two points in the Project. The first request shall be made at the Project Mid-Point after costs directly related to the Project are equal or greater than 60% of the Grant Fund. The final request for reimbursement shall be made within thirty (30) days of the Project Completion Date. Each request for reimbursement will include reports of the work completed, including photographs of the Project. Payments will be made to Developer within thirty (30) days of the receipt by the City of funds from the IEDA.

12. **MISCELLANEOUS.**

a Any publications or media releases related to the Project will contain the following. This Project is Sponsored in Part by the Iowa Economic Development Authority and the City of Webster City, Iowa.

b The City's obligation to provide funds is contingent on funds being available to the City from the IEDA under the Community Catalyst Grant Program. Developer will hold the City harmless from any damage Developer sustains as a result of funds for the Project being unavailable through the Community Catalyst Grant Program.

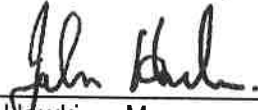
c If the City's agreement with IEDA is modified in any way, this Agreement will be similarly modified, if necessary, to comply with or carry out the obligations of the IEDA agreement. Developer will hold the City harmless from any damage Developer sustains as a result of modifications to the City's agreement with IEDA over which the City has no control.

d The City's Mayor, City Council members, and employees, and their immediate family members will not be paid for any work they perform on the Project through contracts with the Developer unless that work was contracted through a competitive bidding process.

13 **ENTIRE AGREEMENT.** This Agreement contains the entire understanding between the City and the Developer with respect to the Project contained herein.

IN WITNESS WHEREOF the parties have executed this Agreement at Webster City, Hamilton County, Iowa, the day and year first stated.

CITY OF WEBSTER CITY, IOWA


By: John Hawkins, Mayor


Karyl Bonjour, City Clerk

LOCAL INITIATIVE FOR TRANSFORMATION - WC, INC.- DEVELOPER



By: Lindsay Henderson, President


By: Darcy Swon, Secretary

RESOLUTION NO. 2021 - 181

RESOLUTION APPROVING AND EXECUTING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WEBSTER CITY, IOWA AND LOCAL INITIATIVE FOR TRANSFORMATION – WC, INC., FOR THE COMMUNITY CATALYST AND REMEDIATION GRANT PROGRAM.

WHEREAS, the City submitted a grant application to the Iowa Economic Development Authority (the "Authority") for a Community Catalyst Building Remediation Grant for a proposed Project located at 713 2nd Street, Webster City, Iowa 50595 to be completed at property owned by Local Initiative for Transformation – WC, Inc., ("LIFT-WC"); and

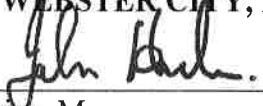
WHEREAS, the grant application was approved for this project by the Authority and accepted by the City upon the terms and conditions set out by the Authority; and

WHEREAS, LIFT-WC, as owner of the property, accepts the grant upon the terms and conditions set out in the Development Agreement; 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 the Development Agreement with Local Initiative for Transformation – WC, Inc. related to the Community Catalyst Building Remediation Grant.

Passed and adopted this 20th day of September, 2021.

CITY OF WEBSTER CITY, IOWA



John Hawkins, Mayor

ATTEST:



Karyl K. Bonjour, City Clerk

**Application****228079 - Community Catalyst Building Remediation - Final Application**

394908 - Webster City
Downtown Resource Center

Status:	Submitted	Submitted Date:	04/16/2021 3:42 PM	Submitted By:	Lindsay Henderson
----------------	-----------	------------------------	-----------------------	----------------------	----------------------

Applicant Information

Primary Contact:

AnA User Id	LINDSAY.HENDERSON@IOWAID		
First Name*	Lindsay		Henderson
	<small>First Name</small>	<small>Middle Name</small>	<small>Last Name</small>
Title:			
Email:*	lhenderson@webstercity.com		
Address:*	400 Second Street		

City*	Webster City	Iowa	50595
	<small>City</small>	<small>State/Province</small>	<small>Postal Code/Zip</small>
Phone:*	515-832-9151		
	<small>Phone</small>		<small>Ext.</small>
Program Area of Interest*	Economic Development		
Fax:			

Organization Information

Organization Name:*	City of Webster City		
Organization Type:*	City Government		
DUNS:	07-350-0324		
Organization Website:			
Address:	400 Second St. PO Box 217		
	Webster City	Iowa	50595
	<small>City</small>	<small>State/Province</small>	<small>Postal Code/Zip</small>
Phone:	515-832-9151		
			<small>Ext.</small>
Fax:			

Cover Sheet-General Information

Authorized Official

Name* Lindsay Henderson
Title* Community Vitality Director
Organization* City of Webster City
If you are an individual, please provide your First and Last Name.
Address* 400 2nd Street

City/State/Zip* Webster City Iowa 50595
City State Zip
Telephone Number* 515-832-9151
E-Mail* lhenderson@webstercity.com

Fiscal Officer / Agent

Please enter the "Fiscal Officer" for your Organization.

If you are an individual, please provide your First and Last Name.

Name* Dodie Wolfgram
Title Finance Director
Organization City of Webster City
Address 400 2nd Street

City/State/Zip Webster City Iowa 50595
City State Zip
Telephone Number 515-832-9141
E-Mail dodie@webstercity.com
County(ies) Participating, Involved, or Affected by this Proposal* Hamilton County
Congressional District(s) Involved or Affected by this Proposal* 4th - Rep Randy Feenstra
Congressional Map
Iowa Senate District(s) Involved or Affected by this Proposal* 24
District Map
Iowa House District(s) Involved or Affected by this Proposal* 48
District Map

Project Information

Applicant Information

City (Applicant) City of Webster City
Name of Primary Lindsay Henderson

Contact

Address 400 2nd Street

City/State/Zip Webster City Iowa 50595
City State Zip Code

Phone 515-832-9151

E-mail lhenderson@webstercity.com

Project Information

Project Type Rehabilitation

Project Name Historic Elks Building Rehabilitation by LIFT-WC

Community Catalyst Building Remediation Program Grant Project Narratives

The criteria listed in the Grant Scoring Criteria document are a general overview of the scoring criteria used to evaluate applications for the grant program. The criteria are not all inclusive, but rather a general set of questions that can provide a more clear direction to the applicants.

Required attachments are not scored individually. However, they do provide additional, critical information to help answer individual questions in the application. For instance, photos will help clarify the existing condition of the building as well as its architectural character and significance. Plans, renderings and cost estimates are vital in helping to clarify the scope of the work to be performed.

The Budget Form is part of the grant application and MUST be completed. Additional pro forma or other financial analyses can be included in the financial commitments attachment but will NOT be considered as a substitute for the required budget form.

The scoring guidelines can be downloaded from the application information section in IowaGrants.

Complete Description of the Proposed Project**Description of proposed project: (2,500 characters maximum)**

In early 2019, a nonprofit formed named LIFT-WC. Its mission is to promote a more vital social infrastructure in Webster City by providing spaces and activities that encourage social interaction and cohesion.

LIFT-WC chose the rehabilitation and activation of the historic Elks Building in our downtown as its initial project. When the State ordered the City to spend down its old CDBG revolving loan funds or risk losing the money, the City chose to dedicate a large portion of the funds to the rehabilitation effort. With a donation from the City, the nonprofit purchased the building in April of 2019 and signed the easements allowing the CDBG facade rehabilitation to begin.

Now that the facade is nearly complete, LIFT-WC, in partnership with the City, is moving forward with the interior phase of the project. LIFT-WC hired RDG Engineering & Design to develop cost estimates and renderings of the planned improvements.

The full scope of work includes the following:

- Constructing the rear elevator addition and ramp,
- updating the building's electrical, plumbing, and HVAC,
- installing a sprinkler system
- refinishing woodwork,
- setting in support beams to level the ballroom floor,
- rehabbing or replacing in-kind the tin ceilings,
- paint,
- light fixtures,
- rebuilding the rear staircase,
- new bathrooms in the top and basement levels, new fixtures in the main level bathrooms
- restoring the interior transom windows.
- installing a catering kitchen on the top floor
- new flooring in the back office space and fireplace room
- new drywall installed where the plaster is missing or damaged
- purchasing furnishings and equipment for the ballroom.

The Catalyst would contribute to the elements required for the next phase of the project, focused on updating the building's mechanicals, installing the sprinkler system, building the elevator, and rehabilitating the first and second floor to accommodate commercial tenants and event rentals. It is necessary to make these spaces operational as quickly as possible to provide income for the building's maintenance and operations. LIFT-WC is working with RDG to apply for the State's historical tax credits this fall, and the nonprofit will be launching its official capital campaign in June. The nonprofit will also continue to apply for other local grant opportunities.

Include project planning that has already occurred and description of each major component of project (Rehab, Infill, Deconstruction/Site Development). Include a detailed scope of work for the project that also outlines the specific areas of the

project that will be funded with the grant.

Description of the Project Impact

This section is worth 30 points

Describe how the proposed remediation will exhibit strong impact on the community and the downtown. Include how the project will be a catalyst for economic development, improve the appearance of the site and community and perhaps the safety of its immediate locale. (2,500 characters maximum)

The building's original footprint has not been modified and naturally lends itself to numerous uses. LIFT-WC plans for single or multiple tenants in the basement. There was a bar on that level until 2008. The main floor presents two unique spaces for potential commercial businesses. The front west room, commonly known as the fireplace room, offers a perfect opportunity for a taproom or wine bar. The owners have had preliminary conversations with parties about both possibilities.

The sizable north room in the back of the building lost all original finishings due to water damage, and with modern carpeting and lighting, it would be an ideal office space. The two areas would share common, accessible restrooms and the front lobby, which could also be the perfect location for pop-up stores and gallery events.

Lastly, the upstairs ballroom would be retained and managed by LIFT-WC as an entertainment and event venue. The nonprofit plans to continue hosting live music and rent out the ballroom for weddings, banquets, conferences, etc.

Aside from the clear aesthetic improvements to the building's exterior, the future usage of the space is what we hope will indeed be the catalyst for bringing more life to our downtown. From its construction in 1908 by the Elks Club's local chapter until the Club dissolved in the 1980s, the historic elks building was one of the community's premier social hubs. Unfortunately, for nearly the next 40 years, the building was owned by a local man who had a hoarding disorder. Gradually, as the building filled up with his collection and its upkeep neglected, all signs of the social vibrancy that it once held disappeared but were not forgotten by the community.

The residents of Webster City, past and present, have often expressed frustration with the local government for not preserving our historic buildings and our downtown in particular. The City demolished many such buildings over the years, and the community worried that the Elks would follow the same fate. For that reason, there has been a tremendous outpouring of support for the rehabilitation project. When LIFT-WC opened the doors to the public for the first time in decades, it was clear from the multitudes of stories shared that the Elks still holds a special place in the community's heart. It is the broadness and intensity of the community's interest that we believe will ensure its long-term success.

Project Appropriateness

This section is worth 10 points.

Describe how the building fits into the surrounding and uses high quality and appropriate materials. Explain how the new building will complement existing neighboring buildings. (2,500 characters maximum)

One of the few upsides to the Elks building remaining in the hands of the last owner for so long is that the building has not endured the touches from changing design trends over the decades and has retained much of its original design integrity. It is simple to ensure that the materials used in the building are appropriate to its era and stature because the template is right there in front of us. The tin ceilings in the front two-thirds of the main floor are flawless. The hardwood floors need only buff and polish. There are even traces of the original art deco paint finishes behind the layers of peeling paint. The design concepts that LIFT-WC has chosen with help from RDG Design & Engineering are historically sensitive and seek only to restore the building's original splendor.

With the facade improvement already complete, the beauty of the building is already remarkable. The huge double-hung windows, once replaced with ugly glass blocks many years ago, have been restored, the brick has been tuckpointed and polished. To the building's right, as you face it, are two attractive storefronts that have undergone their own facelifts and on its left is a lovely garden maintained by volunteers. Down the street, another building is being prepared to hold a new fresh donut shop.

Among the events that LIFT-WC plans to make an annual tradition in support of the building is an end-of-summer block party in front of the building. In 2019, the nonprofit partnered with the American Legion (neighbors across the street) for this event. It featured a bags tournament and raffle, food, drinks, and a live music performance by several talented local musicians. While paused for 2020, it will return in August of 2021. LIFT WC also plans to bring back its popular Taste of Fall event, a farm-to-table community dinner which will also be hosted in the street in front of the building.

The City long ago lost its square when the courthouse was demolished, and the middle school was constructed in its space. Still, the corner of Des Moines and 2nd Street (main) tend to serve this purpose for our community, so the Elks placement near that corner is perfect. The aforementioned activities and the many more that are still being planned for when the interior rehabilitation is complete will undoubtedly bring more life and vibrancy to this makeshift heart of our downtown.

Please attach renderings of proposed new construction including site plan, elevations and other details in the miscellaneous documents form.

Project Funding/Partnerships

This section is worth 10 points.

Describe how the proposed project will exhibit ample and reasonable funding from a number of sources. Identify likely project partners.
(2,500 characters maximum)

While the sources and uses tell part of the story, there is more reason to be confident that the funding will be secured than as it appears on the page.

Concerning local funding support, though not included in this phase for the application, the City has already invested significant financial backing. Though the \$500k + for the facade was initially State money, it still could have been used in other ways, but the City elected to apply it nearly entirely to this project. Likewise, the City provided the initial contribution to LIFT-WC to acquire and clean the building. If needed, the City may loan the money required to complete the work and be reimbursed through the grants and credits where applicable. Even though many communities in Iowa have and are doing as much or more to retain and restore their historic buildings, the decision to invest in this effort truly is novel for Webster City.

Though the initial funding support from the City's Hotel/Motel Committee and the County's Foundation has been light this early on, both boards have vocalized strong support. They intend to keep contributing to the cause over the next couple of grant cycles.

Both LIFT-WC and the City of Webster City intend to seek out and apply for all appropriate grant and tax credit opportunities at the State level for this project and have made sure that their State partners know the plans and are up to date on its progress. LIFT-WC plans to launch its formal capital campaign to raise funds from private donors. A quiet campaign has already been underway, and pledges have been made that will be made public once the campaign is launched. Webster City has a history of successfully completing similar campaigns, the most recent restoration of the local movie theater by the nonprofit HERO.

LIFT-WC has already partnered with other entities such as the American Legion, All Cultures Equal, and the Briggs Woods Conference Center for their events. They have also had strong sponsor support from multiple area businesses, which are anticipated to make sizable donations to the project.

Lastly, the board members of LIFT WC will continue to provide ample sweat equity where allowable to cut down on costs. Two of the board members own businesses that provide free construction equipment as needed. The electrical work will be donated for the cost of materials. Other service providers have pledged to donate their time and equipment to the project, including recreating the leaded glass transom windows.

Participation

Name	Affiliation/Company	Specialty
Lindsay Henderson	Board President, Community Vitality Director	Grant Applications, Event planning
Darcy Swon	Board Secretary, LIFT WC	Business Plan, Marketing, Communications
John Hawkins	Vice President, Mayor	Construction, business management, fundraising
Zach Chizek	Treasurer, Attorney	Legal representation, fiscal management
Jake Pulis	Board member, Electrician	Electrician, music equipment, construction
Shannon Swon	Board member	Creative design, live music coordinator

Building Information

Building Information 1

Building Name*	Historic Elks Building - Webster City
Property Owner/Developer	Local Initiative for Transformation - WC, llc
Address	1620 Superior Street, Suite 1
City/State/Zip	Webster City Iowa
Zip	50595

Telephone Numbers 515-835-2210

Cell Phone

Fax

E-mail Address info@liftwc.org

Provide background on the beneficiary. Be sure to include community involvement, length of time in the community, etc.: (1,000 characters max.)

LIFT-WC (Local Initiative for Transformation - WC, Inc.) was incorporated in April of 2019. Our LIFT-WC board is small but mighty. Board President Lindsay Henderson brings experience in community engagement, grant writing, and strategic planning. Vice President John Hawkins is a business owner and the well-respected Mayor of Webster City. Our Secretary, Darcy Swon, has a professional marketing business and is also a business counselor with North Central Iowa SBDC. Zach Chizek, our Treasurer, is an attorney who was an early board member for HERO and helped lead the theater restoration project to success. Board member Jake Pulis owns P&P Electric, and our sixth member Shannon Swon brings her creativity and a youthful vision for the future. LIFT-WC carried out multiple events throughout the last two years, including an End of Summer Block Party, the Taste of Fall Community Dinner, participating in other community festivals, and planning to repeat these for 2021 and beyond.

Building/Site Address 713 2nd Street

Year Built 1908

If vacant, how long: 20

Square footage: 4500

Square footage: 4500

Current Use Vacant

Current Use Vacant

of Residential Units

Number of Residential Units

Proposed Use Mixed Use

Proposed Use Non-Profit

of Proposed Residential Units

Proposed Start Date 01/03/2022

Projected Completion Date 06/30/2023

Project architect RDG Planning & Design

Listed or eligible for listing in the National Register of Historic Places Yes

Does the project intend to utilize Historic Tax Credits? Yes

Has Part 1 been completed? No

Date Submitted

Has Part 2 been completed? No

Date Submitted

State Historic Preservation Office (SHPO) Tax Credit Review ID Number

Does the local community have a design review process? No

Local design review criteria used by sub-grantee

Date Reviewed

Was the project

approved?

Date Approved

Will the project be part
of a CDBG Downtown
Revitalization Grant? No

Will the project receive
any other federal
funding? No

Requested Amount \$100,000.00

Other Funds \$2,168,276.23

Proposed Cost
Amount \$2,268,276.23

List sources of other
funds (500 characters max.) See Other Attachments for a Sources and Uses Summary Document created for LIFT-
WC by D.A. Davidson, the City's financial consultant.

County/City Assessor's
card/information. Elks Assessors Page.pdf

Cost estimates for all
proposed construction
work. 2020-1224_LIFT WC Elks_Construction Budget.pdf

Submitted Part 1
Historic Tax Credits
application

Submitted Part 2
Historic Tax Credits
application

Detailed sketches,
schematics or plans of
project property or site
including any design
assistance drawings.
(If applicable) Elks Plan Renderings Combined PDF.pdf

Photograph(s) of the
building and/or
proposed site as it
currently appears. Elks Photos - Catalyst 2021.pdf

Historic photographs
of the property/project
as available Historic Elks Photos.pdf

Signed Letter of Intent
to Participate by
property/project
owner(s) indicated as a
grant beneficiary Property Owner Letter of Intent - Elks.pdf

Current Use Vacant

Current Use Vacant

Budget

Grant Request Amount	\$100,000.00
Cash Match	\$1,668,276.23
Total Project Cost	\$1,768,276.23

Sources of Funds

Source of Funds	Amount	Form Of Funds	Commitment Status	Conditions/Additional Information
Community Catalyst	\$100,000.00	Grant	Applied for	

Grant

State/Federal Funds	\$650,000.00	Grant		CAT Grant apply after at least 65% funded
Local Incentives	\$210,000.00	Grant		City match, future hotel/motel and foundation
Private Equity Investment	\$493,276.23	Private		Anticipated individual donations
Private Loans	\$0.00			
Other Amount (Applied for)	\$250,000.00	Private	Secured	Commitment for in-kind labor
Other Amount (Secured)	\$65,000.00	Grant	Secured	hotel/motel, foundation, and fundraising to date
Total	\$1,768,276.23			

Tax Benefits

Source of Tax Benefit	Amount	Description
Workforce Housing Tax Incentive Program	\$0.00	
Federal Historic Tax Credit	\$0.00	
State Historic Tax Credit	\$500,000.00	25% of estimated eligible project costs
Tax Increment Financing (Rebate)	\$0.00	
New Markets Tax Credit	\$0.00	
Other	\$0.00	
Totals	\$500,000.00	

Uses of Funds

Uses	Cost (labor & materials)
Construction - Exterior Envelope	\$81,692.40
Construction - Windows/Doors	\$0.00
Construction - Roofing	\$0.00
Construction - HVAC	\$151,438.60
Construction - Plumbing	\$177,630.03
Construction - Electrical	\$97,069.66
Construction - Insulation	\$0.00
Construction - General Carpentry	\$24,826.00
Construction - Finishes (paint, carpet, fixtures, etc.)	\$645,476.00
Construction Subtotal	\$1,178,132.69
Site Preparation (staging, demo/clean-up, asbestos, etc.)	\$31,032.50
Professional Services (architect, engineer, historic preservation consultant)	\$295,862.12
Fees & Permits (mortar test, Iowa tax credits application, bldg permit, etc.)	\$98,000.00
Other	\$153,882.30
Contingencies	\$511,366.62
TOTAL BUDGET	\$2,268,276.23

Other Attachments

File Name	Description	File Size
WC Elks Building Project Funding - Sources-Uses - 02-10-21 (1).pdf (121 KB)	Sources & Uses Summary Document	121 KB

Required Documents

Attachment	Description	File Name	Type	File Size
City Letter of Support Download template here .	Signed City Letter of Intent	Webster City Letter of Intent.pdf	pdf	20 KB
Project Assurances Download the Project Assurances template HERE	Project Assurances	Webster City Project Assurances.pdf	pdf	68 KB
Map of downtown district with location of projects marked AND location where project exterior photos were taken.	Google Map image with project and photo locations marked.	Map of Project Locations 713 2nd Street.pdf	pdf	64 KB
List and description of any additional contractual liabilities pertaining to this grant proposal and other than those appearing on the Project Development cost form.				
Financing/loan commitment letters/pro formas If multiple, scan into one document and upload	Match Commitment Letter from City	Webster City Resolution of Match Commitment - Catalyst.pdf	pdf	17 KB
Grant award letters pertaining to the project If multiple, scan into one document and upload	Grant Award Letter from Enhance Hamilton County Foundation	Enhance Hamilton County Grant Award.pdf	pdf	47 KB
Copy of local design review criteria used by sub-grantee (if applicable)				

Pre-Application

City: City of Webster City

City Population: 7779

Address of Project: 713 2nd Street

Upload a map of the city with the project address identified on the required uploads form.

Brief description of the project. Include planned property use when remediation is completed: (1,000 characters max.)

Our project for your consideration is the rehabilitation of the former Elks building in Webster City. From 1908 until 1983, the Elks served as the premier social hub for the greater Webster City area. When the local order of the Elks dissolved, the building went to the bank. By the time the new owners, LIFT-WC took possession in April of 2019, the building had sat vacant, only used for storage for more than twenty years. The City of Webster City donated \$40,000 to LIFT-WC to acquire the building and dedicated more than \$500,000 of Community Development Block Grant money to rehabilitate its roof and facade.

Now that the facade renovation is nearly complete, LIFT-WC is moving forward with its interior rehabilitation plans. Although owned by the nonprofit, the building offers three independent areas for commercial use. LIFT-WC plans to lease these spaces to for-profit businesses. LIFT-WC will manage the top floor ballroom as a venue for cultural entertainment and private events.

Describe what is driving the project locally. Include how remediation specifically fits into a plan for the city and how this remediation will be a catalyst for economic development. (2,500 characters max.)

The City of Webster City is in the process of updating its comprehensive plan. From the survey results, it is apparent that our downtown's current condition and lack of activity are among the community's most serious concerns. Unfortunately, Webster City has lost many of its significant historic buildings over the years. Entire blocks of our main street have been demolished and replaced with either green space or structures that bring far less taxable value. We envision the Elks project as a catalyst for downtown revitalization in Webster City. The building's scale, beauty, and function will enhance the downtown's aesthetic appeal and draw people to the district for events and other activities. There are no other historic buildings of its stature remaining in Hamilton County. Among its many potential uses, we have explored partnerships with various local entities, such as the Briggs Woods Conference Center for corporate events where groups may come down to the Elks for an evening of special entertainment. All Cultures Equal Community Center is launching their communal commercial kitchen and wishes to cater to our ballroom events, utilizing our planned catering support kitchen. Additionally, live music and performing arts productions in the ballroom venue would create a tourist draw, which will have a spillover effect on the rest of the downtown district.

We have already demonstrated the appeal for such activities through our past live music events.

While we do not yet know who our commercial tenants will be, we aspire to attract businesses that enhance our overall mission to strengthen our community's social fabric. We have had preliminary conversations with potential tenants in the food and beverage industry. Such a tenant would provide another symbiotic relationship with our event venue. Ultimately, though, it is important to us that we host businesses that contribute to our downtown tax district and support LIFT-WC's financial viability. The mission does not end with the revitalization of the Elks project. If successful, the nonprofit will reinvest any proceeds into other improvements downtown, whether through microgrants to small businesses, support programming, or in the ownership and revitalization of more buildings. There are many thriving communities to learn from, such as our neighbors in Jewell. The Elks project is a testing ground for the model, and future momentum is dependent on its success in our community.

Who owns the property? Private Owner

Name of Owner: Local Initiative for Transformation-WC, INC

Length of Ownership (Years): 1

Current use of Property: Vacant

Proposed future use of Property: Mixed Use

Financial commitment from owner to insure project success: \$0.00

Describe the owners cooperation and any other information that shows commitment in making the project a success: (2,500 characters max.)

LIFT-WC (Local Initiative for Transformation - WC, Inc.) was incorporated in April of 2019, shortly before taking possession of the Elks building. Our LIFT-WC board is small but mighty. Board President Lindsay Henderson brings experience in community engagement, grant writing, and strategic planning. Vice President John Hawkins is a business owner, a jack of all trades, and is well respected in his role as Mayor of Webster City. Our Secretary, Darcy Swon, has an extensive professional background in marketing and social media management. She is also a business counselor with the Small Business Development Center and owns and manages a co-working space in Webster City. Zach Chizek, our Treasurer, is an attorney who was an early board member for HERO and helped lead the theater restoration project to success, as did our fifth member, Jake Pulis. Jake is also a successful business owner and electrician that continually surprises us with his many talents, from metallurgy to acoustic guitar playing. Shannon Swon came on as our sixth member and brought with her creativity and youthful vision.

LIFT-WC has already received more than \$42k in private donations and carried out multiple fundraising events throughout the last two years, including a sale at Junquefest, a summer block party with a drawing and bag tournament, the Taste of Fall Community Dinner at Briggs Woods Conference Center. Unfortunately, COVID-19 forced them to cancel these events for 2020, but they still have made smaller efforts where possible to keep in touch with the public and generate support. They hope to revisit those successful events this year and continue looking for more ways to engage the public and raise funds for our project.

In the spring of 2019, LIFT WC also received a hotel/motel grant in the amount of \$15k and will soon receive another \$36k from Enhance Hamilton County Community Foundation.

Now that LIFT-WC has designs and estimates from RDG, they plan to develop and launch their formal capital campaign in 2021. They are also working on a business plan to assess how much rental revenue and cash flow are needed to fulfill their full mission. The organization will also be applying for state historic tax credits, the Enhance Iowa CAT grant, and potentially further support from the City through tax increment financing. The City's financial consultant is creating a funding matrix for LIFT-WC and the City to clarify the fundraising goals and timelines with stakeholders.

Describe how and why this building was selected: (1,000 characters max.)

The City has chosen this property for the Catalyst grant for the same reason that it invested a large sum of its own CDBG funds into the building. The Elks is really one of only two buildings left that have significant value to the community, both from a perspective of history and grandeur, but also for its sentimental value. There are many other buildings on our main street that also need help, but none that would have nearly as much impact on the downtown district and community as a whole as this one. The sad

truth is that if this building continued to deteriorate and was eventually demolished, our town has come to expect such losses. The City's willingness to invest in its rescue was a sea turn in terms of priorities, and the community at large has enthusiastically rallied around this effort. We hope to continue improving the rest of our district, but we believe that all are in agreement that we needed to start here.

Describe the impact the Catalyst grant will have on this project: (1,000 characters max.)

As much as we have tried to communicate the fact that projects like this one are not novel in our state, the majority in Webster City still think of it as such. While people strongly support the effort, there are still skeptics about its eventual success. The Catalyst grant, not only would provide a significant financial contribution to the project, but it would also lend validation. The grant may seem to be a small part of the overall project cost, but it would make a significant impact on our ability to improve essential functions in the building, such as updated plumbing, electricity, and HVAC. These are improvements that may not necessarily need to wait. We have contractors that have pledged to do work for us at cost. Some of the spaces in the building require very little in terms of finishings and could be used prior to the full renovation of the building. In any case, the grant is a very much needed key to the building's successful rehabilitation.

Required Documents (Pre-Application)

Attachment	Description	File Name	Type	File Size
City map with project address identified	Google Earth Map - 713 2nd Street Webster City, IA	Elks Building - 713 2nd St Webster City IA.jpg	jpg	922 KB
Taxpayer Identification Number & Certification for Fiscal/ Applicant Organization Download IRS form	City of Webster City W-9	Webster City W-9.pdf	pdf	109 KB

Photos of Building/Site (Pre-Application)



back of ballroom looking north



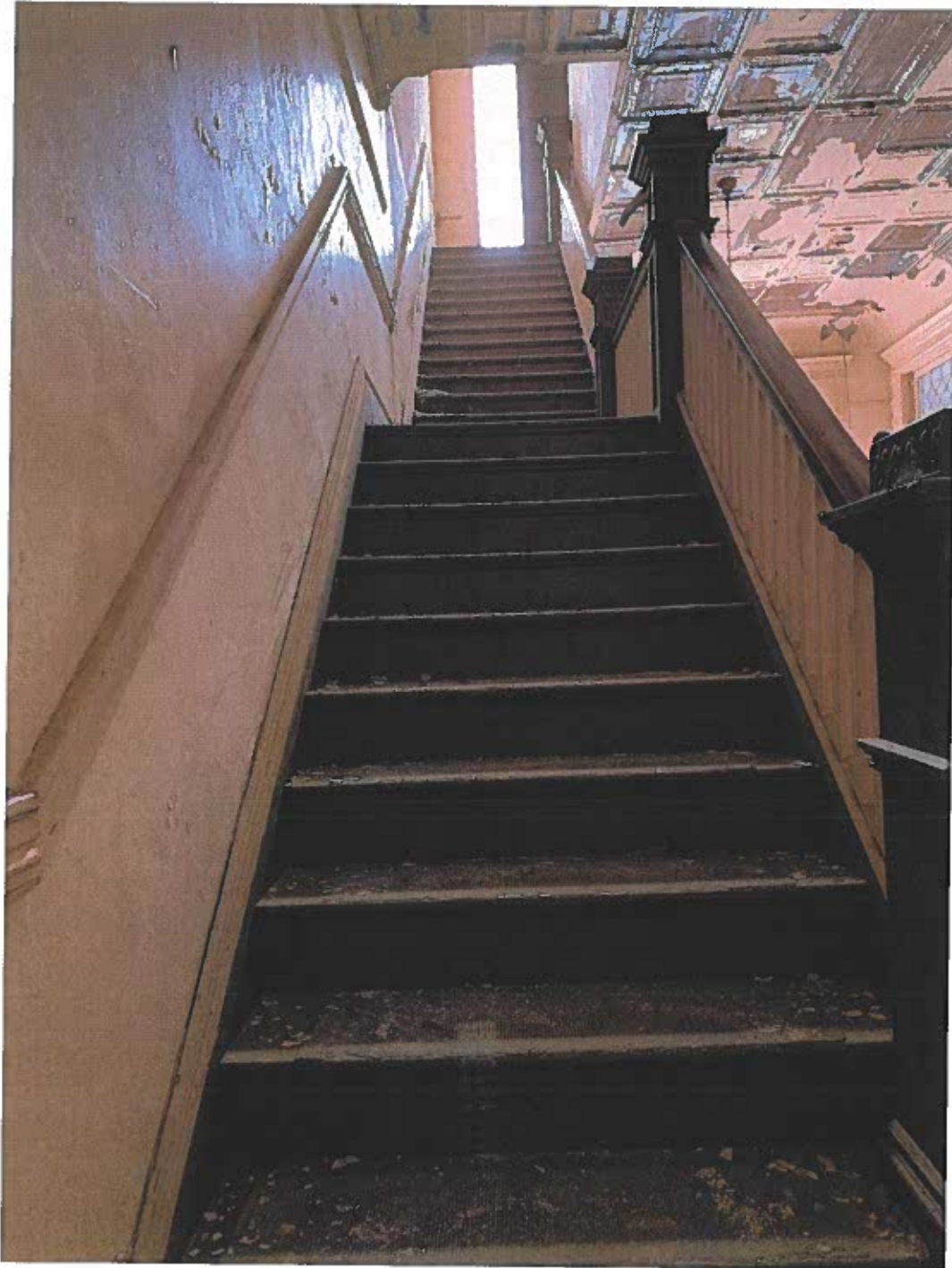
Ballroom with stage looking south



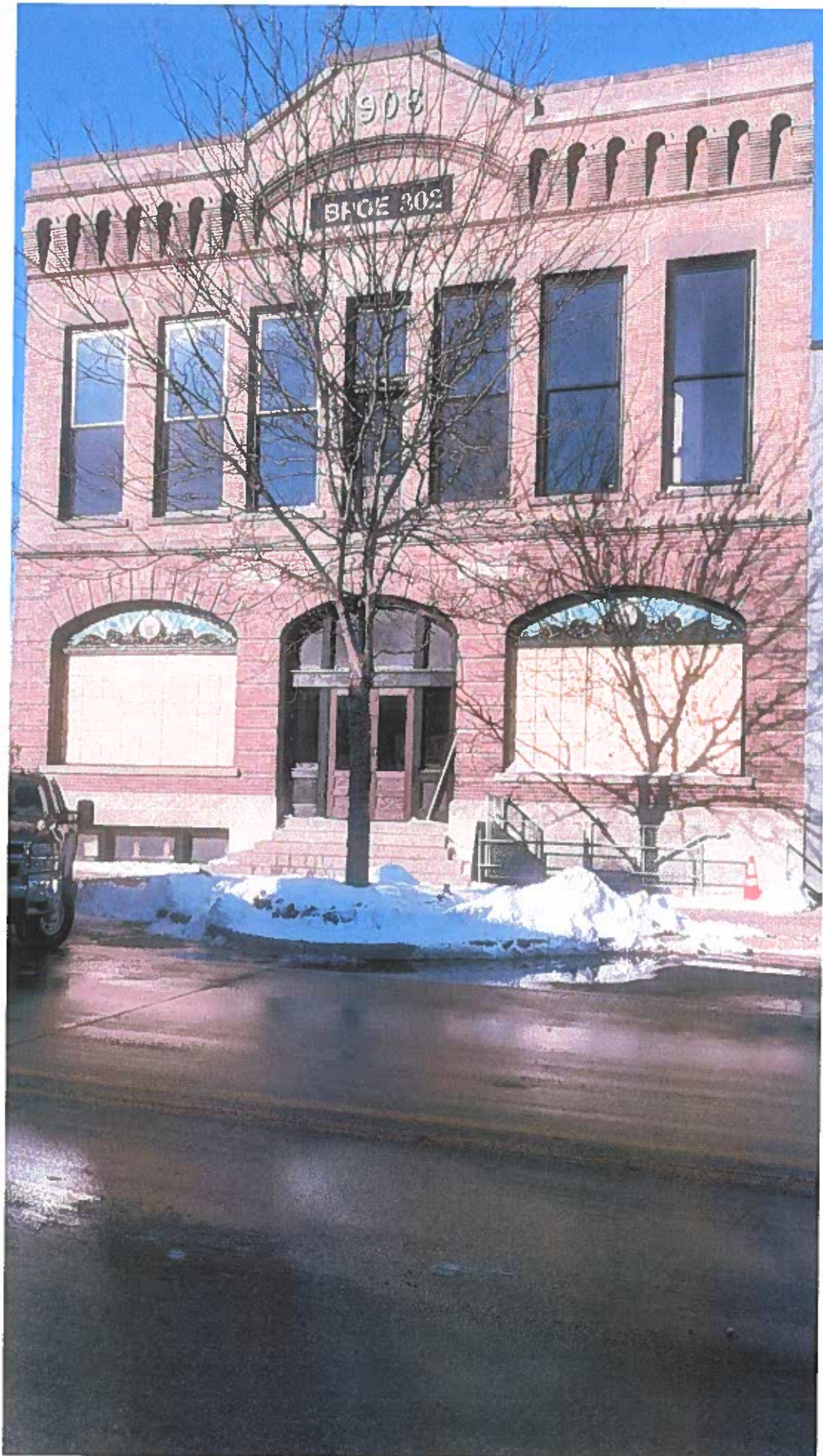
Basement Commercial space or a separate event venue



Photo of impromptu local live music performance in the ballroom June 2019



Looking up front staircase



Front (South) facade with improvements. Large windows to be installed in February '21



Front Exterior - Prior to Facade improvements



Photo of the LIFT-WC/American Legion Block Party August 2019



Tin Ceiling and original light fixture in front vestibule



Front Lobby/Common Area



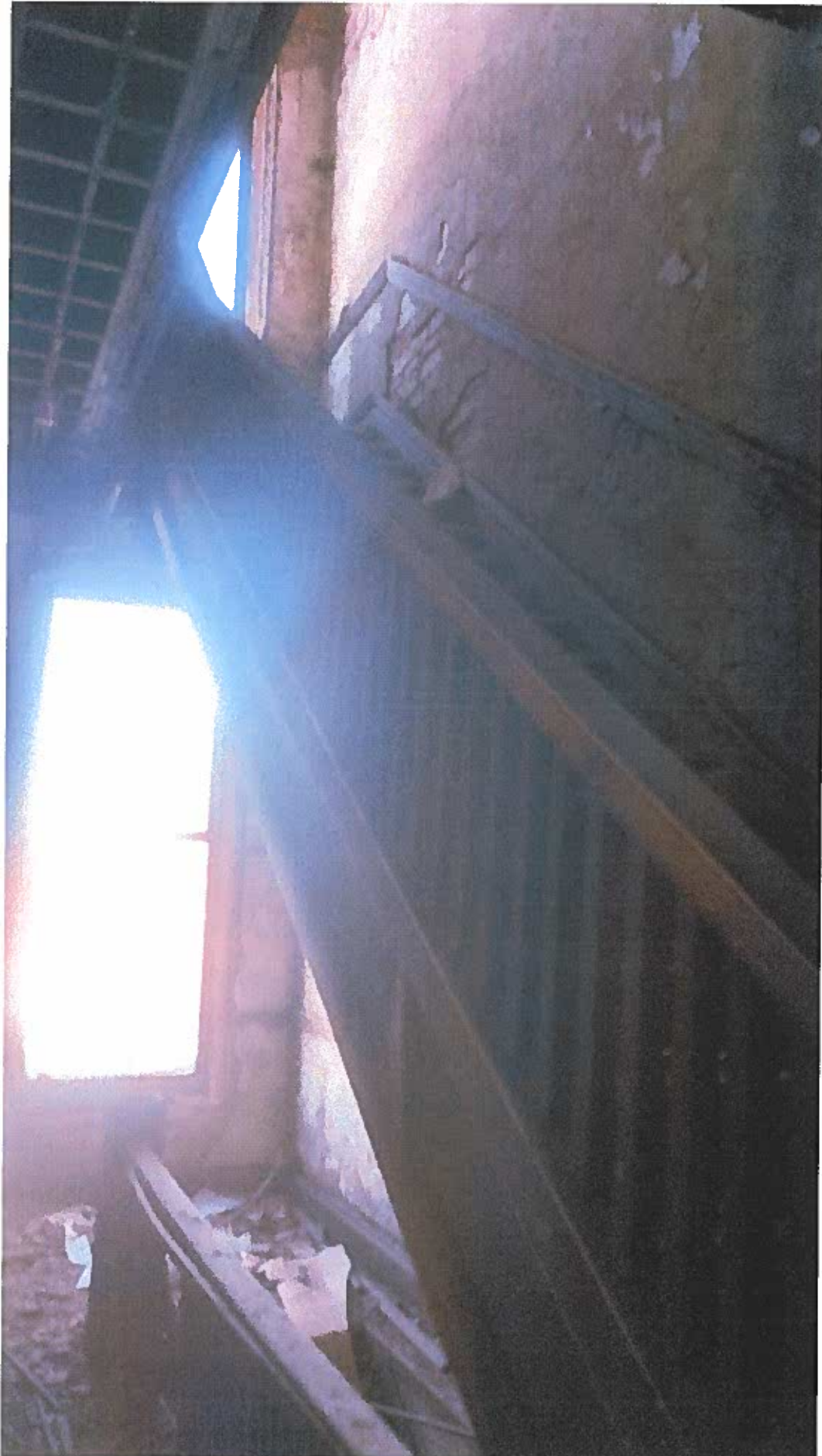
Main Floor commercial area looking south



North main floor commercial area looking north



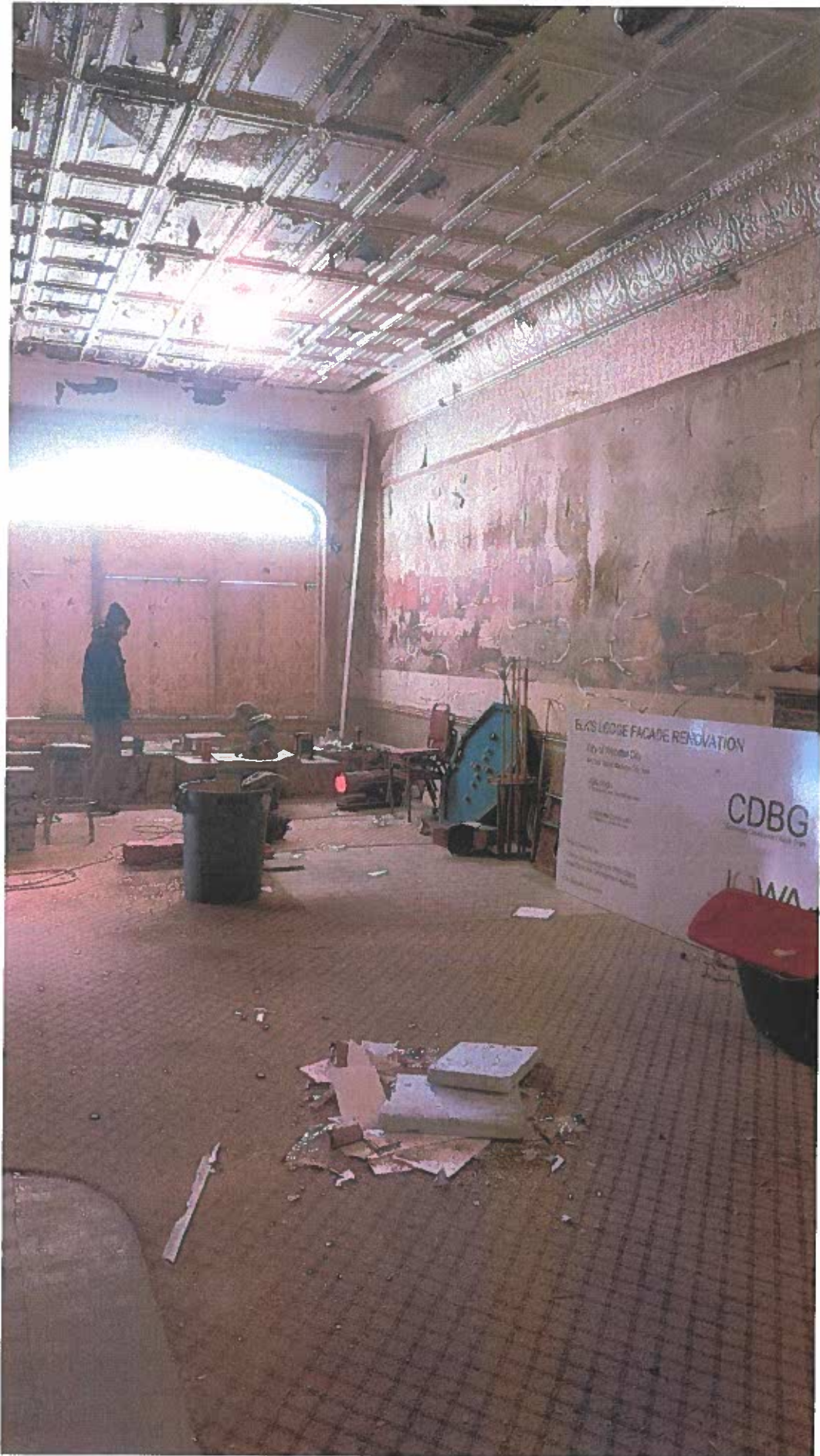
Rear facade (North) The exterior elevator shaft and lobby will be located where the concrete addition is currently.



The rear staircase has significant water damage. This will be where the exterior elevator attaches to the building.



West Commercial Space (Fireplace room)



Main Floor West commercial space (aka fireplace room)

Miscellaneous Documents (Pre-Application)

File Name	Description	File Size
2020-1224_LIFT WC Elks_Construction Budget.pdf (82 KB)	Elks Building Construction Budget	82 KB
2020_12_24_Elks_Plans.pdf (451 KB)	Elks Building design plans	451 KB
Elks Renderings.pdf (9.1 MB)	Elks Building Renderings	9.1 MB
Webster City Resolution of Match Commitment - Catalyst pdf (17 KB)	City of Webster City Resolution for Commitment of Matching Funds	17 KB

Minority Impact Statement

Question # 1

1. The proposed grant programs or policies could have a disproportionate or unique POSITIVE IMPACT on minority persons. *

No

If YES, describe the positive impact expected from this project

Indicate the group(s) positively impacted.

Question # 2

2. The proposed grant project programs or policies could have a disproportionate or unique NEGATIVE IMPACT on minority persons. *

No

If YES, describe the negative impact expected from this project.

If YES, present the rationale for the existence of the proposed program or policy.

If YES, provide evidence of consultation with representatives of the minority groups impacted.

Indicate the group(s) negatively impacted.

Question # 3

3. The proposed grant project programs or policies are NOT EXPECTED TO HAVE A DISPROPORTIONATE OR UNIQUE IMPACT on minority persons.

Yes

If YES, present the rationale for determining no impact.

The project building will be open for use by the public, with no preference for any demographic group. It will also be made fully accessible per the improvement plans.

Certification

I hereby certify that the information on this form is complete and accurate, to the best of my knowledge.*

Yes

Name of Person Submitting Certification.*

Lindsay Henderson

Title of Person Submitting Certification*

Community Vitality Director

**AMENDMENT NO. 1 TO DEVELOPMENT AGREEMENT #21-CTBF-025 WITH
LOCAL INITIATIVE FOR TRANSFORMATION - WC, INC.,
DATED SEPTEMBER 20, 2021**

THIS AGREEMENT, made and entered into on the date listed below, by and between the City of Webster City, Iowa, hereinafter referred to as "the City", and Local Initiative for Transformation - WC, Inc., hereinafter referred to as "LIFT-WC".

WITNESSETH:

WHEREAS, on September 20, 2021, the City and LIFT-WC entered into a Development Agreement #21-CTBF-025 with LIFT-WC related to the rehabilitation of 713 2nd Street, Webster City, Iowa.

WHEREAS, since execution of the original Agreement, it has been determined that the Project Completion Date needs extended until June 30, 2024, and thus, an amendment to the original Agreement is necessary.

NOW, THEREFORE, in consideration of the covenants and agreements set forth herein and for other good and valuable consideration, the parties hereby agree as follows:

1. Amendment to Development Agreement. The City agrees to amend the original Agreement to extend the Project Completion Date until June 30, 2024.

2. Full Force and Effect. Subject to this Agreement and the Amendment noted herein, all other terms and provisions of the original Development Agreement dated September 20, 2021, remain in full force and effect.

IN WITNESS WHEREOF the parties hereto execute this agreement at Webster City, Iowa on this ____ day of May, 2023.

City of Webster City, Iowa

By _____
John Hawkins, Mayor

ATTEST: _____
Karyl K. Bonjour, City Clerk

Local Initiative for Transformation- WC, Inc.

By _____
Darcy Swon, President



MEMORANDUM

TO: Mayor and City Council

FROM: Dodie Wolfgram, Finance Director
Daniel Ortiz-Hernandez, City Manager

DATE: May 1, 2023

RE: Set Public Hearing to Amend the Fiscal Year 23 Budget

SUMMARY: A public hearing is needed to amend the FY 2022/23 budget.

BACKGROUND/DISCUSSION: If a city's expenditures will be more or revenues less than budgeted it is required to hold a public hearing to amend the budget. The final amendment is due to the state by the end of the June.

The process of amending the budget begins with reviewing all of the programs and functions to determine whether an amendment is needed, keeping in mind that we are not penalized or have an audit finding for amending when not needed.

The revenues we feel may need an amendment by year end are:

Taxes Levied on Property – using the past 2 years of tax dollars received in the final 3 months it appears we could be short \$287,702.

TIF Revenues – this area needs to be reduced by \$43,109 as a TIF development agreement was budgeted incorrectly.

Charges for Services – using the past 9 months as an average per month it appears our sewer sales may be \$346,362 short of the budgeted amount.

Miscellaneous – we would like to reduce the anticipated revenue in this category by \$255,680 for land sales of 50,000 and the USDA pass through loans that were budgeted using a revenue account but receipted into our asset account where the loans were booked.

Other Financing Sources – we had budgeted \$25,030,000 in loan proceeds for the first year of constructing the new Wastewater Plant.

The expenses that we would like to amend are:

General Government – we would like to increase the expenses in this category by \$40,417 due to unanticipated outside legal services, possible HVAC repairs, city wide cleanup expenses (budgeted at 2,000 but actual last year was \$3,800) and a few payroll accounts that appear will go over budget.

Public Works – we would like to increase the expenses in this category by \$281,234 to account for engineering and possible start of a contract for the Lighting Project at the Airport that was budgeted for FY24.

Culture & Recreation – we are looking to amend this category by \$65,452 due to increased city utility costs at Fuller Hall, increased gas utility & payroll expenses at the Outdoor Pool and extra stump removals due to the windstorm.

RECOMMENDATION: We recommend that a Public Hearing to amend the FY23 budget be set for 6:05 p.m. on Monday, May 15, 2023.

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET

City of WEBSTER CITY
Fiscal Year July 1, 2022 - June 30, 2023

The City of WEBSTER CITY will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2023

Meeting Date/Time: 5/15/2023 06:05 PM

Contact: Dodie Wolfram

Phone: (515) 832-9141

Meeting Location: City Council Chambers
Webster City Municipal Building
400 2nd Street
Webster City, IA 50595

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

REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
Taxes Levied on Property	1	4,527,493	-287,702	4,239,791
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	4,527,493	-287,702	4,239,791
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	294,044	-43,109	250,935
Other City Taxes	6	1,037,821	0	1,037,821
Licenses & Permits	7	123,830	0	123,830
Use of Money & Property	8	920,131	0	920,131
Intergovernmental	9	1,276,768	0	1,276,768
Charges for Service	10	18,364,782	-346,362	18,018,420
Special Assessments	11	0	0	0
Miscellaneous	12	1,702,160	-255,680	1,446,480
Other Financing Sources	13	25,030,000	-25,030,000	0
Transfers In	14	10,244,018	0	10,244,018
Total Revenues & Other Sources	15	63,521,047	-25,962,853	37,558,194
EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	2,997,057	0	2,997,057
Public Works	17	1,809,531	281,234	2,090,765
Health and Social Services	18	48,274	0	48,274
Culture and Recreation	19	1,371,431	65,452	1,436,883
Community and Economic Development	20	666,348	0	666,348
General Government	21	428,990	40,417	469,407
Debt Service	22	1,238,285	0	1,238,285
Capital Projects	23	2,612,306	0	2,612,306
Total Government Activities Expenditures	24	11,172,222	387,103	11,559,325
Business Type/Enterprise	25	48,580,726	0	48,580,726
Total Gov Activities & Business Expenditures	26	59,752,948	387,103	60,140,051
Transfers Out	27	10,244,018	0	10,244,018
Total Expenditures/Transfers Out	28	69,996,966	387,103	70,384,069
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-6,475,919	-26,349,956	-32,825,875
Beginning Fund Balance July 1, 2022	30	41,098,823	0	41,098,823
Ending Fund Balance June 30, 2023	31	34,622,904	-26,349,956	8,272,948

Explanation of Changes: Revenue decrease - did not bond for a new sewer plant, TIF received incorrectly budgeted, pass through loan payments entered through the recording asset account instead of a budgeted revenue account, sewer sales lower than anticipated, did not have a lot sale
Expense increase - possible HVAC repairs at City Hall, increased payroll costs in several departments, city cleanup expense projected to be more than budgeted, city & gas utility increases, wind storm damage to trees resulted in extra stump removal expenses



MEMORANDUM

TO: Mayor and City Council

FROM: Brandon Bahrenfuss, Street Department Supervisor
Biridiana Bishop, Assistant City Manager
Daniel Ortiz-Hernandez, City Manager

DATE: May 1, 2023

RE: Adopt a Resolution Providing for Notice of Hearing on Proposed Plans and Specifications and Proposed Form of Contract and Estimate of Cost for the 2023 Water Main Repair Project.

SUMMARY: The 2023 Water Main Repair Project plans, specifications, and form of contract are prepared and the project is ready to be bid. The project will consist of replacing nine water main valves and eight fire hydrants throughout the water distribution system. The Council must set a public hearing in order to proceed with the next step of the project.

PREVIOUS COUNCIL ACTION: Staff budgeted \$250,000 in the 2022-2023 Capital Improvement Budget for Fire Hydrant and Water Main Valve Replacement. On November 21, 2023, City Council approved Amendment 21 for Snyder and Associates to provide professional services for the on-call priority 2023 Water Main Repair Project.

BACKGROUND/DISCUSSION: The water distribution system is in need of replacing broken and worn-out water main valves and fire hydrants.

With over 68 miles of 4"-12" water main pipe running throughout Webster City it is important our water main valves work properly. Water main valves are used most often to isolate water main breaks, direct flow, prevent backflow, and isolate locations to allow maintenance or contractor work to take place. There are over 475 inline valves throughout the system that many were installed in the 1970s and 1980s. Through yearly water main valve exercising staff determines which valves work effectively and which ones are broke and need replaced.

The water distribution system supplies water to over 1330 fire hydrants allowing fire fighters and public works staff to quickly tap into the City's pressurized water system. Some of our older fire hydrants do not have break away flanges and 4-inch steamer nozzles. Break away flanges allow a fire hydrant to get hit and sheer off at ground level creating a faster and cheaper fix then replacing the entire hydrant. 4-inch steamer nozzles are now industry standards and allow increased pressure and more gallons per minute than a 2-inch nozzle. Staff flushes all fire hydrants in the distribution system every spring and fall. This program helps determine which fire hydrants are working at peak performance and which

hydrants are not meeting expectations or broke. It is vital that city staff continues to maintain and replace our aging infrastructure.

Water Valve Replacement:

1. SUPERIOR ST & CEDAR ST
2. SUPERIOR ST & OHIO ST
3. SUPERIOR ST & 2ND ST
4. OAK ST & 2ND ST
5. BANK ST & PROSPECT ST
6. WALNUT ST & UNION ST
7. ELM ST & PROSPECT ST
8. BANK ST & WOOD ST
9. SUMMIT ST & FAIR MEADOW DR

Fire Hydrant Replacement:

1. 1626 2ND ST
2. LYNX AVE & GRAND ST
3. CEDAR ST & PROSPECT ST
4. BANK ST (E. DUBUQUE ST) & PARK ST
5. 2020 EDGEWOOD DR
6. 1017 NORTH TERRACE DR
7. DIVISION ST & SENECA ST
8. FIRST ST & BEACH ST

The public hearing date proposed is June 19th, 2023 at 6:05 p.m. The proposed project schedule is as follows:

May 1st: City Council sets bid date / time and public hearing date/time

May 5th: Post Notice to Bidders

June 2nd: Publish Notice of Public Hearing

June 6th: Conduct the Bid Letting


June 19th: Conduct the Public Hearing and Award contracts and authorize execution of contracts

October 15th: Scheduled completion date.

FINANCIAL IMPLICATIONS: The engineer's opinion of probable cost for this project is \$198,850. Including engineering cost, this project is estimated to cost \$242,550.

RECOMMENDATION: Staff recommends the City Council adopt a resolution providing for notice of hearing on proposed plans and specifications and proposed form of contract and estimate of cost for the construction of the 2023 Water Main Repair Project.



2023 WATER MAIN REPAIR PROJECT		WEBSTER CITY, IOWA	
OVERALL SITE MAP			
SNYDER & ASSOCIATES, INC. I		2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-984-2000 WWW.SNYDER-ASSOCIATES.COM	
		Project No: 122.1636.01 Sheet A.2	
MARK Engineer: THJ Designer: LJB Date: 03-17-2023 Project No: 122.1636.01	REVISION Date: 03-17-2023 Scale: 1"=400' Title: 14-01-THJ-RVS	SHEET A.2	

RESOLUTION NO. 2023 - ____

**RESOLUTION PROVIDING FOR NOTICE OF HEARING
ON PROPOSED PLANS AND SPECIFICATIONS
AND PROPOSED FORM OF CONTRACT AND ESTIMATE OF COST
FOR CONSTRUCTION OF THE 2023 WATER MAIN REPAIR PROJECT**

WHEREAS, the City Council of the City of Webster City, Iowa, has determined that it is necessary and desirable that a public improvement be done as described in the proposed plans and specifications and form of contract, which may be hereafter referred to as the 2023 Watermain Repair Project, (and is hereinafter referred to as the "Project"), which proposed plans, specifications and form of contract and estimate of cost are on file with the City Clerk; and

WHEREAS, it is necessary to fix a time and place of public hearing on the proposed plans, specifications and form of contract and estimate of cost for the Project and to advertise for sealed bids for the Project;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Webster City, Iowa, as follows:

Section 1. The detailed plans and specifications, notice of hearing and estimate of cost referred to in the preamble hereof be and the same are hereby approved.

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

Section 3. The amount of the bid security to accompany each bid is hereby fixed at 100% of the amount of the proposal.

Section 4. Sealed proposals will be received by the City Clerk of Webster City, at the Council Chambers of the City Council, in the City Hall of said City, until 2:00 p.m. on the 6th day of June, 2023, for the 2023 Watermain Repair Project, as described in the plans and specifications therefor now on file in the office of the City Clerk. Proposals will be opened by City Staff appointed by the City Council as provided by Section 384.101, Code of Iowa.

Section 5. The 19th day of June, 2023, at 6:05 o'clock p.m. at the City Hall, Webster City, Iowa, is hereby fixed as the time and place of hearing on the proposed plans, specifications, form of contract and estimate of cost for the Project, and also as the time and place of considering bids previously received by the City Clerk in connection therewith.

Section 6. The City Clerk is hereby authorized and directed to give notice of the aforementioned hearing and letting by publication of such notices in a newspaper of general circulation in the City, which publication shall be made not less than four nor more than twenty days prior to the time of the said hearing, all in conformity with Chapters 362, 384, and 26 of the Code of Iowa. The said notice shall be in the form substantially as attached to this resolution.

Section 7. All provisions set out in the following form of notice are hereby recognized and prescribed by this Council and all resolutions or orders or parts thereof, to the extent the same may be in conflict herewith, are hereby repealed.

Passed and approved this 1st day of May, 2023.

John Hawkins, Mayor

ATTEST: _____
Karyl K. Bonjour, City Clerk

NOTICE OF HEARING

NOTICE OF PUBLIC HEARING ON PROPOSED PLANS, SPECIFICATIONS, FORM OF
CONTRACT AND ESTIMATE OF COST FOR:

2023 WATER MAIN REPAIRS PROJECT

JURISDICTION OF CITY OF WEBSTER CITY, IOWA PUBLIC IMPROVEMENT PROJECT

Public Notice is hereby given that a public hearing will be held by the City of Webster City, Iowa on the proposed Contract Documents (plans, specifications, and form of contract) and estimated total cost for the **2023 Water Main Repairs Project** at its meeting at **6:05 P.M.** on the **19th day of June, 2023**, in said City Council Chambers, Webster City City Hall, 400 Second Street, Webster City, Iowa 50595.

The **2023 Water Main Repairs Project** locations for the water main repairs were determined by the City and within the City's budget amount. The project will include nine (9) water valve replacement locations and eight (8) fire hydrant replacement locations for the locations identified below:

Water Valve Replacements:

1. SUPERIOR ST & CEDAR ST
2. SUPERIOR ST & OHIO ST
3. SUPERIOR ST & 2ND ST
4. OAK ST & 2ND ST
5. BANK ST & PROSPECT ST
6. WALNUT ST & UNION ST
7. ELM ST & PROSPECT ST
8. BANK ST & WOOD ST
9. SUMMIT ST & FAIRMEADOW DR

Fire Hydrant Replacements:

1. 1626 2ND ST
2. LYNX AVE & GRAND ST
3. CEDAR ST & PROSPECT ST
4. BANK ST (E DUBUQUE ST) & PARK ST
5. 2020 EDGEWOOD DR
6. 1017 NORTH TERRACE DR
7. DIVISION ST & SENECA ST
8. FIRST ST & BEACH ST

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

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

This Notice is given by authority of the City Council of the City of Webster City, Iowa.

Dated at Webster City, Iowa, this 1st day of May, 2023.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

Published in the FREEMAN JOURNAL on the 2ND day of June 2023.

NOTICE TO BIDDERS

2023 WATER MAIN REPAIRS PROJECT

JURISDICTION OF CITY OF WEBSTER CITY, IOWA PUBLIC IMPROVEMENT PROJECT

Public Hearing on Proposed Contract Documents and Estimated Costs for Improvement

Notice is hereby given that a public hearing will be held by the City of Webster City, Iowa on the proposed Contract Documents (plans, specifications, and form of contract) and estimated total cost for the **2023 Water Main Repairs Project** at its meeting at **6:05 P.M. on the 19th day of June, 2023**, in said City Council Chambers, Webster City City Hall, 400 Second Street, Webster City, Iowa 50595.

Time and Place for Filing Sealed Proposals

Sealed bids for the work comprising the improvements as stated below must be filed before **2:00 P.M.** according to the clock in said City Council Chambers on the **6th day of June, 2023**, at the reception desk in the City Hall, 400 Second Street, Webster City, Iowa 50595.

Time and Place Sealed Proposals Will be Opened and Considered

Sealed proposals will be opened by the City Staff and bids tabulated at **2:00 P.M.** on the **6th day of June, 2023**, in said City Council Chambers. Bids will be considered by the City Council at its meeting on the **19th day of June, 2023 at 6:05 P.M.** The City Council may award a Contract at said meeting, or at such other time and place as shall then be announced.

Contract Documents

A copy of said plans, specifications, and form of contract, and estimated total cost is now on file in the office of the City Clerk and may be examined at Webster City City Hall, 400 Second Street, Webster City, Iowa 50595.

An electronic copy of the Contract Documents is available at www.snyder-associates.com/bids for no cost and choosing the **2023 Water Main Repairs Project** on the left. Project information, estimated total cost, and planholder information is available for no cost at the same link. Downloads of the Contract Documents require the user to register for a free membership at www.QuestCDN.com.

Paper copies of the Contract Documents are available from Snyder & Associates, Inc., 911 Central Avenue, Fort Dodge, Iowa 50501, for a fee of Twenty-five Dollars (\$25.00) per set. This fee is refundable, provided the following conditions are met: (1) The Contract Documents are returned complete and in a reusable condition, and (2) they are returned within fourteen (14) calendar days after the award of the project. You must call 515-573-2030 in advance to reserve a paper copy.

General Nature of the Public Improvement

2023 WATER MAIN REPAIRS PROJECT

The **2023 Water Main Repairs Project** locations for the water main repairs were determined by the City and within the City's budget amount. The project will include nine (9) water valve replacement locations and eight (8) fire hydrant replacement locations for the locations identified below:

Water Valve Replacements:

1. SUPERIOR ST & CEDAR ST
2. SUPERIOR ST & OHIO ST
3. SUPERIOR ST & 2ND ST
4. OAK ST & 2ND ST
5. BANK ST & PROSPECT ST
6. WALNUT ST & UNION ST
7. ELM ST & PROSPECT ST
8. BANK ST & WOOD ST
9. SUMMIT ST & FAIRMEADOW DR

Fire Hydrant Replacements:

1. 1626 2ND ST
2. LYNX AVE & GRAND ST
3. CEDAR ST & PROSPECT ST
4. BANK ST (E DUBUQUE ST) & PARK ST
5. 2020 EDGEWOOD DR
6. 1017 NORTH TERRACE DR
7. DIVISION ST & SENECA ST
8. FIRST ST & BEACH ST

The Professional will prepare a staging plan to limit street and driveway closures and reduce inconveniences for the public, however, water main work may require full closures and detour. The scope of the Project will be adjusted to meet the City's available budget and prioritization.

The project scope does not include replacement of private utilities, acquiring construction easements, or obtaining railroad permits.

Bid Security

Each Bidder shall accompany its bid with bid security as defined in Iowa Code Section 26.8, as security that the successful Bidder will enter into a Contract for the work bid upon and will furnish after the award of Contract a corporate Surety Bond, in a form acceptable to the City of Webster City, for the faithful performance of the Contract, in an amount equal to one hundred percent (100%) of the amount of the Contract. The Bidder's security shall be in the amount fixed in the Instructions to Bidders and shall be in the form of a cashier's check or a certified check drawn on an FDIC insured bank in Iowa or on an FDIC insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a Bid Bond on the form provided in the Contract Documents with corporate Surety satisfactory to the City of Webster City. The bid shall contain no condition except as provided in the specifications.

Performance, Payment, and Maintenance Bond

Each successful Bidder will be required to furnish a corporate Surety Bond in an amount equal to one hundred percent (100%) of its Contract price. Said Bond shall be issued by a responsible Surety approved by the City of Webster City and shall guarantee the faithful performance of the Contract and the terms and conditions therein contained and shall guarantee the prompt payment of all material and labor, and protect and save harmless the City of Webster City from claims and damages of any kind caused by the operations of the Contract and shall also guarantee the maintenance of the improvement caused by failures in materials and construction for a period of two (2) years from and after acceptance of the Contract.

Title VI Compliance

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

Completion of Work

The Notice to Proceed is anticipated to be issued after satisfactory review of executed bonds, insurance, and contract, start date of July 2023.

The Contractor shall fully complete the project by October 15th, 2023. Fully completion includes having all pavement, driveways, roadway signage, utility adjustments, and site restoration and ALL work areas open to use by the public. Work once commenced shall be diligently worked to completion. Should the Contractor fail to fully complete the work within the time allotted, liquidated damages of One Thousand Dollars (\$1,000) per working day shall be applied for each calendar day until the work is fully complete.

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

This Notice is given by authority of the City Council of the City of Webster City, Iowa.

Dated at Webster City, Iowa, this 1st day of May 2023.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

Posted on City of Webster City website on the 5th day of May 2023.

Posted at Master Builders of Iowa Plan Room on the 5th day of May 2023.

Contract Documents

for

2023 Water Main Repairs Project

Prepared for:

***City of Webster City
Public Works Department
400 Second Street
Webster City, Iowa 50595***



Prepared by:

***Snyder & Associates
2727 SW Snyder Boulevard
Ankeny, IA 50023***



Contract Documents



for

2023 Water Main Repairs Project

Prepared for:

*City of Webster City
Public Works Department
400 Second Street
Webster City, Iowa 50595*

Prepared by:

	I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.	
		04/10/2023
	Toni R. Tabbert, P.E.	Date
	License Number P23665	
	My License Renewal Date is December 31, 2023	
Pages or sheets covered by this seal:		
<u>ALL PAGES</u>		
<hr/>		

Prepared by:

*Snyder & Associates, Inc.
2727 SW Snyder Blvd.
Ankeny, IA 50023*

TABLE OF CONTENTS

BIDDING INFORMATION

	<u>PAGES</u>
NOTICE TO BIDDERS	NB-1 to NB-3
NOTICE OF HEARING	NH-1 to NH-2
INSTRUCTIONS TO BIDDERS	IB-1 to IB 3
PROPOSAL	PP-1 to PP-6
BIDDERS STATUS FORM	PP-6
WORKSHEET: AUTHORIZATION TO TRANSACT BUSINESS	PP-7
STATEMENT OF BIDDER'S QUALIFICATIONS FORM	PP-7 to PP-10
BID BOND	BB-1 to BB-2
NON-COLLISION AFFIDAVIT STATEMENT	BB-3
SUBCONTRACTORS LIST	BB-4
BID CERTIFICATION	BB-5
CONTRACT	CT-1 to CT-5
PERFORMANCE, PAYMENT, AND MAINTENANCE BOND	PPM-1 to PPM-4
NOTICE TO PROCEED	NP-1
 SPECIAL PROVISIONS – PART 1	 SP-1 TO SP-9

STANDARD SPECIFICATIONS

The 2022 Edition of the Statewide Urban Design and Specifications (SUDAS) Standard Specifications shall apply to all work performed on this project unless otherwise noted herein, or within the Special Provisions included in the Contract Documents.

- In addition to the Contract Documents, the Contractor is required to have a copy of the 2022 edition of the SUDAS Standard Specifications Manual on the job site at all times.
- A paper copy of the SUDAS Standard Specifications Manual may be purchased at the following link: <https://iowasudas.org/order-the-manuals/>
- An electronic copy of the SUDAS Standard Specifications Manual may be found at the SUDAS website: www.iowasudas.org. The electronic copy can be printed free of charge.

Bidding Information

NOTICE TO BIDDERS

2023 WATER MAIN REPAIRS PROJECT

JURISDICTION OF CITY OF WEBSTER CITY, IOWA PUBLIC IMPROVEMENT PROJECT

Public Hearing on Proposed Contract Documents and Estimated Costs for Improvement

Notice is hereby given that a public hearing will be held by the City of Webster City, Iowa on the proposed Contract Documents (plans, specifications, and form of contract) and estimated total cost for the **2023 Water Main Repairs Project** at its meeting at **6:05 P.M. on the 19th day of June, 2023**, in said City Council Chambers, Webster City City Hall, 400 Second Street, Webster City, Iowa 50595.

Time and Place for Filing Sealed Proposals

Sealed bids for the work comprising the improvements as stated below must be filed before **2:00 P.M.** according to the clock in said City Council Chambers on the **6th day of June, 2023**, at the reception desk in the City Hall, 400 Second Street, Webster City, Iowa 50595.

Time and Place Sealed Proposals Will be Opened and Considered

Sealed proposals will be opened by the City Staff and bids tabulated at **2:00 P.M.** on the **6th day of June, 2023**, in said City Council Chambers. Bids will be considered by the City Council at its meeting on the **19th day of June, 2023 at 6:05 P.M.** The City Council may award a Contract at said meeting, or at such other time and place as shall then be announced.

Contract Documents

A copy of said plans, specifications, and form of contract, and estimated total cost is now on file in the office of the City Clerk and may be examined at Webster City City Hall, 400 Second Street, Webster City, Iowa 50595.

An electronic copy of the Contract Documents is available at www.snyder-associates.com/bids for no cost and choosing the **2023 Water Main Repairs Project** on the left. Project information, estimated total cost, and planholder information is available for no cost at the same link. Downloads of the Contract Documents require the user to register for a free membership at www.QuestCDN.com.

Paper copies of the Contract Documents are available from Snyder & Associates, Inc., 911 Central Avenue, Fort Dodge, Iowa 50501, for a fee of Twenty-five Dollars (\$25.00) per set. This fee is refundable, provided the following conditions are met: (1) The Contract Documents are returned complete and in a reusable condition, and (2) they are returned within fourteen (14) calendar days after the award of the project. You must call 515-573-2030 in advance to reserve a paper copy.

General Nature of the Public Improvement

2023 WATER MAIN REPAIRS PROJECT

The **2023 Water Main Repairs Project** locations for the water main repairs were determined by the City and within the City's budget amount. The project will include nine (9) water valve replacement locations and eight (8) fire hydrant replacement locations for the locations identified below:

Water Valve Replacements:

1. SUPERIOR ST & CEDAR ST
2. SUPERIOR ST & OHIO ST
3. SUPERIOR ST & 2ND ST
4. OAK ST & 2ND ST
5. BANK ST & PROSPECT ST
6. WALNUT ST & UNION ST
7. ELM ST & PROSPECT ST
8. BANK ST & WOOD ST
9. SUMMIT ST & FAIRMEADOW DR

Fire Hydrant Replacements:

1. 1626 2ND ST
2. LYNX AVE & GRAND ST
3. CEDAR ST & PROSPECT ST
4. BANK ST (E DUBUQUE ST) & PARK ST
5. 2020 EDGEWOOD DR
6. 1017 NORTH TERRACE DR
7. DIVISION ST & SENECA ST
8. FIRST ST & BEACH ST

The Professional will prepare a staging plan to limit street and driveway closures and reduce inconveniences for the public, however, water main work may require full closures and detour. The scope of the Project will be adjusted to meet the City's available budget and prioritization.

The project scope does not include replacement of private utilities, acquiring construction easements, or obtaining railroad permits.

Bid Security

Each Bidder shall accompany its bid with bid security as defined in Iowa Code Section 26.8, as security that the successful Bidder will enter into a Contract for the work bid upon and will furnish after the award of Contract a corporate Surety Bond, in a form acceptable to the City of Webster City, for the faithful performance of the Contract, in an amount equal to one hundred percent (100%) of the amount of the Contract. The Bidder's security shall be in the amount fixed in the Instructions to Bidders and shall be in the form of a cashier's check or a certified check drawn on an FDIC insured bank in Iowa or on an FDIC insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a Bid Bond on the form provided in the Contract Documents with corporate Surety satisfactory to the City of Webster City. The bid shall contain no condition except as provided in the specifications.

Performance, Payment, and Maintenance Bond

Each successful Bidder will be required to furnish a corporate Surety Bond in an amount equal to one hundred percent (100%) of its Contract price. Said Bond shall be issued by a responsible Surety approved by the City of Webster City and shall guarantee the faithful performance of the Contract and the terms and conditions therein contained and shall guarantee the prompt payment of all material and labor, and protect and save harmless the City of Webster City from claims and damages of any kind caused by the operations of the Contract and shall also guarantee the maintenance of the improvement caused by failures in materials and construction for a period of two (2) years from and after acceptance of the Contract.

Title VI Compliance

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

Completion of Work

The Notice to Proceed is anticipated to be issued after satisfactory review of executed bonds, insurance, and contract, start date of July 2023.

The Contractor shall fully complete the project October 15th, 2023. Fully completion includes having all pavement, driveways, roadway signage, utility adjustments, and site restoration and ALL work areas open to use by the public. Work once commenced shall be diligently worked to completion. Should the Contractor fail to fully complete the work within the time allotted, liquidated damages of One Thousand Dollars (\$1,000) per working day shall be applied for each calendar day until the work is fully complete.

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

This Notice is given by authority of the City Council of the City of Webster City, Iowa.

Dated at Webster City, Iowa, this 1st day of May 2023.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

Posted on City of Webster City website on the 5th day of May 2023.

Posted at Master Builders of Iowa Plan Room on the 5th day of May 2023.

NOTICE OF HEARING

NOTICE OF PUBLIC HEARING ON PROPOSED PLANS, SPECIFICATIONS, FORM OF
CONTRACT AND ESTIMATE OF COST FOR:

2023 WATER MAIN REPAIRS PROJECT

JURISDICTION OF CITY OF WEBSTER CITY, IOWA PUBLIC IMPROVEMENT PROJECT

Public Notice is hereby given that a public hearing will be held by the City of Webster City, Iowa on the proposed Contract Documents (plans, specifications, and form of contract) and estimated total cost for the **2023 Water Main Repairs Project** at its meeting at **6:05 P.M.** on the **19th day of June, 2023**, in said City Council Chambers, Webster City City Hall, 400 Second Street, Webster City, Iowa 50595.

The **2023 Water Main Repairs Project** locations for the water main repairs were determined by the City and within the City's budget amount. The project will include nine (9) water valve replacement locations and eight (8) fire hydrant replacement locations for the locations identified below:

Water Valve Replacements:

10. SUPERIOR ST & CEDAR ST
11. SUPERIOR ST & OHIO ST
12. SUPERIOR ST & 2ND ST
13. OAK ST & 2ND ST
14. BANK ST & PROSPECT ST
15. WALNUT ST & UNION ST
16. ELM ST & PROSPECT ST
17. BANK ST & WOOD ST
18. SUMMIT ST & FAIRMEADOW DR

Fire Hydrant Replacements:

9. 1626 2ND ST
10. LYNX AVE & GRAND ST
11. CEDAR ST & PROSPECT ST
12. BANK ST (E DUBUQUE ST) & PARK ST
13. 2020 EDGEWOOD DR
14. 1017 NORTH TERRACE DR
15. DIVISION ST & SENECA ST
16. FIRST ST & BEACH ST

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

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

This Notice is given by authority of the City Council of the City of Webster City, Iowa.

Dated at Webster City, Iowa, this 1st day of May, 2023.

John Hawkins, Mayor

ATTEST:

Karyl K. Bonjour, City Clerk

Published in the FREEMAN JOURNAL on the ____ day of May 2023.

INSTRUCTIONS TO BIDDERS

Project Name: 2023 Water Main Repairs Project

The work comprising the above referenced project shall be constructed in accordance with the 2022 Edition of the SUDAS Standard Specifications and as further modified by Special Provisions included in the Contract Documents. Before submitting your bid, review the requirements of Division 1, General Provisions and Covenants, in particular the sections regarding proposal requirements, bonding, contract execution, and insurance requirements. Be certain that all documents have been completed properly, as failure to complete and sign all documents and to comply with the requirements listed below can cause your bid not to be read.

I. BID SECURITY

The bid security must be in the minimum amount of **ten percent (10%)** of the total bid amount including all add alternates (do not deduct the amount of deduct alternates). Bid security shall be in the form of a cashier's check or a certified check, drawn on an FDIC insured bank in Iowa or drawn on an FDIC insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a bid bond executed by a corporation authorized to contract as a surety in Iowa or satisfactory to the Jurisdiction. The bid bond must be submitted on the enclosed Bid Bond form as no other bid bond forms are acceptable. All signatures on the Bid Bond must be original signatures in ink; facsimile (fax) of any signature or use of an electronic signature on the Bid Bond is not acceptable. Bid security other than said Bid Bond shall be made payable to **City of Webster City, Iowa**. "Miscellaneous Bank Checks," and personal checks, as well as "Money Orders" and "Traveler's Checks" issued by persons, firms, or corporations licensed under Chapter 533C of the Iowa Code, are not acceptable bid security.

II. SUBMISSION OF THE PROPOSAL AND IDENTITY OF BIDDER

- A. The proposal shall be sealed in an envelope, properly identified as the Proposal with the project title and the name and address of the bidder and deposited with the Jurisdiction at or before the time and at the place provided in the Notice to Bidders and Notice of Public Hearing. It is the sole responsibility of the Bidder to see that its Proposal is delivered to the Jurisdiction prior to the time for opening bids, along with the appropriate bid security sealed in a separate envelope identified as Bid Security and attached to the outside of the bid proposal envelope. Any Proposal received after the scheduled time for the receiving of proposals will be returned to the Bidder unopened and will not be considered. If the Jurisdiction provides envelopes for proposals and bid security, bidders shall be required to utilize such envelopes in the submission of their bids.
- B. The following documents shall be completed, signed, and returned in the Proposal envelope. The bid cannot be read if any of these documents are omitted from the Proposal envelope.

1. PROPOSAL – Complete each of the following parts:

- Part B – Acknowledgement of Addenda if any have been issued
- Part C – Bid Items, Quantities, and Prices
- Part F – Additional Requirements

The following proposal attachments must be completed and attached:

<u>ITEM NO.</u>	<u>DESCRIPTION OF ATTACHMENT</u>
1.	<u>Bidder Status Form</u>
2.	<u>Statement of Bidder's Qualifications Form</u>
3.	<u></u>
4.	<u></u>
5.	<u></u>
6.	<u></u>

- Part G – Identity of Bidder

Sign the Proposal. The signature of the Proposal and all proposal attachments must be an original signature in ink signed by the same individual who is the Company Owner or an authorized Officer of the Company; copies or facsimile of any signature or electronic signatures will not be accepted.

The Bidder Status Form is required by the Iowa Labor Commissioner, pursuant to the Iowa Administrative Code rule 875-156.2(1). The Bidder must complete and submit the Bidder Status Form, signed by an authorized representative of the Bidder, with their bid proposal. Under Iowa Administrative Code rule 875-156.2(1), failure to provide the Bidder Status Form with the Proposal may result in the Proposal being deemed non-responsive and may result in the Proposal being rejected.

III. UNBALANCED BIDS

Unbalanced bids may not be accepted.

IV. COMMENCEMENT OF WORK

The Notice to Proceed is anticipated to be issued after satisfactory review of executed bonds, insurance, and contract. Start Date is July 2023. The work shall be diligently worked to completion.

The Contractor shall fully complete the project by October 15th, 2023. Fully completion includes having all pavement, driveways, roadway signage, utility adjustments, and site restoration and ALL work areas open to use by the public. Work once commenced shall be diligently worked to completion. Should the Contractor fail to fully complete the work within the time allotted, liquidated damages of One Thousand Dollars (\$1,000) per working day shall be applied for each calendar day until the work is fully complete.

V. PREFERENCE OF PRODUCTS AND LABOR

By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa.

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

Failure to submit a fully completed and accurate Bidder Status Form with the Proposal may result in the Proposal being deemed non-responsive and may result in the Proposal being rejected.

VI. STATEMENT OF BIDDER'S QUALIFICATIONS

Failure to submit a fully completed and accurate Statement of Bidder's Qualifications Form with the Proposal may result in the Proposal being deemed non-responsive and may result in the Proposal being rejected.

VII. PAYMENT

Payment to the Contractor will be made in cash from such fund or funds as are legally available including, but not limited to, proceeds from the sale of General Obligation Bonds and/or Revenue Bonds.

VIII. SALES TAX EXEMPTION

The City of Webster City will issue a sales tax exemption certificate to the Contractor for all material purchased for incorporation into the project. Tax exemption certificates are applicable only for the specific project for which the tax exemption certificate is issued. The Contractor shall provide to the City: company name, Federal ID number, contact person, phone number and the service being provided. The Contractor also must file appropriate lien waivers before final payment will be released.

IX. NON-DEBARRED CONTRACTORS AND SUBCONTRACTORS

The contractor and all of its subcontractors shall, at the time of bid opening and for the performance of this public works contract, be non-debarred contractors and not be ineligible contractors.

The bidder, by submission of a bid and under penalty of perjury, certifies that they or any other person associated therewith in the capacity of owner, partner, director, officer, manager, or persons acting in these capacities for any subcontractor:

- a. is not currently under suspension, debarment, voluntary exclusion or determination of ineligibility by any federal or state agency;
- b. has not been suspended, debarred, voluntarily excluded, or determined ineligible by any federal or state agency within the past three (3) years;
- c. does not have a proposed debarment pending; and
- d. has not been indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past three (3) years.

The following documents must be submitted as printed. No alterations, additions, or deletions are allowed. If the Bidder notes a requirement in the Contract Documents that the Bidder believes will require a conditioned or unsolicited alternate bid, the Bidder must immediately notify the Engineer in writing. The Engineer will issue any necessary interpretation by an addendum.

PROPOSAL

PROPOSAL: PART A – SCOPE

The **City of Webster City**, hereinafter called the “Jurisdiction,” has need of a qualified contractor to complete the work comprising the below referenced improvement. The undersigned Bidder hereby proposes to complete the work comprising the below referenced improvement as specified in the Contract Documents, which are officially on file with the Jurisdiction, in the office of the **City Clerk**, at the prices hereinafter provided in Part C of the Proposal, for the following described improvements:

2023 WATER MAIN REPAIR PROJECT

The **2023 Water Main Repairs Project** locations for the water main repairs were determined by the City and within the City’s budget amount. The project will include nine (9) water valve replacement locations and eight (8) fire hydrant replacement locations for the locations identified below:

Water Valve Replacements:

19. SUPERIOR ST & CEDAR ST
20. SUPERIOR ST & OHIO ST
21. SUPERIOR ST & 2ND ST
22. OAK ST & 2ND ST
23. BANK ST & PROSPECT ST
24. WALNUT ST & UNION ST
25. ELM ST & PROSPECT ST
26. BANK ST & WOOD ST
27. SUMMIT ST & FAIRMEADOW DR

Fire Hydrant Replacements:

17. 1626 2ND ST
18. LYNX AVE & GRAND ST
19. CEDAR ST & PROSPECT ST
20. BANK ST (E DUBUQUE ST) & PARK ST
21. 2020 EDGEWOOD DR
22. 1017 NORTH TERRACE DR
23. DIVISION ST & SENECA ST
24. FIRST ST & BEACH ST

PROPOSAL: PART B – ACKNOWLEDGEMENT OF ADDENDA

The Bidder hereby acknowledges that all addenda become a part of the Contract Documents when issued and that each such addendum has been received and utilized in the preparation of this bid. The Bidder hereby acknowledges receipt of the following addenda by inserting the number of each addendum in the blanks below:

ADDENDUM NUMBER _____ ADDENDUM NUMBER _____
ADDENDUM NUMBER _____ ADDENDUM NUMBER _____

and certifies that said addenda were utilized in the preparation of this bid.

PROPOSAL: PART C – BID ITEMS, QUANTITIES, AND PRICES

UNIT BID PRICE CONTRACTS: The Bidder must provide the Unit Bid Price, the Total Bid Price, any Alternate Prices, and the Total Construction Costs on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices. In case of discrepancy, the Unit Bid Price governs. The quantities shown on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices are approximate only, but are considered sufficiently adequate for the purpose of comparing bids. The Total Construction Cost plus any alternates selected by the Jurisdiction shall be used only for comparison of bids. The Total Construction Cost, including any Add-Alternates, shall be used for determining the sufficiency of the bid security.

BASE BID CONTRACTS: The Bidder must provide any Bid Prices, any Alternate Prices, and the Total of the Base Bid plus any Add-Alternates on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices. The Total of the Base Bid plus any Alternates selected by the Jurisdiction shall be used only for comparison of bids. The Total of the Base Bid plus any Add-Alternates shall be used for determining the sufficiency of the bid security.

PROPOSAL: PART D – GENERAL

The Bidder hereby acknowledges that the Jurisdiction, in advertising for public bids for this project, reserves the right to:

1. Reject any or all bids. Award of the Contract, if any, to be to the lowest responsible, responsive Bidder; and
2. Reject any or all alternates in determining the items to be included in the Contract. Designation of the lowest responsible, responsive Bidder to be based on comparison of the total bid plus any selected alternates; and
3. Make such alterations in the Contract Documents or in the Proposal quantities as it determines necessary in accordance with the Contract Documents after execution of the Contract. Such alterations shall not be considered a waiver of any conditions of the Contract Documents, and shall not invalidate any of the provisions thereof; and

The Bidder hereby agrees to:

1. Enter into a Contract, if this Proposal is selected, in the form approved by the Jurisdiction, provide proof of registration with the Iowa Division of Labor in accordance with Chapter 91C of the Iowa Code, and furnish a Performance, Payment, and Maintenance Bond; and
2. Forfeit bid security, not as a penalty but as liquidated damages, upon failure to enter into such Contract and/or to furnish said Bond; and
3. Notice to Proceed shall be issued after satisfactory review of executed bonds, insurance, and contract.
4. The Contractor shall complete the work as follows:

The Contractor shall fully complete the project by October 15, 2023. Substantial completion includes having all pavement, PCC sidewalk and ramps, pavement markings and site restoration and ALL work areas open to use by the public. Work areas once commenced shall be diligently worked to completion. Should the Contractor fail to fully complete the work within the time allotted, liquidated damages of One Thousand Dollars (\$1,000) per working day shall be applied for each calendar day until the work is fully complete.

PROPOSAL: PART E – NON-COLLUSION AFFIDAVIT

The Bidder hereby certifies:

1. That this Proposal is not affected by, contingent on, or dependent on any other proposal submitted for any improvement with the Jurisdiction; and
2. That no individual employed by the Bidder has employed any person to solicit or procure the work on this project, nor will any employee of the Bidder make any payment or agreement for payment of any compensation in connection with the procurement of this project; and
3. That no part of the bid price received by the Bidder was or will be paid to any person, corporation, firm, association, or other organization for soliciting the bid, other than the payment of their normal compensation to persons regularly employed by the Bidder whose services in connection with the construction of the project were in the regular course of their duties for the Bidder; and
4. That this Proposal is genuine and not collusive or sham; that the Bidder has not colluded, conspired, connived, or agreed, directly or indirectly, with any bidder or person, to submit a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought, by agreement or collusion, or communication or conference, with any person, to fix the bid price of the Bidder or of any other bidder, and that all statements in this proposal are true; and
5. That the individual(s) executing this Proposal have the authority to execute this Proposal on behalf of the Bidder.

PROPOSAL: PART F – ADDITIONAL REQUIREMENTS

The Bidder hereby agrees to comply with the additional requirements listed below that are included in this Proposal and identified as proposal attachments:

<u>ITEM NO.</u>	<u>DESCRIPTION OF ATTACHMENT</u>
1.	Bidder Status Form
2.	Statement of Bidder's Qualifications Form
3.	
4.	
5.	
6.	

PROPOSAL: PART G – IDENTITY OF BIDDER

The Bidder shall indicate whether the bid is submitted by a/an:

- ☐ Individual,
Sole Proprietorship
- ☐ Partnership
- ☐ Corporation
- ☐ Limited Liability Company
- ☐ Joint-venture: all parties must join-in
and execute all documents
- ☐ Other

The Bidder shall enter its Public Registration
Number _____ - _____ issued
By the Iowa Commissioner of Labor Pursuant
Section 91C.5 of the Iowa Code.

Failure to provide said Registration Number
shall result in the bid being read under
advisement. A contract will not be executed
until the Contractor is registered.

Bidder

Signature

By:

Name (Print/Type)

Title

Street Address

City, State, Zip Code

Telephone Number

**Type or print the name and title of the company's
owner, president, CEO, etc.
if a different person than entered above.**

Name

Title

NOTE:

- The signature on this Proposal must be an original signature in ink; copies, facsimiles, or electronic signatures will not be accepted.**

PROPOSAL ATTACHMENT: PART C – BID ITEMS, QUANTITIES, AND PRICES

This is a UNIT BID PRICE CONTRACT. The bidder must provide the Bid Price(s), and the Total of the Base Bid in this Proposal Attachment: Part C – Bid Items, Quantities, and Prices the total of the base bid plus any alternates selected by the Jurisdiction shall be used only for comparison of bids. The total of the Base Bid shall be used for determining the sufficiency of the bid security.

BASE BID					
Item No.	Item Description	Unit	Quantity	Unit Price	Total Price
2.1	Tree and Stump Removal	LS	1		
5.1	Gate Valve, 4"	EA	3	\$	\$
5.2	Gate Valve, 6"	EA	3	\$	\$
5.3	Gate Valve, 8"	EA	6	\$	\$
5.4	Gate Valve, 12"	EA	2	\$	\$
5.5	Fire Hydrant Assembly	EA	8	\$	\$
5.6	Fire Hydrant Assembly Removal	EA	8	\$	\$
5.7	Connection to Existing Water Main	EA	23	\$	\$
5.8	Valve Box Removal	EA	14	\$	\$
7.1	Removal of Sidewalk	SY	25	\$	\$
7.2	Sidewalk, PCC	SY	25	\$	\$
7.3	Detectable Warning	SF	40	\$	\$
7.4	Full Depth Patch, PCC	SY	185	\$	\$
7.5	Granular Surfacing (Class A Roadstone)	TON	10	\$	\$
8.1	Temporary Traffic Control	LS	1	\$	\$
9.1	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 1	AC	0.5	\$	\$
9.2	Linear Erosion Control	LF	360	\$	\$
11.1	Mobilization	LS	1	\$	\$

TOTAL CONSTRUCTION COST BASE BID: \$ _____

All bidders must submit the following completed form to the governmental body requesting bids per
875 Iowa Administrative Code Chapter 156.

Bidder Status Form

To be completed by all bidders**Part A**

Please answer "Yes" or "No" for each of the following:

- ☐ Yes ☐ No My company is authorized to transact business in Iowa.
(To help you determine if your company is authorized, please review the worksheet on the next page).
- ☐ Yes ☐ No My company has an office to transact business in Iowa.
- ☐ Yes ☐ No My company's office in Iowa is suitable for more than receiving mail, telephone calls, and e-mail.
- ☐ Yes ☐ No My company has been conducting business in Iowa for at least 3 years prior to the first request for bids on this project.
- ☐ Yes ☐ No My company is not a subsidiary of another business entity, or my company is a subsidiary of another business entity that would qualify as a resident bidder in Iowa.

If you answered "Yes" for each question above, your company qualifies as a resident bidder. Please complete Parts B and D of this form.

If you answered "No" to one or more questions above, your company is a non-resident bidder. Please complete Parts C and D of this form.

To be completed by resident bidders**Part B**

My company has maintained offices in Iowa during the past 3 years at the following addresses:

Dates: ____ / ____ / ____ to ____ / ____ / ____ Address: _____

City, State, Zip: _____

Dates: ____ / ____ / ____ to ____ / ____ / ____ Address: _____

City, State, Zip: _____

Dates: ____ / ____ / ____ to ____ / ____ / ____ Address: _____

You may attach additional sheet(s) if needed. City, State, Zip: _____

To be completed by non-resident bidders**Part C**

1. Name of home state or foreign country reported to the Iowa Secretary of State: _____
2. Does your company's home state or foreign country offer preferences to bidders who are residents? ☐ Yes ☐ No
3. If you answered "Yes" to question 2, identify each preference offered by your company's home state or foreign country and the appropriate legal citation.

You may attach additional sheet(s) if needed.

To be completed by all bidders**Part D**

I certify that the statements made on this document are true and complete to the best of my knowledge and I know that my failure to provide accurate and truthful information may be a reason to reject my bid.

Firm Name: _____

Signature: _____ Date: _____

Worksheet: Authorization to Transact Business

This worksheet may be used to help complete Part A of the Resident Bidder Status form. If at least one of the following describes your business, you are authorized to transact business in Iowa.

- ☐ Yes ☐ No My business is currently registered as a contractor with the Iowa Division of Labor.
- ☐ Yes ☐ No My business is a sole proprietorship, and I am an Iowa resident for Iowa income tax purposes.
- ☐ Yes ☐ No My business is a general partnership or joint venture. More than 50 percent of the general partners or joint venture parties are residents of Iowa for Iowa income tax purposes.
- ☐ Yes ☐ No My business is an active corporation with the Iowa Secretary of State and has paid all fees required by the Secretary of State, has filed its most recent biennial report, and has not filed articles of dissolution.
- ☐ Yes ☐ No My business is a corporation whose articles of incorporation are filed in a state other than Iowa, the corporation has received a certificate of authority from the Iowa Secretary of State, has filed its most recent biennial report with the Secretary of State, and has neither received a certificate of withdrawal from the Secretary of state nor had its authority revoked.
- ☐ Yes ☐ No My business is a limited liability partnership which has filed a statement of qualification in this state and the statement has not been canceled.
- ☐ Yes ☐ No My business is a limited liability partnership which has filed a statement of qualification in a state other than Iowa, has filed a statement of foreign qualification in Iowa and a statement of cancellation has not been filed.
- ☐ Yes ☐ No My business is a limited partnership or limited liability limited partnership which has filed a certificate of limited partnership in this state and has not filed a statement of termination.
- ☐ Yes ☐ No My business is a limited partnership or a limited liability limited partnership whose certificate of limited partnership is filed in a state other than Iowa, the limited partnership or limited liability limited partnership has received notification from the Iowa Secretary of state that the application for certificate of authority has been approved and no notice of cancellation has been filed by the limited partnership or the limited liability limited partnership.
- ☐ Yes ☐ No My business is a limited liability company whose certificate of organization is filed in Iowa and has not filed a statement of termination.
- ☐ Yes ☐ No My business is a limited liability company whose certificate of organization is filed in a state other than Iowa, has received a certificate of authority to transact business in Iowa and the certificate has not been revoked or canceled.

Statement of Bidder's Qualifications Form

All Contractors intending to submit a Proposal for the listed Project shall submit a fully completed written statement on this form sworn to before an officer authorized by law to administer oaths. The Contractor shall be bound by the information set forth in the statement.

Failure to submit a fully completed and accurate Statement of Bidder's Qualifications Form with the Proposal may result in the Proposal being deemed non-responsive and may result in the Proposal being rejected.

Instructions

1. All Questions must be answered completely and correctly.
2. Do not leave blanks.
3. If a question or section is not applicable, write "Not Applicable" or "N/A".
4. "Information Provided Upon Request" or similar responses are not acceptable.
5. If you need additional space to complete an answer, use a separate piece of paper and attach it to this form.

Project Information

Project Name: 2023 Water Main Repairs Project

Owner's Name: City of Webster City, Iowa

Owner's Address: Webster City City Hall, 400 Second Street, Webster City, Iowa, 50595

Contractor Information

1. Identification
 - A. Name of Organization: _____
 - B. Name and Title of Responsible Individual: _____
 - C. Contractor's Address: _____
 - D. Telephone Number: _____
 - E. Fax Number: _____
 - F. Email: _____

2. Responsibility

- A. Has the Contractor's Registration ever been suspended or revoked in any jurisdiction?

_____ Yes _____ No

If yes, provide all relevant information and documentation regarding the suspension or revocation.

- B. Has the Contractor ever been unable to obtain a bond or been denied a bond?

_____ Yes _____ No

If yes, provide all relevant information and documentation regarding the refusal or denial.

- C. Has the Contractor had any judgments entered against it or been a party to arbitration proceedings or litigation within the past five (5) years, or are there any currently pending arbitration proceedings or litigation involving the Contractor or any of its officers?

_____ Yes _____ No

If yes, provide listings, status, and outcomes regarding the judgments, arbitration proceedings, or litigation. The Owner reserves the right to request additional information, if deemed necessary.

- D. Within the past five (5) years, has the Contractor, or the Contractor's proposed subcontractor(s) for the Project, ever been prohibited, debarred, disqualified, or removed by any federal, state, or local governmental entity from bidding on any project?

_____ Yes _____ No

If yes, provide all relevant information and documentation regarding the prohibition, debarment, disqualification, or removal.

- E. Within the past five (5) years, has the Contractor, or the Contractor's proposed subcontractor(s) for the Project, received notification of breach or default on any contract; had any contract terminated; had any owner request to take over work; failed to substantially complete any project in a timely manner; or failed to fully complete any project in a timely manner?

_____ Yes _____ No

If yes, provide all relevant information and documentation regarding said breach, default, termination, owner request to take over work, or failure to complete.

- F. The Contractor affirms its responsibility to retain only subcontractors who can fully comply with the Contract Documents for the Project, including those that can address requirements concerning labor.

_____ Yes _____ No

- G. The Contractor affirms its responsibility to ensure that each subcontractor meets quality assurance specifications as presented in the Contract Documents for the Project.

_____ Yes _____ No

_____ Yes _____ No

I hereby certify that:

- Dated this _____ day of _____, 20____.

Title: _____

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ and _____, to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that (he) (she) (they) executed the instrument as (his) (her) (their) voluntary act and deed.

2023 Water Main Repairs Project

BID BOND

KNOW ALL BY THESE PRESENTS:

That we, _____, as Principal, and _____, as Surety, are held and firmly bound unto the **City of Webster City, Iowa**, as Obligee, (hereinafter referred to as the "Jurisdiction"), in the penal sum of _____ DOLLARS (\$ _____), or **ten percent (10%)** of the amount bid in lawful money of the United States, for which payment said Principal and Surety bind themselves, their heirs, executors, administrators, successors, and assigns jointly and severally, firmly by these presents.

The condition of the above obligation is such that whereas the Principal has submitted to the Jurisdiction a certain Proposal, in a separate envelope, and hereby made a part hereof, to enter into a Contract in writing, for the following described improvements:

2023 WATER MAIN REPAIR PROJECT

The **2023 Water Main Repair Project** locations for the water main repairs were determined by the City and within the City's budget amount. The project will include nine (9) water valve replacement locations and eight (8) fire hydrant replacement locations for the locations identified below:

Water Valve Replacements:

- 28. SUPERIOR ST & CEDAR ST
- 29. SUPERIOR ST & OHIO ST
- 30. SUPERIOR ST & 2ND ST
- 31. OAK ST & 2ND ST
- 32. BANK ST & PROSPECT ST
- 33. WALNUT ST & UNION ST
- 34. ELM ST & PROSPECT ST
- 35. BANK ST & WOOD ST
- 36. SUMMIT ST & FAIRMEADOW DR

Fire Hydrant Replacements:

- 25. 1626 2ND ST
- 26. LYNX AVE & GRAND ST
- 27. CEDAR ST & PROSPECT ST
- 28. BANK ST (E DUBUQUE ST) & PARK ST
- 29. 2020 EDGEWOOD DR
- 30. 1017 NORTH TERRACE DR
- 31. DIVISION ST & SENECA ST
- 32. FIRST ST & BEACH ST

The Surety hereby stipulates and agrees that the obligations of said Surety and its Bond shall be in no way impaired or affected by any extension of the time within which the Jurisdiction may accept such bid or execute such Contract; and said Surety does hereby waive notice of any such extension.

In the event that any actions or proceedings are initiated with respect to this Bond, the parties agree that the venue thereof shall be **Hamilton** County, State of Iowa. If legal action is required by the Jurisdiction against the Surety or Principal to enforce the provisions of the Bond or to collect the monetary obligation incurring to the benefit of the Jurisdiction, the Surety or Principal agrees to pay the Jurisdiction all damages,

costs, and attorney fees incurred by enforcing any of the provisions of this Bond. All rights, powers, and remedies of the Jurisdiction hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers, and remedies given to the Jurisdiction, by law. The Jurisdiction may proceed against Surety for any amount guaranteed hereunder whether action is brought against Principal or whether Principal is joined in any such action or actions or not.

NOW, THEREFORE, if said Proposal by the Principal be accepted, and the Principal shall enter into a Contract with Jurisdiction in accordance with the terms of such Proposal, including the provision of insurance and of a Bond as may be specified in the Contract Documents, with good and sufficient Surety for the faithful performance of such Contract, for the prompt payment of labor and material furnished in the prosecution thereof, and for the maintenance of said improvements as may be required therein, then this obligation shall become null and void; otherwise, the Principal shall pay to the Jurisdiction the full amount of the Bid Bond, together with court costs, attorney's fees, and any other expense of recovery.

Signed and sealed this _____ day of _____, 20____.

SURETY:

PRINCIPAL:

Surety Company

Bidder

By: _____
Signature Attorney-in-Fact/Officer

By: _____
Signature

Printed Name of Attorney-in-Fact/Officer

Printed Name

Company Name

Title

Company Address

Address

City, State, Zip Code

City, State, Zip Code

Company Telephone Number

Telephone Number

NOTE:

- 1. All signatures on this Bid Bond must be original signatures in ink; copies, facsimiles, or electronic signatures will not be accepted.**
- 2. This Bond must be sealed with the Surety's raised, embossing seal.**
- 3. The Certificate or Power of Attorney accompanying this Bond must be valid on its face and sealed with the Surety's raised, embossing seal.**

NON-COLLUSION AFFIDAVIT STATEMENT

STATE OF IOWA)
) ss
HAMILTON COUNTY)

I _____ being first duly sworn, depose and

say that I am the _____
(Sole Owner, Partner, President, Secretary, etc.)

of _____,
(Contractor)

the party making the foregoing bid; that such bid is not made in the interest of or on behalf of any undisclosed person, partnership, company, association, organization, or corporation; that such bid is genuine and not collusive or sham; that said bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded conspired, connived, or agreed with any bidder or anyone else to put in a false or sham bid, or that anyone shall refrain from bidding; that said bidder has not solicited or induced any individual or entity to refrain from bidding; that said bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to get the bid price of said bidder or of any other bidder, not to fix any overhead, profit, or cost advantage against the public body awarding the contract or anyone interested in the proposed contract; that bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the contract; that all statements contained in such bid are true; and further, that said bidder has not directly or indirectly submitted his/her bid price or any breakdown thereof, nor the contents thereof, nor divulged information or data relative thereto, nor paid and will not pay fee in connection therewith to any corporation, partnership, company, association, organization, bid depository, nor to any member or agent thereof, nor to any other individual except to such person or persons as have a partnership or other financial interest with said bidder in his/her general business.

By: _____

Subscribed and sworn to before this _____ day of _____, 2022.

(Notarial Acknowledgment)

Signature of Officer Administering Oath

SUBCONTRACTORS LIST

Bidder supplies the following information for any subcontractor, supplier, fabricator, equipment rental with operator, etc. to be used on the **On-Call 2023 Water Main Repair Project**.

Name and Telephone No.	Address	License No.	Bid Item No. or Work to be Performed
()			
()			
()			
()			
()			
()			
()			
()			
()			

(Use additional sheets as necessary)

BID CERTIFICATION

The undersigned certifies they are familiar with the various state and local laws affecting labor, length of working days, employer's liabilities, Sunday and holiday work, alien labor, domestic materials, subcontractors, etc. It is understood and agreed that the work under the contract will be commenced by the undersigned bidder, if awarded the contract, within fourteen (14) calendar days after receipt of the Notice to Proceed and will be completed by the Contractor in the time set forth in the AGREEMENT. Contract time shall begin on the date of the Notice to Proceed and "winter work" shall be as specified in the Special Provisions.

Enclosed find bidders bond, certified check no. or cashier's check no. _____ on the

_____ Bank,

in the amount of _____

which is as stipulated in the bid bond, submitted by the undersigned made payable to the City of Webster City, Iowa and which is given as a guarantee that the bidder agrees that in case of their default in executing said contract with necessary bonds, the bond or check accompanying this bid and the money made payable shall become and remain the property of the City.

It is understood and agreed that the City has the right to waive defects and to accept or reject any or all bids. The following required information is true and correct. Failure to complete this information renders the bid non-responsive and the bid must be rejected.

Company Name

Authorized Signature

Mailing Address

Signatory's Title

City, State, Zip

State License Number

Street Address (if different from Mailing Address)

Email Address

Telephone Number

Fax Number

Dated this _____ day of _____, 2022.

.....
RECEIPT OF ADDENDA:

Addendum #1 _____ Addendum #2 _____ Addendum #3 _____

CONTRACT

THIS CONTRACT, made and entered into at **Webster City City Hall** this _____ day of _____, 20__, by and between the **City of Webster City, Iowa** by its **Mayor**, upon order of its **City Council** hereinafter called the "Jurisdiction," and _____, hereinafter called the "Contractor."

WITNESSETH:

The Contractor hereby agrees to complete the work comprising the below referenced improvements as specified in the Contract Documents, which are officially on file with the Jurisdiction, in the office of the **City Clerk**. This Contract includes all Contract Documents. The work under this Contract shall be constructed in accordance with the SUDAS Standard Specifications, 2022 Edition, and as further modified by the Supplemental Specifications and Special Provisions included in said Contract Documents. The Contractor further agrees to complete the work in strict accordance with said Contract Documents, and to guarantee the work as required by law, for the time required in said Contract Documents, after its acceptance by the Jurisdiction.

This Contract is awarded and executed for completion of the work specified in the Contract Documents for the bid prices shown on the Contract Attachment: Bid Items, Quantities, and Prices, which were proposed by the Contractor in its Proposal submitted in accordance with the Notice to Bidders and Notice of Public Hearing for the following described improvements:

2023 WATER MAIN REPAIRS PROJECT

The **2023 Water Main Repair Project** locations for the water main repairs were determined by the City and within the City's budget amount. The project will include nine (9) water valve replacement locations and eight (8) fire hydrant replacement locations for the locations identified below:

Water Valve Replacements:

1. SUPERIOR ST & CEDAR ST
2. SUPERIOR ST & OHIO ST
3. SUPERIOR ST & 2ND ST
4. OAK ST & 2ND ST
5. BANK ST & PROSPECT ST
6. WALNUT ST & UNION ST
7. ELM ST & PROSPECT ST
8. BANK ST & WOOD ST
9. SUMMIT ST & FAIRMEADOW DR

Fire Hydrant Replacements:

1. 1626 2ND ST
2. LYNX AVE & GRAND ST
3. CEDAR ST & PROSPECT ST
4. BANK ST (E DUBUQUE ST) & PARK ST
5. 2020 EDGEWOOD DR
6. 1017 NORTH TERRACE DR
7. DIVISION ST & SENECA ST
8. FIRST ST & BEACH ST

The Contractor agrees to perform said work for and in consideration of the Jurisdiction's payment of the

bid amount of _____ DOLLARS (\$ _____), which amount shall constitute the required amount of the Performance, Payment, and Maintenance Bond.

The Contractor shall complete the work as follows:

The Notice to Proceed is anticipated to be issued after satisfactory review of executed bonds, insurance, and contract. Start Date is July 2023. The work shall be diligently worked to completion.

The Contractor shall fully complete the project by October 15th, 2023. Fully completion includes having all pavement, driveways, roadway signage, utility adjustments, and site restoration and ALL work areas open to use by the public. Work once commenced shall be diligently worked to completion. Should the Contractor fail to fully complete the work within the time allotted, liquidated damages of One Thousand Dollars (\$1,000) per working day shall be applied for each calendar day until the work is fully complete.

IN WITNESS WHEREOF, the Parties hereto have executed this instrument, in triplicate on the date first shown written.

JURISDICTION:

CONTRACTOR:

By: _____

Contractor

(Seal)
ATTEST:

By: _____
Signature

Title

Street Address

City, State, Zip Code

Telephone

CONTRACTOR PUBLIC REGISTRATION INFORMATION To Be Provided By:

1. All Contractors: The Contractor shall enter its Public Registration Number _____ - _____ issued by the Iowa Commissioner of Labor pursuant to Section 91C.5 of the Iowa Code.
2. Out-of-State Contractors:
 - A. Pursuant to Section 91C.7 of the Iowa Code, an out-of-state contractor, before commencing a contract in excess of five thousand dollars in value in Iowa, shall file a bond with the Division of Labor Services of the Iowa Department of Workforce Development. It is the contractor's responsibility to comply with said Section 91C.7 before commencing this work.
 - B. Prior to entering into contract, the designated low bidder, if it is a corporation organized under the laws of a state other than Iowa, shall file with the Engineer a certificate from the Secretary of the State of Iowa showing that it has complied with all the provisions of Chapter 490 of the Iowa Code, or as amended, governing foreign corporations.

NOTE:

- 1. All signatures on this Contract must be original signatures in ink; copies, facsimiles, or electronic signatures will not be accepted.**

CORPORATE ACKNOWLEDGEMENT

State of _____)
) SS
_____ County)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ and _____, to me known, who, being by me duly sworn, did say that they are the _____, and _____, respectively, of the corporation executing the foregoing instrument; that (no seal has been procured by) (the seal affixed thereto is the seal of) the corporation; that said instrument was signed (and sealed) on behalf of the corporation by authority of this Board of Directors; that _____ and _____ acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20____

PARTNERSHIP ACKNOWLEDGEMENT

State of _____)
) SS
_____ County)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ to me personally known, who being by me duly sworn, did say that the person is one of the partners of _____, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20____

INDIVIDUAL ACKNOWLEDGEMENT

State of _____)
) SS
_____ County)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ and _____, to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that (he) (she) (they) executed the instrument as (his) (her) (their) voluntary act and deed.

Notary Public in and for the State of _____
My commission expires _____, 20____

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

State of _____)
) SS
_____ County)

On this _____ day of _____, 20____, before me a Notary Public in and for said county, personally appeared _____, to me personally known, who being by me duly sworn did say that person is _____ of said _____, that (the seal affixed to said instrument is the seal of said OR no seal has been procured by the said) _____, and that said instrument was signed and sealed on behalf of the said _____, by authority of its managers and the said _____ acknowledged the execution of said instrument to be the voluntary act and deed of said _____, by it voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20____

CONTRACT ATTACHMENT: BID ITEMS, QUANTITIES, AND PRICES

This Contract is award and executed for completion of the work specified in the Contract Documents for the bid prices tabulated below as proposed by the Contractor in its Proposal submitted in accordance with the Notice to Bidders and Notice of Public Hearing. All quantities are subject to revision by the Jurisdiction. Quantity changes that amount to twenty percent (20%) or less of the amount bid shall not affect the unit bid price.

BASE BID					
Item No.	Item Description	Unit	Quantity	Unit Price	Total Price
2.1	Tree and Stump Removal	LS	1		
5.1	Gate Valve, 4"	EA	3	\$	\$
5.2	Gate Valve, 6"	EA	3	\$	\$
5.3	Gate Valve, 8"	EA	6	\$	\$
5.4	Gate Valve, 12"	EA	2	\$	\$
5.5	Fire Hydrant Assembly	EA	8	\$	\$
5.6	Fire Hydrant Assembly Removal	EA	8	\$	\$
5.7	Connection to Existing Water Main	EA	23	\$	\$
5.8	Valve Box Removal	EA	14	\$	\$
7.1	Removal of Sidewalk	SY	25	\$	\$
7.2	Sidewalk, PCC	SY	25	\$	\$
7.3	Detectable Warning	SF	40	\$	\$
7.4	Full Depth Patch, PCC	SY	185	\$	\$
7.5	Granular Surfacing (Class A Roadstone)	TON	10	\$	\$
8.1	Temporary Traffic Control	LS	1	\$	\$
9.1	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 1	AC	0.5	\$	\$
9.2	Linear Erosion Control	LF	360	\$	\$
11.1	Mobilization	LS	1	\$	\$

TOTAL CONSTRUCTION COST BASE BID: \$ _____

PERFORMANCE, PAYMENT, AND MAINTENANCE BOND

KNOW ALL BY THESE PRESENTS:

That we, _____, as Principal (hereinafter the “Contractor” or “Principal”) and _____, as Surety, are held and firmly bound unto the **City of Webster City, Iowa**, as Obligee, (hereinafter referred to as the “Jurisdiction”), and to all persons who may be injured by any breach of any of the conditions of this Bond in the penal sum of _____ DOLLARS (\$ _____), lawful money of the United States, for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, legal representatives, and assigns, jointly or severally, firmly by these presents.

The conditions of the above obligations are such that whereas said Contractor entered into a contract with the Jurisdiction, bearing date the _____ day of _____, 20____, (hereinafter the “Contract”) wherein said Contractor undertakes and agrees to construct the following described improvements:

2023 WATER MAIN REPAIRS PROJECT

The **2023 Water Main Repairs Project** locations for the water main repairs were determined by the City and within the City’s budget amount. The project will include nine (9) water valve replacement locations and eight (8) fire hydrant replacement locations for the locations identified below:

Water Valve Replacements:

1. SUPERIOR ST & CEDAR ST
2. SUPERIOR ST & OHIO ST
3. SUPERIOR ST & 2ND ST
4. OAK ST & 2ND ST
5. BANK ST & PROSPECT ST
6. WALNUT ST & UNION ST
7. ELM ST & PROSPECT ST
8. BANK ST & WOOD ST
9. SUMMIT ST & FAIRMEADOW DR

Fire Hydrant Replacements:

1. 1626 2ND ST
2. LYNX AVE & GRAND ST
3. CEDAR ST & PROSPECT ST
4. BANK ST (E DUBUQUE ST) & PARK ST
5. 2020 EDGEWOOD DR
6. 1017 NORTH TERRACE DR
7. DIVISION ST & SENECA ST
8. FIRST ST & BEACH ST

and to faithfully perform all the terms and requirements of said Contract within the time therein specified, in a good and workmanlike manner, and in accordance with the Contract Documents.

It is expressly understood and agreed by the Contractor and Surety in this Bond that the following provisions are a part of this Bond and are binding upon said Contractor and Surety, to-wit:

1. **PERFORMANCE:** The Contractor shall well and faithfully observe, perform, fulfill, and abide by each and every covenant, condition, and part of said Contract and Contract Documents, by reference made a part hereof, for the above referenced improvements, and shall indemnify and save harmless the Jurisdiction from all outlay and expense incurred by the Jurisdiction by reason of the Contractor's default or failure to perform as required. The Contractor shall also be responsible for the default or failure to perform as required under the Contract and Contract Documents by all its subcontractors, suppliers, agents, or employees furnishing materials or providing labor in the performance of the Contract.
2. **PAYMENT:** The Contractor and the Surety on this Bond are hereby agreed to pay all just claims submitted by persons, firms, subcontractors, and corporations furnishing materials for or performing labor in the performance of the Contract on account of which this Bond is given, including but not limited to claims for all amounts due for labor, materials, lubricants, oil, gasoline, repairs on machinery, equipment, and tools, consumed or used by the Contractor or any subcontractor, wherein the same are not satisfied out of the portion of the contract price which the Jurisdiction is required to retain until completion of the improvement, but the Contractor and Surety shall not be liable to said persons, firms, or corporations unless the claims of said claimants against said portion of the contract price shall have been established as provided by law. The Contractor and Surety hereby bind themselves to the obligations and conditions set forth in Chapter 573 of the Iowa Code, which by this reference is made a part hereof as though fully set out herein.
3. **MAINTENANCE:** The Contractor and the Surety on this Bond hereby agree, at their own expense:
 - A. To remedy any and all defects that may develop in or result from work to be performed under the Contract within the period of **two (2) years** from the date of acceptance of the work under the Contract, by reason of defects in workmanship or materials used in construction of said work;
 - B. To keep all work in continuous good repair; and
 - C. To pay the Jurisdiction's reasonable costs of monitoring and inspecting to assure that any defects are remedied, and to repair the Jurisdiction all outlay and expense incurred as a result of Contractor's and Surety's failure to remedy any defect as required by this section.
4. **GENERAL:** Every Surety on this Bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:
 - A. To consent without notice to any extension of time to the Contractor in which to perform the Contract;
 - B. To consent without notice to any change in the Contract or Contract Documents, which thereby increases the total contract price and the penal sum of this bond, provided that all such changes do not, in the aggregate, involve an increase of more than twenty percent (20%) of the total contract price, and that this Bond shall then be released as to such excess increase; and
 - C. To consent without notice that this Bond shall remain in full force and effect until the Contract is completed, whether completed within the specified contract period, within an extension thereof, or within a period of time after the contract period has elapsed and the liquidated damage penalty is being charged against the Contractor.
 - D. That no provision of this Bond or of any other contract shall be valid which limits to less than five years after the acceptance of the work under the Contract the right to sue on this Bond.

- E. That as used herein, the phrase “all outlay and expense” is not to be limited in any way but shall include the actual and reasonable costs and expenses incurred by the Jurisdiction including interest, benefits, and overhead where applicable. Accordingly, “all outlay and expense” would include but not be limited to all contract or employee expense, all equipment usage or rental, materials, testing, outside experts, attorney’s fees (including overhead expenses of the Jurisdiction’s staff attorneys), and all costs and expenses of litigation as they are incurred by the Jurisdiction. It is intended the Contractor and Surety will defend and indemnify the Jurisdiction on all claims made against the Jurisdiction on account of Contractor’s failure to perform as required in the Contract and Contract Documents, that all agreements and promises set forth in the Contract and Contract Documents, in approved change orders, and in this Bond will be fulfilled, and that the Jurisdiction will be fully indemnified so that it will be put into the position it would have been in had the Contract been performed in the first instance as required.

In the event the Jurisdiction incurs any “outlay and expense” in defending itself with respect to any claim as to which the Contractor or Surety should have provided the defense, or in the enforcement of the promises given by the Contractor in the Contract, Contract Documents, or approved change orders, or in the enforcement of the promises given by the Contractor and Surety in this Bond, the Contractor and Surety agree that they will make the Jurisdiction whole for all such outlay and expense, provided that the Surety’s obligation under this Bond shall not exceed 125% of the penal sum of this Bond.

In the event that any actions or proceedings are initiated with respect to this Bond, the parties agree that the venue thereof shall be **Hamilton** County, State of Iowa. If legal action is required by the Jurisdiction to enforce the provisions of this Bond or to collect the monetary obligation incurring to the benefit of the Jurisdiction, the Contractor and the Surety agree, jointly and severally, to pay the Jurisdiction all outlay and expense incurred therefore by the Jurisdiction. All rights, powers, and remedies of the Jurisdiction hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers, and remedies given to the Jurisdiction, by law. The Jurisdiction may proceed against Surety for any amount guaranteed hereunder whether action is brought against the Contractor or whether Contractor is joined in any such action(s) or not.

NOW THEREFORE, the condition of this obligation is such that if said Principal shall faithfully perform all of the promises of the Principal, as set forth and provided in the Contract, in the Contract Documents, and in this Bond, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

When a word, term, or phase is used in this Bond, it shall be interpreted or construed first as defined in this Bond, the Contract, or the Contract Documents; second, if not defined in the Bond, Contract, or Contract Documents, it shall be interpreted or construed as defined in applicable provisions of the Iowa Code; third, if not defined in the Iowa Code, it shall be interpreted or construed according to its generally accepted meaning in the construction industry; and fourth, if it has no generally accepted meaning in the construction industry, it shall be interpreted or construed according to its common or customary usage.

Failure to specify or particularize shall not exclude terms or provisions not mentioned and shall not limit liability hereunder. The Contract and Contract Documents are hereby made a part of this Bond.

Witness our hands, in triplicate, this _____ day of _____, 20____.

Surety Countersigned By:

PRINCIPAL:

Signature of Agent

Contractor

By: _____

Signature

Printed Name of Agent

Title

Company Name

SURETY:

Company Address

Surety Company

City, State, Zip Code

By: _____

Signature Attorney-in-Fact Officer

Company Telephone Number

Printed Name of Attorney-in-Fact Officer

Company Name

Company Address

City, State, Zip Code

Company Telephone Number

NOTE:

1. All signatures on this Performance, Payment, and Maintenance Bond must be original signatures in ink; copies, facsimiles, or electronic signatures will not be accepted.
2. This Bond must be sealed with the Surety's raised, embossing seal.
3. The Certificate or Power of Attorney accompanying this Bond must be valid on its face and sealed with the Surety's raised, embossing seal.
4. The name and signature of the Surety's Attorney-in-Fact/Officer entered on this Bond must be exactly as listed on the Certificate of Power or Attorney accompanying this Bond.

NOTICE TO PROCEED

PROJECT: 2023 Water Main Repairs Project

OWNER: City of Webster City, Iowa DATE: _____

TO: Contractor Name: _____

Contractor Address: _____

You are hereby notified to commence work in accordance with the Contract dated _____, on or by the Start Date of July 2023. Work is intended to be fully complete by October 15th, 2023. Working days may be suspended by the Engineer when locations are substantially complete.

Should the Contractor fail to fully complete the project by October 15th, 2023, liquidated damages of One Thousand Dollars (\$1,000.00) per calendar day will be assessed for work not completed.

By: _____

Title: Project Engineer

ACCEPTANCE OF NOTICE

Receipt of the above Notice to Proceed is hereby acknowledged by _____ of

_____ on this the _____ day of _____, 20____.

By: _____

Title: _____

Special Provisions

PART 1 – SPECIAL CONSTRUCTION

1. SCOPE OF WORK

The **2023 Water Main Repairs Project** locations for the water main repairs were determined by the City and within the City's budget amount. The project will include nine (9) water valve replacement locations and eight (8) fire hydrant replacement locations for the locations identified below:

Water Valve Replacements:

1. SUPERIOR ST & CEDAR ST
2. SUPERIOR ST & OHIO ST
3. SUPERIOR ST & 2ND ST
4. OAK ST & 2ND ST
5. BANK ST & PROSPECT ST
6. WALNUT ST & UNION ST
7. ELM ST & PROSPECT ST
8. BANK ST & WOOD ST
9. SUMMIT ST & FAIRMEADOW DR

Fire Hydrant Replacements:

1. 1626 2ND ST
2. LYNX AVE & GRAND ST
3. CEDAR ST & PROSPECT ST
4. BANK ST (E DUBUQUE ST) & PARK ST
5. 2020 EDGEWOOD DR
6. 1017 NORTH TERRACE DR
7. DIVISION ST & SENECA ST
8. FIRST ST & BEACH ST

2. TRAFFIC CONTROL

Traffic. The traffic control plan shall be as specified in the J-sheets. Access to residences shall be maintained at all practical times, at the end of working hours and on weekends.

3. EXISTING ELECTRICAL SYSTEMS

Conduits from existing streetlight may be encountered during construction of this project. Webster City Municipal Electric is responsible for relocating all electrical lines and overhead poles.

4. EXISTING LANDSCAPE AND IRRIGATION SYSTEMS

Existing landscaping and irrigation systems may be encountered during construction of this project. The Contractor shall verify with the property owner and the project inspector, whether all affected irrigation items work correctly or not, and the condition of all affected landscape items. The Contractor will notify the property owner and the project inspector if

PART 1 – SPECIAL CONSTRUCTION

irrigation improvements are located within the project construction limits for the property owner to remove, salvage, or relocate.

Existing irrigation systems shall include, but not be limited to those items within City right-of-way that service adjacent private property and are maintained by the property owner; those items on private property adjacent to City right-of-way that are maintained by the private property owner; those items within the City right-of-way that service agricultural properties and are maintained by a water company; and those items owned and operated by the City on public property.

5. TREE PRUNING/REMOVAL

Tree locations for clearing as noted in the plans have been removed to a height of 48 inches by others. The Contractor shall grub the remaining stump and remove the rootball of the tree to a depth of 2 feet below existing ground.

6. STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

This project requires coverage under the NPDES General Permit No. 2 for storm water discharges associated with construction activities from the IDNR, as required by the Environmental Protection Agency (EPA). The Contractor shall comply with laws, codes, ordinances, and requirements of governing agencies regarding the discharge of pollutants, air and water pollution control and any other requirements for this project.

Sawcutting Residue. The Contractor shall pick up and remove all residue from any sawcutting operation at the time sawcutting work is performed. Sawcutting residue shall not be washed into gutters, allowed to dry and/or be tracked by vehicular or pedestrian traffic.

7. EXISTING UTILITIES

Locations of utility lines, mains, cables, and appurtenances shown on the plans are from information provided by utility company and records of Jurisdiction. Prior to construction, contact all utility companies and have all utility lines and services located. The Contractor is responsible for excavating and exposing underground utilities in the line of work. Confirm location of underground utilities by excavating ahead of work. The Contractor is solely responsible for any damage to utilities or private or public property due to utility disruption. The Contractor shall notify utility company immediately if a utility line is damaged during construction.

Utility lines, poles, and appurtenances, except water and sewer lines, in direct conflict with the line and grade of work will be relocated by utility company before or during construction. Support and protect all utilities that are not moved. Utility services are generally shown on the plans; protect and maintain services during construction. No claims for additional compensation will be allowed to the Contractor for interference or delay caused by the utility company. The Contractor shall coordinate their operations with private construction companies on adjacent properties.

8. UTILITY COORDINATION AND RELOCATION SCHEDULE

The following information has been obtained from representatives with franchise utility companies located within the project corridor and is for informational purposes only. The Contractor is required to coordinate with the utility companies throughout construction. No claims for additional compensation will be allowed to Contractor for interference or delay caused by utility company.

8.1 Webster City Municipal Electric

8.1.1 Contact: Adam Dickinson
Phone: (515) 297-1307
Email: adam@webstercity.com

8.2 Webster City (Water Main, Storm Sewer and Sanitary Sewer)

8.2.1 Contact: Brandon Bahrenfuss
Phone: (515) 297-1620
Email: bbahrenfuss@webstercity.com

8.3 Black Hills Energy (Gas)

8.3.1 Contact: Mike Broshous
Phone: (515) 987-8971
Email: mike.broshous@blackhillscorp.com

8.4 Mediacom

8.4.1 Contact: Mike W. Hollinger
Phone: (641) 210-2883
Email: mhollinger@mediacomcc.com

8.5 Lumen

8.5.1 Contact: Robin DePenning
Phone: (503) 440-0309
Email: robinson.depenning@lumen.com

8.6 Platinum Connect, LLC

8.5.1 Contact: Mike Lawson (Vantage Point)
Phone: (615) 975-0143
Email: mike.lawson@vantagepnt.com

9. COOPERATION AND COORDINATION WITH OTHERS

During work on this project, various utility companies may be working on their facilities within the project limits. The Contractor shall cooperate and coordinate with various contractors working for and/or with the utility companies. No additional contract time or compensation for delays and/or coordination shall be allowed unless delays are beyond utility company's ability to control in completing their work. Utility contact information can be found on Sheet A.1 of the Project plan set. Refer to Section 8 for utility contact information.

10. CONSTRUCTION SCHEDULE

The Engineer must be provided with a proposed schedule of construction showing dates of starting and completing various portions of work. This schedule is required at the Preconstruction Meeting and shall be updated for each weekly or bi-weekly meeting. The Contractor shall demonstrate that sufficient manpower and equipment is scheduled for construction work to maintain a timely and orderly construction.

The Notice to Proceed is anticipated to be issued after satisfactory review of executed bonds, insurance, and contract. Start Date is July 2023. The work shall be diligently worked to completion. The project is anticipated to be complete by October 15th, 2023.

The Contractor shall fully complete the project by October 15th, 2023. Fully completion includes having all pavement, driveways, roadway signage, utility adjustments, and site restoration and ALL work areas open to use by the public. Work once commenced shall be diligently worked to completion. Should the Contractor fail to fully complete the work within the time allotted, liquidated damages of One Thousand Dollars (\$1,000) per working day shall be applied for each calendar day until the work is fully complete.

11. CONSTRUCTION YARD

The Contractor shall provide and maintain as necessary, any additional property required for storage of equipment, materials, etc., to perform work on this project. When private property is used for a yard area, the Contractor shall secure written authorization from the private property owner and supply a copy of such to the City before any monthly progress payment is submitted. At the end of the project, the Contractor shall clean up and remove all trash and debris, including all organic trash and debris and provide the City a written release from the private property owner that they are satisfied with all cleanup removal work.

The City will permit storage of materials and equipment at the following locations:

- City Street Maintenance Facility, 100 E. Ohio Street, Webster City.

All storage of equipment and materials, is subject to the Contractor making the area sufficiently secure, and the storage is at the Contractor's risk. At the end of the project, and as directed by the City, the Contractor shall clean up and remove all trash and debris. Site restoration is required.

12. PRESERVATION OF PAVED SURFACES, ENVIRONMENTAL FACTORS, RESTORATION OF WORK SITES, AND DISPOSAL OF SPOIL AND WASTE MATERIALS

Access to the work site is by paved public roads. The Contractor shall utilize said roads in such a manner as to not damage the existing roads or the adjacent property. Any damage to said roads shall be repaired by the Contractor to the satisfaction of the agency having jurisdiction over the roadway.

The Contractor shall not perform work outside the work site limits as shown by existing road right-of-way on the construction drawings and shall not leave said work site except when entering or leaving the area via the paved public roads. All areas adjacent to or in the vicinity of the work site shall be restored to pre-job conditions and shall meet all requirements of the property owner. The Contractor is obligated to keep visual impacts for the work site to a minimum; therefore, the Contractor is required to restore all areas altered by construction to near pre-construction conditions. Such areas shall include, but not be limited to, areas used for travel, parking and storage of vehicles, equipment, and materials.

The Contractor shall be responsible for the proper disposal of all waste materials resulting from his operations, including rubbish and packing material, in a manner and location suitable to the City. The Contractor shall clean the work site and remove all trash and rubbish from premises a minimum of one time per week. Material and equipment, including mounds of earth and other debris, shall be stored on the job site only as needed and removed from the site daily, or as soon as they are no longer necessary, as determined by the Engineer. All cleanup costs shall be included in the Contractor's bid.

The Contractor shall take all necessary precautions to control dust created by construction operations. The Contractor shall be especially diligent in implementing dust control program and shall be prepared to respond immediately and positively to any instructions for corrective action given by the City. The Contractor shall use dust palliatives, if necessary, to satisfactorily control dust; however, the Contractor shall secure the City and property owner approval for use of dust palliatives other than water.

13. PAYMENT OF STORED MATERIALS

The Contractor may request payment for stored materials, subject to verification of receipt of materials. Payments may be allowed up to 90% of the value of the processed or fabricated materials which have been delivered to the work or reserved for the project and stored elsewhere in the local are available for inspection by the Engineer. Materials must be marked for the use by the project and stored at a secure location. The City is making a location at City Street Maintenance Facility 100 E. Ohio Street, Webster City available for materials storage purpose.

14. INCIDENTAL CONTRACT ITEMS

The following list includes major items that are incidental to the project and will not be paid for as separate bid items. Other items may be designated as incidental under certain bid items.

- Dewatering and handling storm water flow during construction
- Excavation, verification and protection of existing utilities, potholing if necessary
- Material & Field testing, not specified elsewhere
- Pipe bedding material
- Temporary sheets and shoring
- Construction fencing
- Coordination and cooperation with utility companies
- Coordination and cooperation with affected property owners
- Coordination and cooperation with the City of Webster City
- Protection of existing utilities and light poles
- Protection of existing mailboxes
- Adjustment to grade of water valves and curb stops
- Handbill notification of street closures & utility disruption to affected residents
- Monitoring weather conditions
- Finish grading
- Watering of seeded and sodded areas
- Dust control measures
- Construction staging & phasing
- Working backfill to reduce moisture content
- Control of stormwater
- Curb and pavement backfill
- Repair of invisible fences if damaged during construction.
- Repair of private irrigation systems, if damaged during construction.

15. CONSTRUCTION SURVEY

Construction staking is not anticipated for this project.

16. SEEDING

Refer to pages SP-7 to SP-8 for the City Ordinance regarding seeding.

ORDINANCE NO. 2022 – 1854

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WEBSTER CITY, IOWA, 2019 BY AMENDING CHAPTER 10 ARTICLE IV, PERTAINING TO THE IOWA STATEWIDE URBAN DESIGN STANDARDS FOR PUBLIC IMPROVEMENTS AND THE IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS MANUALS.

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

SECTION 1. SECTION MODIFIED. The Code of Ordinances of the City of Webster City, Iowa, 2019, is amended by repealing and replacing Chapter 10, Article IV. Public Improvement Standards, as follows:

SEC. 10-202 PURPOSE. The purpose of this article is to protect public health, property, welfare and safety by establishing reasonable minimum requirements for the construction and design of public improvements within Webster City. These design standards and construction specifications, along with the supplemental specifications, will be used to design and construct public improvements within Webster City.

SEC. 10-203 ADOPTION OF PUBLIC IMPROVEMENTS STANDARDS. Except as hereinafter added to, deleted, modified or amended, the following manuals are hereby adopted as, and constitute, Statewide Urban Design and Specifications (SUDAS) manuals for public improvements of the City of Webster City, Iowa.

1. **SUDAS Design Manual.** The Iowa Statewide Urban Design Standards for Public Improvements manual, 2022 edition, as published by the Iowa SUDAS corporation, is hereby adopted by reference in full except for the following portions that are deleted, modified or amended:
 - a. Chapter 7 Erosion and Sediment Control, Table 7E-23.01: Classification of Vegetation, delete from list: Kudzu; Lespedeza; Crabgrass; Red Top; Centipedegrass; Common Lespedeza.
 - b. Chapter 8 Parking Lots, – Delete
2. **SUDAS Specifications Manual.** The Iowa Statewide Urban Standard Specifications for Public Improvements manual, 2022 edition, as published by the Iowa SUDAS corporation, is hereby adopted by reference in full except for the following portions that are deleted, modified or amended:
 - a. Division 9 Site Work and Landscaping, Table 9010.01 Domestic Grasses, delete from the list: Brome, smooth-LINCOLN; Fescue, creeping, red; Wildrye, Russian.

- b. Division 9 Site Work and Landscaping, Table 9010.02 Legumes, shall not be used near native plantings.
- c. Division 9 Site Work and Landscaping, Table 9010.02 Legumes, delete from the list: Lespedeza.

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 1st day of May, 2023.

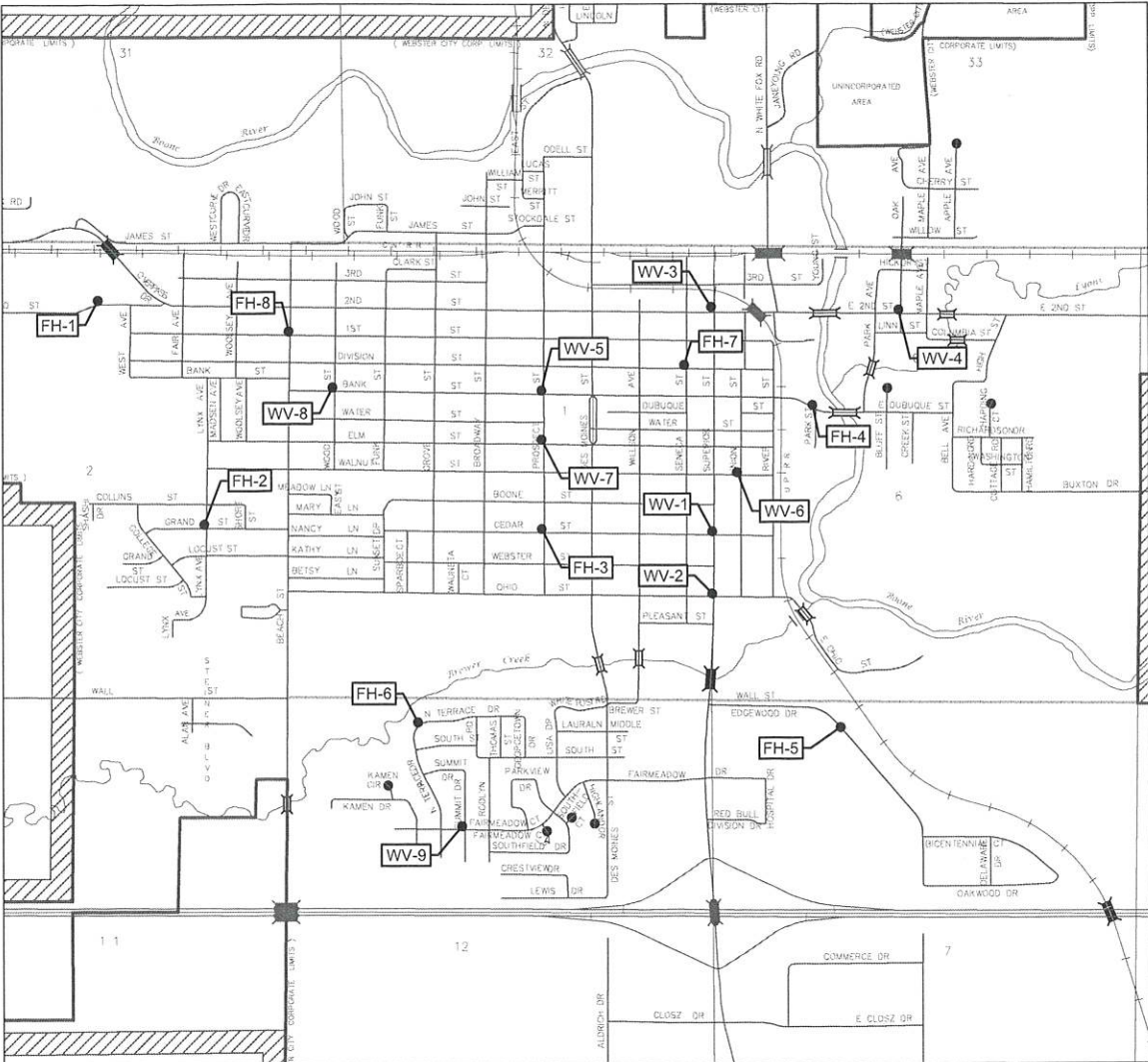
CITY OF WEBSTER CITY, IOWA

John Hawkins, Mayor

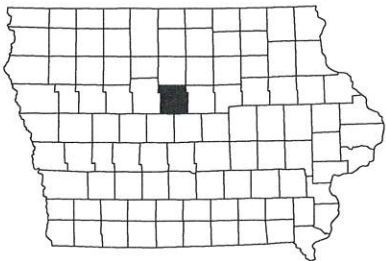
ATTEST:

Karyl K. Bonjour, City Clerk

CONSTRUCTION PLANS FOR
CITY OF WEBSTER CITY
HAMILTON COUNTY, IOWA
2023 WATER MAIN REPAIR PROJECT



VICINITY MAP



HAMILTON COUNTY, IOWA

THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE
WITH THE 2022 EDITION OF THE IOWA STATEWIDE URBAN
DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS

Sheet List Table

- A.1 TITLE SHEET
- A.2 OVERALL SITE MAP
- C.1 LEGEND AND UTILITY CONTACT INFORMATION
- C.2 GENERAL NOTES AND INFORMATION
- C.3 QUANTITIES AND TABULATIONS
- D.1 1626 W 2ND ST - LYNX AVE & GRAND ST
- D.2 CEDAR ST & PROSPECT ST - 2020 EDGEWOOD DR
- D.3 1ST ST & BEACH ST - DIVISION ST & SENECA ST
- D.4 1017 NORTH TERRACE DR
- D.5 E DUBUQUE ST & PARK ST
- D.6 SUPERIOR ST & CEDAR ST - SUPERIOUR ST & OHIO ST
- D.7 SUPERIOR ST & 2ND ST - OAK ST & 2ND ST
- D.8 BANK ST & PROSPECT ST - WALNUT ST & UNION ST
- D.9 ELM ST & PROSPECT ST - BANK ST & WOOD ST
- D.10 SUMMIT DR & FAIR MEADOW DR
- J.1 TRAFFIC CONTROL



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

Toni R. Tabbert 4-10-2023
Toni R. Tabbert, P.E. Date

License Number P23665
My License Renewal Date is December 31, 2023

Pages or sheets covered by this seal:
ALL SHEETS

2023 WATER MAIN REPAIR PROJECT

TITLE SHEET

WEBSTER CITY, IOWA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

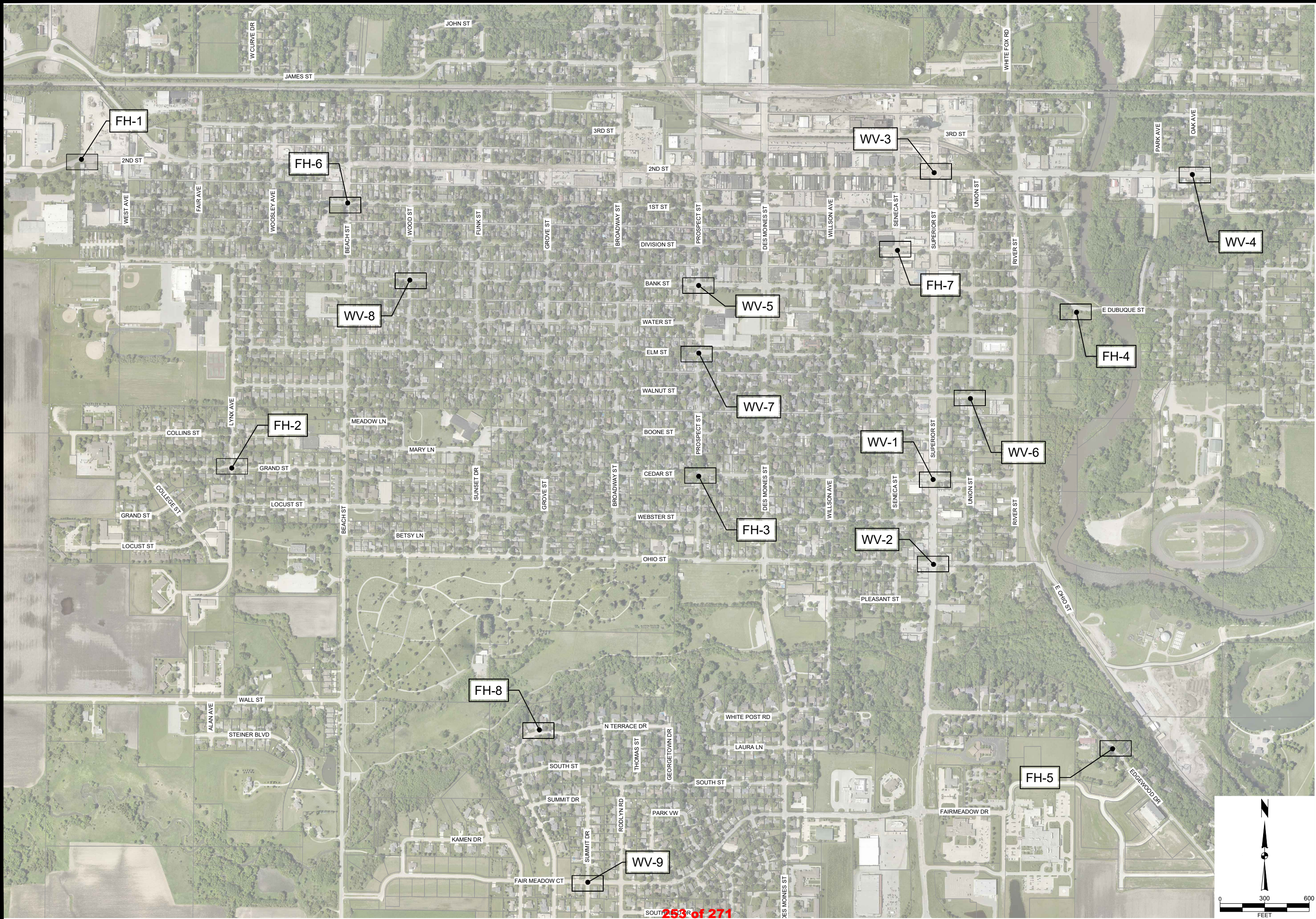


Project No: 122.1636.01

Sheet A.1

MARK	REVISION	DATE	BY
Engineer: TRT	Checked By: WCF	Date: 02-17-2023	T.R.S. TTH-RRW-SS
Technician: LDB			
Project No: 122.1636.01			Sheet A.1

\\p06s0102\22_163601\CD\CD\1220536_A2.dwg, MASONHAILEY, OVERALL SITE MAP, 2/23/2024, 11:56 AM, ANS FULL BLEED (17.00 X 11.00 INCHES)



2023 WATER MAIN REPAIR PROJECT		WEBSTER CITY, IOWA		Sheet A.2	
OVERALL SITE MAP					
SNYDER & ASSOCIATES, INC.		2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com		Project No: 122.1636.01	
SNYDER & ASSOCIATES		MARK		REVISION	
BY		Engineer: TRT		Checked By: WCF	
DATE		Date: 02-17-2023		T-R-S: TTN-RRW-SS	
Scale: 1" = 400'		Technician: LDB			

V:\proj\44\2023\122 1636.01\CAD\122 1636.01\CAAD\122 1636.01.dwg MASON, HANLEY, GENERAL NOTES AND INFORMATION, 2023/02/23, 11:56 AM, ANSI FULL BLEED 8 (17.00 X 11.00 INCHES)

GENERAL NOTES

1. NOTIFY OWNER AND ENGINEER AT LEAST 72 HOURS PRIOR TO STARTING CONSTRUCTION.

2. COMPLETE ALL CONSTRUCTION IN ACCORDANCE WITH 2022 IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS 2022 EDITION AND PLANS AND SPECIFICATIONS FOR THIS PROJECT.

3. LOCATION OF EXISTING UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHOWN ARE FROM AVAILABLE SURVEYS AND RECORDS. THESE LOCATIONS SHOULD BE CONSIDERED AS APPROXIMATE ONLY, WITH POSSIBILITY THAT OTHER UTILITIES OR UNDERGROUND FEATURES MAY EXIST. DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN CONSTRUCTION LIMITS PRIOR TO THE START OF CONSTRUCTION.

4. NOTIFY UTILITY COMPANIES PRIOR TO COMMENCING WORK. AVOID DAMAGE TO UTILITIES AND UNDERGROUND FEATURES DURING CONSTRUCTION. REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.

5. COORDINATE CONSTRUCTION OPERATIONS AND COOPERATE WITH UTILITY COMPANIES WITH RESPECT TO RELOCATING ANY CONFLICTING FACILITIES. COSTS FOR LOCATING EXISTING UTILITIES, COORDINATING RELOCATION WORK, PROVIDING TEMPORARY SUPPORTS, AND STAGING CONSTRUCTION TO ACCOMMODATE THE RELOCATION OF UTILITIES IS INCIDENTAL TO CONSTRUCTION.

6. PROVIDE EROSION CONTROL MEASURES NECESSARY TO PROTECT AGAINST SILTATION, EROSION AND DUST POLLUTION WITHIN CONSTRUCTION LIMITS AND ANY OFF-SITE AREAS USED FOR THIS PROJECT. COMPLY WITH SOIL EROSION CONTROL REQUIREMENTS OF IOWA CODE AND LOCAL ORDINANCES.

7. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETED.

8. CONSTRUCTION LIMITS ARE THE PERMANENT AND TEMPORARY EASEMENT AREAS SHOWN ON THESE PLANS. CONFINE ALL CONSTRUCTION ACTIVITY TO WITHIN THE CONSTRUCTION LIMITS UNLESS OTHERWISE AUTHORIZED BY THE OWNER. ALL EASEMENT LIMITS SHALL BE CLEARLY MARKED IN THE FIELD AND PROTECTED BY THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN NECESSARY ACCESS PERMISSION TO THE PROJECT CONSTRUCTION LIMITS.

9. CONSTRUCTION PLANS SHOW THE WORK LIMITS (PERMANENT AND TEMPORARY EASEMENTS). PRESERVE AS MANY TREES AS POSSIBLE, ONLY CLEAR THE MINIMUM NUMBER OF TREES NEEDED TO COMPLETE THE CONSTRUCTION. TREE CLEARING IS INCIDENTAL TO CONSTRUCTION.

10. CONTRACTOR RESPONSIBLE FOR CONSTRUCTING AND MAINTAINING ALL ACCESSES TO THE CONSTRUCTION LIMITS. THE ACCESSES MUST BE ADEQUATELY SIZED AND PROPERLY SURFACED FOR UTILIZATION BY CONSTRUCTION VEHICLES AND INCLUDE PROVISIONS TO MAINTAIN POSITIVE DRAINAGE. WORK WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.

11. LIMIT GRADING AND CONSTRUCTION OPERATIONS TO THE MINIMUM REQUIRED TO COMPLETE THE PROJECT. CONTRACTOR REQUIRED TO PAY DAMAGES TO RESPECTIVE PARTIES FOR DAMAGE TO PROPERTY CAUSED BY CONSTRUCTION ACTIVITIES OUTSIDE OF THE CONSTRUCTION LIMITS IN ADDITION TO THE RESTORATION, AT NO COST TO OWNER.

12. COORDINATE THE CONSTRUCTION TO MINIMIZE THE DISRUPTIONS TO THE ADJACENT PROPERTIES. ANY AREAS DISTURBED BY CONSTRUCTION OUTSIDE OF THE CONSTRUCTION LIMITS SHALL BE REPAIRED AND RESTORED AT THE CONTRACTOR'S EXPENSE.

13. DO NOT RESTRICT DRAINAGE CHANNELS AND PROTECT ALL EXISTING DRAINAGE STRUCTURES. CONTRACTOR FULLY LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN THE HANDLING OF STORM WATER FLOWS DURING CONSTRUCTION. ANY EXTRA GRADING WORK NEEDED TO MAINTAIN POSITIVE DRAINAGE WITHIN THE CONSTRUCTION LIMITS IS INCIDENTAL TO CONSTRUCTION.

14. REPAIR ALL FIELD/DRAIN TILES THAT ARE ENCOUNTERED DURING CONSTRUCTION AS SPECIFIED. RECORD THE EXISTING TYPE, SIZE, LOCATION AND DEPTH OF ALL FIELD/DRAIN TILES ENCOUNTERED AND REPAIRED DURING CONSTRUCTION. PROVIDE DATA TO THE ENGINEER FOR INCORPORATION INTO THE RECORD DRAWINGS.

15. PROTECT AND KEEP DEBRIS DEPOSITED BY THE CONSTRUCTION OFF OF ADJACENT PROPERTIES OUTSIDE THE EASEMENT AREA AND STREETS. REMOVE AND REPAIR ANY DAMAGE WITHOUT ADDITIONAL COMPENSATION.

16. PROTECT EXISTING TREES, SHRUBS, FENCES, AND LANDSCAPING UNLESS SPECIFICALLY NOTED OR DESIGNATED OTHERWISE ON THE PLANS. REPLACE ANY ITEMS DAMAGED DURING CONSTRUCTION AT CONTRACTOR'S EXPENSE.

17. COMPLETELY REMOVE AND DISPOSE OF TREES, SHRUBS AND VEGETATION DESIGNATED FOR REMOVAL ON THE PLANS. DISPOSE OF IN ACCORDANCE WITH SPECIFICATIONS.

18. CONTRACTORS SHALL SATISFY THEMSELVES PRIOR TO SUBMISSION OF BIDS AS TO THE SOIL CONDITIONS.

19. AS NECESSARY FOR CONSTRUCTION, THE CONTRACTOR SHALL REMOVE EXISTING IMPROVEMENTS WITHIN THE WORK AREA SHOWN ON THE PLAN AS "REMOVE & REPLACE" AND SHALL REPLACE THEM TO THE CONDITION EXISTING PRIOR TO CONSTRUCTION, OR BETTER, AS DETERMINED BY THE ENGINEER. THE REMOVAL AND REPLACEMENT WORK IS INCIDENTAL AND ALL ASSOCIATED COSTS SHALL BE INCLUDED IN THE BID.

20. ADJUST ALL MANHOLES, VALVE PITS, VALVE BOXES AND OTHER BURIED FACILITIES WITH SURFACE ACCESS TO MATCH FINAL GRADES, UNLESS OTHERWISE INDICATED.
21. PROTECT AND SAVE ALL PROPERTY CORNER MONUMENTS. REPLACE IF REMOVED OR DAMAGED. REPLACEMENT IS CONSIDERED INCIDENTAL TO CONSTRUCTION.

22. CONSTRUCTION STAKING WILL NOT BE PROVIDED.

23. PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH CURRENT STATE OF IOWA APPROVED MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

24. CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING PERMANENT TRAFFIC SIGNS THAT ARE IN CONFLICT WITH THE CONSTRUCTION. NOTIFY THE OWNER 72 HOURS BEFORE CONSTRUCTION BEGINS.

25. DO NOT STORE EQUIPMENT AND/OR MATERIALS WITHIN PUBLIC RIGHT OF WAY ON STREETS OPEN TO TRAFFIC. PROVIDE AREAS AS NEEDED FOR STORAGE OF EQUIPMENT AND/OR MATERIALS.

26. BLADING, SHAPING OR MAINTENANCE OF TEMPORARY CONNECTIONS, CROSSINGS DETOURS OR TEMPORARY ACCESSES SHALL BE INCIDENTAL TO THE PROJECT.

27. REMOVE THE EXISTING PAVEMENT AREAS TO THE NEAREST EXISTING JOINT OR AS DIRECTED BY THE ENGINEER.

28. REMOVE AND REPLACE, OR REPAIR ALL ROAD SURFACES AND OTHER ITEMS DAMAGED BY CONSTRUCTION ACTIVITIES TO THEIR ORIGINAL CONDITION AND/OR TO THE SATISFACTION OF THE OWNER AND ENGINEER.

29. EXERCISE EXTREME CARE WHEN PERFORMING ANY NECESSARY SAW CUTTING OPERATIONS FOR THE REMOVAL OF EXISTING PAVEMENT. PROTECT ADJACENT STREET SURFACING. REMOVE AND REPLACE DAMAGED SURFACING WITHOUT ADDITIONAL COMPENSATION.

30. COMPACT ALL TRENCH BACKFILL, UNDER PAVED SURFACES, AND WITHIN RIGHT-OF-WAY TO 95% STANDARD PROCTOR DENSITY.

31. SLOPE ALL DRIVEWAYS, SIDEWALKS AND ROAD SURFACES 1/4 INCH PER FOOT MINIMUM, UNLESS OTHERWISE NOTED.

32. SURFACE RESTORATION INCLUDES THE REMOVAL OF ALL GRANULAR MATERIAL FROM THE TOP 6 INCHES OF TOPSOIL. THIS WORK IS INCIDENTAL TO CONSTRUCTION.

33. OWNER HAS FIRST RIGHT OF REFUSAL TO RETAIN ANY MATERIAL REMOVED FROM THE PROJECT AREA. IF DIRECTED, DELIVER ITEMS OR MATERIALS TO OWNER AT LOCATION DESIGNATED BY THE PUBLIC WORKS DEPARTMENT. DISPOSE OF NON-SALVAGEABLE MATERIALS IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.

34. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR WASTE MATERIAL (ASPHALTIC CONCRETE, STEEL OR BROKEN CONCRETE). NO EXTRA PAYMENTS WILL BE MADE FOR MATERIAL HAULED TO THESE SITES. DISPOSE OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS. DO NOT PLACE WASTE MATERIAL WITHIN THE RIGHT-OF-WAY. KEEP CONSTRUCTION DEBRIS AND DIRT OFF OF THE ADJACENT PROPERTIES AND STREETS.

35. RECONSTRUCT ANY ROAD DITCHES DISTURBED, INCLUDING DITCH GRADES AND CROSS SECTIONS. REPLACE CULVERTS TO ORIGINAL GRADES UNLESS OTHERWISE NOTED. GRADE ALL DITCHES FOR PROPER DRAINAGE. PONDING OF WATER IS NOT ACCEPTABLE. RE-GRADE ANY DITCH WHICH DOES NOT PROPERLY DRAIN. ALL DITCH GRADING IS INCIDENTAL TO CONSTRUCTION.

36. STRIP, SALVAGE AND RESPREAD TOP 6 INCHES OF TOPSOIL IN ALL AREAS WITHIN THE CONSTRUCTION LIMITS AS PER SPECIFICATIONS, EXCEPT AREAS NOT DISTURBED BY CONSTRUCTION AND USED TO STOCKPILE THE TOPSOIL. MECHANICALLY LOOSEN THE 18 INCHES OF SOIL ON ALL HAUL ROADS AND OVERLY COMPACTED AREAS PRIOR TO RESPREADING OF THE TOPSOIL.

37. ASSIST ENGINEER'S FIELD REPRESENTATIVE WITH DAILY RECORD KEEPING INCLUDING ALL NECESSARY FIELD LOCATIONS AND MEASUREMENTS. CONTRACTOR REQUIRED TO ATTEND FINAL AND INTERMEDIATE INSPECTIONS OF PROJECT, OPEN ALL MANHOLES FOR INSPECTION.

38. DIMENSIONS, STREET LOCATIONS, UTILITIES, AND GRADING ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. REPORT ANY SUCH CHANGES OR CONFLICTS BETWEEN THE PLAN AND FIELD CONDITIONS TO PROJECT ENGINEER IMMEDIATELY.

39. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.

40. MAINTAIN EMERGENCY ACCESS ON ALL STREETS AND ALL AFFECTED PROPERTIES AT ALL TIMES.

41. MAINTAIN GARBAGE SERVICE TO ALL RESIDENCES ALONG THE PROJECT. COORDINATE THE GARBAGE REMOVAL WITH THE LOCAL REFUSE HAULERS AND TRANSPORT GARBAGE AND/OR RECYCLING CONTAINERS ACROSS THE CONSTRUCTION AREAS AS NEEDED.

42. MAINTAIN MAIL SERVICE TO ALL RESIDENCES ALONG THE PROJECT. THIS INCLUDES INSTALLING A TEMPORARY MAILBOX, IF NECESSARY. COORDINATE TEMPORARY MAIL SERVICE WITH POST OFFICE.

43. COORDINATE THE CONSTRUCTION WITH PROPERTY OWNERS HAVING LIVESTOCK WITH ACCESS TO THE CONSTRUCTION LIMITS. TEMPORARY FIELD FENCE TO ISOLATE THE CONSTRUCTION LIMITS FROM THE LIVESTOCK. THE TEMPORARY FILED FENCE MUST BE APPROPRIATE FOR THE TYPE OF LIVESTOCK PRESENT. THIS WORK WILL BE INCIDENTAL.

WATER MAIN NOTES

1. WATER MAIN SHALL BE DUCTILE IRON PIPE WITH NITRILE GASKETS OR PVC AS NOTED ON THE PLANS.
2. REMOVE AND REPLACE TRACER WIRE WITH ALL WATER MAIN IF NECESSARY INCLUDING TERMINATIONS AT HYDRANTS. INCIDENTAL TO CONSTRUCTION.
3. INSTALL WATER MAIN IN DRY TRENCH CONDITIONS. DO NOT ALLOW WATER TO RISE IN THE TRENCH AROUND THE PIPE.
4. INSTALL VALVE BOX EXTENSIONS WHERE NECESSARY TO SET BOX AT FINISH GRADE. INCIDENTAL TO CONSTRUCTION.
5. PROVIDE VALVES TO OPEN COUNTER-CLOCKWISE.
6. PROVIDE HYDRANTS COMPLYING WITH CITY STANDARDS.
7. INSTALL HYDRANTS WITH BARREL LENGTH TO SET THE BREAKAWAY FLANGE WITHIN 2"-5" ABOVE FINISH GRADE.
8. ALL FITTINGS AND VALVES ARE TO BE MECHANICAL JOINT AND RESTRAINED UNLESS NOTED OTHERWISE. THRUST BLOCKS ARE TO BE POURED AT ALL FITTINGS.
9. ALL VALVES AND HYDRANTS SHALL BE OPERATED ONLY BY THE CITY PERSONNEL.
10. SWAB THE INTERIOR OF THE NEW WATER MAINS AND FITTINGS WITH 5% SODIUM HYPOCHLORITE DISINFECTING SOLUTION DURING CONSTRUCTION.
11. NOTIFY THE CITY 72 HOURS BEFORE ANY CONNECTIONS ARE MADE TO THE EXISTING WATER MAINS. COORDINATE WATER MAIN CONNECTIONS WITH THE CITY.
12. INSTALL WATER MAIN USING CLASS P-2 BEDDING.

STAGING NOTES

1. THE CONTRACTOR SHALL BEGIN WORK STARTING WITH THE SUPERIOR STREET AND SECOND STREET LOCATIONS (FOUR LOCATIONS). ONCE CONSTRUCTION HAS BEGUN AT THESE LOCATIONS, THE CONTRACTOR WILL BE REQUIRED TO COMPLETE CONSTRUCTION AND RESTORE THESE AREAS PRIOR TO MOBILIZING TO ANOTHER LOCATION INCLUDED WITH THIS PROJECT OR OFF-SITE TO ANOTHER PROJECT.

2023 WATER MAIN REPAIR PROJECT

GENERAL NOTES AND INFORMATION

WEBSTER CITY, IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 122.1636.01

Sheet C.2

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Sheet C.2

Project No: 122.1636.01

Checked By: WCF

Date: 02-17-2023

T-R-S: TTN-RRW-SS

Engineer: TRT

Technician: LDB

REVISION

Scale: 1" =

DATE

BY

ESTIMATED PROJECT QUANTITIES					
ITEM NO.	ITEM CODE	ITEM	UNIT	ESTIMATED QUANTITY	FINAL QUANTITY
1	2010-108-C-0	Tree and Stump Removal	LS	1	
2	5020-108-A-0	Gate Valve, 4"	EA	3	
3	5020-108-A-0	Gate Valve, 6"	EA	3	
4	5020-108-A-0	Gate Valve, 8"	EA	6	
5	5020-108-A-0	Gate Valve, 12"	EA	2	
6	5020-108-C-0	Fire Hydrant Assembly	EA	8	
7	5020-108-I-0	Fire Hydrant Assembly Removal	EA	8	
8	--	Connection to Existing Water Main	EA	23	
9	5020-108-K-0	Valve Box Removal	EA	14	
10	7040-108-H-0	Removal of Sidewalk	SY	25	
11	7030-108-E-0	Sidewalk, PCC	SY	25	
12	7030-108-G-0	Detectable Warning	SF	40	
13	7040-108-A-0	Full Depth Patch, PCC	SY	185	
14	--	Granular Surfacing	TONS	10	
15	--	Temporary Traffic Control	LS	1	
16	9010-108-B-0	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 1	AC	1	
17	--	Linear Erosion Control	LF	360	
18	11,020-108-A	Mobilization	LS	1	

ESTIMATE REFERENCE INFORMATION		
ITEM NO.	ITEM CODE	DESCRIPTION
1	2010-108-C-0	Tree and Stump Removal (LS) Refer to D Sheets for location.
2	5020-108-A-0	Gate Valve, 4" (EA)
3	5020-108-A-0	Gate Valve, 6" (EA)
4	5020-108-A-0	Gate Valve, 8" (EA)
5	--	Gate Valve, 12" (EA) Refer to D Sheets for locations. Item also includes excavation, dewatering, temporary shoring, bedding, polyethylene encasement, thrust restraint, tracer wire system installation, testing, disinfection, and associated work. This item does not include auxiliary valves for fire hydrants.
6	5020-108-C-0	Fire Hydrant Assembly (EA) Refer to D Sheets for locations. Item also includes excavation, dewatering, temporary sheeting and shoring, valve box, polyethylene encasement, mechanical joint restraint, polyethylene encasement, tracer wire system installation, compaction, testing, disinfection, and associated work. Approved manufacturer: Mueller Super Centurion 250 #A423, Approved Color: Yellow or approved equal as determined by Owner.
7	5020-108-I-0	Fire Hydrant Assembly Removal (EA) Refer to D Sheets for locations. Remove hydrant assembly and valve box. Item also includes abandonment and grouting of existing assembly as indicated on the plans. Deliver hydrant to City in reusable condition.
8	--	Connection to Existing Water Main (EA) Refer to D Sheets for locations. Item includes connection of new valves and hydrants to the existing water main. Item also includes but is not limited to excavation, temporary sheeting and shoring, connection to existing water main, piping, fittings, solid sleeve couplings, tapping sleeves, and associated appurtenances. Measurement and payment to be made based number of connections as counted in the field. A connection is counted as one per new valve or hydrant.
9	5020-108-K-0	Valve Box Removal (EA) Refer to D Sheets for locations. Remove valve box.
10	7040-108-H-0	Removal of Sidewalk (SY) Refer to D Sheets for locations. Sawcut full-depth at all removal limits. No additional payment will be made for variances in pavement depth.
11	7030-108-E-0	Sidewalk, PCC (SY) Refer to D Sheets for locations.
12	7030-108-G-0	Detectable Warning (SF) Refer to D Sheets for locations.
13	7040-108-A-0	Full Depth Patch, PCC (SY) Refer to D Sheets for locations. Includes curb and gutter work to match existing.
14	--	Granular Surfacing (TONS) Unit price includes all labor and materials to supply and place granular surfacing. Item also includes, but is not limited to, excavation and preparation of subgrade. Measurement and payment shall be per ton and shall not exceed plan quantity.
15	--	Temporary Traffic Control (LS) Unit price includes temporary traffic control work for directing traffic during construction, including, but not limited to furnishing, erecting, operating, maintaining, cleaning, moving, and removing all traffic control devices as shown on the plans and as directed by the Engineer. Item does not include permanent traffic signage. Measurement and payment to be made based on the percentage of the work completed as estimated by the Engineer.
16	9010-108-B-0	Hydraulic Seeding, Seeding, Fertilizing, and Mulching, Type 1 (AC) Refer to D Sheets for locations. Any costs of reseeding is incidental to this item. No additional payments will be made for reseeded areas. Seeded areas damaged by the contractor outside the construction limits shall be the responsibility of the Contractor to repair at no additional cost to the Owner.
17	--	Linear Erosion Control (LF) Item includes installation, maintenance, and removal of linear erosion control measure such as silt fence, filter sock, wattles, or other linear erosion and sediment control devices. Choice of linear control measure to be determined by site conditions, inspections, and past performance of selected measures. Materials and construction to be in accordance with Section 9040 for each selected device. Refer to Section 9040, 1.08 for measurement and payment information of each selected device.
18	11,020-108-A	Mobilization (LS) --

[illegible]

2023 WATER MAIN REPAIR PROJECT

QUANTITIES AND TABULATIONS

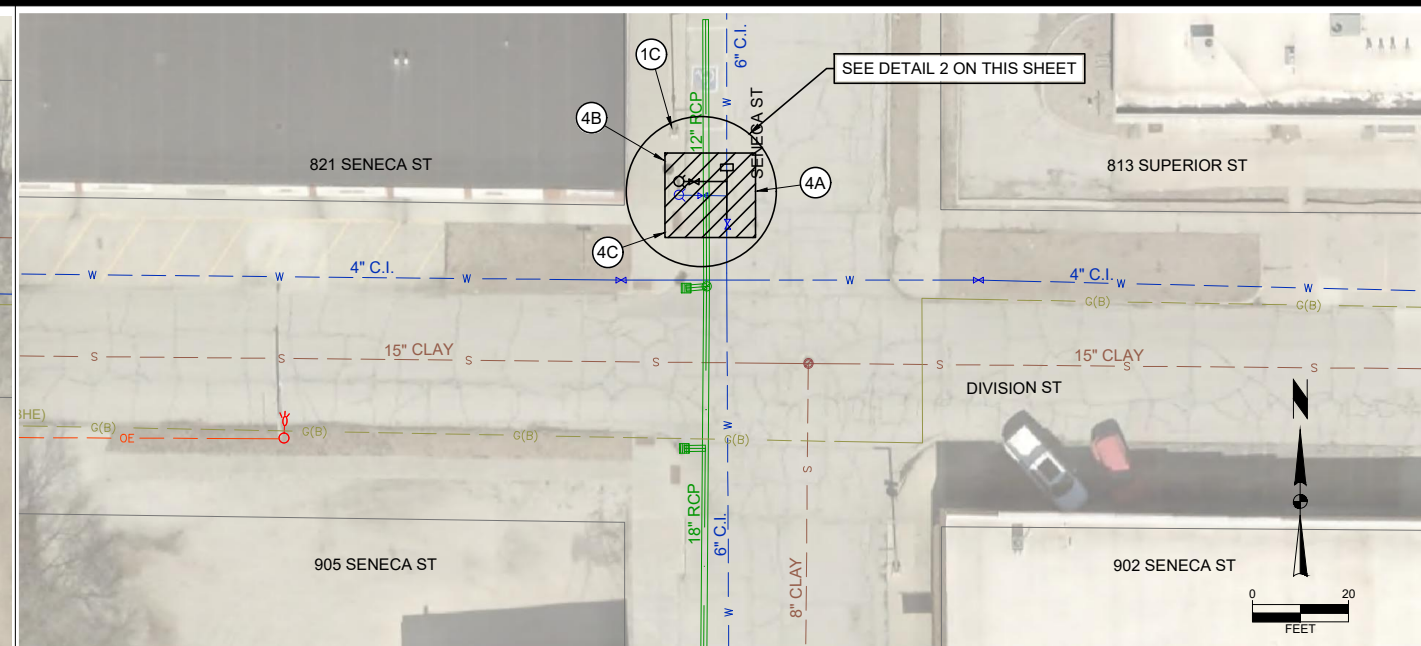
SNYDER & ASSOCIATES, INC.

WEBSTER CITY, IOWA

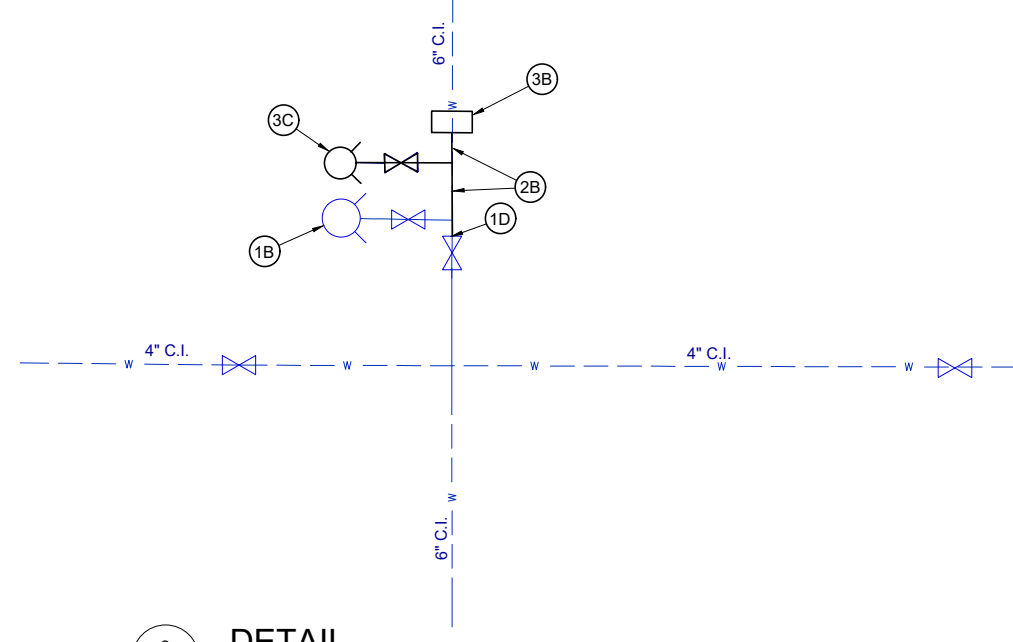
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 122.1636.01

Sheet C.3



FH-7: DIVISION ST & SENECA ST

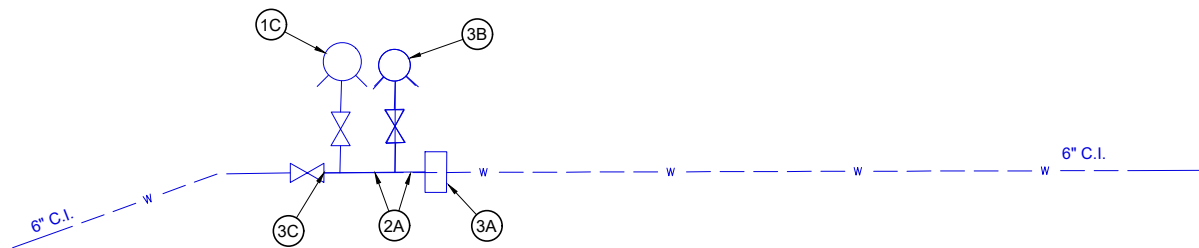


2
D.3

DETAIL
NO SCALE

4 PAVEMENT:

- A. REMOVE AND REPLACE PAVEMENT AS FULL DEPTH PATCH.
- B. REMOVE AND REPLACE SIDEWALK (4" PCC).
- C. REMOVE AND REPLACE ADA RAMP AS PER SUDAS 7030.206. MAINTAIN EXISTING CURB HEIGHT



DETAIL
NO SCALE

NOTES:

- 1 GENERAL:
 - A. REMOVE EXISTING 6" WATER MAIN, FITTINGS, AND VALVES AS NECESSARY TO COMPLETE CONSTRUCTION AS SHOWN.
 - B. PROTECT AND SUPPORT EXISTING UTILITY CONSTRUCTION. COORDINATE WITH THE CITY AS NECESSARY.
 - C. REMOVE VALVE BOX AND HYDRANT. REMOVE REMAINING PORTION OF THE ASSEMBLY TO 2' BELOW GRADE. GROUT AND ABANDON IN PLACE THE REMAINING PORTION OF THE ASSEMBLY. DO NOT GROUT EXISTING 6" MAIN.
 - D. REMOVE TREE.
- 2 PIPE:
 - A. 6" PVC C900 (DR18)
- 3 FITTINGS:
 - A. 6" SOLID SLEEVE (CONNECT TO EXISTING)
 - B. FIRE HYDRANT ASSEMBLY
 - C. CONNECT TO EXISTING GATE VALVE

	MARK	REVISION	CHECKED BY:	DATE	B.Y.
	Engineer: IRT		Checked By: WCF	Scale: 1" = ##'	
	Technician:LDB	Date: 02-17-2023	T-R-S: TTN+RRW+S		
Project No: 122.1636.01				Sheet D.4	

2023 WATER MAIN REPAIR PROJECT

1017 NORTH TERRACE DR

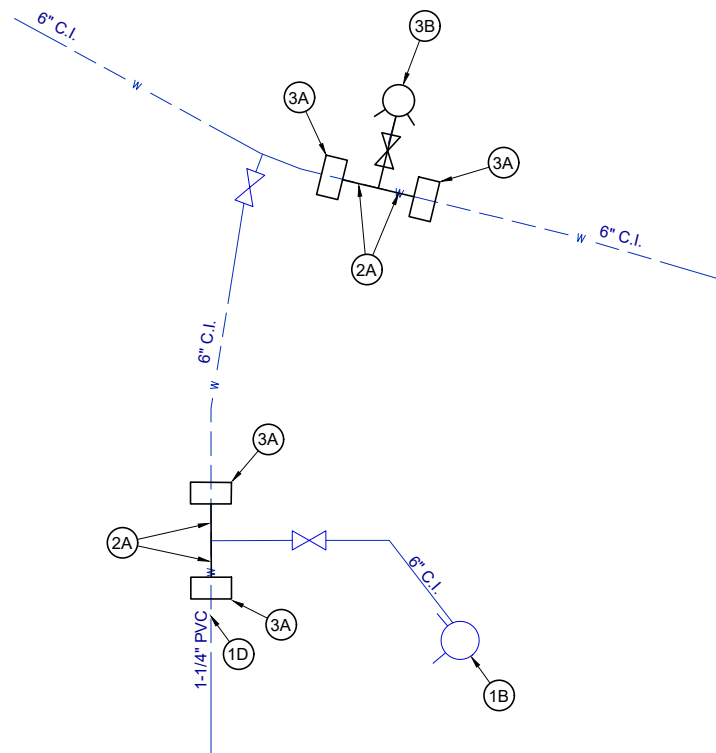
WEBSTER CITY, IOWA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



Project No:	122.1636.01
Sheet	D.4



1
D.5

DETAIL
NO SCALE

NOTES:

- 1 GENERAL:
 - A. REMOVE EXISTING 6" WATER MAIN, FITTINGS, AND VALVES AS NECESSARY TO COMPLETE CONSTRUCTION AS SHOWN.
 - B. REMOVE EXISTING FIRE HYDRANT ASSEMBLY.
 - C. PROTECT AND SUPPORT EXISTING UTILITIES DURING CONSTRUCTION. COORDINATE WITH THE CITY AS NECESSARY.
 - D. RECONNECT EXISTING 1-1/4" PVC.
- 2 PIPE:
 - A. 6" PVC C900 (DR18)
- 3 FITTINGS:
 - A. 6" SOLID SLEEVE (CONNECT TO EXISTING)
 - B. FIRE HYDRANT ASSEMBLY
- 4 PAVEMENT:
 - A. REMOVE AND REPLACE PAVEMENT AS FULL DEPTH PATCH.
 - B. REMOVE AND REPLACE 6" GRANULAR SURFACING.

MARK		REVISION	DATE	BY
Engineer: TRT	Checked By: WCF	Scale: 1" = ##'		
Technician: LDB	Date: 02-17-2023	T-R-S: TTN-RRW-SS		

Project No: 122.1636.01

Sheet D.5

2023 WATER MAIN REPAIR PROJECT

E DUBUQUE ST & PARK ST

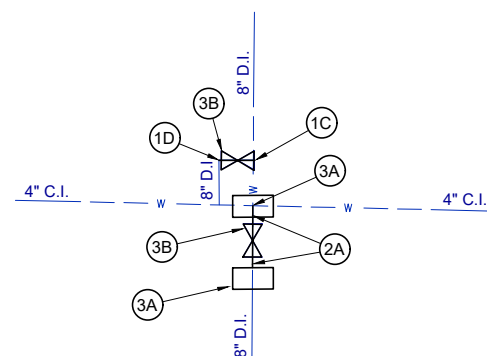
WEBSTER CITY, IOWA

SNYDER & ASSOCIATES, INC. |

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-364-2020 | www.snyder-associates.com

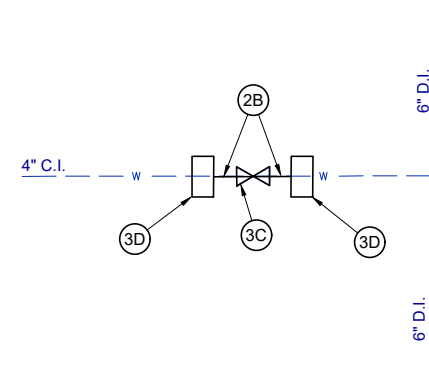


Project No:	122.1636.01
Sheet	D.5



1
D.8

DETAIL
NO SCALE



2 **DETAIL**
D.8 NO SCALE

- 1 GENERAL:
 - A. REMOVE EXISTING 12" AND 6" WATER MAINS, FITTINGS, AND VALVES AS NECESSARY TO COMPLETE CONSTRUCTION AS SHOWN.
 - B. PROTECT AND SUPPORT EXISTING UTILITIES DURING CONSTRUCTION. COORDINATE WITH THE CITY AS NECESSARY.
 - C. CONNECT TO EXISTING 8" TEE.
 - D. CONNECT TO EXISTING 8" 90° BEND.
- 2 PIPE:
 - A. 8" CL52 DUCTILE IRON PIPE W/ NITRILE GASKETS
 - B. 4" CL52 DUCTILE IRON PIPE W/ NITRILE GASKETS

3. FITTINGS:
 - A. 8" SOLID SLEEVE (CONNECT TO EXISTING)
 - B. 8" GATE VALVE
 - C. 4" GATE VALVE
 - D. 4" SOLID SLEEVE (CONNECT TO EXISTING)
4. PAVEMENT:
 - A. REMOVE AND REPLACE PAVEMENT AS FULL DEPTH PATCH.

MARK		REVISION	DATE	BY
Engineer	TRT	Checked By:	Scale: 1" = 20'	
Technician	LDB	Date:	02-17-2023	
			T-R-S:	TTN-RRW-SS

Sheet D.8

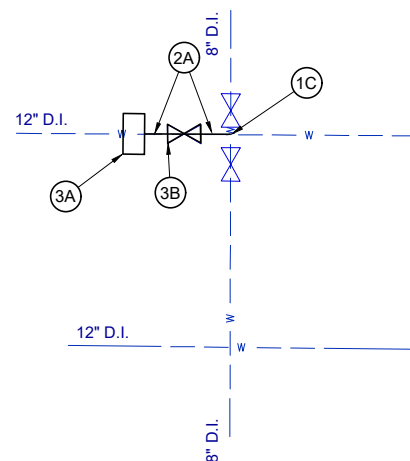
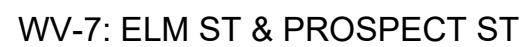
Project No: 122.1636.01

2023 WATER MAIN REPAIR PROJECT

SNYDER & ASSOCIATES, INC. | 2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

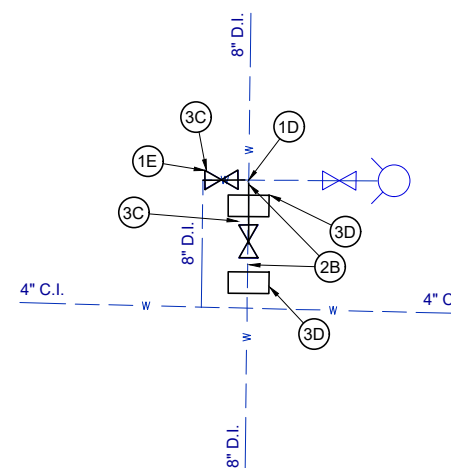


Project No:	122.1636.01
Sheet	D.8



1
D.9

DETAIL
NO SCALE



2
D.9

DETAIL
NO SCALE

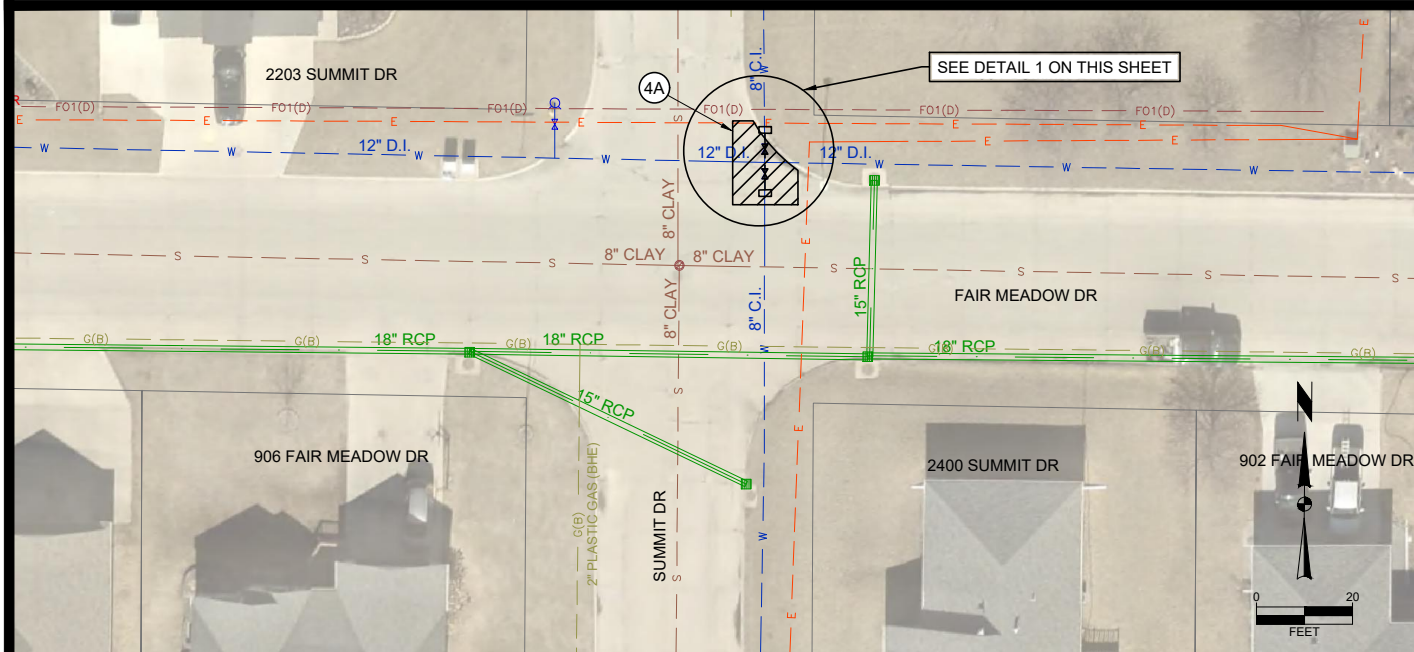
A. REMOVE AND REPLACE PAVEMENT AS FULL DEPTH PATCH.



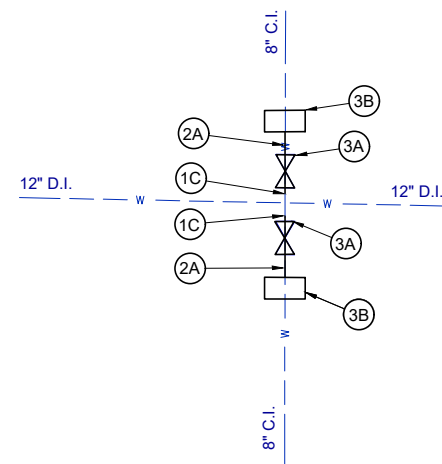
**SNYDER
& ASSOCIATES**

Project No: 122.1636.01

Sheet D.9



WV-9: SUMMIT DR & FAIR MEADOW DR



1
D.10

DETAIL
NO SCALE

NOTES:

- 1 GENERAL:
 - A. REMOVE EXISTING 12" AND 6" WATER MAINS, FITTINGS, AND VALVES AS NECESSARY TO COMPLETE CONSTRUCTION AS SHOWN.
 - B. PROTECT AND SUPPORT EXISTING UTILITIES DURING CONSTRUCTION. COORDINATE WITH THE CITY AS NECESSARY.
 - C. CONNECT TO EXISTING 8" X 12" CROSS.
- 2 PIPE:
 - A. 8" PVC C900 (DR 18)
- 3 FITTINGS:
 - A. 8" GATE VALVE
 - B. 8" SOLID SLEEVE (CONNECT TO EXISTING)
- 4 PAVEMENT:
 - A. REMOVE AND REPLACE PAVEMENT AS FULL DEPTH PATCH.
 - B. MAINTAIN EXISTING CURB DROP FOR FUTURE SIDEWALK.

V:\P\6549\2024\22 6560\CAD\CDL\22056_S1 SHEET5.dwg JASON HANLEY, TRAFFIC CONTROL - 2023\0211\197 AM, ANSI FULL BLEED (17.0 X 11.0 INCHES)

TRAFFIC CONTROL NOTES

- ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD), AS ADOPTED BY THE IOWA DEPARTMENT OF TRANSPORTATION PER 761 IOWA ADMINISTRATIVE CODE, CHAPER 130.
- FURNISH AND INSTALL ALL TRAFFIC CONTROL DEVICES AND MAINTAIN IN THE CORRECT POSITION. PROMPTLY CLEAN AND REPLACE DAMAGED TRAFFIC CONTROL DEVICES. PATROL THE WORK AREAS AS FREQUENTLY AS NEEDED TO ENSURE ALL TRAFFIC CONTROL DEVICES ARE PROPERLY SET.
- CITY WILL REMOVE AND REPLACE THE EXISTING PERMANENT TRAFFIC CONTROL SIGNS LOCATED WITHIN THE LIMITS OF THE PROJECT IN CONFLICT WITH TEMPORARY TRAFFIC CONTROL. NOTIFY THE CITY TRAFFIC OPERATIONS DEPARTMENT AT LEAST 72 HOURS PRIOR TO COMMENCING WORK ON THE PROJECT.
- ALL TRAFFIC CONTROL SIGNS SHALL BE PLACED A MINIMUM OF FOUR (4) FEET CLEAR FROM THE FACE OF CURB OR A MINIMUM OF SIX (6) FEET CLEAR FROM THE TRAVELED WAY WHEN NO CURB IS PRESENT.
- ALL SIGNS SHALL BE POST MOUNTED EXCEPT AS SHOWN ON TYPE III BARRICADES. ALL SIGN FACES SHALL BE RETROREFLECTIVE MEETING THE REQUIREMENTS OF ASTM-D4956 TYPE III (HIGH INTENSITY) OR GREATER REFLECTIVE SHEETING UNLESS OTHERWISE NOTED.
- THE PROPOSED SIGNING MAY BE MODIFIED TO MEET FIELD CONDITIONS, PREVENT OBSTRUCTIONS AND ACCOMMODATE CONSTRUCTION SCHEDULING UPON APPROVAL OF THE ENGINEER.
- ALL TYPE III BARRICADES SHALL HAVE TYPE "A" FLASHING LIGHTS. THE BACK SIDE OF THE BARRICADES SHALL BE REFLECTORIZED BY A MINIMUM OF SIX (6) YELLOW REFLECTORS ONE AT EACH END OF EACH RAIL.
- TYPE "A" ROAD CLOSURE SIGNS SHALL BE INSTALLED IMMEDIATELY OUTSIDE OF THE PROJECT LIMITS, IF REQUIRED.
- THE CONTRACTOR SHALL NOTIFY ALL PROPERTY OWNERS IN WRITING WHOSE ACCESS MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES AT LEAST 72 HOURS PRIOR TO COMMENCING WORK. THE WRITTEN NOTICE SHALL BE SUBMITTED TO THE OWNER AND THE ENGINEER FOR REVIEW AND APPROVAL 10 DAYS PRIOR TO NOTIFICATION OF THE PROPERTY OWNERS. THE NOTICE SHALL INCLUDE A TELEPHONE NUMBER WHERE THE CONTRACTOR CAN BE REACHED 24 HOURS A DAY IN THE EVENT OF AN EMERGENCY. THE CONTRACTOR SHALL ALSO ATTEMPT TO VERBALLY CONTACT ALL PROPERTY OWNERS.
- WHEN SIDEWALK SECTIONS ARE CLOSED DURING CONSTRUCTION ACTIVITIES IN THIS AREA, PROVIDE ADEQUATE PROTECTION FOR PEDESTRIANS. USE APPROPRIATE BARRICADING AND SIGNING. THESE DEVICES SHALL REMAIN IN PLACE DURING CONSTRUCTION ACTIVITIES. REOPEN TO PEDESTRIAN TRAFFIC AFTER CONSTRUCTION ACTIVITIES ARE FINISHED AT THE END OF THE DAY. COST FOR THE INSTALLATION AND MAINTENANCE OF THE DEVICES FOR SIDEWALK TRAFFIC CONTROL ARE CONSIDERED INCIDENTAL TO THE LUMP SUM BID FOR TRAFFIC CONTROL.
- TRAFFIC CONTROL LUMP SUM PRICE INCLUDES FURNISHING, OPERATING, MAINTAINING, MOVING, AND REMOVING ALL TRAFFIC CONTROL DEVICES AS SHOWN ON THE PLANS AND AS DIRECTED BY THE ENGINEER. ITEM DOES NOT INCLUDE PERMANENT TRAFFIC SIGNS.
- A PHASING PLAN AND PROJECT SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR PRIOR TO COMMENCING WORK THAT OUTLINES THE TIMELINE AND PROCESS TO COMPLETE THE STAGED CONSTRUCTION.
- ALL SPECIAL TYPE SIGNS SHALL HAVE HIGHWAY C SERIES FONT. STREET NAME ONLY SIGNS SHALL HAVE 6" LETTERING. ALL OTHER SPECIAL SIGNS SHALL HAVE 5" LETTERING.
- INSTALL TRAFFIC CONTROL IN ACCORDANCE WITH SUDAS SECTION 8030. APPLICABLE STANDARD DETAILS: 1. FIGURE 8030.102 WORK OFF PAVEMENT WITH MINOR ENCROACHMENT ONTO TRAVELED WAY, 2. FIGURE 8030.104 LANE CLOSURE ON LOW VOLUME STREET (SELF-REGULATING), 3. FIGURE 8030.111 LANE CLOSURE AT AN INTERSECTION, 4. FIGURE 8030.112 LANE CLOSURE ON THE FAR SIDE OF AN INTERSECTION, 5. FIGURE 8030.114 CLOSURE IN CENTER OF INTERSECTION, 6. FIGURE 8030.119 CLOSURE OF MARKED OR UNMARKED CROSSWALK.

2023 WATER MAIN REPAIR PROJECT

TRAFFIC CONTROL

WEBSTER CITY, IOWA



Project No: 122.1636.01

Sheet J.1

SNYDER & ASSOCIATES, INC. |

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

MARK
Engineer: TRT
Technician: LDB
REVISION
Checked By: WCF
Date: 02-17-2023
Scale: 1" =
T-R-S: TTN-RRW-SS
Project No: 122.1636.01
Sheet J.1



MEMORANDUM

TO: Mayor and City Council
FROM: Karyl Bonjour, City Clerk
DATE: May 1, 2023
RE: 2023 Fair Parade

SUMMARY: Request from Hamilton County Fair Manager to hold the Hamilton County Fair Parade on July 25, 2023.

PREVIOUS COUNCIL ACTION: The current Street Closure Request Policy has designated Second Street as a Street that needs Council approval prior to any closure taking place on any part of this street

BACKGROUND/DISCUSSION: A letter requesting a parade permit for the Annual Hamilton County Fair Parade on Tuesday, July 25, 2023 at 6:00 p.m. was received by the City Clerk. The City Clerk has notified all City Departments of the request so they can prepare for their portion of services/items needed for this event (escort, barricades, signs, cleanup, etc.). Once the Clerk has heard back from Police Department, Fire Department and Street Department with no objections presented and Council approves, the Clerk will issue the Parade Permit

SUMMARY: This is a request for a Street Closure/Parade Permit from the Hamilton County Fairgrounds – Hamilton County Exposition that has been granted annually for many years.

FINANCIAL IMPLICATIONS: There will be some overtime expense for services provided at this event that take place after the normal working hours of the City Staff.

RECOMMENDATION: Approve the request to hold the Hamilton County Fair Parade on July 25, 2023.

ALTERNATIVE(s): Not approve the Request, although this is an event that brings people to the Community from throughout the County.



Hamilton County Fairgrounds – Hamilton County Exposition

P O Box 563 – Webster City, Iowa 50595

515-832-1443

Email: hamcoexpo@gmail.com www.hamcoexpo.com

March 27, 2023

Karyl Bonjour, City Clerk
City of Webster City
P O Box 217
Webster City, IA 50595

Dear Ms. Bonjour,

We are preparing for our annual Hamilton County Fair that will take place July 25-30. We would like to continue to kick off the fair with the parade. We will use the same staging and same parade route again this year.

This letter is requesting official permission for a parade permit and assistance from various departments of the city. The parade will be Tuesday, July 25 and start at 6:00 PM. Staging for the parade will begin at 4:00 PM.

The street and police departments have always been a huge help with the parade. We would really appreciate their continued assistance.

The Hamilton County Fairboard request official permission to:

- Block off the area as shown in the attached map for staging to start at 4:00 PM and for the duration of the parade. Start the parade at Prospect to Second Street, to Superior Street turning east on Bank Street and continuing to the Hamilton County Fairgrounds.
- Have police lead and stop traffic where necessary.
- Turn off streetlights for the duration of the parade

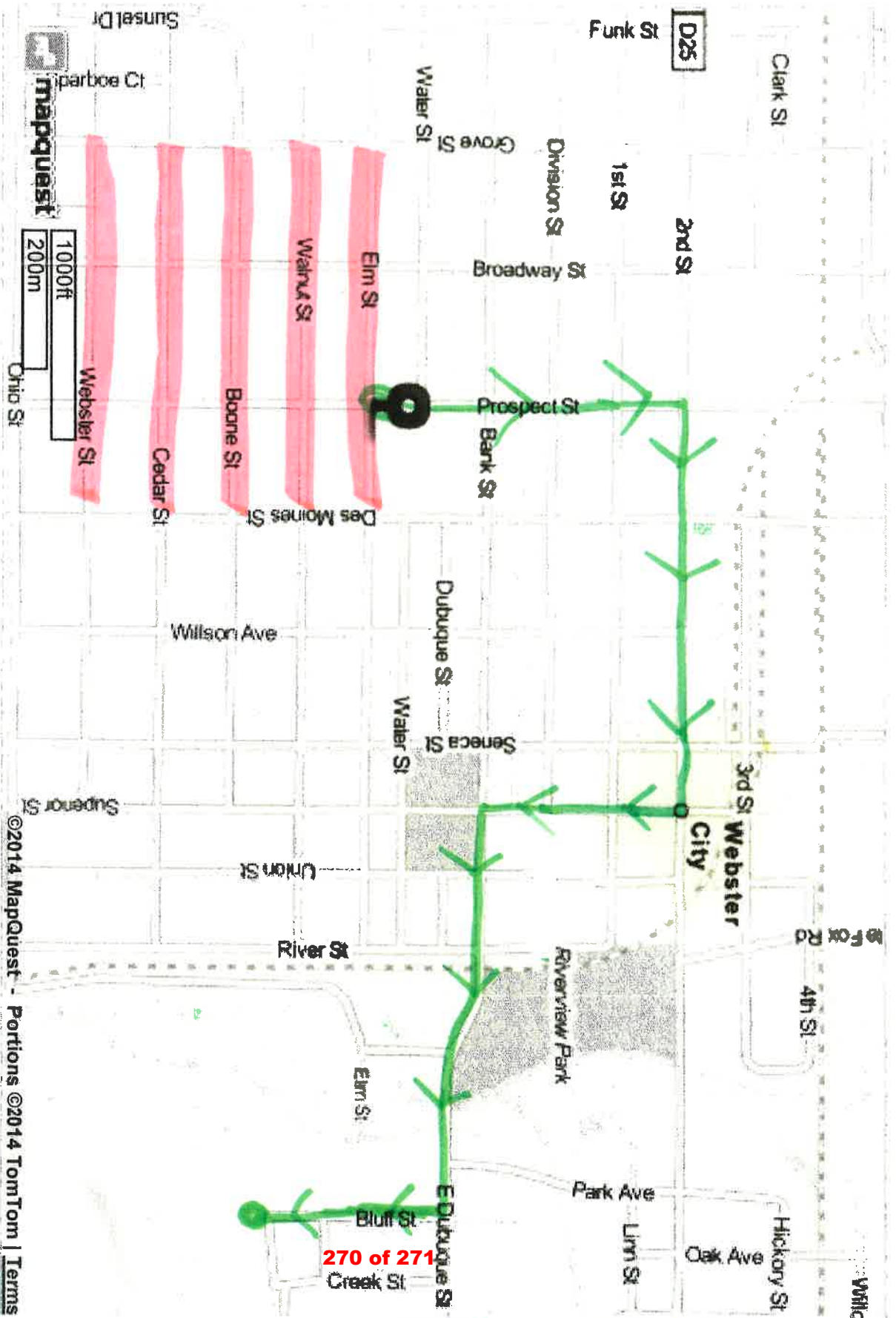
I would like to thank everyone for their assistance on this project. We want to make this fair parade a huge success as like each past year. Please call me with any questions you may have.

Sincerely,

Jamie Griffith

Hamilton County Fair Manager

Staging Route



1620 Superior Street Unit 1
Webster City, IA 50595
(515) 832-2885
(515) 832-2515 fax



GROVES & CHIZEK LAW OFFICE

Zachary S. Chizek
zach@groveslaw.net

Gary J. Groves
gary@groveslaw.net

Raphael M. Montag
raph@groveslaw.net

April 26, 2023

TO: Members of the City Council

RE: Summary of Professional Services for April 2023.

Dear Council Members:

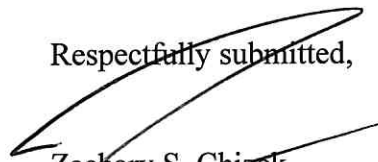
Outlined below is a summary of professional services I have provided for the City of Webster City as City Attorney for the month of April 2023. The main issues I addressed this past month were (a) review and response to the automated traffic camera master service agreement with Sensys Gatso, (b) review and response to the plan review service agreement with Veenstra & Kimm, Inc., and (c) preparation of release of liability regarding utility locating.

In regards to the automated traffic camera project, I have provided my redline and comments to the final draft of the master service agreement. After the last Council meeting, Council has now approved said agreement. Next steps will be to proceed with ordinance revisions to facilitate said automatic traffic cameras.

In regards to the plan review service agreement with Veenstra & Kimm, Inc., I've reviewed and made the necessary revisions to said agreement to allow V&K to handle plan reviews and building inspections, as needed, for the City.

Finally, in regards to the release of liability, this was a project in concert with the Street Department. It is a liability waiver so as to allow the Street Department to continue to do locates for private owners for their water and sewer laterals, without the liability of mis-locating said lines.

Respectfully submitted,



Zachary S. Chizek
Attorney at Law