



**AGENDA**  
**City Council Meeting**  
**City Hall Council Chambers - Webster City, Iowa**  
**February 17, 2025 6:00 p.m.**

This meeting will be open to the public and can be viewed live on the City Facebook page <https://www.facebook.com/cityofwebstercity/> or viewed on the City of Webster City website <https://webstercity.com/government/city-council/city-council-meetings/> the morning following the meeting.

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**Motion on Approval of Agenda**

**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

**2. CONSENT AGENDA**

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 February 3, 2025 Regular City Council Meeting
- b. [CLAIMS](#), including Payroll ending February 8, 2025 and [FUND LIST](#)
- c. [REPORTS](#) Wastewater, Electric, Water for January 2025
- d. Police Department [ACTIVITY REPORT](#) for January 2025
- e. Fire Department [REPORT](#) for January 2025
- f. Recommend approval for issuance of Beer & Liquor Licenses by the Iowa Department of Commerce for the following:
  - Approve ownership amendment for Hy-Vee, 823 2<sup>nd</sup> St.
  - Approve ownership amendment for Hy-Vee Fast and Fresh Express, 819 2<sup>nd</sup> St.
- g. Council Committee Reports
- h. Other reports and recommendations

City Council Meeting Agenda February 17, 2025

3. GENERAL AGENDA

a. Presentation of 2024 [ANNUAL REPORT](#) of the Chamber of Commerce by Anna Woodward, Director.

**PUBLIC HEARING 6:05 p.m.**

b. Public hearing on a proposed development agreement with Wilson Estates LLC.

[RESO SET PH](#)      [NOTICE](#)

c. [RESOLUTION](#) Approving Development Agreement with Wilson Estates LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement.

[DEVELOPMENT AGREEMENT](#)      [PREL.PLAT](#)      [SITE PLAN](#)

d. Second Reading of [ORDINANCE](#) Providing for the Division of Taxes Levied on Taxable Property in the 2025 Webster City Housing Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa

**Waive Third Reading**

**Pass & Adopt**

e. [AGENDA STATEMENT](#)      [RESOLUTION](#) authorizing the City Manager to sign and execute Amendment No. 35 with Snyder and Associates to Provide Professional Design Services in connection to the Site Certification

Process.      [AMEND 35](#)      [PRESENTATION](#)

4. ADJOURN

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

**CITY COUNCIL MEETING MINUTES**  
**Webster City, Iowa February 3, - 6:00 p.m.**

The City Council met in regular session at the City Hall, Webster City, Iowa at 6:05 p.m. following the Fair Housing Board Meeting on February 3, 2025 upon call of Council Member Abbie Hansen and the advance agenda. The meeting was called to order by Council Member Abbie Hansen and roll being called there were present in Council Chambers the following Council Members: Abbie Hansen, Megan McFarland and Matt McKinney. Mayor John Hawkins and Mayor Pro Tem Logan Welch were absent.

*This meeting was open to the public and can be viewed live on the City Facebook page <https://www.facebook.com/cityofwebstercity/> or viewed on the City of Webster City website <https://webstercity.com/government/city-council/city-council-meetings/> the following morning.*

Council Member Abbie Hansen led the Pledge of Allegiance.

It was moved by McFarland and seconded by McKinney to approve the agenda.

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

**PETITIONS- COMMUNICATIONS- REQUESTS**

None brought forth

**PUBLIC INFORMATION**

None brought forth

**CONSENT AGENDA**

It was moved by McKinney and seconded by McFarland that the following consent items including minutes, claims, licenses, farm leases (a-e) be approved collectively:

- a. Minutes of January 20, 2025
- b. Claims, including Payroll ending January 25, 2025 and Fund List.
- c. That the issuance of Beer & Liquor Licenses by the Iowa Department of Commerce be recommended for the following:
  - Approve ownership update amendment for Dollar General #2421, 814 Superior St.
- d. That a three-year Farm Lease (March 1, 2025 to February 28, 2028) with Brock Miller, 1946 Blueberry Hill Drive, Webster City, Iowa on City owned property be approved.
- e. That a three-year Farm Lease (March 1, 2025 to February 28, 2028) with Travis Wearda, 1973 Xavier Avenue, Duncombe, Iowa on City owned property be approved.
- f. Council Committee Reports
- g. Other reports and recommendations

ROLL CALL: McFarland, McKinney and Hansen voting aye.

**City Council Meeting Minutes February 3, 2025**

**GENERAL AGENDA**

a. Joanna Guhl of Williams & Company P.C. presented on the 2023-2024 Audit for the City of Webster City, Iowa.

It was moved by McFarland and seconded by McKinney that the 2023-2024 City of Webster City Audit be accepted and placed on file.

ROLL CALL: McKinney, Hansen and McFarland voting aye.

**PUBLIC HEARING 6:05 p.m.**

b. February 3, 2025 at 6:05 p.m. in Council Chambers at City Hall, 400 Second Steet, Webster City Iowa being the time and place for a Public Hearing on Designation of the 2025 Webster City Housing Urban Renewal Area and on Urban Renewal Plan and Project, the same was held. No written objections were filed and no oral objections were presented.

c. It was moved by McKinney and seconded by McFarland that Resolution No. 2025-019 to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan and Project for the 2025 Webster City Housing Urban Renewal Area, be passed and adopted.

ROLL CALL: Hansen, McFarland and McKinney voting aye.

d. It was moved by McFarland and seconded by McKinney that the First Reading of an Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2025 Webster City Housing Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa, be approved.

ROLL CALL: McFarland, McKinney and Hansen voting aye.

e. It was moved by McKinney and seconded by McFarland that Resolution No. 2025-020 setting February 17, 2025 at 6:05 p.m. in Council Chambers at City Hall, 400 Second Street, Webster City, Iowa for a Public Hearing at which it is Proposed to Approve a Development Agreement with Wilson Estates LLC, Including Annual Appropriation Tax Increment Payments, be passed and adopted.

ROLL CALL: McKinney, Hansen and McFarland voting aye.

f. It was moved by McKinney and seconded by McFarland that Resolution No. 2025-021 accepting Permanent and Temporary Easement Agreement from the owners of Property – Kendra K. Chizek and Zachary S. Chizek be passed and adopted

ROLL CALL: Hansen, McFarland and McKinney voting aye.

g. It was moved by McFarland and seconded by McKinney that Resolution No. 2025-022 to Accept and Approve the Final Plat and Offer of Dedication of Lynx Development in Webster City, Iowa, be passed and adopted.

ROLL CALL: McFarland, McKinney and Hansen voting aye.

h. It was moved by McKinney and seconded by McFarland that payment of Workforce Tax Credit Housing Match for Lynx Development that were not paid previously, be approved.

ROLL CALL: McKinney, Hansen and McFarland voting aye.

**City Council Meeting Minutes February 3, 2025**

i. It was moved by McFarland and seconded by McKinney that Resolution No. 2025-023 authorizing the City Manager to enter into an Industrial Sewer User Wastewater Services Agreement between the City of Webster City, Iowa and Webster City Custom Meats, Inc. for the term of January 1, 2025 to January 1, 2030, be passed and adopted.

ROLL CALL: Hansen, McFarland and McKinney voting aye.

j. It was moved by McKinney and seconded by McFarland that Resolution No. 2025-024 authorizing the Street Department Supervisor to Seek Bids and Proceed with the Lowest Bidder for Concrete Crushing in an amount not to exceed \$60,000.00, be passed and adopted.

ROLL CALL: McFarland, McKinney and Hansen voting aye.

**OTHER ITEMS SENT TO COUNCIL**

- a. The City Attorney report/update for January, 2025 was previously given to Council to review.

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

ROLL CALL: McKinney, Hansen and McFarland voting aye.

The February 3, 2025 Regular City Council meeting stood adjourned at 7:05 p.m.

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John Hawkins, Mayor

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Sherry Simmons, Deputy City Clerk

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
<b>CTI READY MIX, INC. (7518)</b>							
120856	2	Invoice	5.50 CY/MADSEN CORRECTION TO GL	08/08/2024	973.50-	08/25	602-23-62-5673-870
120856	3	Invoice	5.50 CY/MADSEN CORRECT GL	08/08/2024	973.50	08/25	602-23-62-5662-318
Total 120856:					.00		
Total CTI READY MIX, INC. (7518):					.00		
Total 09/03/2024:					.00		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
<b>ALTEC INDUSTRIES, INC. (35)</b>							
12803811	2	Invoice	PARTS FOR TKs 5 & 6	01/21/2025	1,118.83	08/25	601-23-52-5935-314
Total 12803811:					1,118.83		
Total ALTEC INDUSTRIES, INC. (35):					1,118.83		
Total 02/03/2025:					1,118.83		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
<b>JOSI GREENLEY LAWYER TRUST ACCOUNT (8131)</b>							
TEEL	1	Invoice	TEEL DEED	02/04/2025	25,000.00	08/25	242-23-36-5393-516
Total TEEL:					25,000.00		
Total JOSI GREENLEY LAWYER TRUST ACCOUNT (8131):					25,000.00		
Total 02/04/2025:					25,000.00		



Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
<b>DHQ INVESTMENTS LLC (8132)</b>							
20-WHTIO-0	1	Invoice	IEDA TAX CREDIT	02/05/2025	62,000.00	08/25	242-23-36-5393-299
20-WHTIO-0	2	Adjustmen	IEDA TAX CREDIT	02/05/2025	62,000.00-	08/25	242-23-36-5393-299
Total 20-WHTIO-043:					.00		
Total DHQ INVESTMENTS LLC (8132):					.00		
<b>HAMILTON COUNTY (366)</b>							
2025-12	1	Invoice	Tax Sale Certificate 2024-24162	01/28/2025	475.00	08/25	100-24-18-5470-211
Total 2025-12:					475.00		
Total HAMILTON COUNTY (366):					475.00		
Total 02/05/2025:					475.00		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
<b>AMAZON CAPITAL SERVICES (7618)</b>							
14TH-FYLK-	1	Invoice	WIRELESS KEYBOARDS & MICE	02/01/2025	113.94	08/25	100-24-16-5420-399
Total 14TH-FYLK-LN6N:					113.94		
14TH-FYLK-	1	Invoice	RECEIPT PRINTER	02/01/2025	268.90	08/25	100-24-16-5420-399
Total 14TH-FYLK-NMF4:					268.90		
14WM-9MHX	1	Invoice	LABEL TAPE	02/01/2025	15.99	08/25	100-24-12-5430-316
14WM-9MHX	2	Invoice	EMPLOYEE REC SUPPLIES	02/01/2025	55.91	08/25	100-24-12-5430-299
14WM-9MHX	3	Invoice	EMPLOYEE REC SUPPLIES	02/01/2025	8.99	08/25	100-24-12-5430-299
14WM-9MHX	4	Invoice	EMPLOYEE REC SUPPLIES	02/01/2025	17.00	08/25	100-24-12-5430-299
Total 14WM-9MHX-P9M1:					97.89		
14WM-9MHX	1	Invoice	WEBCAMS	02/01/2025	139.58	08/25	100-24-16-5420-311
Total 14WM-9MHX-PLG6:					139.58		
16LF-NF4H-	1	Invoice	COPY PAPER	02/01/2025	93.98	08/25	100-24-12-5430-316
16LF-NF4H-	2	Invoice	COPY PAPER	02/01/2025	93.98	08/25	100-24-12-5430-316
16LF-NF4H-	3	Invoice	COPY PAPER	02/01/2025	93.98	08/25	100-24-12-5430-316
16LF-NF4H-	4	Invoice	COPY PAPER	02/01/2025	93.98	08/25	100-24-12-5430-316
Total 16LF-NF4H-MK3H:					375.92		
1C3M-X6RQ-	1	Invoice	DIGITAL VOICE RECORDER - CLERK	02/01/2025	79.00	08/25	100-24-16-5420-399
Total 1C3M-X6RQ-LLNW:					79.00		
1DFR-JMVY-	1	Invoice	REPLACEMENT MONITORS	02/01/2025	219.98	08/25	100-24-16-5420-399
Total 1DFR-JMVY-MLRV:					219.98		
1DFR-JMVY-	1	Invoice	FH OFFICE SUPPLIES	02/01/2025	50.67	08/25	100-22-42-5233-316
Total 1DFR-JMVY-P7LJ:					50.67		
1DFR-JMVY-	1	Invoice	STRAPPING KIT	02/01/2025	108.99	08/25	601-23-52-5588-318
1DFR-JMVY-	2	Invoice	WINCH ROPE	02/01/2025	178.68	08/25	601-23-52-5588-318
Total 1DFR-JMVY-RQYX:					287.67		
1H1H-6RHD-	1	Invoice	SECURITY KEYS	02/01/2025	179.94	08/25	100-24-16-5420-399
Total 1H1H-6RHD-L4V6:					179.94		
1H1X-P49G-	1	Invoice	PRINTER CABLE	02/01/2025	17.09	08/25	100-24-16-5420-311
Total 1H1X-P49G-HYJQ:					17.09		
1JMR-P61H-	1	Invoice	1" PUMP - ST DEPT	02/01/2025	279.00	08/25	204-23-30-5310-318
Total 1JMR-P61H-PGJ1:					279.00		
1KXK-KY4N-	1	Invoice	FIRE ALARM STATION	02/01/2025	77.00	08/25	100-22-42-5233-310

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 1KXK-KY4N-N6DF:					77.00		
1MTD-LHF6-	1	Invoice	DUAL MONITOR STAND	02/01/2025	99.89	08/25	100-24-16-5420-311
Total 1MTD-LHF6-NF96:					99.89		
1RNG-67NL-	1	Invoice	FOOSBALL TABLE COVER	02/01/2025	30.99	08/25	100-22-42-5233-318
1RNG-67NL-	2	Invoice	FOOSBALL TABLE COVER	02/01/2025	21.99	08/25	100-22-42-5233-318
1RNG-67NL-	3	Invoice	FLOW TAPE & BARBELL PAD	02/01/2025	41.22	08/25	100-22-42-5233-318
Total 1RNG-67NL-N1X7:					94.20		
1VPG-LP6P-	1	Invoice	OFFICE SUPPLIES	02/01/2025	34.88	08/25	100-24-18-5470-316
1VPG-LP6P-	2	Invoice	OFFICE SUPPLIES	02/01/2025	68.75	08/25	100-24-18-5470-316
Total 1VPG-LP6P-LW3N:					103.63		
1WQY-CKQJ	1	Invoice	PRINTER	02/01/2025	499.99	08/25	100-24-16-5420-317
Total 1WQY-CKQJ-MMVD:					499.99		
1WQY-CKQJ	1	Invoice	SPEEDO PULL BUOY	02/01/2025	190.58	08/25	100-22-42-5210-318
1WQY-CKQJ	2	Invoice	SPEEDO PULL BUOY	02/01/2025	175.92	08/25	100-22-42-5210-318
Total 1WQY-CKQJ-NLJ3:					366.50		
Total AMAZON CAPITAL SERVICES (7618):					3,350.79		
<b>DHQ INVESTMENTS LLC (8132)</b>							
20-WHTIO-0	1	Invoice	IEDA TAX CREDIT	02/06/2025	60,000.00	08/25	242-23-36-5393-299
Total 20-WHTIO-043-1:					60,000.00		
Total DHQ INVESTMENTS LLC (8132):					60,000.00		
<b>MEDIACOM (5464)</b>							
8383900590	1	Invoice	PD SERVICE	01/16/2025	46.52	08/25	100-21-21-5110-230
Total 8383900590014867 1.16.25:					46.52		
Total MEDIACOM (5464):					46.52		
<b>MIDAMERICAN ENERGY (629)</b>							
562804470	1	Invoice	BOOSTER STATION ELECTRICITY	01/30/2025	174.99	08/25	602-23-62-5662-237
Total 562804470:					174.99		
Total MIDAMERICAN ENERGY (629):					174.99		
<b>PLATINUM CONNECT, LLC. (7663)</b>							
1034868	1	Invoice	FH TV & INTERNET	02/01/2025	253.84	08/25	100-22-42-5233-230
Total 1034868:					253.84		
1035418	1	Invoice	INTERNET SERVICE	01/01/2025	49.12	08/25	100-24-12-5430-230
1035418	2	Invoice	INTERNET SERVICE	01/01/2025	49.12	08/25	100-24-14-5435-230
1035418	3	Invoice	INTERNET SERVICE	01/01/2025	49.12	08/25	100-24-30-5380-230

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
1035418	4	Invoice	INTERNET SERVICE	01/01/2025	49.12	08/25	100-23-42-5371-230
1035418	5	Invoice	INTERNET SERVICE	01/01/2025	49.12	08/25	601-23-52-5588-230
1035418	6	Invoice	INTERNET SERVICE	01/01/2025	49.11	08/25	204-23-30-5310-230
1035418	7	Invoice	INTERNET SERVICE	01/01/2025	49.11	08/25	603-23-70-5642-230
1035418	8	Invoice	INTERNET SERVICE	01/01/2025	49.11	08/25	602-23-61-5642-230
1035418	9	Invoice	INTERNET SERVICE	01/01/2025	20.24	08/25	100-21-22-5140-230
1035418	10	Invoice	INTERNET SERVICE	01/01/2025	141.79	08/25	100-21-21-5110-230
Total 1035418:					554.96		
Total PLATINUM CONNECT, LLC. (7663):					808.80		
<b>US CELLULAR (986)</b>							
0705952963	1	Invoice	CELLULAR SERVICE	01/20/2025	45.76	08/25	204-23-30-5310-230
0705952963	2	Invoice	CELLULAR SERVICE	01/20/2025	22.88	08/25	601-23-52-5588-230
0705952963	3	Invoice	CELLULAR SERVICE	01/20/2025	22.88	08/25	601-23-51-5566-230
0705952963	4	Invoice	CELLULAR SERVICE	01/20/2025	45.76	08/25	100-24-30-5380-230
0705952963	5	Invoice	CELLULAR SERVICE	01/20/2025	45.09	08/25	100-21-18-5190-230
0705952963	6	Invoice	CELLULAR SERVICE	01/20/2025	22.54	08/25	602-23-80-5902-299
0705952963	7	Invoice	CELLULAR SERVICE	01/20/2025	22.54	08/25	601-23-80-5905-299
0705952963	8	Invoice	CELLULAR SERVICE	01/20/2025	45.09	08/25	100-21-22-5140-230
0705952963	9	Invoice	CELLULAR SERVICE-LINE TABLETS	01/20/2025	180.36	08/25	601-23-52-5588-230
Total 0705952963:					452.90		
Total US CELLULAR (986):					452.90		
Total 02/06/2025:					64,834.00		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
<b>UNION PACIFIC RAILROAD (7303)</b>							
0172985	1	Invoice	PROJECT NO. 0172985 (TRANSMISSION LIN	11/11/2024	2,500.00	08/25	613-23-51-5566-299
Total 0172985:					2,500.00		
Total UNION PACIFIC RAILROAD (7303):					2,500.00		
<b>VISUAL EDGE IT, INC. (3995)</b>							
24AR206422	1	Invoice	SHORT PAID CK30688	09/10/2024	3.00	08/25	204-23-30-5310-316
Total 24AR2064223-1:					3.00		
24AR213609	1	Invoice	OFFSET CREDIT ISSUED	10/07/2024	18.85	08/25	204-23-30-5310-316
Total 24AR2136099-1:					18.85		
Total VISUAL EDGE IT, INC. (3995):					21.85		
Total 02/11/2025:					2,521.85		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
<b>4IMPRINT, INC. (7707)</b>							
28852045	1	Invoice	HEALT & WELLNESS FAIR GIVEAWAY	02/07/2025	425.60	08/25	100-22-42-5233-318
Total 28852045:					425.60		
Total 4IMPRINT, INC. (7707):					425.60		
<b>ABSTRACT ASSOC OF HAMILTON CO (7961)</b>							
40-2706.1	1	Invoice	ADDENDUM / ENTRY-DEED	01/10/2025	80.00	08/25	100-24-18-5470-214
Total 40-2706.1:					80.00		
Total ABSTRACT ASSOC OF HAMILTON CO (7961):					80.00		
<b>AFLAC, INC. (20)</b>							
070455	1	Invoice	MARCH PREM	02/12/2025	2,389.70	08/25	902-11215
Total 070455:					2,389.70		
Total AFLAC, INC. (20):					2,389.70		
<b>AGSOURCE (4458)</b>							
PS-INV3858	1	Invoice	POOL TESTING	12/23/2024	28.00	08/25	100-22-42-5233-299
Total PS-INV385850:					28.00		
Total AGSOURCE (4458):					28.00		
<b>AHLERS &amp; COONEY, P.C. (22)</b>							
882662	1	Invoice	LEGAL SVC	01/28/2025	1,927.00	08/25	601-23-51-5566-871
Total 882662:					1,927.00		
882663	1	Invoice	LEGAL SVC	01/28/2025	235.00	08/25	100-24-13-5460-212
Total 882663:					235.00		
883219	1	Invoice	LEGAL SVC	01/29/2025	1,323.00	08/25	100-24-13-5460-212
Total 883219:					1,323.00		
Total AHLERS & COONEY, P.C. (22):					3,485.00		
<b>ALMAZON, JESUS GONZALES (8133)</b>							
1/31/25	1	Invoice	CUSTOMER DEPOSIT REFUND	01/31/2025	224.88	08/25	601-21011
Total 1/31/25:					224.88		
Total ALMAZON, JESUS GONZALES (8133):					224.88		
<b>AMBROSE, TAMI (5076)</b>							
2/3/25	1	Invoice	ENERGY EFFICIENCY REBATE	02/03/2025	75.00	08/25	601-23-36-5930-979
Total 2/3/25:					75.00		
Total AMBROSE, TAMI (5076):					75.00		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
<b>ARNOLD MOTOR SUPPLY (68)</b>							
26NV115362	1	Invoice	SHOP SUPPLIES	01/29/2025	7.99	08/25	601-23-52-5588-318
Total 26NV115362:					7.99		
26NV116086	1	Invoice	OIL & FILTER	02/12/2025	64.98	08/25	601-23-52-5935-314
Total 26NV116086:					64.98		
Total ARNOLD MOTOR SUPPLY (68):					72.97		
<b>BADILLO, PIEPER (8138)</b>							
2/10/25	1	Invoice	CUSTOMER DEPOSIT REFUND	02/10/2025	74.59	08/25	601-21011
Total 2/10/25:					74.59		
Total BADILLO, PIEPER (8138):					74.59		
<b>BOMGAARS (5165)</b>							
62192825	1	Invoice	HANGER IRON	10/24/2024	7.58	08/25	100-23-42-5371-318
Total 62192825:					7.58		
62196844	1	Invoice	SHOP SUPPLIES	11/04/2024	95.91	08/25	204-23-30-5310-318
Total 62196844:					95.91		
62224781	1	Invoice	CONNECTORS	01/24/2025	8.98	08/25	601-23-52-5588-318
Total 62224781:					8.98		
62224899	1	Invoice	HEATER & GLOVES	01/24/2025	33.97	08/25	603-23-70-5642-318
Total 62224899:					33.97		
62225753	1	Invoice	WIRE CONNECTORS & BULBS	01/27/2025	17.97	08/25	603-23-70-5642-318
Total 62225753:					17.97		
62226285	1	Invoice	WEDGE FOR FELLING	01/29/2025	13.98	08/25	601-23-52-5588-318
Total 62226285:					13.98		
62226436	1	Invoice	SPRAY PAINT	01/30/2025	39.95	08/25	204-21-30-5120-318
Total 62226436:					39.95		
62226550	1	Invoice	SUPPLIES	01/30/2025	24.98	08/25	204-23-30-5310-310
Total 62226550:					24.98		
62227649	1	Invoice	SUMP PUMP & AMMONIA	02/03/2025	194.68	08/25	603-23-70-5642-318
Total 62227649:					194.68		
62227803	1	Invoice	CONDUIT TK6	02/04/2025	3.99	08/25	601-23-52-5935-314

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 62227803:					3.99		
62227813	1	Invoice	TOTE	02/04/2025	19.99	08/25	602-23-61-5642-318
Total 62227813:					19.99		
62228061	1	Invoice	TK29	02/05/2025	10.99	08/25	601-23-52-5935-314
Total 62228061:					10.99		
62228202	1	Invoice	CEILING HEATER	02/05/2025	103.99	08/25	100-21-21-5110-310
Total 62228202:					103.99		
62228413	1	Invoice	CEILING HEATER	02/06/2025	103.99	08/25	100-21-21-5110-310
Total 62228413:					103.99		
62228439	1	Invoice	RETURN CEILING HEATER	02/06/2025	103.99-	08/25	100-21-21-5110-310
Total 62228439:					103.99-		
62228555	1	Invoice	CLEANING SUPPLIES	02/07/2025	25.98	08/25	601-23-52-5588-318
Total 62228555:					25.98		
62228580	1	Invoice	SUPPLIES	02/07/2025	10.53	08/25	204-23-30-5310-314
Total 62228580:					10.53		
62228599	1	Invoice	SUPPLIES	02/07/2025	33.37	08/25	204-23-30-5310-314
Total 62228599:					33.37		
62229449	1	Invoice	EQUIPMENT SUPPLIES	02/10/2025	170.33	08/25	100-23-42-5371-314
62229449	2	Invoice	SUPPLIES	02/10/2025	73.95	08/25	100-23-42-5371-318
Total 62229449:					244.28		
62229718	1	Invoice	PLUG	02/11/2025	4.49	08/25	601-23-52-5935-314
Total 62229718:					4.49		
62230021	1	Invoice	DRILL BIT	02/12/2025	24.99	08/25	601-23-52-5588-311
62230021	2	Invoice	HITCH PINS	02/12/2025	8.58	08/25	601-23-52-5935-314
Total 62230021:					33.57		
Total BOMGAARS (5165):					929.18		
<b>BORDER STATES INDUSTRIES INC (109)</b>							
929779813	1	Invoice	STOCK MATERIALS	01/29/2025	2,085.91	08/25	601-23-52-5588-318
Total 929779813:					2,085.91		
929783066	1	Invoice	20= 6 ALUM ARMS FOR 30 CONCRETE POLES	01/30/2025	10,216.78	08/25	601-23-52-5935-871



Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 929783066:					10,216.78		
929800706	1	Invoice	STOCK MATERIALS	02/03/2025	628.03	08/25	601-23-52-5588-318
Total 929800706:					628.03		
929813973	1	Invoice	STOCK MATERIALS	02/05/2025	1,111.09	08/25	601-23-52-5588-318
Total 929813973:					1,111.09		
929850392	1	Invoice	STOCK MATERIALS	02/12/2025	829.81	08/25	601-23-52-5588-318
Total 929850392:					829.81		
Total BORDER STATES INDUSTRIES INC (109):					14,871.62		
<b>BRINK CONSTRUCTORS INC (8098)</b>							
#3	1	Invoice	REISNER SUBSTATION CONSTRUCTION #3	02/05/2025	119,810.02	08/25	611-23-51-5566-299
Total #3:					119,810.02		
Total BRINK CONSTRUCTORS INC (8098):					119,810.02		
<b>CAPITAL SANITARY SUPPLY (6096)</b>							
C400396A	1	Invoice	SHOP SUPPLIES	01/29/2025	177.37	08/25	601-23-52-5588-318
Total C400396A:					177.37		
C400726A	1	Invoice	LAUNDRY SOAP	02/05/2025	38.53	08/25	100-22-42-5233-318
Total C400726A:					38.53		
C401110	1	Invoice	FH SUPPLIES	02/05/2025	205.56	08/25	100-22-42-5233-318
Total C401110:					205.56		
C401207	1	Invoice	SUPPLIES	02/12/2025	105.87	08/25	100-23-42-5371-318
Total C401207:					105.87		
C401414	1	Invoice	FH SUPPLIES	02/12/2025	208.31	08/25	100-22-42-5233-318
Total C401414:					208.31		
Total CAPITAL SANITARY SUPPLY (6096):					735.64		
<b>CASBON, GEORGE (3872)</b>							
1/25/25	1	Invoice	ENERGY EFFICIENCY REBATE	01/25/2025	75.00	08/25	601-23-36-5930-979
1/25/25	2	Invoice	ENERGY EFFICIENCY REBATE-REFRIGERAT	01/25/2025	25.00	08/25	601-23-53-5930-979
Total 1/25/25:					100.00		
Total CASBON, GEORGE (3872):					100.00		
<b>CENTRAL IOWA BLDG SUPPLY (1298)</b>							
1025251	1	Invoice	FABRICATE NEW SHUT OFF VALVE HANDLE	01/31/2025	213.71	08/25	603-23-70-5653-299

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 1025251:					213.71		
Total CENTRAL IOWA BLDG SUPPLY (1298):					213.71		
<b>CENTRAL IOWA DISTRIBUTING, INC (153)</b>							
01017357	1	Invoice	SUPPLIES	01/28/2025	585.00	08/25	603-23-70-5642-318
Total 01017357:					585.00		
01017358	1	Invoice	SUPPLIES	01/28/2025	331.00	08/25	602-23-61-5642-318
Total 01017358:					331.00		
Total CENTRAL IOWA DISTRIBUTING, INC (153):					916.00		
<b>CENTURY LINK (4614)</b>							
334103856 2	1	Invoice	ALARM CIRCUIT LINE	02/01/2025	148.00	08/25	100-21-22-5140-230
Total 334103856 2.1.25:					148.00		
Total CENTURY LINK (4614):					148.00		
<b>COMBINED SYSTEMS TECH, INC. (4548)</b>							
169853	1	Invoice	TROUBLE SHOOT DNS ISSUES	01/31/2025	202.50	08/25	100-24-16-5420-212
Total 169853:					202.50		
Total COMBINED SYSTEMS TECH, INC. (4548):					202.50		
<b>CTS LANGUAGE LINK (6323)</b>							
291823	1	Invoice	TRANS SVC	02/01/2025	227.51	08/25	100-21-21-5110-225
Total 291823:					227.51		
Total CTS LANGUAGE LINK (6323):					227.51		
<b>CULLIGAN FORT DODGE (207)</b>							
15545 1.31.2	1	Invoice	AIRPORT SOFT WATER SVC	01/31/2025	157.53	08/25	205-23-45-5372-299
Total 15545 1.31.25:					157.53		
Total CULLIGAN FORT DODGE (207):					157.53		
<b>DES MOINES STAMP MANUFACTURING (228)</b>							
1242774	1	Invoice	DATER STAMP	12/23/2024	73.00	08/25	100-24-14-5435-316
Total 1242774:					73.00		
Total DES MOINES STAMP MANUFACTURING (228):					73.00		
<b>DON'S PEST CONTROL (3349)</b>							
8881	1	Invoice	WTP PEST CONTROL	02/10/2025	53.00	08/25	602-23-61-5651-299
Total 8881:					53.00		
Total DON'S PEST CONTROL (3349):					53.00		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
<b>DOOLITTLE OIL COMPANY, INC. (243)</b>							
90827	1	Invoice	FUEL B37	02/04/2025	21.78	08/25	100-21-22-5140-315
Total 90827:					21.78		
Total DOOLITTLE OIL COMPANY, INC. (243):					21.78		
<b>DR. ANTHONY TATMAN (6856)</b>							
1/21/2025 12	1	Invoice	POLICE TESTING	01/21/2025	10.00	08/25	100-21-21-5110-299
Total 1/21/2025 12:00:00 AM:					10.00		
1/22/2025 12	1	Invoice	POLICE TESTING	01/22/2025	10.00	08/25	100-21-21-5110-299
Total 1/22/2025 12:00:00 AM:					10.00		
1/23/2025 12	1	Invoice	POLICE TESTING	01/23/2025	10.00	08/25	100-21-21-5110-299
Total 1/23/2025 12:00:00 AM:					10.00		
1/27/2025 12	1	Invoice	POLICE TESTING	01/27/2025	20.00	08/25	100-21-21-5110-299
Total 1/27/2025 12:00:00 AM:					20.00		
2/5/2025 12:	1	Invoice	POLICE TESTING	02/05/2025	10.00	08/25	100-21-21-5110-299
Total 2/5/2025 12:00:00 AM:					10.00		
Total DR. ANTHONY TATMAN (6856):					60.00		
<b>ECHO GROUP, INC. (6306)</b>							
S010979198.	1	Invoice	LED LIGHT BULBS FOR PLANT	02/07/2025	5,130.72	08/25	602-23-61-5651-310
Total S010979198.003:					5,130.72		
S011030904.	1	Invoice	350 QUAD WIRE	02/01/2025	9,758.52	08/25	601-23-52-5935-871
Total S011030904.001:					9,758.52		
X010974556.	1	Invoice	LED LIGHT BULBS FOR PLANT	02/11/2025	838.18	08/25	602-23-61-5651-310
Total X010974556.002:					838.18		
Total ECHO GROUP, INC. (6306):					15,727.42		
<b>ELECTRIC PUMP, INC. (1243)</b>							
029295	1	Invoice	YEARLY LIFTSTATION INSPECTIONS	02/04/2025	948.30	08/25	603-23-70-5653-299
Total 029295:					948.30		
Total ELECTRIC PUMP, INC. (1243):					948.30		
<b>ELECTRONIC ENGINEERING (260)</b>							
444008038-1	1	Invoice	RADIO UPDATE	01/30/2025	653.32	08/25	100-41-22-5140-515
Total 444008038-1:					653.32		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total ELECTRONIC ENGINEERING (260):					653.32		
<b>EMPLOYEE BENEFIT SYSTEMS (4707)</b>							
000046336	1	Invoice	MARCH PREM H/D/V	02/05/2025	14,360.00	08/25	902-11100
000046336	2	Invoice	MARCH PREM H/D/V	02/05/2025	109,220.23	08/25	902-11215
Total 000046336:					123,580.23		
Total EMPLOYEE BENEFIT SYSTEMS (4707):					123,580.23		
<b>ESTLUND HEATING &amp; AC (2137)</b>							
12357	1	Invoice	STATION HEATER REPAIR	01/28/2025	165.85	08/25	100-21-22-5140-226
Total 12357:					165.85		
12358	1	Invoice	BAY HEATER REPAIR	01/28/2025	384.83	08/25	100-21-22-5140-226
Total 12358:					384.83		
Total ESTLUND HEATING & AC (2137):					550.68		
<b>ESTRADA, DAILENIS CUBA (8137)</b>							
1/27/25	1	Invoice	CUSTOMER DEPOSIT REFUND	01/27/2025	24.89	08/25	601-21011
Total 1/27/25:					24.89		
Total ESTRADA, DAILENIS CUBA (8137):					24.89		
<b>FLETCHER-REINHARDT SERVICE COMPANY (305)</b>							
S1315862.00	1	Invoice	WOOLSTOCK LINE - CAPACITOR BANK CEP	02/07/2025	18,047.69	08/25	610-23-52-5588-871
Total S1315862.008:					18,047.69		
Total FLETCHER-REINHARDT SERVICE COMPANY (305):					18,047.69		
<b>FRYE, DOYLE (8136)</b>							
1/22/25	1	Invoice	ENERGY EFFICIENCY REBATE	01/22/2025	125.00	08/25	601-23-36-5930-979
Total 1/22/25:					125.00		
Total FRYE, DOYLE (8136):					125.00		
<b>GALLS, LLC - DBA CARPENTER UNIFORM (331)</b>							
030209467	1	Invoice	PD UNIFORM	01/20/2025	69.56	08/25	100-21-21-5110-312
Total 030209467:					69.56		
030234204	1	Invoice	PD UNIFORM	01/29/2025	68.88	08/25	100-21-21-5110-312
Total 030234204:					68.88		
030278182	1	Invoice	PD UNIFORM	01/27/2025	32.91	08/25	100-21-21-5110-312
Total 030278182:					32.91		
030278185	1	Invoice	PD UNIFORM	01/27/2025	14.49	08/25	100-21-21-5110-312

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 030278185:					14.49		
030278187	1	Invoice	PD UNIFORM	01/27/2025	70.34	08/25	100-21-21-5110-312
Total 030278187:					70.34		
030288722	1	Invoice	PD UNIFORM	01/27/2025	64.80-	08/25	100-21-21-5110-312
Total 030288722:					64.80-		
030303409	1	Invoice	PD UNIFORM	01/29/2025	105.57	08/25	100-21-21-5110-312
Total 030303409:					105.57		
Total GALLS, LLC - DBA CARPENTER UNIFORM (331):					296.95		
<b>GORDON FLESCH COMPANY (6978)</b>							
IN15032618	1	Invoice	LEASE AGMT CANON iR adv c5550I	02/06/2025	72.34	08/25	100-24-12-5430-225
IN15032618	2	Invoice	LEASE AGMT CANON iR adv c5550I	02/06/2025	72.33	08/25	100-24-14-5435-225
IN15032618	3	Invoice	LEASE AGMT CANON iR adv c5550I	02/06/2025	24.11	08/25	100-24-30-5380-225
IN15032618	4	Invoice	LEASE AGMT CANON iR adv c5550I	02/06/2025	24.11	08/25	100-21-18-5190-225
IN15032618	5	Invoice	LEASE AGMT CANON iR adv c5550I	02/06/2025	24.11	08/25	100-24-18-5470-225
Total IN15032618:					217.00		
Total GORDON FLESCH COMPANY (6978):					217.00		
<b>GRAYBAR ELECTRIC COMPANY, INC. (5772)</b>							
385593645	1	Invoice	8 TRANSFORMERS REISNER SUB (Bid#3) / 7	02/05/2025	63,001.60	08/25	611-23-51-5566-299
Total 385593645:					63,001.60		
Total GRAYBAR ELECTRIC COMPANY, INC. (5772):					63,001.60		
<b>HAMILTON COUNTY EXTENSION (2909)</b>							
220	1	Invoice	PESTICIDE TRAINING BOOKS	02/06/2025	70.00	08/25	100-22-42-5210-231
Total 220:					70.00		
Total HAMILTON COUNTY EXTENSION (2909):					70.00		
<b>HAWKINS, INC. (3668)</b>							
6971926	1	Invoice	WATER CHEMICALS	01/27/2025	11,477.29	08/25	602-23-61-5641-318
Total 6971926:					11,477.29		
Total HAWKINS, INC. (3668):					11,477.29		
<b>HOWARD, HEATHER (7632)</b>							
2/3/25	1	Invoice	YOUTH GIRLS BASKETBALL COACH	02/03/2025	300.00	08/25	100-22-42-5233-299
Total 2/3/25:					300.00		
Total HOWARD, HEATHER (7632):					300.00		
<b>IOWA COMMUNICATIONS NETWORK (7419)</b>							
715434	1	Invoice	CONNECTION FEE FOR CITY RADIOS	02/04/2025	180.80	08/25	100-24-16-5420-299

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
715434	2	Invoice	CONNECTION FEE FOR CITY RADIOS	02/04/2025	45.20	08/25	204-24-16-5930-299
Total 715434:					226.00		
Total IOWA COMMUNICATIONS NETWORK (7419):					226.00		
<b>IOWA DEPT OF PUBLIC SAFETY (468)</b>							
11/29/1904 1	1	Invoice	FY25 QTRLY IA SYSTEM INVOICE JAN-MAR2	02/06/2025	1,309.50	08/25	100-21-21-5180-225
Total 11/29/1904 12:00:00 AM:					1,309.50		
Total IOWA DEPT OF PUBLIC SAFETY (468):					1,309.50		
<b>IOWA PUBLIC AIRPORTS ASSN. (490)</b>							
1674	1	Invoice	2025 MEMBERSHIP RENEWAL	12/01/2024	200.00	08/25	205-23-45-5372-215
Total 1674:					200.00		
Total IOWA PUBLIC AIRPORTS ASSN. (490):					200.00		
<b>LYNN PEAVEY COMPANY (2111)</b>							
415737	1	Invoice	PD SUPPLIES	02/11/2025	182.93	08/25	100-21-21-5110-319
Total 415737:					182.93		
Total LYNN PEAVEY COMPANY (2111):					182.93		
<b>MARTINEZ, AMANDO (8134)</b>							
2/5/25	1	Invoice	REFUND	02/05/2025	250.00	08/25	601-23-80-5903-980
Total 2/5/25:					250.00		
Total MARTINEZ, AMANDO (8134):					250.00		
<b>MC CLURE ENGINEERING CO. (7469)</b>							
157576	1	Invoice	AIRPORT AWOS PROJECT 12/29/24-1/25/25	02/26/2025	27,826.00	08/25	205-23-45-5372-880
Total 157576:					27,826.00		
Total MC CLURE ENGINEERING CO. (7469):					27,826.00		
<b>MOORE CLEANING SERVICE, LLC (2902)</b>							
FEB2025 #2	1	Invoice	CLEANING SVC - CITY HALL	02/13/2025	1,300.00	08/25	100-24-36-5480-299
Total FEB2025 #2:					1,300.00		
Total MOORE CLEANING SERVICE, LLC (2902):					1,300.00		
<b>NARTEC, INC. (2580)</b>							
21177	1	Invoice	PD TESTING KITS	02/10/2025	187.27	08/25	100-21-21-5110-319
Total 21177:					187.27		
Total NARTEC, INC. (2580):					187.27		
<b>NCL OF WISCONSIN, INC. (687)</b>							
514833	1	Invoice	WWTP TESTING SUPPLIES	01/24/2025	436.34	08/25	603-23-70-5642-319

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 514833:					436.34		
Total NCL OF WISCONSIN, INC. (687):					436.34		
<b>PEPSI-COLA (7435)</b>							
67380008	1	Invoice	BEVERAGES FOR RESALE	02/05/2025	444.90	08/25	100-22-42-5233-323
Total 67380008:					444.90		
Total PEPSI-COLA (7435):					444.90		
<b>PRAIRIE ENERGY COOPERATIVE (768)</b>							
22685 2.7.25	1	Invoice	AIRPORT ELECTRICITY	02/07/2025	864.13	08/25	205-23-45-5372-237
Total 22685 2.7.25:					864.13		
Total PRAIRIE ENERGY COOPERATIVE (768):					864.13		
<b>QUINTEROS, KAILEE (8135)</b>							
1/31/25	1	Invoice	REFUND DEPOSIT	01/31/2025	250.00	08/25	601-23-80-5903-980
Total 1/31/25:					250.00		
Total QUINTEROS, KAILEE (8135):					250.00		
<b>RAMIREZ, LORI (7548)</b>							
7/10/2021	1	Invoice	ENERGY EFFICIENCY REBATE *re-issue CK#	02/13/2025	250.00	08/25	601-23-36-5930-979
Total 7/10/2021:					250.00		
Total RAMIREZ, LORI (7548):					250.00		
<b>RELIANT FIRE APPARATUS, INC. (5088)</b>							
INV-IA-654	1	Invoice	E33 GAUGE REPLACEMENT	01/23/2025	200.40	08/25	100-21-22-5140-227
Total INV-IA-654:					200.40		
INV-IA-765	1	Invoice	REPAIR HYDRAULICS L31	01/30/2025	2,418.51	08/25	100-21-22-5140-227
Total INV-IA-765:					2,418.51		
Total RELIANT FIRE APPARATUS, INC. (5088):					2,618.91		
<b>RESCO (812)</b>							
3061126	1	Invoice	22 = URD PROJECT TRANSFORMERS	01/31/2025	35,336.75	08/25	614-23-52-5588-299
Total 3061126:					35,336.75		
Total RESCO (812):					35,336.75		
<b>RICKLEFS, MICHAEL (5935)</b>							
1/22/2025	1	Invoice	ENERGY EFFICIENCY REBATE	01/22/2025	150.00	08/25	601-23-36-5930-979
Total 1/22/2025:					150.00		
Total RICKLEFS, MICHAEL (5935):					150.00		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
<b>ROCKFORD RIGGING, INC (3686)</b>							
0647653-IN	1	Invoice	LIFTING SLINGS	01/23/2025	204.39	08/25	601-23-52-5588-318
Total 0647653-IN:					204.39		
Total ROCKFORD RIGGING, INC (3686):					204.39		
<b>SHUTTLEWORTH &amp; INGERSOLL, P.L.C. (6731)</b>							
04606096	1	Invoice	PROF SVC - WATER	12/04/2024	77.00	08/25	602-23-61-5930-212
Total 04606096:					77.00		
Total SHUTTLEWORTH & INGERSOLL, P.L.C. (6731):					77.00		
<b>SNYDER &amp; ASSOCIATES (2951)</b>							
124.0690.01-	1	Invoice	ENG - 2025 FAIR MEADOW PH2 - 9-25-005	01/31/2025	2,113.28	08/25	542-23-30-5310-299
Total 124.0690.01-8:					2,113.28		
124.1476.01-	1	Invoice	ENG - 25/26 WATER SEWER REHAB 9-25-007	01/31/2025	4,749.75	08/25	602-23-62-5673-870
Total 124.1476.01-1:					4,749.75		
INV 124.007	1	Invoice	ON-CALL ENG SVC	01/31/2025	5,903.75	08/25	100-24-30-5380-212
INV 124.007	2	Invoice	ON-CALL ENG SVC	01/31/2025	1,957.50	08/25	204-23-30-5310-212
INV 124.007	3	Invoice	ON-CALL ENG SVC	01/31/2025	177.75	08/25	100-24-18-5470-212
INV 124.007	4	Invoice	ON-CALL ENG SVC	01/31/2025	4,665.25	08/25	100-24-18-5470-212
INV 124.007	5	Invoice	ON-CALL ENG SVC	01/31/2025	4,158.56	08/25	242-23-36-5393-212
Total INV 124.0071.01-12:					16,862.81		
Total SNYDER & ASSOCIATES (2951):					23,725.84		
<b>STUART C. IRBY COMPANY (3585)</b>							
S014094852.	1	Invoice	FR CLOTHING (-5 SHIRTS)	01/21/2025	3,897.48	08/25	601-23-52-5588-312
Total S014094852.006:					3,897.48		
S014166093.	1	Invoice	UPSET BOLTS & 815 CRIMPONS	01/28/2025	548.38	08/25	601-23-52-5588-318
Total S014166093.001:					548.38		
S014166093.	1	Invoice	SHUR-LOCK COUPLINGS	01/28/2025	149.80	08/25	601-23-52-5588-318
Total S014166093.002:					149.80		
S014166093.	1	Invoice	AQUA SEAL	01/28/2025	205.44	08/25	601-23-52-5588-318
Total S014166093.003:					205.44		
S014166093.	1	Invoice	SHUR-LOCK COUPLINGS	01/29/2025	1,348.20	08/25	601-23-52-5588-318
Total S014166093.004:					1,348.20		
Total STUART C. IRBY COMPANY (3585):					6,149.30		
<b>THE TRASHMAN, LLC (943)</b>							
781-1691	1	Invoice	TRASH SERVICE	01/31/2025	50.00	08/25	100-21-22-5140-236



Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
781-1691	2	Invoice	TRASH SERVICE	01/31/2025	50.00	08/25	100-22-42-5210-236
781-1691	3	Invoice	TRASH SERVICE	01/31/2025	50.00	08/25	100-22-42-5233-236
781-1691	4	Invoice	TRASH SERVICE	01/31/2025	50.00	08/25	100-22-42-5280-236
781-1691	5	Invoice	TRASH SERVICE	01/31/2025	50.00	08/25	204-23-30-5310-236
781-1691	6	Invoice	TRASH SERVICE	01/31/2025	50.00	08/25	205-23-45-5372-236
781-1691	7	Invoice	TRASH SERVICE	01/31/2025	50.00	08/25	601-23-52-5588-236
781-1691	8	Invoice	TRASH SERVICE	01/31/2025	50.00	08/25	602-23-61-5642-236
781-1691	9	Invoice	TRASH SERVICE	01/31/2025	50.00	08/25	603-23-70-5642-236
781-1691	10	Invoice	TRASH SERVICE	01/31/2025	150.00	08/25	100-24-36-5480-236
Total 781-1691:					600.00		
781-1692	1	Invoice	RECYCLE DROP BOX 1/4	01/31/2025	88.00	08/25	100-23-30-5340-235
781-1692	2	Invoice	RECYCLE DROP BOX 1/4	01/31/2025	88.00	08/25	100-23-30-5340-235
781-1692	3	Invoice	RECYCLE DROP BOX 1/24	01/31/2025	88.00	08/25	100-23-30-5340-235
Total 781-1692:					264.00		
781-1693	1	Invoice	CITY CURB RECYCLING	01/31/2025	12,652.50	08/25	100-23-30-5340-235
Total 781-1693:					12,652.50		
Total THE TRASHMAN, LLC (943):					13,516.50		
<b>TOLLE AUTOMOTIVE, INC. (3188)</b>							
3601	1	Invoice	NEW TIRE ON JD	02/07/2025	104.55	08/25	100-22-42-5210-314
Total 3601:					104.55		
Total TOLLE AUTOMOTIVE, INC. (3188):					104.55		
<b>TONY'S TIRE SERVICE (958)</b>							
186457	1	Invoice	TK#1 - 4 NEW TIRES	01/28/2025	1,102.98	08/25	601-23-52-5935-227
Total 186457:					1,102.98		
186588	1	Invoice	TK27 RR OUTSIDE USED TIRE	01/28/2025	299.28	08/25	204-23-30-5310-227
Total 186588:					299.28		
Total TONY'S TIRE SERVICE (958):					1,402.26		
<b>UNITED COOPERATIVE (979)</b>							
12910	1	Invoice	GASOHOL	01/07/2025	1,770.57	08/25	100-21-21-5110-315
12910	2	Invoice	GASOHOL	01/07/2025	47.93	08/25	100-21-22-5140-315
12910	3	Invoice	GASOHOL	01/07/2025	276.64	08/25	204-23-30-5310-315
12910	4	Invoice	GASOHOL	01/07/2025	171.94	08/25	603-23-70-5935-315
12910	5	Invoice	GASOHOL	01/07/2025	94.93	08/25	602-23-61-5935-315
12910	6	Invoice	GASOHOL	01/07/2025	36.53	08/25	100-24-12-5430-315
12910	7	Invoice	GASOHOL	01/07/2025	328.99	08/25	601-23-52-5935-315
12910	8	Invoice	GASOHOL	01/07/2025	61.89	08/25	601-23-80-5935-315
12910	9	Invoice	GASOHOL	01/07/2025	61.89	08/25	602-23-80-5935-315
12910	10	Invoice	GASOHOL	01/07/2025	54.21	08/25	100-22-42-5233-315
12910	11	Invoice	GASOHOL	01/07/2025	54.21	08/25	100-22-42-5210-315
12910	12	Invoice	GASOHOL	01/07/2025	272.22	08/25	100-23-42-5371-315
Total 12910:					3,231.95		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
12963	1	Invoice	GASOHOL	01/16/2025	842.58	08/25	100-21-21-5110-315
12963	2	Invoice	GASOHOL	01/16/2025	193.80	08/25	204-23-30-5310-315
12963	3	Invoice	GASOHOL	01/16/2025	94.10	08/25	603-23-70-5935-315
12963	4	Invoice	GASOHOL	01/16/2025	63.54	08/25	602-23-61-5935-315
12963	5	Invoice	GASOHOL	01/16/2025	35.65	08/25	100-24-12-5430-315
12963	6	Invoice	GASOHOL	01/16/2025	44.14	08/25	100-21-18-5190-315
12963	7	Invoice	GASOHOL	01/16/2025	235.26	08/25	601-23-52-5935-315
12963	8	Invoice	GASOHOL	01/16/2025	61.60	08/25	601-23-80-5935-315
12963	9	Invoice	GASOHOL	01/16/2025	61.60	08/25	602-23-80-5935-315
12963	10	Invoice	GASOHOL	01/16/2025	31.04	08/25	100-22-42-5233-315
12963	11	Invoice	GASOHOL	01/16/2025	31.04	08/25	100-22-42-5210-315
12963	12	Invoice	GASOHOL	01/16/2025	114.96	08/25	100-23-42-5371-315
Total 12963:					1,809.31		
12964 / 1296	1	Invoice	#1 & #2 DIESEL	01/16/2025	72.97	08/25	100-21-22-5140-315
12964 / 1296	2	Invoice	#1 & #2 DIESEL	01/16/2025	1,390.83	08/25	204-23-30-5310-315
12964 / 1296	3	Invoice	#1 & #2 DIESEL	01/16/2025	249.93	08/25	602-23-61-5935-315
12964 / 1296	4	Invoice	#1 & #2 DIESEL	01/16/2025	772.64	08/25	601-23-52-5935-315
12964 / 1296	5	Invoice	#1 & #2 DIESEL	01/16/2025	1,104.07	08/25	100-24-14-5435-315
Total 12964 / 12965:					3,590.44		
Total UNITED COOPERATIVE (979):					8,631.70		
<b>UPPER DES MOINES OPPORTUNITY (985)</b>							
2/4/25	1	Invoice	REFUND - KIM SIMPSON (deceased)	02/04/2025	161.78	08/25	601-23-80-5903-980
Total 2/4/25:					161.78		
Total UPPER DES MOINES OPPORTUNITY (985):					161.78		
<b>VEENSTRA &amp; KIMM, INC. (5904)</b>							
9	1	Invoice	BUILDING PERMIT FEES - DEC2024	12/31/2024	3,340.00	08/25	100-21-18-5190-212
Total 9:					3,340.00		
Total VEENSTRA & KIMM, INC. (5904):					3,340.00		
<b>VERMEER IOWA &amp; N. MISSOURI (6073)</b>							
W0178405	1	Invoice	BORING UNIT INSPECTION & REPAIR	02/07/2025	3,126.58	08/25	601-23-52-5935-227
Total W0178405:					3,126.58		
W0178505	1	Invoice	BORING TRAILER INSPECTION	02/07/2025	472.03	08/25	601-23-52-5935-227
Total W0178505:					472.03		
Total VERMEER IOWA & N. MISSOURI (6073):					3,598.61		
<b>VESSCO, INC. (997)</b>							
096616	1	Invoice	SENSOR UNIT	02/05/2025	518.02	08/25	603-23-70-5642-318
Total 096616:					518.02		
Total VESSCO, INC. (997):					518.02		

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
<b>VISUAL EDGE IT, INC. (3995)</b>							
24AR239731	1	Invoice	PRINTER CONTRACT	01/27/2025	38.04	08/25	100-21-21-5110-225
Total 24AR2397317:					38.04		
24AR242104	1	Invoice	PRINTER CONTRACT	02/04/2025	27.05	08/25	100-23-42-5371-225
Total 24AR2421043:					27.05		
24AR242104	1	Invoice	PRINTER CONTRACT	02/04/2025	35.69	08/25	100-21-18-5190-225
Total 24AR2421044:					35.69		
24AR242104	1	Invoice	PRINTER CONTRACT	02/04/2025	38.85	08/25	601-23-52-5931-225
Total 24AR2421045:					38.85		
24AR242104	1	Invoice	PRINTER CONTRACT	02/04/2025	85.99	08/25	100-22-42-5233-225
Total 24AR2421046:					85.99		
Total VISUAL EDGE IT, INC. (3995):					225.62		
<b>WEBSTER CITY TRUE VALUE (2155)</b>							
2501-083246	1	Invoice	SUPPLIES	01/28/2025	54.77	08/25	603-23-70-5642-318
Total 2501-083246:					54.77		
2501-083556	1	Invoice	FH SUPPLIES	01/30/2025	42.46	08/25	100-22-42-5233-318
Total 2501-083556:					42.46		
2501-083635	1	Invoice	BULBS	01/31/2025	68.97	08/25	603-23-70-5652-310
Total 2501-083635:					68.97		
2502-084118	1	Invoice	KITCHEN SICK REPAIR	02/03/2025	23.26	08/25	100-21-22-5140-226
Total 2502-084118:					23.26		
2502-084887	1	Invoice	FASTENERS TK4	02/10/2025	1.49	08/25	601-23-52-5935-314
Total 2502-084887:					1.49		
Total WEBSTER CITY TRUE VALUE (2155):					190.95		
<b>WESCO RECEIVABLES CORP (1038)</b>							
355409	1	Invoice	STOCK WIRE	01/29/2025	5,531.90	08/25	601-23-52-5935-871
Total 355409:					5,531.90		
356964	1	Invoice	STOCK MATERIALS	01/30/2025	1,568.99	08/25	601-23-52-5588-318
356964	2	Invoice	STOCK WIRE	01/30/2025	4,927.35	08/25	601-23-52-5935-871
Total 356964:					6,496.34		
362786	1	Invoice	STOCK MATERIALS	02/04/2025	157.50	08/25	601-23-52-5588-318

Invoice	Seq	Type	Description	Invoice Date	Total Cost	Period	GL Account
Total 362786:					157.50		
Total WESCO RECEIVABLES CORP (1038):					12,185.74		
<b>WILLARD, DAN &amp; DIANE (3940)</b>							
11/19/24	1	Invoice	ENERGY EFFICIENCY REBATE	11/19/2024	48.07	08/25	601-23-36-5930-979
Total 11/19/24:					48.07		
7/15/24	1	Invoice	ENERGY EFFICIENCY REBATE	07/15/2024	75.00	08/25	601-23-36-5930-979
Total 7/15/24:					75.00		
Total WILLARD, DAN & DIANE (3940):					123.07		
Total 02/17/2025:					526,383.66		
Grand Totals:					620,333.34		

Report GL Period Summary

GL Period	Amount
08/25	620,333.34
Grand Totals:	620,333.34

Vendor number hash: 713853  
 Vendor number hash - split: 993065  
 Total number of invoices: 171  
 Total number of transactions: 252

Terms Description	Invoice Amount	Net Invoice Amount
Open Terms	620,333.34	620,333.34
Payroll Ending 2/8/25	208,747.75	
<b>GRAND TOTAL :</b>	<b>\$829,081.09</b>	

**FUND LIST TOTALS FOR BILLS February 17, 2025**

<u>Account</u>	<u>Fund</u>	<u>Total Amount</u>
100	General	\$ 48,327.11
204	Road Use Tax Fund	\$ 4,813.71
205	Airport	\$ 29,097.66
242	Economic Development	\$ 89,158.56
542	Fair Meadow Project Phase II	\$ 2,113.28
601	Electric Utility	\$ 55,214.69
602	Water Utility	\$ 23,505.46
603	Sewer Fund	\$ 3,436.88
610	Electric Improvements	\$ 18,047.69
611	Reisner Substation Project	\$ 182,811.62
613	69kV Transmission Project	\$ 2,500.00
614	URD Conversion	\$ 35,336.75
902	Medical/Flex	\$ 125,969.93
	Claims Total	\$ 620,333.34
<b><u>PAYROLL</u></b>		
	Payroll Ending February 8, 2025	\$ 208,747.75
<hr/>		
	<b>Grand Total</b>	<b>\$ 829,081.09</b>

## WASTEWATER TREATMENT PLANT REPORT FOR THE MONTH OF JANUARY 2025

	MONTH January	Year to Date 2025	MONTH January	Year to Date 2024	
Total gallons flow	25,939,000	25,939,000	32,269,000	32,269,000	gal
Average daily flow	836,741		976,400		gal/da
Percentage treated	100		100		%
Total gallons raw sludge	109,270	109,270	77,748	77,748	gal
Total gallons digested sludge out	0		0		gal
Total gallons sludge transferred to storage tank	60,160		70,500		gal
Total gallons supernatant returned	0		0		gal
Average effluent CBOD (25 mg/l aver. 40 mg/l max.)	14.6		10.3		mg/l
Number of days max. limit was exceeded	0		0		da
Average % removal	95.2		96.9		%
Average effluent suspended solids (30 mg/l aver. 45 mg/l max.)	12.75		6.95		mg/l
Number of days max. limit was exceeded	0		0		da
Average percent removal	96.2		97.9		%
Average effluent ammonia nitrogen Jan(<1 mg/l average, 15.2 mg/l max. limitation)	<1		<1		mg/l
Number of days max. limit was exceeded	0		0		da

**ELECTRIC REPORT FOR THE MONTH OF JANUARY 2025**

(Production Month-December 2024; Billing Month (Due) - January 2025)

	<u>MONTH</u> <u>January</u>	<u>Year to</u> <u>Date 2025</u>	<u>MONTH</u> <u>January</u>	<u>Year to</u> <u>2024</u>
TOTAL PURCHASED POWER K.W.	8,845,194	8,845,194	8,260,174	8,260,174
Gross K.W. Generated For Maint.	0	0	6,150	6,150
For Corn Belt	0	0	0	0
Station Power K.W.	28,187	28,187	25,876	25,876
NET K.W.TO BOARD	8,817,007	8,817,007	8,234,298	8,234,298
Billed by Clerk's Office to Customers K.W.:				
Commercial Sales	2,590,330	2,590,330	2,247,629	2,247,629
Industrial Sales	2,252,503	2,252,503	2,216,617	2,216,617
City Departments & Street Lights	316,922	316,922	454,244	454,244
Residential Sales	3,150,435	3,150,435	2,786,103	2,786,103
Sales for Resale-Wholesale	535,400	535,400	707,300	707,300
Note: sold more than purchased in Jan				
KILOWATTS UNACCOUNTED	<u>(28,583)</u>	<u>(28,583)</u>	<u>(177,595)</u>	<u>(177,595)</u>
Percentage of Unaccounted for	-0.32%	-0.32%	-2.16%	-2.16%

LOAD COMPARISON	<u>2025</u>	<u>2024</u>
Peak K.W. Demand	16,596	15,226
Purchased Power	8,845,194	8,260,174
Net to Board	8,817,007	8,234,298

REMARKS:

**CITY OF WEBSTER CITY, IOWA - UTILITY REPORT  
ELECTRIC UTILITY PURCHASES & SALES - 2025**

Purch. Power Period	Billing Month (Due)	Month Purch.Power kWh	Pur Pwr lessStaPwr = Net to Board kWh	Month Billed kWh less StaPwr	Col D Net to Board less Col E Mo billed Mo Unaccounted For	Month Unaccounted For %	Yr To Date Purch.Power less sta pwrkWh	Yr To Date Billed & SPwr kWh	Yr To Date Unaccounted kWh	Yr To Date Unaccounted For %
Dec	Jan 2025	8,845,194	8,817,007	8,845,590	(28,583)	-0.32%	8,817,007	8,845,590	(28,583)	-0.32%
Jan	Feb 2025									
Feb	Mar 2025									
Mar	Apr 2025									
Apr	May 2025									
May	Jun 2025									
Jun	July 2025									
July	Aug 2025									
Aug	Sept 2025									
Sep	Oct 2025									
Oct	Nov 2025									
Nov	Dec 2025									
<b>TOTALS</b>		8,845,194	8,817,007	8,845,590	(28,583)					

Billings

By Type of Serv-kWh

	Commercial	Industrial	City Depts & Street Lights	Residential	Wholesale	Station Power-N/C	Billed & Sta. Pwr Total	Previous Year Bill&Sta.Pwr Tot
Jan 2025	2,590,330	2,252,503	316,922	3,150,435	535,400	28,187	8,873,777	8,437,769
Feb 2025								
Mar 2025								
Apr 2025								
May 2025								
Jun 2025								
July 2025								
Aug 2025								
Sep 2025								
Oct 2025								
Nov 2025								
Dec 2025								
<b>TOTALS</b>	2,590,330	2,252,503	316,922	3,150,435	535,400	28,187	8,873,777	8,437,769

BILLING AMOUNT

	Commercial Sales	Industrial Sales	City Depts. & St. Light Sales	Residential Sales	Wholesale Sales	Station Power	TOTAL SALES	PREVIOUS YEAR
Jan 2025	\$306,065.61	\$195,692.72	\$40,014.56	\$409,786.30	\$63,516.32	N/C	\$1,015,075.51	\$996,010.00
Feb 2025								
Mar 2025								
Apr 2025								
May 2025								
Jun 2025								
July 2025								
Aug 2025								
Sep 2025								
Oct 2025								
Nov 2025								
Dec 2025								
<b>TOTALS</b>	\$306,065.61	\$195,692.72	\$40,014.56	\$409,786.30	\$63,516.32		\$1,015,075.51	\$996,010.00

Number of Customers

	Commercial	Industrial	City Depts & St. Lights	Residential	Wholesale	Total	Previous Year
Jan 2025	535	7	48	3,885	3	4,478	4,458
Feb 2025							
Mar 2025							
Apr 2025							
May 2025							
Jun 2025							
July 2025							
Aug 2025							
Sep 2025							
Oct 2025							
Nov 2025							
Dec 2025							



## WATER PLANT REPORT FOR THE MONTH OF JANUARY 2025

(Production Month-December 2024 Billing Month (Due) - January 2025)

	MONTH January	Year to Date 2025	MONTH January	Year to Date 2024
Total Gallons Pumped from Wells(Inf)	19,541,000	19,541,000	22,085,000	22,085,000
Average Gallons Pumped	(795,408)		(712,419)	
Gallons for Sludge	63,450	63,450	65,800	65,800
Total Gallons to Water Plant	19,477,550	19,477,550	22,019,200	22,019,200
Gallons to Distribution System From From Water Plant (Effluent reading)	21,503,000	21,503,000	23,641,000	23,641,000
<b>TOTAL TO SYSTEM - CUBIC FEET</b>	<b>2,874,533</b>	<b>2,874,533</b>	<b>3,160,342</b>	<b>3,160,342</b>
Billed by Clerk's Office to Customers Cubic Feet	2,342,900	2,342,900	2,351,000	2,351,000
Billed by City Departments Cubic Feet	254,300	254,300	243,500	243,500
Used by City Departments, but not billed-estimated Cubic Feet				
Fire	0		0	
Meter	0		0	
Sew. Disp.	0		0	
Street,Water,SewerDistribution,Line est <i>(main breaks,hydrant flush,sewer, valve rpr,w.tower, line dept</i>	13,368	13,368	13,368	13,368
Water Plant filter backwash	31,607	31,607	26,744	26,744
Ground storage tank loss				
Recreation-Drink.Fount.	0		0	
Cemetery	0		0	
Change in Distribution System	0		0	
Used by Contractor	0		0	
<b>CUBIC FEET UNACCOUNTED FOR</b>	<b>232,358</b>	<b>232,358</b>	<b>525,730</b>	<b>525,730</b>
Percentage of Unaccounted for	8.08%	8.08%	16.64%	16.64%

NOTE: 27 loads of lime sludge  
hauled to farm ground

NOTE: 28 loads of lime sludge  
hauled to farm ground

**REMARKS:**

**WATER UTILITY PRODUCTION SALES & USAGE 2025**

Prod Mo.	Billing Month (Due)	Month to Distribution System C/F	Month Billed & Unbilled Usage C/F	Month Unaccounted For C/F	Month Unaccounted For %	Yr to Date To Distribution System C/F	Yr to Date Billed & Unbilled C/F	Yr To Date Unaccounted For C/F	Yr To Date Unaccounted For %
Dec	Jan 2025	2,874,533	2,642,175	232,358	8.08%	2,874,533	2,642,175	232,358	8.08%
Jan	Feb 2025								
Feb	Mar 2025								
Mar	Apr 2025								
Apr	May 2025								
May	Jun 2025								
June	July 2025								
July	Aug 2025								
Aug	Sep 2025								
Sep	Oct 2025								
Oct	Nov 2025								
Nov	Dec 2025								

TOTALS 2,874,533 2,642,175 232,358

Billings & Usage  
By Type of Service-C/F

	Commercial	Industrial	City Depts.	Residential	Used by City Dep i.e. water breaks flush.etc. Not metered	Total	Previous Year ok	Previous Year Produced
Jan 2025	641,500	363,600	254,300	1,337,800	44,975	2,642,175	2,634,612	3,160,342
Feb 2025								
Mar 2025								
Apr 2025								
May 2025								
Jun 2025								
July 2025								
Aug 2025								
Sep 2025								
Oct 2025								
Nov 2025								
Dec 2025								

TOTALS 641,500 363,600 254,300 1,337,800 44,975 2,642,175 2,634,612 3,160,342

BILLING AMOUNT

	Commercial Sales	Industrial Sales	City Depts. Sales	Residential Sales	City Depts Not Sold	TOTAL SALES	PREVIOUS YEAR
Jan 2025	\$55,314.39	\$22,169.09	\$15,127.25	\$173,273.20	N/C	\$265,883.93	\$ 272,081.32
Feb 2025							
Mar 2025							
Apr 2025							
May 2025							
Jun 2025							
July 2025							
Aug 2025							
Sep 2025							
Oct 2025							
Nov 2025							
Dec 2025							

TOTALS \$55,314.39 \$22,169.09 \$15,127.25 \$173,273.20 \$265,883.93 \$ 272,081.32

Number of Customers

	Commercial	Industrial	City Depts.	Residential	Previous Year
Jan 2025	354	7	15	3,167	3,540
Feb 2025					
Mar 2025					
Apr 2025					
May 2025					
Jun 2025					
July 2025					
Aug 2025					
Sept 2025					
Oct 2025					
Nov 2025					
Dec 2025					

INCIDENT ANALYSIS - DAY

Date 02/03/2025

Time 8:11:40AM

Report CFS03

Agency Webster City Police Department

Dates 01/01/2025 Thru 01/31/2025

Activity	Sun	Mon	Tue	Wed	Thur	Fri	Sat	Total
Agency: WCPD Webster City Police Department								
	0	0	0	2	1	0	0	3
01050 Traffic Accident PD	0	1	2	1	0	4	3	11
01096 Mental Subject	1	0	0	0	0	0	2	3
1050H Hit And Run	0	2	0	0	0	0	0	2
1050I Traffic Accident Injury	0	0	1	0	0	0	0	1
911P 911P Phone Dispatched	0	0	0	2	0	0	0	2
911R 911 Radio Dispatched	6	6	4	3	4	10	3	36
911T 911 Call Transferred	0	0	2	1	0	0	0	3
ALARM Alarm Actual/False	1	1	3	1	0	1	1	8
ANIM Animal Complaint	6	6	4	7	0	7	1	31
ASSAG Asssit Other Agency	1	1	1	0	1	6	2	12
ASSLT Assault	0	0	1	1	0	0	1	3
ASSSO Assist Sheriffs Office	0	3	0	1	2	2	0	8
BAR Bar Check	0	0	0	0	0	6	3	9
BURG Burg/Breaking & Entering	0	1	0	1	0	0	0	2
CIVIL Civil Disputes	0	1	0	0	1	0	1	3
CR Commercial/Resd Patrol	23	22	19	28	24	25	14	155
DARE DARE Activity	0	0	0	1	0	0	0	1
DEATH Death/Unattended	0	1	0	0	0	0	0	1
DIREC Directed Assignment	1	1	0	2	2	0	1	7
DP Downtown Foot Patrol	4	4	2	7	5	5	3	30
DRIVE Driving Complaints	2	1	4	1	5	4	2	19
EMS Assist VDMC	5	11	7	7	3	6	4	43
ESCOR Escort	0	0	0	0	0	0	1	1
FI Field Interview	0	0	0	0	0	1	2	3
FIRE Fire	1	0	0	1	0	0	0	2
FOLL Follow Up	1	0	1	3	4	2	0	11
FOOT Foot Patrol	0	2	2	0	0	2	0	6
FRAUD Fraud	1	1	1	3	2	0	2	10
FUNER Escort/Funeral	0	0	0	0	1	0	1	2
HARR Harasement	1	1	0	1	0	2	0	5
JUVE Juveniles	0	1	1	3	1	1	0	7
MOTOR Motorist Assist	0	0	1	1	2	1	3	8
NOISE Noise Complaints	1	0	2	3	0	0	0	6
NOTIF Notification	0	0	1	0	0	0	1	2
NUIS Nuisance Calls	7	4	1	9	9	7	5	42
OPEN Open Window/Door	1	1	0	1	0	0	0	3
PARK Parking Violations	3	8	4	7	5	5	3	35
PROJA Project Awareness	1	4	4	0	8	8	2	27
PROP Lost/Found Property	1	2	0	1	2	1	0	7
PUB Assistance Public	8	12	16	18	26	13	11	104
RUN Runaway	0	0	0	0	0	1	0	1
SIGN Signs/Signals	0	0	0	1	0	0	0	1
SP School Foot Patrol	0	7	7	6	3	4	2	29
STR Debris/Street Problems	0	0	1	1	1	0	0	3
SUIC Suicide/Attempted	0	1	1	0	1	0	0	3
SUSP Suspicious Activity	1	2	3	0	4	4	2	16
TCS Traffic Control/School	0	6	5	6	5	5	0	27
THEFT Theft	2	4	3	1	0	2	0	12
TIP Tip	0	0	0	1	0	1	1	3
Tobac Tobacco Violation	0	1	0	0	0	3	0	4
TRANS Transient	0	0	0	0	0	1	0	1

35 of 119

## INCIDENT ANALYSIS - DAY

**Date** 02/03/2025

**Time** 8:11:40AM

**Report** CFS03

**Agency** Webster City Police Department

**Dates** 01/01/2025 **Thru** 01/31/2025

Activity	Sun	Mon	Tue	Wed	Thur	Fri	Sat	Total	
TRESP Criminal Trespass	1	0	0	1	1	1	3	7	
TS Traffic Stop	15	10	9	14	16	14	13	91	
UNLOC Vehicle Unlock	0	4	1	2	1	2	4	14	
UTIL Utility Problems	0	0	3	5	2	2	3	15	
VAND Vandalism	0	0	0	0	1	0	0	1	
VC Vacation House Watch	0	12	9	0	5	14	0	40	
VIOL Violation Restraining Ord	0	1	1	0	0	0	0	2	
WARR Warrant Served	1	1	0	2	1	2	1	8	
WELF Welfare Check	1	1	1	1	0	2	2	8	
WIND Public Window Assist	0	5	6	5	9	6	3	34	
<b>Webster City Police Department Agency Total</b>		97	153	134	163	158	183	106	994
<b>Total</b>		97	153	134	163	158	183	106	994

# FIRE DEPARTMENT REPORT

January 2025

## ALARMS

<u>DATE</u>	<u>TIME</u>	<u>ADDRESS</u>	<u>TYPE OF SITUATION FOUND</u>	<u>CITY, MUTUAL AID, DISTRICT</u>
01-01	0930	411 Closz Dr.	Smoke alarm	City
01-09	1110	936 Elm St.	Carbon Monoxide incident	City
01-11	0137	Second St.	Hazmat leak	City
01-14	1242	626 Elm St.	Gas Leak	City
01-17	0840	848 Second St.	Chemical spill	City
01-19	2230	1132 Elm St.	Gas Leak at meter	City
01-22	1300	609 Middle St.	Carbon Monoxide leak	City
01-23	1658	1526 Des Moines St.	Gas Leak	City
01-23	1959	738 Second St.	Smoke in a residence	City
01-25	1858	1363 Third St.	Natural Gas leak	City
01-27	0418	Stagecoach Rd./ 270 <sup>th</sup>	Vehicle accident/ clean up	City

**Year to Date Total = 11**

**January Total =11**

**City- =11**

**Mutual- =0**

**District- =0**

**TRAINING**

	<u>TIME</u>	<u>TYPE OF TRAINING</u>	<u>HOURS</u>	<u>PERSONNEL</u>
01-13		Association mtg, Load new hose, fit test	2	27
01-15		Officer meeting	2	11
		Firefighter I and II training and Instructor I	4	3

**Year to Date Total = 88**

**January Total = 88**

**INSPECTIONS**

<u>DATE</u>	<u>BUSINESS</u>	<u>REASON FOR INSPECTION</u>
<u>01-17</u>	<u>2<sup>nd</sup> St. Emporium</u>	<u>CMB</u>
	<u>Hiway 20</u>	<u>CMB</u>
<u>01-28</u>	<u>Hamilton County Fairgrounds</u>	<u>CMB</u>
	<u>Caseys</u>	<u>CMB</u>

**Year to Date Total = 4**

**January Total =04**

**MISCELLANEOUS**

<u>DATE</u>	<u>TIME</u>	<u>EVENT</u>
01-16		Flush of the month 12,000 gallons
01-21		Base radio installed in office
01-06		New flooring installed
01-23		Smoke detector installs
01-29		Child seat install remove

		Repair L31 nozzle
12-19		Car seat installation
		Serviced SCBA Air fill station

**MEETING ROOM**

<u>DATE</u>	<u>TIME</u>	<u>USED BY</u>
<u>1-4,11,18,25</u>		Men's group meeting

# ANNUAL REPORT 2024



WEBSTER CITY AREA  
Chamber of Commerce







## MESSAGE FROM THE BOARD PRESIDENT

Serving on the Chamber Board these past four years has been such a rewarding experience, both personally and professionally. I'm really looking forward to building on that and helping more people in the Webster City area connect and get involved.

2024 was an exciting year for our community, and there's even more to look forward to in 2025. We've taken a fresh look at our events to better serve everyone, and I'm especially excited that JunqueFest is moving to downtown Webster City to create even more opportunities to bring people together. With a stronger ambassador program, we're also working on adding more family-friendly activities to make life here even better.

None of this would be possible without the incredible support of our members. I encourage everyone to consider opportunities to collaborate more closely in 2025, contributing to the quality of life in our area. Together, we can elevate the profile of Webster City and strengthen the sense of place that makes our community so special.

**JAMIE GRIFFITH**  
Hamilton County Fair



## ABOUT THE BOARD

The Webster City Area Chamber of Commerce is comprised of a 9 member volunteer board representing the member interests. Per the current board letter of commitment, board members are expected to fulfill the responsibilities to the organization in addition to signing a conflict of interest and confidentiality agreement.

- Jamie Griffith, Hamilton County Fair, Board President
- Ryan Williams, Availa Bank, Vice President
- Mark Ferguson, Karl Webster City, Treasurer
- John Harrenstein, City of Webster City, City Liaison
- Jill Burtnett, Neighborhood Realty
- Monica Haberman, Platinum Connect
- Ketta Lubberstedt Arjes, Kendall Young Library
- Ottie Maxey, Ames Alliance
- Jeff MacRunnel, K.C. Nielsen



# ORGANIZATION OVERVIEW

## MISSION

Building business and community through access to leaders, promotions, Our mission- Building business and community through economic growth, promotion, and access to leaders, education, and networking

We believe in the benefits business provides. As the Chamber, we are here to advocate, partner, network, and promote you and all you have to offer. Our goal is to further the interests of the businesses we represent for a brighter future within Webster City and the surrounding communities.

## ABOUT THE WEBSTER CITY AREA CHAMBER

In 2024, we celebrated a record-breaking number of ribbon cuttings, not just in new business, but also marking an expansion in our social services, arts and cultural amenities, and improvements to our parks and recreation system. *More than half of the new businesses that opened were women or minority-owned*, and 20% of those new businesses marked a relocation and expansion in our area. We also now have a Giant Doodlebug completed recognizing our local industry's history.

# EVENT HIGHLIGHTS



**17%**

Increase in  
Event Revenue

**75**

Webster City  
Market Nights  
Vendors

**537**

Event  
Volunteer  
Hours

**60**

Chamber Hosted  
Events

**28K**

Event  
Revenue

**12**

Market Nights  
Events

**30**

New Vendors for  
Webster City  
Market Nights

**962**

Events on the  
Community  
Calendar



# MEMBERSHIP OVERVIEW

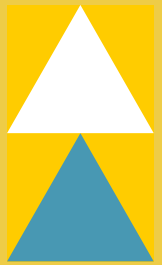
8%

Membership Growth



39

New Members



The data indicates a growing demand for membership in the Webster City Area Chamber of Commerce. Nationally, chamber membership offers significant advantages

## MARKET ANALYSIS



**Enhanced Business Reputation :** Consumers are 63% more likely to patronize businesses that are members of their local chamber, perceiving them as more reputable and customer-focused.

[U.S. Chamber of Commerce](#)



**Increased Consumer Favorability :** A national survey revealed that two-thirds of consumers believe that chamber-affiliated businesses use good business practices, are reputable, care about their customers, and are involved in the community

# ADVOCATE & PROMOTE

## JANUARY

### IEDA DIRECTOR DURHAM

In January 2024, the Webster City Area Chamber welcomed Iowa Economic Development Director Debi Durham for a presentation focused on unlocking new opportunities for the community. Her discussion centered on how the state office can support initiatives like downtown revitalization, workforce housing, manufacturing growth, and placemaking projects.



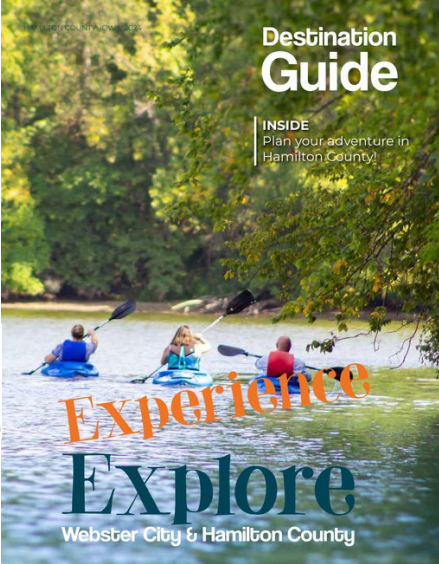
## APRIL STATEWIDE GUIDE TRAINING

Over 30 communities gathered in Webster City to explore strategies for welcoming visitors and enhancing their storytelling to better showcase the unique appeal of their areas. The meeting was awarded by an application prepared by Hamilton County Development.



## MAY DESTINATION GUIDE

The Webster City Area & Hamilton County Destination Guide is distributed to over 17 Visitors Centers & Welcome Centers across the state, along with other locations in neighboring states.



## JUNE MYSTERY TOUR

First State Bank's Prestige Club treated tourists to a surprise "trip in their own town." Bank customers visited various bank branches and local attractions, enjoying an exciting mystery tour where the destinations were revealed along the way!



# ADVOCATE & PROMOTE

## MAY DOWNTOWN DAYTRIP

The Downtown Daytrip united neighboring communities from Story and Hamilton Counties for a presentation by the State Tourism Office. Participants enjoyed a walking tour of downtown Jewell and gained insights into the building rehabilitation projects led by JADE. The event fostered the exchange of ideas and collaboration among attendees.



## AUGUST IOWA STATE FAIR BOOTH

Chamber staff showcased Webster City and the Hamilton County area as must-visit destinations to attendees of the Iowa State Fair. This opportunity allowed us to distribute hundreds of visitor guides, spreading the word about our community across the state and beyond.



## AUGUST GUIDE CERTIFICATION

Professional guide certification are credentials awarded by Iowa State University Extension for the successful completion of the training course and examination by peer jury.



## OCTOBER TRAVEL IOWA MARKETPLACE

Our staff and volunteers showcase the unique attractions and experiences our area has to offer to over 30 trip planners and the group travel industry.



# REACH & FOLLOWING



**31.6K**

Website Views on [visitwebstercityiowa.com](http://visitwebstercityiowa.com)



**2.7K**

Member Directory Views



**20.4K**

Facebook Visits



**41%**

Newsletters Opened



**3.6K**

Community Calendar Views



**214.1K**

Facebook Reach



# VOLUNTEER IMPACT

Volunteer help is vital to our mission. Without the dedication of community-minded individuals who generously lend their time and expertise, the Chamber's ability to deliver essential services would not be possible

- Planning and Hosting Events:
- Administrative Support:
- Community Outreach:
- Special Projects:
- Board and Committee Roles:



*The economic impact of the volunteer hours for 2024 at the Webster City Area Chamber of Commerce is*

# \$16.3K

The value of a volunteer hour is high because it represents not only the time spent but also the expertise, effort, and contributions that volunteers bring to the organization. Here are some reasons why this value is significant:



VALUE  
OF  
VOLUNTEER  
HOUR  
IN  
IOWA

# \$28.88

LARNED A. WATERMAN IOWA  
NONPROFIT RESOURCE CENTER

- Professional Level Contributions
- Economic Benchmarks
- Cost Savings for the Organization
- Commitment and Community Spirit



# DOWNTOWN REVITALIZATION



“The health of Downtown has a direct impact upon the entire community’s economic well -being.”

-Downtown Assessment Report Iowa Economic Development Authority

2023's Downtown Assessment was a partnership between the chamber, downtown SSMID district, and City of Webster City. All three entities adopted the IEDA's team recommendations. Below are suggested actions the chamber team has been able to actively be part of the implementation.

- Creation of a business or building inventory list
- Design Grant- Incentive program that helps with building maintenance
- Working with City to review downtown sign ordinances and creating resources to help inform business owners of the process
- Discuss partnerships with local groups and organizations to stand up bike rides and other downtown events
- Community Events Calendar with local events
- Monthly Chamber Updates at Third Thursday Coffees
- Training Opportunities for Small Business Owners- Financial Readiness, Disaster Preparedness, Artificial Intelligence, Digital Marketing
- Submission of events to the Travel Iowa website
- Working with the City and serving on the Planning & Zoning Board regarding proper business codes
- Working to coordinate extended shopping hours to better serve customers
- Regular communication with local press, city officials, and county supervisors
- Digital landing page dedicated to downtown development
- Working with Planning & Zoning Commission to update ordinances to support positive business growth
- Work with the Planning & Zoning Commission to pass the Minimum Property Maintenance Commercial Code
- Installation of public art in downtown



# MEMBER SUCCESS STORIES

## PEOPLES CREDIT UNION

*"The Chamber plays a crucial role in driving economic development and connecting businesses. Volunteering and sponsoring shows commitment to things that matter."*



DEBBY  
PRUISMANN



## COUNTRY TWIST BOUTIQUE

*"I went to a couple chamber meetings not thinking I was going to come here. I have had support like no other. Now they have me involved in all kinds of stuff!"*



PEGGY  
JOSLIN



## AMERICAN SANITATION

*"I always enjoy working with and supporting the Chamber, as they are always working hard to support the community and the small local businesses that make it up."*



BRAD  
SCHMIDT



The Webster City Area Chamber proudly represents a diverse membership of over 200 individuals, businesses, and industry partners. Our members are united by a shared commitment to supporting the local economy and fostering growth in Webster City and the surrounding region.

While our roots are firmly planted in Webster City, our reach extends to regional partners in Fort Dodge, Eagle Grove, Story City, Ames, and Jewell. Together, we're building a strong network dedicated to creating opportunities and driving success throughout the area.

# BUSINESS SUPPORT

*The Chamber is proud to commemorate every milestone.*



**\$5K**

Design Grants



**22**

Ribbon Cuttings & Groundbreakings



**109**

Member Visits



**9**

Morning Networking Events



**3.1K**

Online Help Wanted Views

# FUTURE OUTLOOK

## AFFILIATE PROGRAMS

Affiliate programs can significantly benefit volunteer-run nonprofits by providing essential development, fundraising, and event planning support while preserving their autonomy. These programs enable volunteer-operated nonprofits to leverage professional resources, build stronger organizational foundations, and achieve their goals more effectively.

1. Professional Development Support
2. Enhanced Fundraising Opportunities
3. Event Planning Support
4. Improved Visibility & Community Awareness
5. Preservation of Autonomy

## NEW PROGRAMMING & EVENTS

This year, we're thrilled to collaborate with volunteer organizations and nonprofits to enhance community events like the Fall Festival, OktoberFest, Fall Bike Ride, and Pioneer Life Days. We're also deepening our partnership with Hamilton County Conservation to support their programs and conservation initiatives, connecting our community with nature and outdoor experiences.

## GROWING THE ARTS & CREATIVE CULTURE

The Webster City Area Chamber of Commerce is thrilled to announce the award of an Iowa Tourism Grant to develop a comprehensive marketing plan aimed at promoting the vibrant local arts nonprofits in our community. This initiative underscores Webster City's commitment to showcasing its rich tapestry of creative culture and establishing the area as a premier arts and cultural destination. This grant will help strengthen the marketing of our arts nonprofits, increase visitor engagement, and position Webster City as a destination where creativity thrives.





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# THANK YOU



WEBSTER CITY AREA  

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Chamber of Commerce

-  515-832-2564
-  [visitwebstercityiowa.com](http://visitwebstercityiowa.com)
-  [info@visitwebstercityiowa.com](mailto:info@visitwebstercityiowa.com)
-  **Text** 515-51-SM2WC

RESOLUTION NO. 2025 - 020

Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Wilson Estates LLC, Including Annual Appropriation Tax Increment Payments

WHEREAS, the City of Webster City, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the 2025 Webster City Housing Urban Renewal Area (the "Urban Renewal Area"); and

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

WHEREAS, the City proposes to enter into a certain development agreement (the "Development Agreement") with Wilson Estates LLC (the "Developer") in connection with the construction of public infrastructure necessary for the development of a residential subdivision in the Urban Renewal Area; and

WHEREAS, the Development Agreement would provide financial incentives to the Developer in the form of annual appropriation incremental property tax payments to the Developer in an amount not to exceed \$4,550,000 under the authority of Section 403.9(1) of the Code of Iowa; and

WHEREAS, it is necessary to set a date for a public hearing on the Development Agreement, pursuant to Section 403.9 of the Code of Iowa;

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

Section 1. This City Council shall meet on February 17, 2025, at 6:05 p.m., at the Council Chambers in City Hall, in the City, at which time and place proceedings will be instituted and action taken to approve the Development Agreement.

Section 2. The City Clerk is hereby directed to give notice of the proposed action, the time when and place where said meeting will be held, by publication at least once not less than four days and not more than twenty days before the date of said meeting in a legal newspaper of general circulation in the City. Said notice shall be in substantially the following form:

NOTICE OF MEETING FOR APPROVAL OF DEVELOPMENT AGREEMENT WITH WILSON ESTATES LLC AND AUTHORIZATION OF ANNUAL APPROPRIATION TAX INCREMENT PAYMENTS

The City Council of the City of Webster City, Iowa, will meet at the Council Chambers in City Hall, on February 17, 2025, at 6:05 p.m., at which time and place proceedings will be instituted and action taken to approve a Development Agreement between the City and Wilson Estates LLC (the “Developer”), in connection with the construction of public infrastructure necessary for the development of a residential subdivision in the 2025 Webster City Housing Urban Renewal Area (the “Urban Renewal Area”), which Agreement provides for certain financial incentives in the form of incremental property tax payments (the “Payments”) to the Developer in a total amount not exceeding \$4,550,000 as authorized by Section 403.9 of the Code of Iowa.

The commitment of the City to make the Payments to the Developer under the Development Agreement will not be a general obligation of the City, but such Payments will be payable solely and only from incremental property tax revenues generated within the 2025 Webster City Housing Urban Renewal Area. Some or all of the Payments under the Development Agreement may be made subject to annual appropriation by the City Council.

At the meeting, the City Council will receive oral or written objections from any resident or property owner of the City. Thereafter, the Council may, at the meeting or at an adjournment thereof, take additional action to approve the Development Agreement or may abandon the proposal.

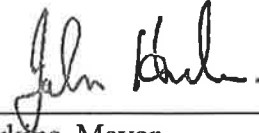
This notice is given by order of the City Council of Webster City, Iowa, in accordance with Section 403.9 of the Code of Iowa.

John Harrenstein  
City Clerk

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

Section 4. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved February 3, 2025.



\_\_\_\_\_  
John Hawkins, Mayor

Attest:



\_\_\_\_\_  
Sherry Simmons, Deputy City Clerk



NOTICE OF MEETING FOR APPROVAL OF DEVELOPMENT AGREEMENT WITH WILSON ESTATES LLC AND AUTHORIZATION OF ANNUAL APPROPRIATION TAX INCREMENT PAYMENTS

The City Council of the City of Webster City, Iowa, will meet at the Council Chambers in City Hall, on February 17, 2025, at 6:05 p.m., at which time and place proceedings will be instituted and action taken to approve a Development Agreement between the City and Wilson Estates LLC (the "Developer"), in connection with the construction of public infrastructure necessary for the development of a residential subdivision in the 2025 Webster City Housing Urban Renewal Area (the "Urban Renewal Area"), which Agreement provides for certain financial incentives in the form of incremental property tax payments (the "Payments") to the Developer in a total amount not exceeding \$4,550,000 as authorized by Section 403.9 of the Code of Iowa.

The commitment of the City to make the Payments to the Developer under the Development Agreement will not be a general obligation of the City, but such Payments will be payable solely and only from incremental property tax revenues generated within the 2025 Webster City Housing Urban Renewal Area. Some or all of the Payments under the Development Agreement may be made subject to annual appropriation by the City Council.

At the meeting, the City Council will receive oral or written objections from any resident or property owner of the City. Thereafter, the Council may, at the meeting or at an adjournment thereof, take additional action to approve the Development Agreement or may abandon the proposal.

This notice is given by order of the City Council of Webster City, Iowa, in accordance with Section 403.9 of the Code of Iowa.

John Harrenstein  
City Clerk

RESOLUTION 2025 -

Resolution Approving Development Agreement with Wilson Estates LLC,  
Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain  
Tax Increment Revenues to the Payment of the Agreement

WHEREAS, the City of Webster City, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the 2025 Webster City Housing Urban Renewal Area (the “Urban Renewal Area”); and

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

WHEREAS, the City has proposed to enter into a certain development agreement, with Wilson Estates LLC (the “Developer”) in connection with the construction by the Developer of public infrastructure necessary for the development of a residential subdivision in the Urban Renewal Area (the “Project”); and

WHEREAS, under the Agreement, the City will agree to provide annual appropriation tax increment payments (the “Payments”) to the Developer in a total amount not exceeding \$4,550,000; and

WHEREAS, this City Council, pursuant to Section 403.9 of the Code of Iowa, has published notice, has held a public hearing on the Agreement on February 17, 2025, and has otherwise complied with statutory requirements for the approval of the Agreement, and it is now necessary to make provision for the approval of the Agreement; and

WHEREAS, Chapter 15A of the Code of Iowa (“Chapter 15A”) declares that economic development is a public purpose for which a City may provide grants, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that before public funds are used for grants, loans, tax incentives or other financial assistance, a City Council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a City Council must consider any or all of a series of factors;

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

Section 1. Pursuant to the factors listed in Chapter 15A, the City Council hereby reaffirms that:

(a) The Project will add diversity and generate new opportunities for the Webster City and Iowa economies; and

(b) The Project will generate public gains and benefits, particularly in the creation and retention of jobs and income and the creation of new housing opportunities, which are warranted in comparison to the amount of the proposed Payments; and

Section 2. The City Council further finds and reaffirms that a public purpose will reasonably be accomplished by entering into the Agreement and providing the Payments to the Developer as provided for therein.

Section 3. The Agreement is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the Agreement on behalf of the City, in substantially the form and content in which the Agreement has been presented to this City Council. The City Manager is also authorized to make such changes, modifications, additions or deletions as they, with the advice of bond counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the Agreement.

Section 4. All payments by the City under the Agreement shall be subject to annual appropriation by the City Council, in the manner set out in the Agreement. As provided and required by Chapter 403 of the Code of Iowa, the City's obligations under the Agreement shall be payable solely from a subfund (the "Wilson Estates LLC Subfund"), into which shall be paid that portion of the income and proceeds of the Urban Renewal Tax Revenue Fund attributable to property taxes derived from the property as described as follows:

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

Section 5. The City hereby pledges to the payment of the Agreement the Wilson Estates LLC Subfund and the taxes referred to in Subsection 2 of Section 403.19 of the Code of Iowa to be paid into such Subfund, provided, however, that no payment will be made under the Agreement unless and until monies from the Wilson Estates LLC Subfund are appropriated for such purpose by the City Council.

Section 6. After its adoption, a copy of this resolution shall be filed in the office of the County Auditor of Hamilton County to evidence the continuing pledging of the Wilson Estates LLC Subfund and the portion of taxes to be paid into such Subfund and, pursuant to the direction of Section 403.19 of the Code of Iowa, the County Auditor shall allocate the taxes in accordance therewith and in accordance with the tax allocation ordinance referred to in the preamble hereof.

Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed.

Passed and approved February 17, 2025.

---

Mayor

Attest:

---

City Clerk

## DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Webster City, Iowa (the “City”) and Wilson Estates LLC (the “Developer”) as of the 3rd day of February, 2025 (the “Commencement Date”).

WHEREAS, the City has established the 2025 Webster City Housing Urban Renewal Area (the “Urban Renewal Area”) and has adopted a tax increment ordinance for the Urban Renewal Area; and

WHEREAS, the Developer owns certain property in the Urban Renewal Area, the legal description of which is set out in Exhibit A hereto (the “Property”); and

WHEREAS, the Developer has undertaken the development of a residential subdivision (the “Housing Project”) on the Property and the construction of certain public infrastructure improvements in connection therewith (the “Infrastructure Project”); and

WHEREAS, the Developer has requested that the City provide financial assistance in the form of an economic development grant (the “Grant”) and incremental property tax payments to be used by the Developer in paying the costs of constructing the Infrastructure Project; and

WHEREAS, the Iowa Urban Renewal law requires that any project related to housing which receives tax increment financing assistance must also generate funds to be used to provide assistance related to housing for low and moderate income families; and

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

NOW THEREFORE, the parties hereto agree as follows:

**A. Developer’s Covenants:**

**1. Housing Project Construction and Subdivision.** The Developer agrees to cause the construction of the Housing Project on the Property in accordance with the preliminary plat to be approved Planning Commission, City Council, and City Engineer by August 31st of 2025 and set forth on Exhibit B hereto. Prior to beginning construction of the Housing Project, the Developer will subdivide the Property in accordance with applicable ordinances and regulations.

**2. Infrastructure Project Construction and Costs.** The Developer agrees to cause the construction of the Infrastructure Project in accordance with the timeline and specifications set forth on Exhibit C hereto. Prior to constructing the Infrastructure Project, the Developer will submit copies of all engineering documents related to the proposed Infrastructure Project to the City. The City may request reasonable changes in such documents to ensure compliance with any applicable ordinances or regulations.

The City shall retain all rights to inspect the Infrastructure Project for quality of work and full compliance with City Code. Nothing in this subsection shall be interpreted as limiting the

City's rights to not accept the work if the Infrastructure Project is not completed to the satisfaction of the City.

Upon completion of the Infrastructure Project, provided that (i) such improvements are of the type ordinarily dedicated to the City in connection with housing development projects; (ii) the City confirms to the Developer in writing that such completed improvements meet City requirements; and (iii) the City accepts such Infrastructure Project in accordance with State law, the Developer will provide the City with either a deed or permanent easement to the improvements and related right-of-way comprising the Infrastructure Project, which shall thereafter be maintained by the City.

**3. Infrastructure Project Costs Documentation.** Upon completion of the Infrastructure Project, the Developer agrees to provide documentation (the "Costs Documentation") detailing the costs (the "Infrastructure Costs") incurred in the completion thereof. Such Infrastructure Costs may include all infrastructure-related land acquisition costs, all costs of designing and constructing the Infrastructure Project and of landscaping and grading all land for the Infrastructure Project, interest expense and other costs of financing the Infrastructure Project, and other reasonably related costs of carrying out the Infrastructure Project, including legal fees as provided for in this Agreement. The Infrastructure Costs shall not include such costs as are incurred in the completion of the Housing Project.

The Costs Documentation will be accompanied by invoices, and such other documentation as is reasonably requested by the City, confirming that the Infrastructure Costs detailed in such Costs Documentation were in fact incurred in the installation of the Infrastructure Project and that such costs are of an amount reasonably to have been expected with respect to such installation. The Developer will include a cover page in the form attached hereto as Exhibit D with its submittal of the Costs Documentation.

**4. Developer's Certifications – Payment Phases; Base Valuation.** The Developer shall have the right to divide the taxable parcels comprising the Property into no more than three (3) phases (the "Payment Phases" and, individually, each a "Payment Phase") for purposes of calculating and administering the Payments (as hereinafter defined). The Developer agrees to provide a certification (each a "Triggering Certification") to the City of its intent to begin the process of dividing Incremental Property Tax Revenues (as hereinafter defined) from each Payment Phase. Each Triggering Certification shall be made by no later than October 15 of the year immediately preceding the fiscal year in which the Developer intends for the Payments (as hereinafter defined) to begin for each Payment Phase. The Developer hereby acknowledges that the submission of the initial Worksheet (as defined in Section A.5 of this Agreement) for any particular Payment Phase will satisfy the requirements of this Section A.4. The Developer agrees that the initial Triggering Certification shall be made no later than October 15, 2027.

The Developer agrees that the taxable base valuation (the "Base Valuation") of the Property for purposes of calculating Incremental Property Tax Revenues under Section 403.19 of the Code of Iowa and this Agreement shall be the taxable valuation of the Property shown on the property tax rolls of Hamilton County as of January 1 of the year prior to the year in which the Triggering Certification for the first Payment Phase is filed with the City. The Base Valuation shall be apportioned to the Property included in each Payment Phase on a pro rata basis, and the

apportioned Base Valuation for each such Payment Phase shall be recorded in Section 3 of the Worksheet for each Payment Phase.

**5. Property Tax Payment Certification.** The Developer agrees to certify to the City by no later than October 15 of each year during the Term (as hereinafter defined), commencing in the fiscal year in which the Triggering Certification is made for the first Payment Phase, an amount (each, the “Developer’s Estimate”) equal to the estimated Incremental Property Tax Revenues anticipated to be paid in the fiscal year immediately following such certification with respect to the taxable valuation of each of the then-certified Payment Phases of the Property. However, the Developer shall only have the right to include incremental valuation from a particular Payment Phase in the Developer’s Estimate for a period not in excess of fifteen (15) years.

In submitting each such Developer’s Estimate for each Payment Phase, the Developer will complete and submit the worksheet (the “Worksheet”) attached hereto as Exhibit E. A separate Worksheet must be submitted for each Phase. Each Developer’s Estimate shall be divided into two figures: (1) 41.72% shall be designated as the “LMI Amount” (see Section B.5 below); and (2) 58.28% shall be designated as the “Projected Payment Amount.” The City reserves the right to review and request revisions to each such Developer’s Estimate to ensure the accuracy of the figures submitted.

For purposes of this Agreement, Incremental Property Tax Revenues are calculated by: (1) determining the consolidated property tax levy (City, school, etc.) then in effect with respect to taxation of the Property; (2) subtracting (a) the debt service levies of all taxing jurisdictions, (b) the school district instructional support and physical plant and equipment levies and (c) any other levies which may be exempted from such calculation by action of the Iowa General Assembly; (3) multiplying the resulting modified consolidated levy rate times any incremental growth in the taxable valuation of the relevant Payment Phase of the Property, as shown on the property tax rolls of Hamilton County, above and beyond the Base Valuation of the lots included with each such Payment Phase; and (4) deducting any property tax credits which shall be available with respect to the incremental valuation of the Property.

Upon request, the City staff shall provide reasonable assistance to the Developer in completing the Worksheet(s) required under this Section A.5.

**6. Events of Default.**

**a. Events of Default.** The following shall be “Events of Default” under this Agreement, and the term “Event of Default” shall mean, whenever it is used in this Agreement (unless otherwise provided), any one or more of the following events:

- (i) Failure by the Developer to cause the construction of the Housing Project pursuant to the terms and conditions of this Agreement.
- (ii) Failure by the Developer to complete construction of the Infrastructure Project pursuant to the terms and conditions of this Agreement.
- (iii) Failure by the Developer to comply with Sections A.3, A.4 and A.5 of this Agreement.

(iv) Failure by the Developer to observe or perform any other material covenant on its part, to be observed or performed hereunder.

**b. Notice and Remedies.** Whenever any Event of Default described in this Agreement occurs, the City shall provide written notice to the Developer describing the cause of the default and the steps that must be taken by the Developer in order to cure the default. The Developer shall have thirty (30) days after receipt of the notice to cure the default or to provide assurances satisfactory to the City that the default will be cured as soon as reasonably possible. If the Developer fails to cure the default or provide assurances, the City shall then have the right to:

(i) Pursue any action available to it, at law or in equity, in order to enforce the terms of this Agreement.

(ii) Withhold the Grant provided for under Section B.2 of this Agreement.

(iii) Withhold the Payments under Section B.3 of this Agreement, such right being additional to the right of annual appropriation as set forth in Section B.4 below.

(iv) Terminate this Agreement.

**7. Legal and Administrative Costs.** The Developer hereby acknowledges that the City will cover the initial payment of legal fees and administrative costs (the “Actual Admin Costs”) incurred by the City in connection with the drafting, negotiation and authorization of this Agreement, including the establishment of the Urban Renewal Area. Furthermore, the Developer agrees that the City shall withhold an amount (the “Admin Withholding Amount”) equal to the lesser of (1) \$15,000 or (2) the Actual Admin Costs from the Incremental Property Tax Revenues received by the City before making any Payments to the Developer, as hereinafter set forth in order to recover some or all of the Actual Admin Costs.

**B. City’s Covenants:**

**1. Review of Costs Documentation.** The City staff will review the Costs Documentation upon receipt from the Developer. If the City determines the costs set forth in the Costs Documentation are costs reasonably incurred in the construction of the Infrastructure Project, the City shall record a summary of the date, amount and nature of the costs (the “Accepted Infrastructure Costs”) on the Summary of Accepted Infrastructure Costs attached hereto as Exhibit F, and such summary shall be the official record of the Accepted Infrastructure Costs for purposes of tallying the Maximum Economic Development Grant Total (as defined in Section B.2 of this Agreement) and the Maximum Tax Increment Financing Payments (as defined in Section B.3 of this Agreement). ~~In the event that the Accepted Infrastructure Costs reflected in the Costs Documentation exceed \$1,200,000, such remaining Accepted Infrastructure Costs (the “Remaining Accepted Infrastructure Costs”) shall be used in tallying the Maximum Payment Total, as defined in Section B.2 and B.3 of this Agreement.~~

If the City determines the Infrastructure Costs set forth in the Costs Documentation are not costs reasonably incurred in the construction of the Infrastructure Project, the City shall so notify the Developer within fifteen (15) days of such determination in order to allow an opportunity for the Developer to cure the noted deficiencies.



2. **Economic Development Grant.** The City hereby agrees to make the Grant to the Developer in an amount (the “Maximum Grant Total”) equal to the lesser of 20.9% of (i) the Demonstrated Infrastructure Costs (as accepted by the City); or (ii) \$1,200,000 within one hundred twenty (120) days of the receipt of a satisfactory submittal by the Developer of the Costs Documentation.

3. **Tax Increment Payments.** In recognition of the Developer’s obligations set out above, the City agrees to make semiannual economic development tax increment payments (the “Payments” and, individually, each a “Payment”) to the Developer during the Term (as hereinafter defined) pursuant to Chapters 15A and 403 of the Code of Iowa, provided however that the aggregate, total amount of the Payments (the “Maximum ~~Payment-Tax Increment Financing Total~~”) shall not exceed the lesser of (i) the ~~Remaining-Accepted-Infrastructure Costs~~ Demonstrated Infrastructure Costs (as accepted by the City), or (ii) \$4,550,000. The Payments shall be funded from the incremental valuation of any given Payment Phase for a period not in excess of fifteen (15) years after the certification of such Phase. All Payments under this Agreement shall be subject to annual appropriation by the City Council, as provided hereunder.

The Payments shall not constitute general obligations of the City but shall be made solely and only from Incremental Property Tax Revenues received by the City from the Hamilton County Treasurer and attributable to the taxable valuation of the Property.

Prior to funding any Payments under this Agreement, the City will first withhold from the Incremental Property Tax Revenues an amount equal to the Admin Withholding Amount. Once an amount equal to the Admin Withholding Amount has been withheld by the City, the Payments shall be made as hereinafter set forth.

The Payments with respect to each Payment Phase will be made on December 1 and June 1 of each fiscal year following an affirmative appropriation decision as provided for under Section B.4 below, beginning on December 1 of the fiscal year immediately succeeding the year in which the Triggering Certification is made for each Payment Phase, and continuing for a period of a total of fifteen (15) fiscal years, provided, however, that no Payments will be made after the sooner of (i) the date on which the aggregate sum of Payments made hereunder equals the Maximum Payment Total; or (ii) June 1, 2048.

For example, assuming the Triggering Certification for the first Payment Phase is made by October 15, 2027, and all appropriation determinations are approved affirmatively by the City Council under Section B.4 below, Payments for the first Payment Phase will be made on each December 1 and June 1, beginning December 1, 2028, and continuing through and including the sooner of June 1, 2043, or the date on which the aggregate sum of Payments made hereunder equals the Maximum Payment Total.

4. **Annual Appropriation.** The Payments shall be subject to annual appropriation by the City Council. Prior to December 1 of each year during the Term, beginning in the fiscal year in which the Triggering Certification is filed for the first Payment Phase, the City Council of the City shall consider the question of obligating for appropriation to the funding of the Payments due in the following fiscal year, an amount (the “Appropriated Amount”) of Incremental

Property Tax Revenues to be collected in the following fiscal year equal to or less than the Projected Payment Amount reflected in the most recently submitted Developer's Estimate.

In any given fiscal year, if the City Council determines to not obligate the then-considered Appropriated Amount, then the City will be under no obligation to fund the Payments scheduled to become due in the following fiscal year, and the Developer will have no rights whatsoever to compel the City to make such Payments, to seek damages relative thereto or to compel the funding of such Payments in future fiscal years. A determination by the City Council to not obligate funds for any particular fiscal year's Payments shall not render this Agreement null and void, and the Developer shall make the next succeeding submission of the Developer's Estimate as called for in Section A.5 above, provided however that no Payment shall be made under this Agreement after June 1, 2048.

**5. Payment Amounts.** The aggregate Payments to be made in a fiscal year shall not exceed an amount equal to the corresponding Appropriated Amount (for example, for the Payments due on December 1, 2028, and June 1, 2029, the aggregate maximum amount of such Payments would be determined by the Appropriated Amount approved for certification by December 1, 2027). Furthermore, the amount of each Payment shall not exceed the amount of Incremental Property Tax Revenues (excluding allocations of "back-fill" or "make-up" payments from the State of Iowa for property tax credits or roll-back) actually received by the City from the Hamilton County Treasurer and attributable to the taxable incremental valuation of the Property in the six (6) months immediately preceding each Payment due date minus the then-effective LMI Amount as set forth in Sections A.5 above and B.6 below.

**6. Low and Moderate Income Set Aside.** On each Payment date, the City shall retain from then-accumulated Incremental Property Tax Revenues received with respect to the Property an amount equal to such accumulated Incremental Property Tax Revenues multiplied by the minimum percentage required by Section 403.22 of the Code of Iowa. As of the date of this Agreement, the applicable minimum percentage is 41.72%. At such time that the City has retained Incremental Property Tax Revenues equal to 41.72% of the Maximum Payment Total, the City shall no longer be required to retain the LMI Amount from the Incremental Property Tax Revenues before making the Payments to the Developer.

The Incremental Property Tax Revenues retained shall be used by the City in the provision of assistance to low and moderate income families, pursuant to Section 403.22 of the Code of Iowa. The Developer may apply to the City for all or a portion of the funds set aside for assistance to low and moderate income families, provided the Developer can document to the satisfaction of the City that housing units which are located on the Property are occupied or reserved to be occupied by families which meet the required income limits of state law. The City reserves the right to allocate funds retained under this Section B.6 in any lawful manner of its choosing.

**7. Certification of Payment Obligation.** In any given fiscal year, if the City Council determines to obligate the then-considered Appropriated Amount, as set forth in Section B.4 above, then the City Clerk will certify by December 1 of each such year to the Hamilton County Auditor (for purposes of Section 403.19 of the Code of Iowa) an amount equal to the most recently obligated Appropriated Amount for the funding of the Payments, plus the corresponding LMI Amount due in the next succeeding fiscal year.

**C. Administrative Provisions:**

1. **Assignment.** Neither party shall have the right to cause the Agreement to be amended, assigned, assumed, sold or otherwise transferred without the prior written consent of the other party. However, the City hereby gives its permission that the Developer's rights to receive the economic development tax increment payments hereunder may be assigned by the Developer to a private lender, as security on a credit facility taken in connection with the Housing Project and/or the Infrastructure Project, without further action on the part of the City. This Agreement is personal to the Developer and shall not run with the Property.

2. **Successors.** This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

3. **Term.** The term (the "Term") of this Agreement shall commence on the Commencement Date and end on the date on which the last Payment is made by the City to the Developer under Section B.3 above.

4. **Choice of Law.** This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with the laws of the State of Iowa.

5. **Notices.** Except as otherwise expressly provided in this Agreement, a notice or other communication under the Agreement, by either the City or the Developer to the other, shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and:

a) In the case of the Developer, is addressed to or delivered personally to \_\_\_\_\_.

b) In the case of City, is addressed to or delivered personally to City Manager, City of Webster City, City Hall, 400 Second Street, PO Box 217 Webster City, IA 50595.

c) The City or the Developer may, upon written notice to the other, change the address to which such notices and demands are made.

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

CITY OF WEBSTER CITY, IOWA

By: \_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

WILSON ESTATES LLC

By: \_\_\_\_\_

**EXHIBIT A**  
**LEGAL DESCRIPTION OF PROPERTY**

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

**EXHIBIT B**  
**PRELIMINARY PLAT FOR HOUSING PROJECT**

~~(The Preliminary Plat site plan, preliminary plat, and drainage report were submitted to the City on February 12<sup>th</sup>, 2025. These will be reviewed by the City Engineer and City Staff prior to submissions to the Planning Commission and City Council for final approval. The developer and city share a mutual goal of having the documents reviewed and approved by the last City Council meeting of March 2025) To be submitted and approved by City Engineer, Planning Commission, and City Council. The Developer has indicated initial submittals will be made to the City Engineer by February 21, 2025 and the current objective is to have the City Council consider the Site Plan and Preliminary Plat at the last meeting in March of 2025)~~

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**EXHIBIT C**  
**TIMELINE AND SPECIFICATIONS OF INFRASTRUCTURE PROJECT**

(To be submitted and approved by City Council no later than August 2025.)  
(The Developer has indicated the Infrastructure Project will commence no later than the August of 2026 and be completed by August of 2027.)

**EXHIBIT D**  
**FORM OF COVER PAGE FOR INFRASTRUCTURE PROJECT COSTS  
DOCUMENTATION**

Date submitted: \_\_\_\_\_

Submitted by: \_\_\_\_\_

Contact information: \_\_\_\_\_

Index of Invoices/Statements Attached to substantive request:

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I, the undersigned hereby certify that the costs shown on the documents referred in the index above are legitimate costs reasonably incurred in the undertaking of the Infrastructure Project.

WILSON ESTATES LLC

By: \_\_\_\_\_

Title: \_\_\_\_\_

Reviewed and accepted by the City of Webster City, Iowa this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_

City Clerk



**EXHIBIT E**  
**DEVELOPER'S ESTIMATE WORKSHEET**  
**COMPLETE ONE FOR EACH OPERATIVE PAYMENT PHASE**  
**PAYMENT PHASE \_\_\_\_**

- **Is this the first worksheet for a new phase:      Yes / No**
- **Contains the following described taxable parcels:**

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- (1) Date of Preparation: October \_\_\_\_, 20\_\_.
- (2) Assessed Taxable Valuation of Property as of January 1, 20\_\_:  
       \$ \_\_\_\_\_.
- (3) Base Taxable Valuation of Property:  
       \$ \_\_\_\_\_.
- (4) Incremental Taxable Valuation of Property (2 minus 3):  
       \$ \_\_\_\_\_ (the "TIF Value").
- (5) Current City fiscal year consolidated property tax levy rate for purposes of calculating Incremental Property Tax Revenues (the "Adjusted Levy Rate"):  
       \$ \_\_\_\_\_ per thousand of value.
- (6) The TIF Value (4) factored by the Adjusted Levy Rate (5).  
       \$ \_\_\_\_\_ x \$ \_\_\_\_\_ /1000=\$ \_\_\_\_\_ (the "Developer's Estimate")
- (7) Developer's Estimate = \$ \_\_\_\_\_
- x .5828 = \$ \_\_\_\_\_ (Project Payments Amount)  
x .4172 = \$ \_\_\_\_\_ (Estimated LMI Amount)

**EXHIBIT F**  
**SUMMARY OF ACCEPTED INFRASTRUCTURE COSTS**

Date of Cost	Amount of Cost	Nature of Cost	Date Accepted by City

GENERAL NOTES:

- ALL PUBLIC IMPROVEMENTS CONSTRUCTION MUST CONFORM TO THE CONSTRUCTION REQUIREMENTS OF SUDAS AND THE CITY OF WEBSTER CITY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF WEBSTER CITY IS RESPONSIBLE FOR PROVIDING CONSTRUCTION INSPECTION OF ALL PUBLIC IMPROVEMENTS AT THE COST OF THE DEVELOPER.
- ALL UTILITY CONTRACTORS/OWNERS SHALL BE RESPONSIBLE TO PROVIDE LEE CHAMBERLIN CONSULTANT ENGINEERS WITH "AS BUILT" DRAWINGS SHOWING THE LOCATION OF PUBLIC FACILITIES AS CONSTRUCTED. LEE CHAMBERLIN CONSULTANT ENGINEERS SHALL PROVIDE TO THE CITY OF WEBSTER CITY CERTIFIED "AS BUILT" DRAWINGS, INCLUDING DETENTION BASINS VERIFYING STORAGE REQUIREMENTS ARE PER PLAN.
- ALL AREAS WITHIN THE RIGHT-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE SEED, FERTILIZED AND MULCHED IN ACCORDANCE WITH SUDAS AND THE CITY OF WEBSTER CITY STANDARD SPECIFICATIONS. IF CONSTRUCTION CANNOT BE COMPLETED BEFORE THE END OF THE NORMAL SEEDING PERIOD, TEMPORARY SEEDING WILL BE REQUIRED IN THE INTERIM.
- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES IF SAID PERMITS ARE REQUIRED AS A PART OF THIS PROJECT.
- ANY FIELD TILES ENCOUNTERED DURING EXCAVATION SHALL BE TIED INTO THE PROPOSED PAVEMENT SUBDRAIN SYSTEM OR THE PROPOSED STORM SEWER SYSTEM.
- THE POST DEVELOPMENT RUN-OFF WILL NOT ADVERSELY AFFECT THE DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
- MAILBOXES LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN PER APPROVAL OF THE USPS AND WEBSTER CITY.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED DURING THE CONSTRUCTION SHALL BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- ALL DETENTION AREAS SHALL BE MAINTAINED BY THE CONDOMINIUM ASSOCIATION PER THE WEBSTER CITY REGULATIONS AND REVIEWED BY A PROFESSIONAL ENGINEER ONCE A YEAR TO ENSURE THE DETENTION IS OPERATING AS ORIGINALLY DESIGNED AND INSTALLED.
- LOTS "A", "B" AND "C" ARE TO BE DEDICATED TO THE CITY OF WEBSTER CITY FOR RIGHT-OF-WAY PURPOSES AT SUCH TIME THAT THE PROPOSED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE CITY OF WEBSTER CITY.
- THE OWNER OF ANY PARCEL(S) WHO SHALL GRADE, FILL, CONSTRUCT OR OTHERWISE ALTER THE EXISTING STORM WATER RUN-OFF RATES, VELOCITIES, VOLUMES, OR DRAINAGE PATTERNS, SHALL BE RESPONSIBLE FOR PROVIDING TO THE CITY OF WEBSTER CITY, CALCULATIONS FROM A LICENSED ENGINEER IN THE STATE OF IOWA SHOWING THE WATER COURSES, CHANNELS OR CONDUITS DO NOT IMPEDE THE STORM WATER RUN-OFF FLOWS. A LICENSED ENGINEER MUST ALSO DESIGN THE CULVERTS NEEDED TO CROSS THE DRAINAGE EASEMENTS.
- ALL SIDEWALKS SHALL BE 5' WIDE. SIDEWALKS RAMPS SHALL BE INSTALLED AT THE TIME OF SUBDIVISION DEVELOPMENT ACCORDING TO SUDAS.
- A GEOTECHNICAL REPORTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. GEOTECHNICAL REPORTS WILL BE PROVIDED WITH CONSTRUCTION DRAWING.
- SANITARY SEWER MAIN SHALL BE SDR-26 PIPE MEETING THE WEBSTER CITY PLUMBING CODE. SANITARY SEWER SERVICE LINES SHALL BE 4" PVC SCHEDULE 40 PIPE MEETING THE CODE REQUIREMENTS. CLASS II BEDDING SHALL BE USED PER STANDARD SPECIFICATIONS. ALL SERVICE CONNECTIONS MUST BE MANUFACTURED, GASKETED WYES. TEES AND SOLVENT WELD WYES AND BENDS ARE NOT PERMITTED. SANITARY SEWER MAIN SHALL BE AIR AND MANDREL TESTED, AND TELEVIEWED BY THE DEVELOPER AT THE DEVELOPER'S EXPENSE, AND INDIVIDUAL SERVICE LOCATIONS RECORDED AND PROVIDED TO THE CITY. THE SANITARY SEWER MAIN INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENT SHALL BE CONSIDERED PUBLIC AND FUTURE MAINTENANCE SHALL BE THE RESPONSIBILITY OF WEBSTER CITY.
- WATER SERVICES SHALL BE 1" DIA. PEX TYPE AA. STOP BOX AND ADAPTER SHALL MEET WEBSTER CITY STANDARDS. ALL FIRE HYDRANTS SHALL BE CLOW AND PAINTED YELLOW.
- ALL NEW WATER MAIN INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENT IS FOR DOMESTIC AND FIRE PROTECTION USE AND IS CONSIDERED PUBLIC. FUTURE MAINTENANCE SHALL BE BORNE BY THE RESPONSIBILITY OF WEBSTER CITY. ALL NEW WATER MAIN SHALL BE C900.
- ALL PROPOSED STORM SEWERS MUST BE A MINIMUM OF 2000D. THE OUTERMOST TWO SECTIONS, INCLUDING THE FLARED END SECTION OF ALL STORM SEWER MUST BE TIED AS PER IOWA DEPARTMENT OF TRANSPORTATION STANDARD ROAD PLAN RF-14, TYPE 3 CONNECTIONS.
- NO PARKING IS ALLOWED ON PRIVATE DRIVES PER LEASE AGREEMENT AND VEHICLES WILL BE TOWED AT OWNER'S EXPENSE.
- WALL STREET, LYNX AVENUE, WEST HEART AVENUE AND TULIP STREET SHALL BE CONSTRUCTED ACCORDING TO SUDAS AND SHALL BE DEDICATED TO WEBSTER CITY AFTER THE CONSTRUCTION IS APPROVED BY WEBSTER CITY.
- STREET LIGHTS AS APPROVED BY WEBSTER CITY SHALL BE PROVIDED ON ALL PUBLIC STREETS AT THE TIME THEY ARE CONSTRUCTED AND THE COSTS OF INSTALLATION SHALL BE BORNE BY THE DEVELOPER.
- LOTS 1, 2, AND 3 SHALL BECOME PART OF THE WILSON ESTATES CONDOMINIUMS, HORIZONTAL PROPERTY REGIME. THE WILSON ESTATES CONDOMINIUM ASSOCIATION WILL BE CREATED TO MANAGE THE CONDOMINIUMS. THE KADING FAMILY AND KADING PROPRTINES, LLC, SHALL OWN, OPERATE AND MAINTAIN THE CONDOMINIUMS AND ALL ASSOCIATED LAND AND INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO PRIVATE STREETS, BUILDINGS, SIDEWALKS, DETENTION FACILITIES AND SIGNS.
- ALL UTILITY SERVICES SHALL BE UNDERGROUND.

# PLANS FOR WILSON ESTATES CONDOMINIUMS WEBSTER CITY PRELIMINARY PLAT HAMILTON COUNTY, IOWA PROJECT NO. 24043



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

**BUILDING SETBACKS:**  
FRONT YARD-35'  
REAR YARD-25'  
SIDE YARD-6'  
BUILDING SEPERATION-16'

**PROPOSED UTILITY SERVICES:**  
WATER - WEBSTER CITY  
SANITARY SEWER - WEBSTER CITY  
ELECTRIC - WEBSTER CITY

**GARBAGE DISPOSAL:**  
INDIVIDUAL COLLECTION  
NO COMMON DUMPSTER  
PROVIDED.

TOTAL AREA OF SITE: 26.71 ACRES  
OPEN SPACE AREA: 11.90 (44.6%)  
HARD SURFACE AREA: 14.81 (55.4%)

AREA (ACRES)	
LOT 1	19.70
LOT 2	2.82
LOT 3	1.05
LOT A	1.38
LOT B	0.77
LOT C	0.99
<b>TOTAL</b>	<b>26.71</b>

**OWNER:**  
WILLIAMS, MARILYN L.  
LIVING TRUST & ETAL  
2400 KAMEN DR.  
WEBSTER CITY, IA 50595

**DEVELOPER:**  
KADING PROPERTIES  
CONTACT: Karie Ramsey  
7008 MADISON AVENUE  
URBANDALE, IOWA 50322  
Tele: (515) 276-9384

**ENGINEER:**  
LEE CHAMBERLIN  
CONSULTANT ENGINEERS  
10430 NEW YORK AVE, STE C  
URBANDALE, IA 50322-3773  
Tele: (515) 669-4188

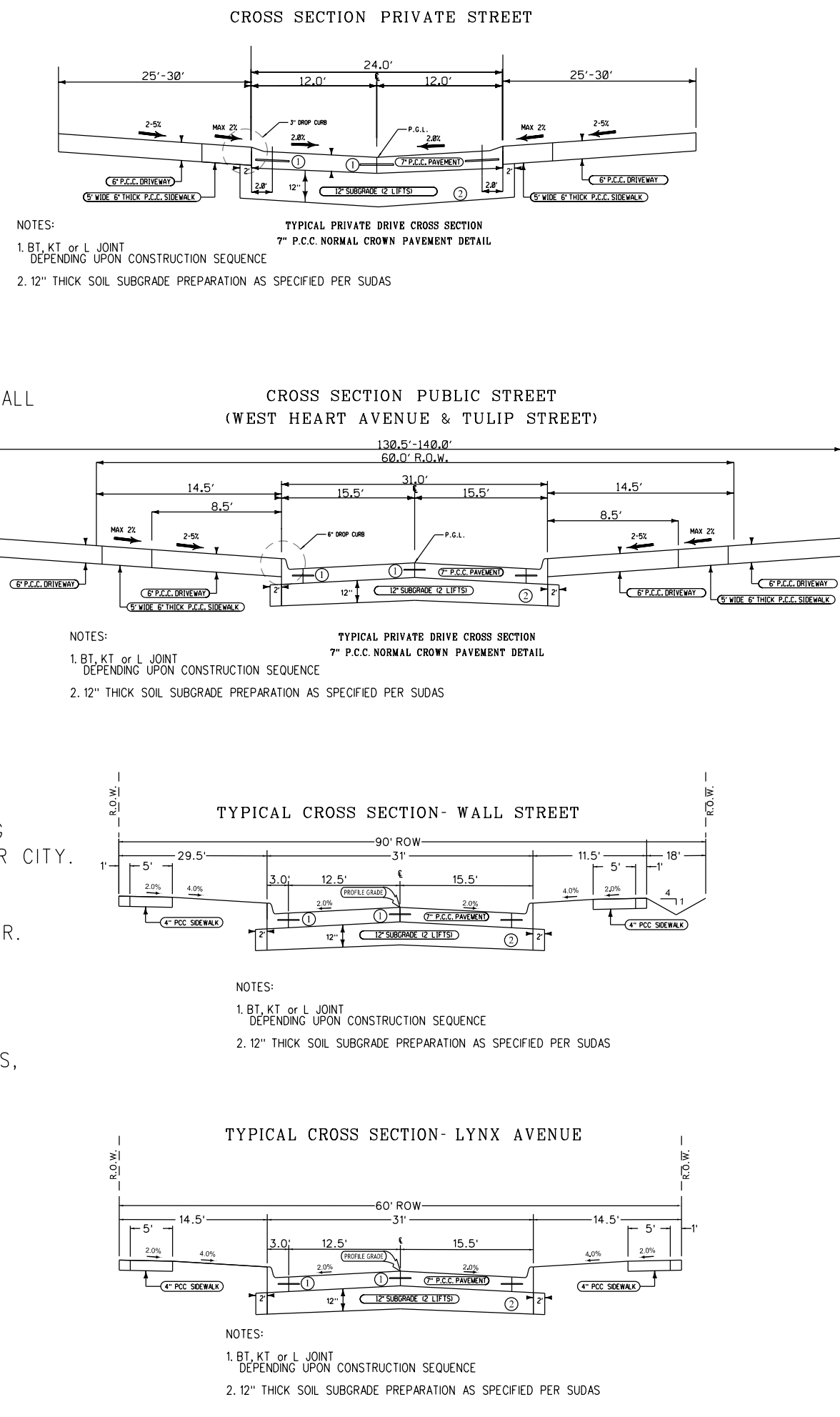
*INDEX OF PAGES*

PAGE NO.	DESCRIPTION
C-1.	TITLE PAGE & GENERAL NOTES
C-2.	LOTS & EASEMENTS
C-3.	UTILITY AND GRADING PLAN
C-4.	LANDSCAPE

- NOTES:**
- ALL BEARINGS ARE THE RESULT OF GPS OBSERVATIONS. USING NAD83 IOWA STATE PLANE NORTH ZONE.
  - PROPOSED SUBDIVISION IS NOT LOCATED IN THE FLOODPLAIN.

**LEGEND**

▲ SECTION CORNER FOUND	○ DECIDUOUS TREE (EXISTING)
△ SECTION CORNER SET	● DECIDUOUS TREE (REQUIRED)
● PROPERTY P/N FOUND	○ CONIFEROUS TREE (EXISTING)
○ PROPERTY P/N SET	★ CONIFEROUS TREE (REQUIRED)
⊕ GPS MONUMENT	○ BENCHMARK
⊕ BENCHMARK	○ MONUMENT
○ MONUMENT	○ SOIL BORING
○ SOIL BORING	○ TEST WELL
○ TEST WELL	○ MONITORING WELL
○ MONITORING WELL	○ SANITARY SEWER MANHOLE
○ SANITARY SEWER MANHOLE	○ SANITARY CLEANOUT
○ SANITARY CLEANOUT	○ SEPTIC TANK
○ SEPTIC TANK	○ DISTERN
○ DISTERN	○ LIFT STATION
○ LIFT STATION	○ STORM SEWER MANHOLE
○ STORM SEWER MANHOLE	○ CURB INTAKE
○ CURB INTAKE	○ BEEHIVE INTAKE
○ BEEHIVE INTAKE	○ CATCH BASIN
○ CATCH BASIN	○ FLARED END SECTION
○ FLARED END SECTION	○ CULVERT
○ CULVERT	○ WATER MANHOLE
○ WATER MANHOLE	○ FIRE HYDRANT
○ FIRE HYDRANT	○ YARD HYDRANT
○ YARD HYDRANT	○ WATER VALVE
○ WATER VALVE	○ POST INDICATOR VALVE
○ POST INDICATOR VALVE	○ VALVE PIT
○ VALVE PIT	○ WATER METER
○ WATER METER	○ PUMP
○ PUMP	○ WATER STATION
○ WATER STATION	○ PUMP STATION
○ PUMP STATION	○ WATER TANK
○ WATER TANK	○ WELL
○ WELL	○ ELECTRIC MANHOLE
○ ELECTRIC MANHOLE	○ ELECTRIC BOX
○ ELECTRIC BOX	○ TRANSFORMER PAD
○ TRANSFORMER PAD	○ GUY
○ GUY	○ FIBER OPTICS MANHOLE
○ FIBER OPTICS MANHOLE	○ TELEPHONE MANHOLE
○ TELEPHONE MANHOLE	○ TELEPHONE PEDESTAL
○ TELEPHONE PEDESTAL	○ TELEPHONE BOOTH
○ TELEPHONE BOOTH	○ UNKNOWN MANHOLE
○ UNKNOWN MANHOLE	○ UTILITY POLE
○ UTILITY POLE	○

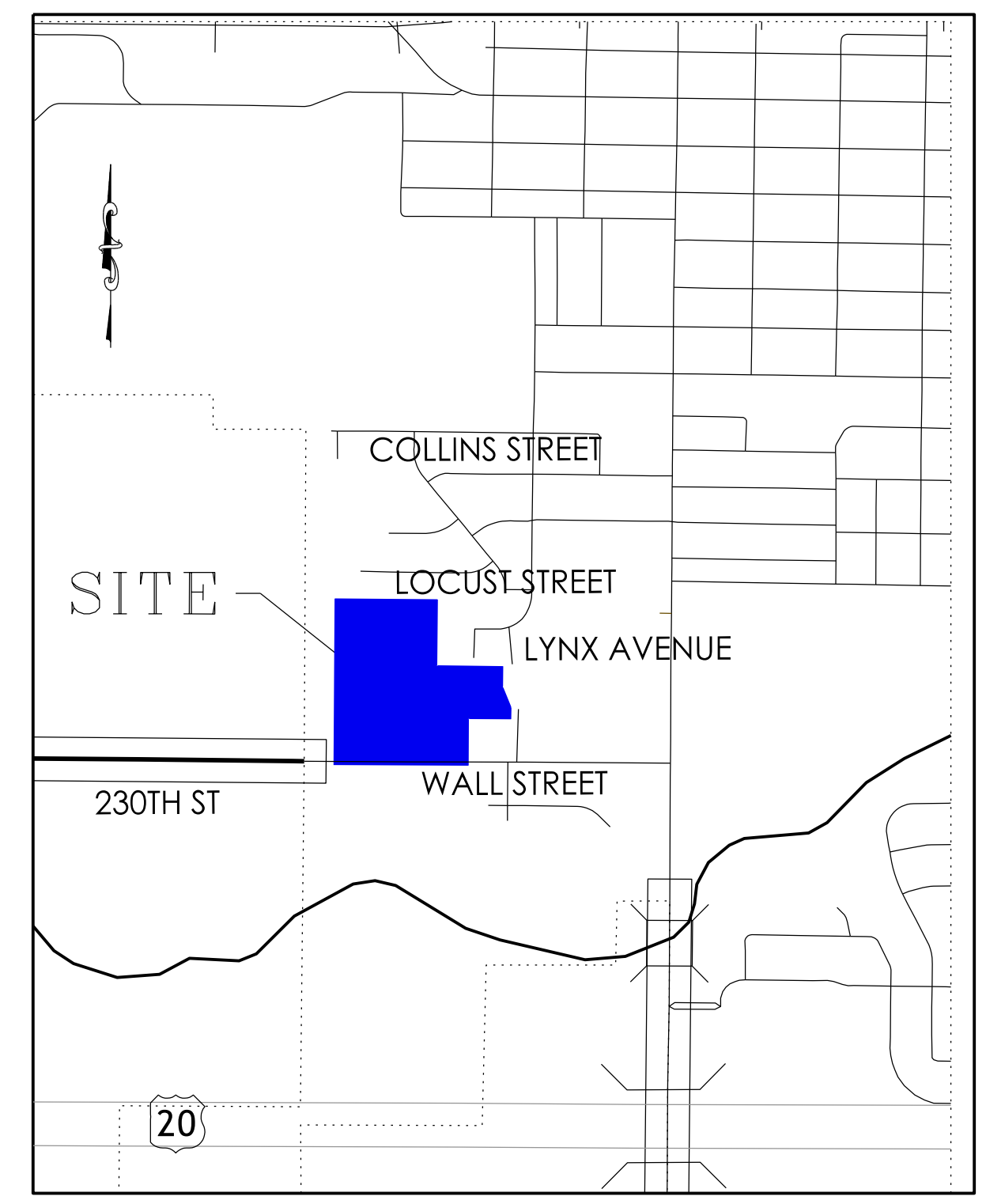


**LEGAL DESCRIPTION (DEED 2013-2700):**

An undivided 1/3<sup>rd</sup> interest in and to an irregular unimproved tract of land within the City of Webster City, Iowa, described as the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Two (2), Township Eighty-Eight (88) North, Range Twenty-Six (26) West of the 5<sup>th</sup> P.M., Hamilton County, Iowa, except the following four tracts:

- The North 100 feet thereof.
- The East 75.75 feet thereof.
- Prairie View Manor Subdivision, Lots One (1) and Two (2)
- A tract described as commencing at a point 84.58 rods West of the Southeast Corner of said Section Two (2), thence North 375 feet; thence West 300 feet; thence South 375 feet to the South line of said Section; thence East 300 feet to point of beginning, subject to street on South side thereof.

AND An undivided 1/3<sup>rd</sup> interest in a 50 foot wide strip located in the Southeast Quarter (SE ¼) of the aforesaid Southwest Quarter (SW ¼) of Section Two (2), Township Eighty-Nine (89) North, Range Twenty-Six (26) West of the 5<sup>th</sup> P.M., described as: Beginning at a point on the East line of said Section 350 feet North of the Southeast corner of said Section; thence North 50 feet; thence West 1,395.57 feet; thence South 50 feet; thence East to point of beginning.



*VICINITY SKETCH  
NOT TO SCALE*

PROJECT BENCHMARK:		
GPS SYSTEM USED:	UNITED STATES/ STATE PLANE 1983	
	IOWA NORTH 1401	
	NAD 1983	
	GEOID MODEL g18	
DATE	REVISION	BY

- NOTES:**
- LOT'S A, B, AND TO BE DEDICATED TO WEBSTER CITY AS PUBLIC RIGHT-OF-WAY.
  - LOT'S 1, 2, AND 3 TO BE INCLUDED IN A HORIZONTAL CONDOMINIUM REGIME.
  - PARCEL "A" OF PARCEL "K" WAS PREVIOUSLY DEEDED TO WEBSTER CITY.
  - TOTAL NUMBER OF LOTS=3
  - MINIMUM LOT AREA = 1.051 ACRES
  - MAXIMUM LOT AREA = 19.770 ACRES
  - NO PUBLIC LANDS TO BE DEDICATED OTHER THAN FO STREETS.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Name: (Printed or typed) MARK L. LEE  
License Number 11582  
My license renewal date is December 31, 2026.  
Pages or sheets covered by this seal: ENTIRE SET



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.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Name: (Printed or typed) MARK L. LEE  
License Number 11582  
My license renewal date is December 31, 2026.  
Pages or sheets covered by this seal: ENTIRE SET

DESIGN START DATE:	04-03-2020
DATE PLOTTED:	06-02-2020
PRELIMINARY FIELD WORK COMPLETED:	05-21-2020
FIELD BOOK NO.	2020-01

**WILSON ESTATES CONDOMINIUMS  
PRELIMINARY PLAT  
WEBSTER CITY, HAMILTON COUNTY, IOWA**

**LEE CHAMBERLIN**  
CONSULTANT ENGINEERS

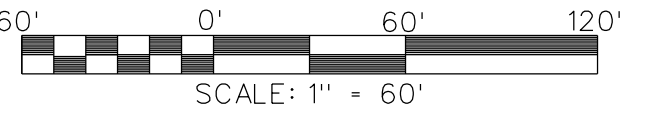
10430 New York Ave, Ste C  
Urbandale, IA 50322-3773  
Phone: (515) 669-4188  
Email: mlee@leechamberlinengineers.com  
Website: www.leechamberlinengineers.com

DRAWING TITLE:  
**TITLE SHEET**

DRAWN BY:	NJB
CHECKED BY:	JGP
DATE:	02/12/2025
JOB NO.	24043
SHEET	C.1

DESIGN START DATE:  
04-03-2020  
DATE PLOTTED:  
06-02-2020  
PRELIMINARY FIELD  
WORK COMPLETED:  
05-21-2020  
FIELD BOOK NO.  
2020-01

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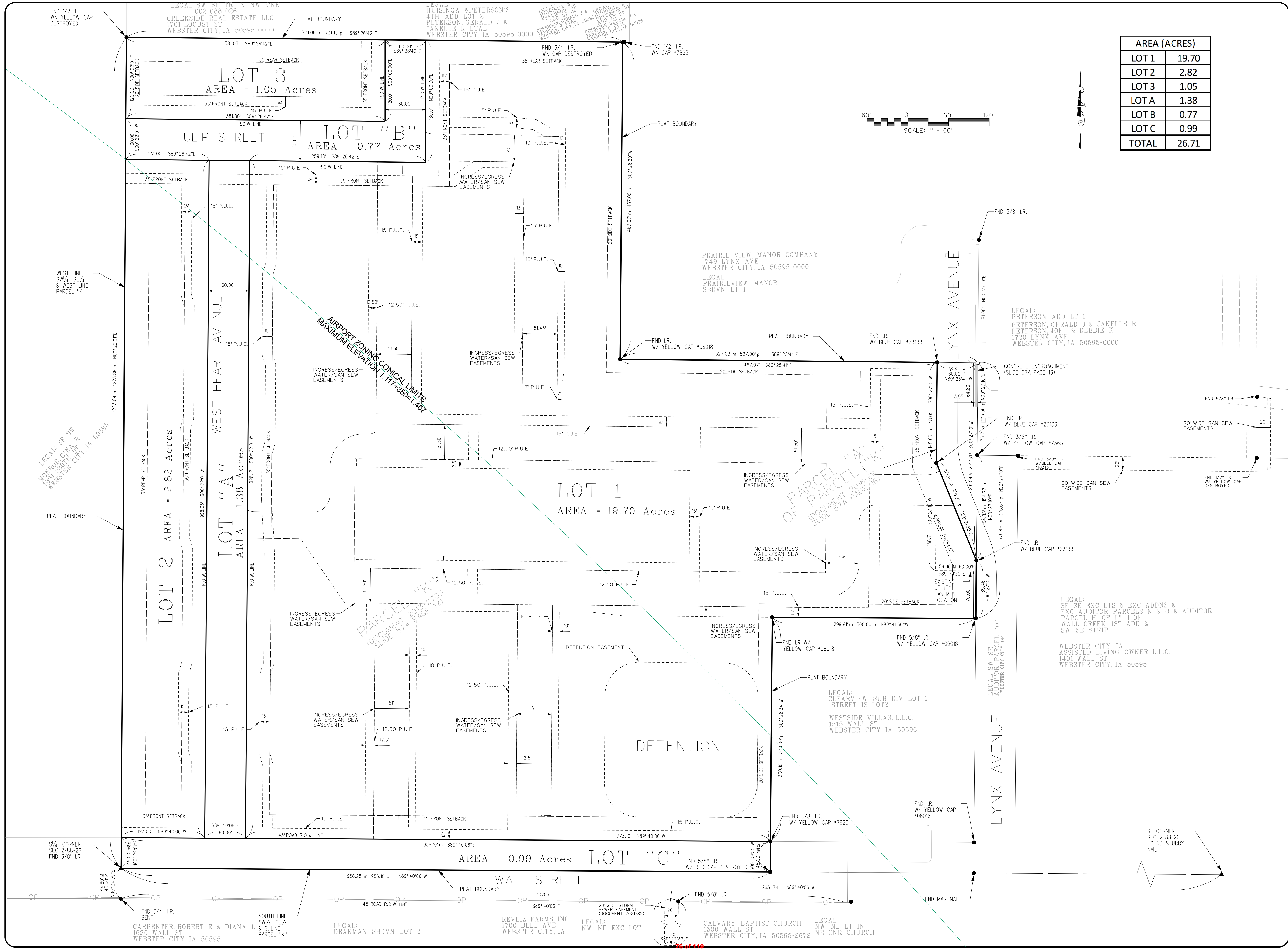
**WILSON ESTATES CONDOMINIUMS**  
**PRELIMINARY PLAT**  
**WEBSTER CITY, HAMILTON COUNTY, IOWA**

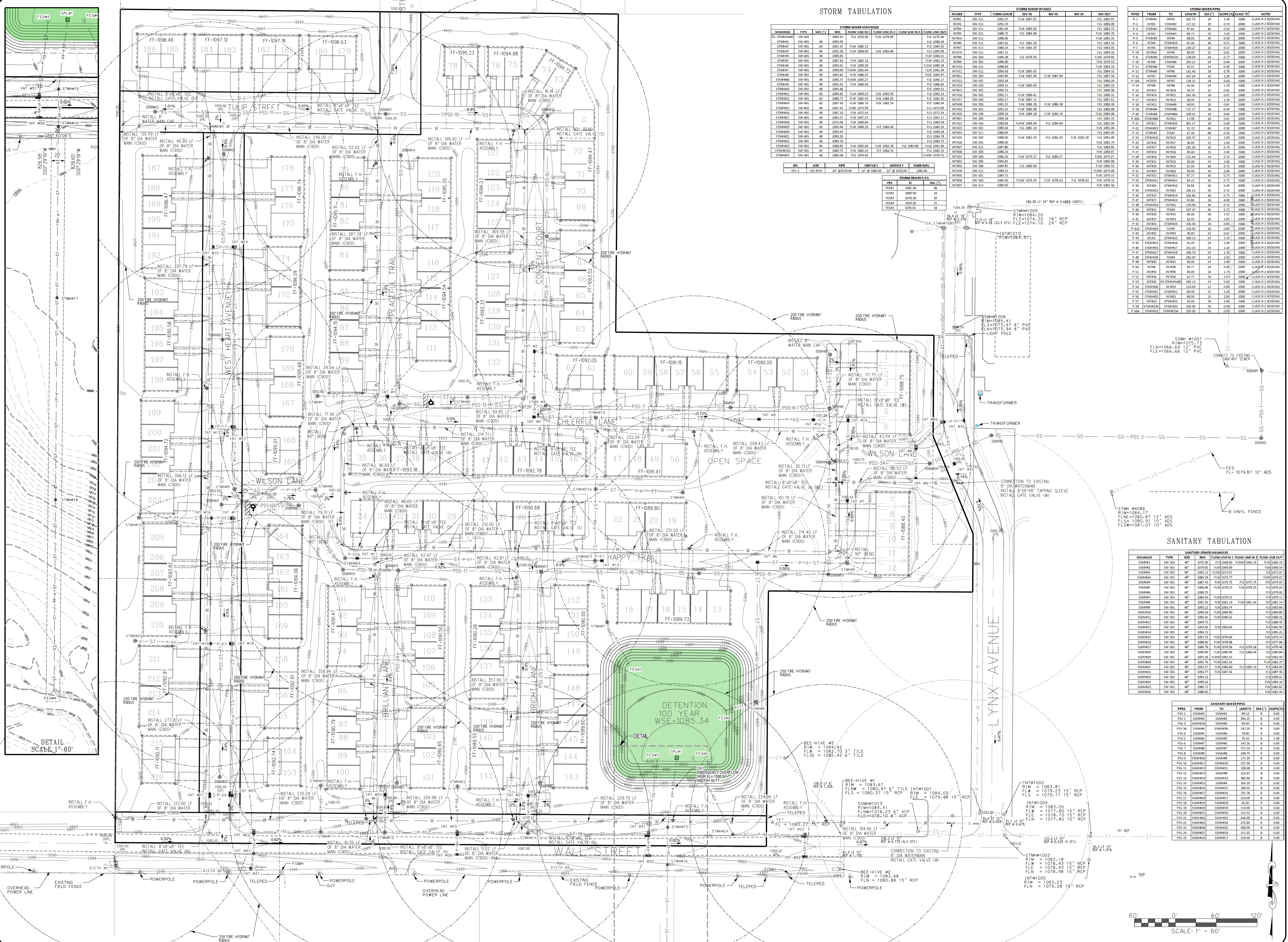
**LEE CHAMBERLIN**  
CONSULTANT ENGINEERS

10430 New York Ave, Ste C  
Urbandale, IA 50322-3773  
Phone: (515)282-7457  
Email: mlcc@leechamberlinengineers.com  
Website: www.leechamberlinengineers.com

DRAWING TITLE:  
**LOTS & EASEMENTS**

DRAWN BY:  
NJB  
CHECKED BY:  
IGP  
DATE:  
02/12/2025  
JOB NO.  
**24043**  
SHEET  
**C.2**





STORM TABULATION

Table with columns: MANHOLE, TYPE, SIZE, R/W, FLOW LINE IN 1, FLOW LINE IN 2, FLOW LINE OUT. It lists storm sewer manholes and their associated pipe segments.

STORM SEWER INTAKES

Table with columns: INTAKE, TYPE, FORM GRADE, INV IN, INV IN, INV IN, INV OUT. It lists storm sewer intake structures and their elevations.

Table with columns: PIPES, FROM, TO, LENGTH, DIA (I), DIA (O), SLOPE (%), CLASS (%). It lists storm sewer pipe segments with their specifications.

STORM SEWER S.S.

Table with columns: S.S.#, S.S.#, S.S.#, S.S.#, S.S.#, S.S.#, S.S.#, S.S.#, S.S.#, S.S.#. It lists storm sewer structures and their elevations.

SANITARY TABULATION

Table with columns: MANHOLE, TYPE, SIZE, R/W, FLOW LINE IN 1, FLOW LINE IN 2, FLOW LINE OUT. It lists sanitary sewer manholes and their associated pipe segments.

Table with columns: PIPES, FROM, TO, LENGTH, DIA (I), DIA (O), SLOPE (%). It lists sanitary sewer pipe segments with their specifications.

DESIGN START DATE: 04-03-2020  
DATE PLOTTED: 06-02-2020  
PRELIMINARY FIELD WORK COMPLETED: 05-21-2020  
FIELD BOOK NO: 2020-01

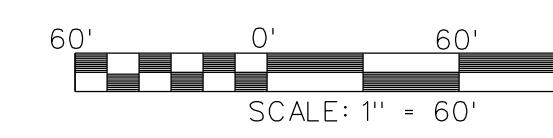
WILSON ESTATES CONDOMINIUMS  
PRELIMINARY PLAT  
WEBSTER CITY, HAMILTON COUNTY, IOWA

JEE CHAMBERLIN  
CONSULTANT ENGINEERS

10430 New York Ave, Ste C  
Urbandale, IA 50322-3773  
Phone: (515) 262-4457  
Email: jlee@jeechamberlinengineers.com  
Website: www.jeechamberlinengineers.com

DRAWING TITLE:  
UTILITY/GRADING PLAN


DRAWN BY: JIB  
CHECKED BY: JCP  
DATE: 02/12/2025  
JOB NO: 24043  
SHEET: C.3



DESIGN START DATE:  
04-03-2020  
DATE PLOTTED:  
06-02-2020  
PRELIMINARY FIELD  
WORK COMPLETED:  
05-21-2020  
FIELD BOOK NO.  
2020-01

**WILSON ESTATES CONDOMINIUMS**  
**PRELIMINARY PLAT**  
WEBSTER CITY, HAMILTON COUNTY, IOWA

**LEE CHAMBERLIN**  
CONSULTANT ENGINEERS



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Phone: (515) 262-7457  
Email: mlee@leechamberlinengineers.com  
Website: www.leechamberlinengineers.com

DRAWING TITLE:  
**LANDSCAPE**

DRAWN BY:  
NJB  
CHECKED BY:  
JGP  
DATE:  
02/12/2025  
JOB NO.  
24043  
SHEET  
**C. 4**

**PLANT MATERIAL SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	HGT & SPREAD	GROWTH
<b>OVERSTORY - DECIDUOUS</b>						
D1	0	ACER RUBRUM	BLACK MAPLE	2" CAL	75x60	MODERATE
D2	0	CELTIS OCCIDENTALIS	HACKBERRY	2" CAL	75x50	MODERATE
D3	0	BETULA NIGRA	RIVER BIRCH	2" CAL	60x40	FAST
D4	0	QUERCUS RUBRA	RED OAK	2" CAL	75x60	MODERATE
D5	4	ACER RUBRUM	RED SUNSET MAPLE	2" CAL	70x50	FAST
D6	0	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL	45x45	FAST
D7	0	TILIA CORDATA	LITTLE LEAF LINDEN	2" CAL	60x40	MODERATE
<b>OVERSTORY - EVERGREEN</b>						
E1	0	PINUS SYLVESTRIS	SCOTS PINE	6" TALL	60x50	FAST
E2	6	PICEA PLUNGENS GLAUCA	COLORADO BLUE SPRUCE	6" TALL	40x25	SLOW
E3	0	PICEA GLAUCA BENSATA	BLACK HILLS SPRUCE	6" TALL	20x10	SLOW
E4	0	PICEA ABIES	NORWAY SPRUCE	6" TALL	40x25	SLOW
<b>ORNAMENTAL - DECIDUOUS</b>						
D01	0	CERCIS CANADENSIS	REDBUD	1" CAL	30x20	MODERATE
D02	36	MALUS SP	SPRING SNOW CRAB	1" CAL	20x20	MODERATE
D03	12	ACER PLATANOIDES 'COLUMNARE'	COLUMNAR NORWAY MAPLE	1" CAL	45x15	MODERATE
D04	23	ACER GINNALA	AMUR MAPLE	1" CAL	20x20	MODERATE
<b>PERENNIALS/GRASSES</b>						
S1	0	CALAMAGROSTIS ACUTIFLORA	KARL FOERSTER	2 GAL	4'x2'	FAST
S2	0	HEMEROCALLIS 'PARDON ME'	PARDON ME DAYLILLY	1 GAL	3'x3'	FAST
S3	0	FESQUE	DWARF BLUE FESQUE	1 GAL	3'x3'	MODERATE
<b>FLOWERING SHRUBS</b>						
S4	0	ROSA 'KNOCK OUT'	KNOCK OUT SHRUB ROSE	1 GAL	3'x3'	SLOW
S5	0	SPIREA	LITTLE PRINCESS SPIREA	3" TALL	8'x4'	MODERATE
S6	4	EUONYMUS ALATUS 'COMPACTUS'	SWARF-WINGED BURNING BUSH	1 GAL	6'x6'	MODERATE
S7	0	BUXUS SEPEVIRENS	BOXWOOD	15" TALL	5'x3'	
<b>TURF</b>						
S00: MIXTURE OF BLUEGRASS/RYE; 5 FOOT BORDER AROUND ALL NEW PAVED AREAS, 10' BORDER AROUND BUILDING						
S01: MIXTURE OF BLUEGRASS/RYE TO BE APPLIED TO ALL DISTURBED LAWN AREAS NOT RECEIVING S00.						
NOTE: MULCH AROUND ALL TREES AND SHRUBS AND IN PLANTING BEDS.						
STORM WATER DETENTION AREA:						
PLANT MATERIALS TO INCLUDE A MIX MOISTURE TOLERANT FLOWERS AND GRASSES AND TURF GRASSES.						



WEST LINE SW 1/4 SEC 4 & WEST LINE PARCEL "K" & WEST LINE LOT 3

GENERAL NOTES:

- ALL PUBLIC AND PRIVATE IMPROVEMENTS CONSTRUCTION MUST CONFORM TO THE CONSTRUCTION REQUIREMENTS OF SUDAS AND THE CITY OF WEBSTER CITY SUPPLEMENTAL SPECIFICATIONS.
- ALL UTILITY CONTRACTORS/OWNERS SHALL BE RESPONSIBLE TO PROVIDE LEE CHAMBERLIN CONSULTANT ENGINEERS WITH "AS BUILT" DRAWINGS SHOWING THE LOCATION OF IMPROVEMENTS AS CONSTRUCTED. LEE CHAMBERLIN CONSULTANT ENGINEERS SHALL PROVIDE TO THE CITY OF WEBSTER CITY CERTIFIED "AS BUILT" DRAWINGS, INCLUDING DETENTION BASINS VERIFYING STORAGE REQUIREMENTS ARE PER PLAN.
- ALL AREAS WITHIN THE RIGHT-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE SEEDED, FERTILIZED AND MULCHED IN ACCORDANCE WITH SUDAS AND THE CITY OF WEBSTER CITY STANDARD SPECIFICATIONS. IF CONSTRUCTION CANNOT BE COMPLETED BEFORE THE END OF THE NORMAL SEEDING PERIOD, TEMPORARY SEEDING WILL BE REQUIRED IN THE INTERIM.
- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES IF SAID PERMITS ARE REQUIRED AS A PART OF THIS PROJECT.
- ANY FIELD TILES ENCOUNTERED DURING EXCAVATION SHALL BE TIED INTO THE PROPOSED PAVEMENT SUBDRAIN SYSTEM OR THE PROPOSED STORM SEWER SYSTEM.
- THE POST DEVELOPMENT RUN-OFF WILL NOT ADVERSELY AFFECT THE DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
- MAILBOXES LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN PER THE USPS AND THE CITY OF WEBSTER CITY.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED DURING THE CONSTRUCTION SHALL BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- ALL DETENTION AREAS SHALL BE MAINTAINED BY THE CONDOMINIUM ASSOCIATION PER THE WEBSTER CITY REGULATIONS.
- ALL SIDEWALKS SHALL BE 5' WIDE. SIDEWALKS RAMPS SHALL BE INSTALLED AT THE TIME OF SUBDIVISION DEVELOPMENT.
- ALL GEOTECHNICAL REPORTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
- SANITARY SEWER MAIN SHALL BE SDR-26 PIPE MEETING THE WEBSTER CITY PLUMBING CODE. SANITARY SEWER SERVICE LINES SHALL BE 4" PVC SDR 23.5 PIPE MEETING THE CODE REQUIREMENTS. CLASS II BEDDING SHALL BE USED PER STANDARD SPECIFICATIONS. ALL SERVICE CONNECTIONS MUST BE MANUFACTURED, GASKETED WYES. TEES AND SOLVENT WELD WYES AND BENDS ARE NOT PERMITTED. SANITARY SEWER MAIN SHALL BE AIR AND MANDREL TESTED, AND TELEVIEWED BY THE DEVELOPER AT THE DEVELOPER'S EXPENSE, AND INDIVIDUAL SERVICE LOCATIONS RECORDED AND PROVIDED TO THE CITY. THE SANITARY SEWER MAIN SHALL BE CONSIDERED PRIVATE AND MAINTAINED BY THE OWNER.
- WATER SERVICES SHALL BE 1" DIA. PEX TYPE AA. STOP BOX AND ADAPTER SHALL MEET WEBSTER CITY STANDARDS. ALL FIRE HYDRANTS SHALL BE CLOW AND PAINTED YELLOW.
- ALL NEW WATER MAIN INSTALLED IS FOR DOMESTIC AND FIRE PROTECTION USE OF THE COMPLEX AND IS CONSIDERED PRIVATE. FUTURE MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER. ALL NEW WATER MAIN SHALL BE C900.
- ALL PROPOSED STORM SEWERS MUST BE A MINIMUM OF 2000D. THE OUTERMOST TWO SECTIONS, INCLUDING THE FLARED END SECTION OF ALL STORM SEWER MUST BE TIED AS PER IOWA DEPARTMENT OF TRANSPORTATION STANDARD ROAD PLAN RF-14, TYPE 3 CONNECTIONS.

LEGAL DESCRIPTION (DEED 2013-2700):

An undivided 1/3<sup>rd</sup> interest in and to an irregular unimproved tract of land within the City of Webster City, Iowa, described as the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Eighty-Eight (88) North, Range Twenty-Six (26) West of the 5<sup>th</sup> P.M., Hamilton County, Iowa, except the following four tracts:

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- The East 75.75 feet thereof.
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AND An undivided 1/3<sup>rd</sup> interest in a 50 foot wide strip located in the Southeast Quarter (SE 1/4) of the aforesaid Southwest Quarter (SW 1/4) of Section Two (2), Township Eighty-Nine (89) North, Range Twenty-Six (26) West of the 5<sup>th</sup> P.M., described as: Beginning at a point on the East line of said Section 350 feet North of the Southeast corner of said Section; thence North 50 feet; thence West 1,395.57 feet; thence South 50 feet; thence East to point of beginning.

PLANS FOR

WILSON ESTATES CONDOMINIUMS  
SITE PLAN IMPROVEMENTS

WEBSTER CITY  
HAMILTON COUNTY, IOWA  
PROJECT NO. 24043



LEGEND

- SECTION CORNER FOUND
- SECTION CORNER SET
- PROPERTY PA FOUND
- PROPERTY PA SET
- GPS MONUMENT
- BENCHMARK MONUMENT
- SOIL BORING
- TEST WELL
- MONITORING WELL
- SANITARY SEWER MANHOLE
- SANITARY CLEANOUT
- SEPTIC TANK
- CISTERN
- LIFT STATION
- STORM SEWER MANHOLE
- CLUE INTAKE
- BEEHIVE INTAKE
- CATCH BASIN
- FLARED END SECTION
- CULVERT
- WATER MANHOLE
- FIRE HYDRANT
- YARD HYDRANT
- WATER VALVE
- POST INDICATOR VALVE
- VALVE PIT
- WATER METER
- PUMP
- METER STATION
- PUMP STATION
- WATER TANK
- WELL
- ELECTRIC MANHOLE
- ELECTRIC BOX
- TRANSFORMER PAD
- GUY
- FIBER OPTICS MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE BOOTH
- UNKNOWN MANHOLE
- UTILITY POLE
- DECIDUOUS TREE (EXISTING)
- DECIDUOUS TREE (REQUIRED)
- CONIFEROUS TREE (EXISTING)
- CONIFEROUS TREE (REQUIRED)
- SHRUB (EXISTING)
- SHRUB (REQUIRED)
- TREE REMOVAL REQUIRED
- STUMP
- PROPOSED PAVEMENT ELEVATION
- GRADE FLOW ARROW
- PIPE FLOW ARROW
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPERTY LINE
- CENTERLINE OF ROADWAY
- RIGHT-OF-WAY
- FENCE LINE
- CONSTRUCTION LIMITS
- SANITARY SEWER LINE
- STORM SEWER LINE
- STORM CULVERT PIPE
- REINFORCED CONCRETE PIPE
- DUCTILE IRON PIPE
- WATER LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- FIBER OPTICS LINE
- HIGH PRESSURE GAS LINE
- LOW PRESSURE GAS LINE
- STEEL LUMINAIRE
- WOOD LUMINAIRE
- SIGN
- MAILBOX
- BIN
- PROPANE TANK

ZONING CLASSIFICATION:

R-3 MULTIPLE FAMILY DWELLING DISTRICT  
(PLANNED RESIDENTIAL UNIT)

BUILDING SETBACKS:  
FRONT YARD-35'  
REAR YARD-25'  
SIDE YARD-6'  
BUILDING SEPERATION-16'

PROPOSED UTILITY SERVICES:  
WATER - WEBSTER CITY  
SANITARY SEWER - WEBSTER CITY  
ELECTRIC - WEBSTER CITY

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NO COMMON DUMPSTER  
PROVIDED.

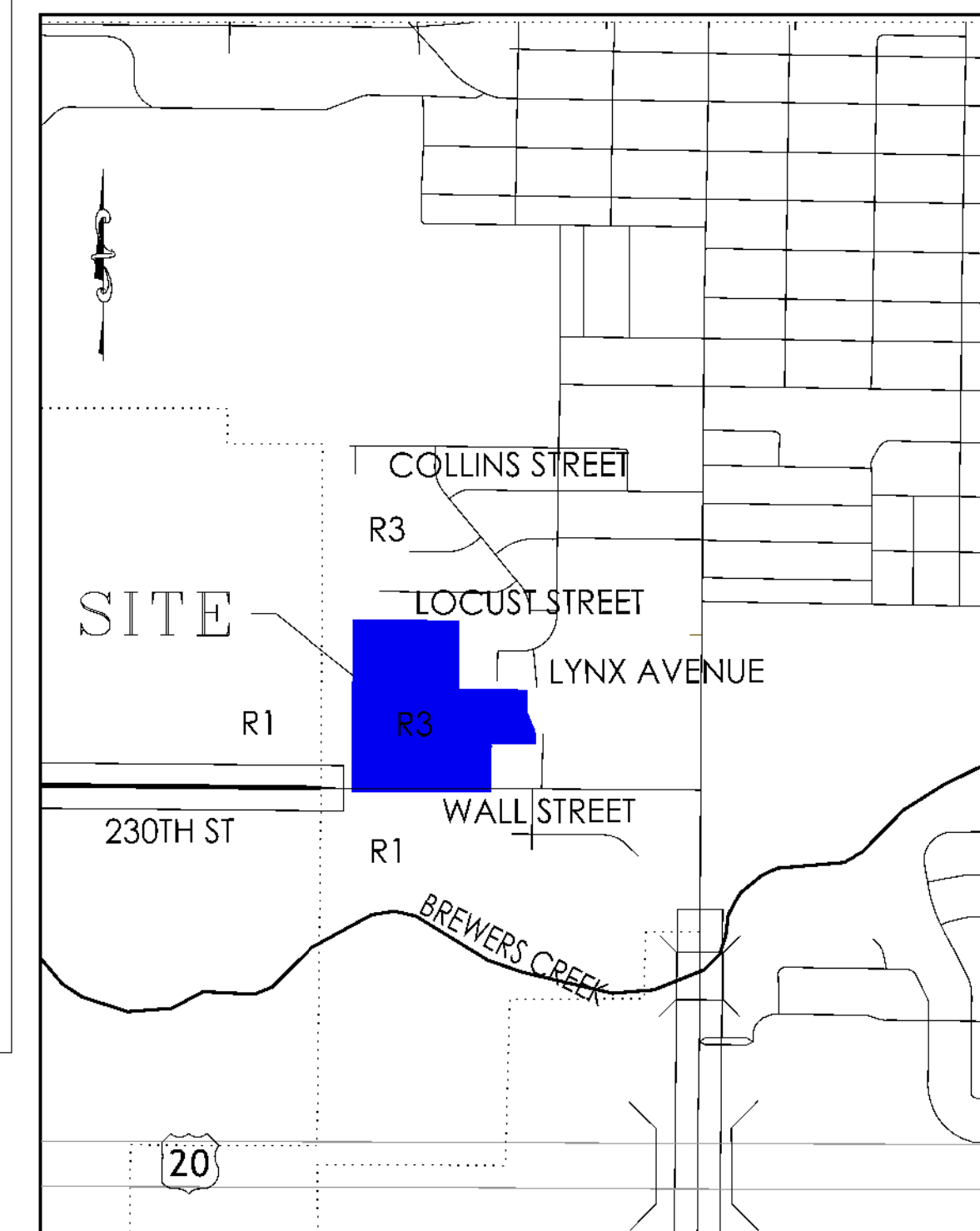
PARKING REQUIREMENTS:  
216 UNITS X 2 = 432

PARKING PROVIDED:  
VILLAS 3X6 = 18  
ELIZABETH 8X8 = 64  
4 PLEX 14X12 = 168  
6 PLEX 21X16 = 336  
6 PLEX - 2 FLOORS 2X24 = 48  
ON-SITE PARKING = 37  
HANDICAP PARKING = 2  
TOTAL PARKING = 673

DEVELOPMENT SCHEDULE  
START: SUMMER 2026  
COMPLETION: SUMMER 2028

TOTAL AREA OF SITE: 26.71 ACRES  
OPEN SPACE AREA: 11.90 (44.6%)  
HARD SURFACE AREA: 14.81 (55.4%)

BUILDINGS:  
VILLAS: 3 BUILDINGS  
STORIES: 1  
AREA: 2,496 S.F.  
UNITS PER BUILDING: 2  
TOTAL UNITS: 6 UNITS  
ELIZABETH: 8 BUILDINGS  
STORIES: 1  
AREA: 3,264 S.F.  
UNITS PER BUILDING: 2  
TOTAL UNITS: 16 UNITS  
4 PLEX: 14 BUILDINGS  
STORIES: 1  
AREA: 5,361 S.F.  
UNITS PER BUILDING: 4  
TOTAL UNITS: 56 UNITS  
6 PLEX: 21 BUILDINGS  
STORIES: 1  
AREA: 7,522 S.F.  
UNITS PER BUILDING: 6  
TOTAL UNITS: 126 UNITS  
6 PLEX-2 FLOORS: 2 BUILDINGS  
STORIES: 2  
AREA: 5,760 S.F.  
UNITS PER BUILDING: 6  
TOTAL UNITS: 12 UNITS  
TOTAL SITE: 216 UNITS  
1 AUXILIAR BUILDING (GARAGE)  
DIMENSIONS: 30' X 30'



INDEX OF PAGES

PAGE NO.	DESCRIPTION
C-1.	TITLE PAGE & GENERAL NOTES
C-2.	SITE PLAN
C-3.	GRADING PLAN
C-4.	UTILITY PLAN
C-5.	LANDSCAPE PLAN
C-6.	EROSION CONTROL PLAN
C-7.	LOT LAYOUT & EASEMENTS
C-8A, 8B, 8C.	INTERSECTION DETAILS
C9-11.	DETAIL SHEETS

APPROVED BY:

PLANNING & ZONING COMMISSION CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

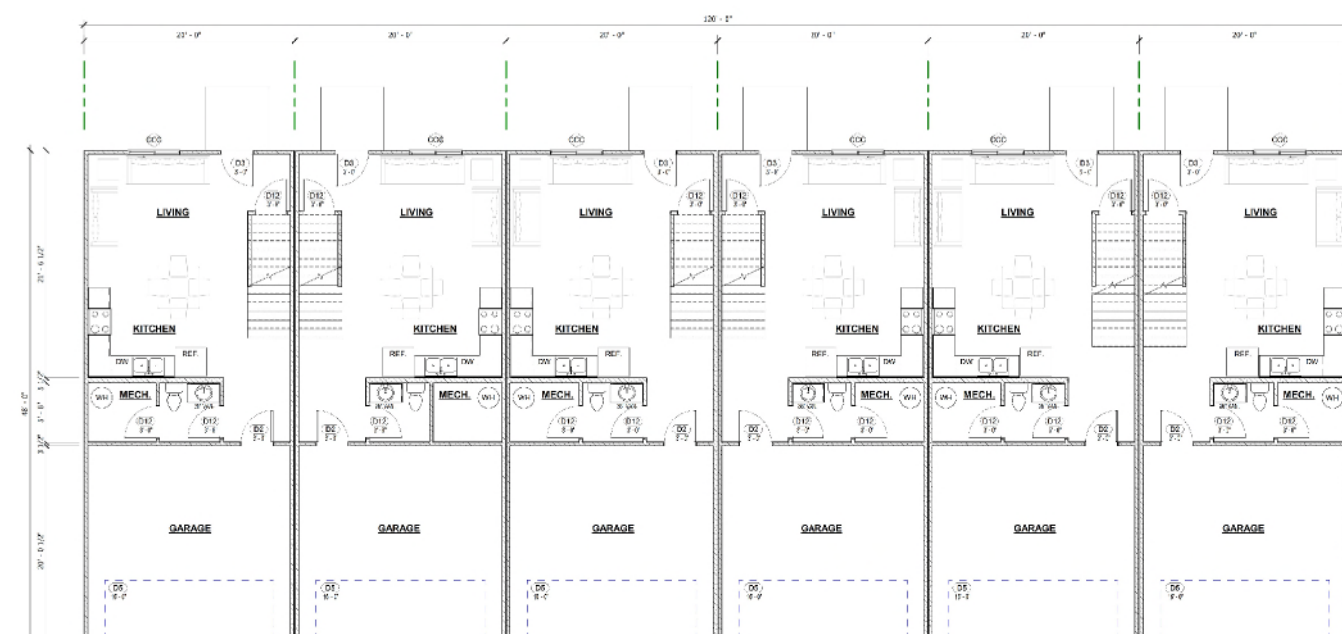
GRADING AND UTILITY NOTES:

- ALL FILL AREAS SHALL BE COMPACTED TO THE FOLLOWING PROCTOR DENSITIES:  
95% WITHIN STREET RIGHTS-OF-WAYS, DRIVE & PARKING AREAS  
95% WITHIN BUILDING PAD AREAS  
85% WITHIN LAWN AREAS AND OPEN SPACE
- ALL LAND FORMS, SWALES, ETC. SHALL BE GRADED TO A SMOOTH GROUND SURFACE PROVIDING A MINIMUM SLOPE OF 1.0% EXCEPT AS NOTED.
- A MINIMUM OF ONE FOOT OF COMPACTED CONCRETE SUBGRADE SHALL BE PROVIDED UNDER STREETS.
- ADJUST ALL EXISTING MANHOLES TO FINISHED GRADE WHERE APPLICABLE.
- ALL EXTERIOR LIGHTING OF THE DEVELOPED AREA IS THE RESPONSIBILITY OF THE DEVELOPER.

EROSION CONTROL NOTES:

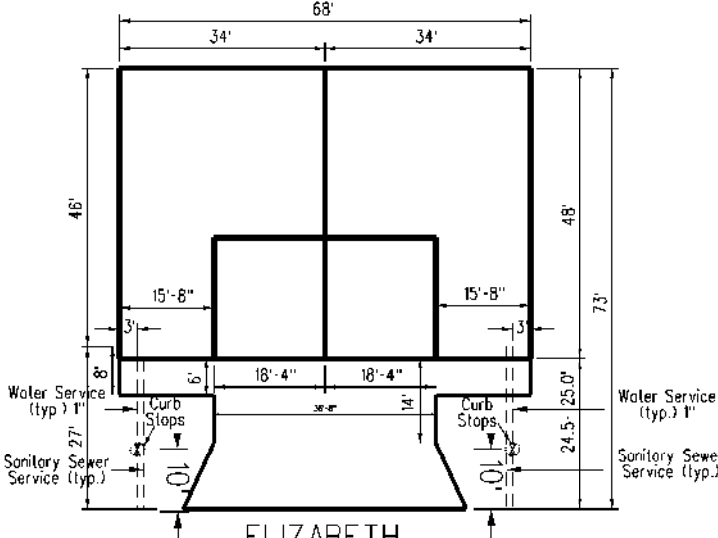
- TEMPORARY EROSION CONTROL MEASURES WILL BE REQUIRED OF THE CONTRACTOR IN ACCORDANCE WITH SECTION 2525 - TEMPORARY WATER POLLUTION CONTROL (SOIL EROSION), IOWA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
- THE DEVELOPER OR DEVELOPER'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED ONTO ADJACENT PROPERTIES OR PUBLIC RIGHT-OF-WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- GRADING CONTRACTOR SHALL PLACE AND MAINTAIN SILT FENCE AS INDICATED ON THE PLAN OR WHERE EROSION DEVELOPS AT THE DIRECTION OF THE CITY OR ENGINEER UNTIL VEGETATION IS ESTABLISHED.
- ALL DISTURBED AREAS SHALL BE INSTALLED AS SOON AS POSSIBLE AFTER TOPSOIL HAS BEEN REDISTRIBUTED OVER ALL UNPAVED AREAS.
- COMPLY WITH THE "STATE EROSION CONTROL LAWS."

BUILDING LAYOUT - 6-PLEX - 2 FLOORS



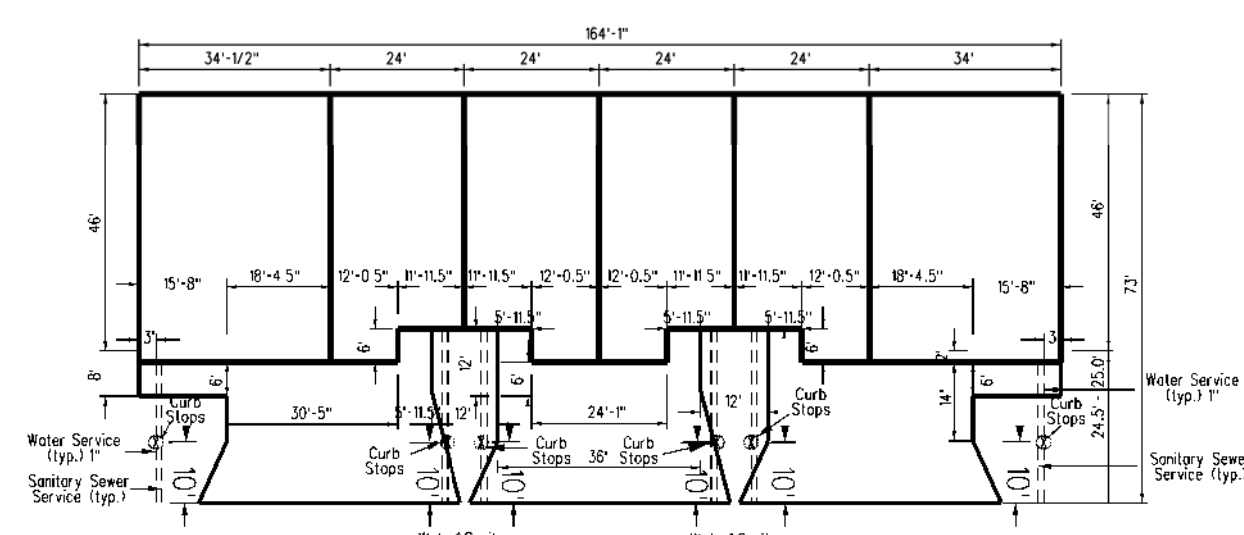
6-PLEX

BUILDING LAYOUT - ELIZABETH



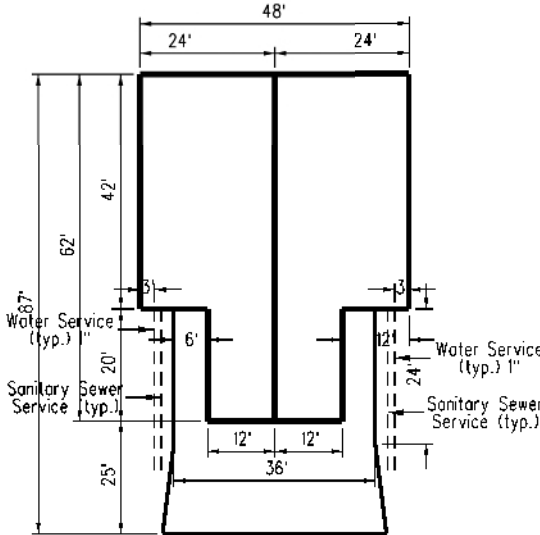
ELIZABETH

BUILDING LAYOUT - COTTAGE 6-PLEX



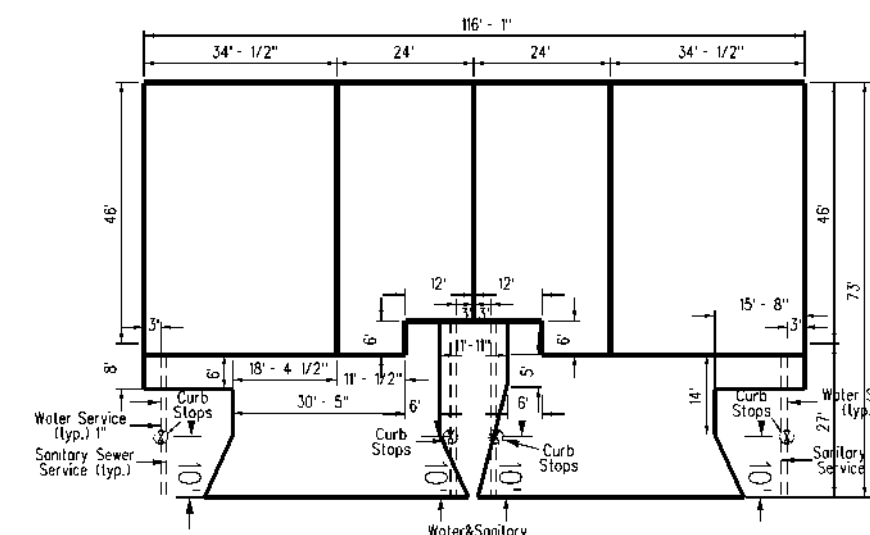
6-PLEX

BUILDING LAYOUT - VILLA



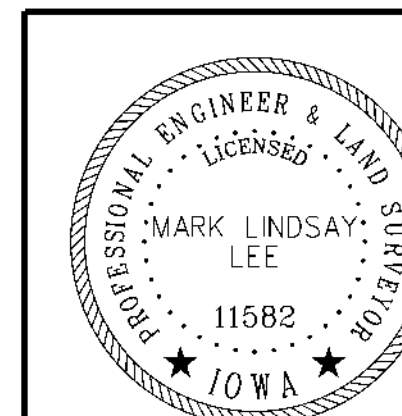
VILLA

BUILDING LAYOUT - COTTAGE 4-PLEX



4-PLEX

DATE	REVISION	BY
PROJECT BENCHMARK:		
GPS SYSTEM USED:		
UNITED STATES/ STATE PLANE 1983		
IOWA NORTH 1401		
NAD 1983		
GEOID MODEL g18		

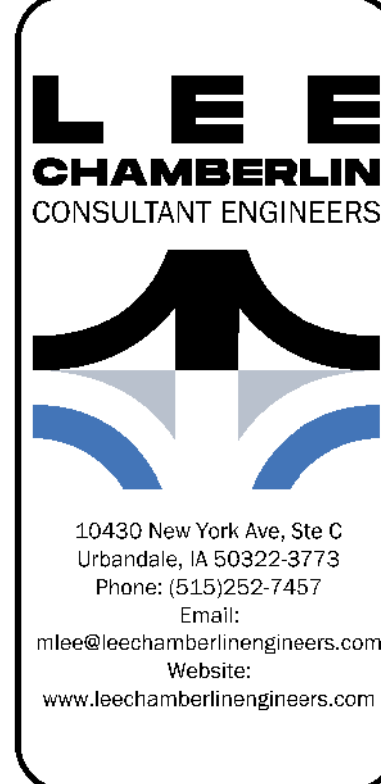


I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Name: (Printed or typed) MARK L. LEE  
License Number 11582  
My license renewal date is December 31, 2026.  
Pages or sheets covered by this seal: ENTIRE SET

DESIGN START DATE	04-03-2020
DATE PLOTTED:	06-02-2020
PRELIMINARY FIELD WORK COMPLETED:	05-21-2020
FIELD BOOK NO.	2020-01

WILSON ESTATES CONDOMINIUMS  
SITE PLAN IMPROVEMENTS  
WEBSTER CITY, HAMILTON COUNTY, IOWA




DRAWING TITLE:  
TITLE SHEET

DRAWN BY:	RWT
CHECKED BY:	JCP
DATE:	02/12/2025
JOB NO:	24043
SHEET:	C.1

DESIGN START DATE  
04-03-2020  
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**WILSON ESTATES CONDOMINIUMS**  
SITE PLAN IMPROVEMENTS  
WEBSTER CITY, HAMILTON COUNTY, IOWA

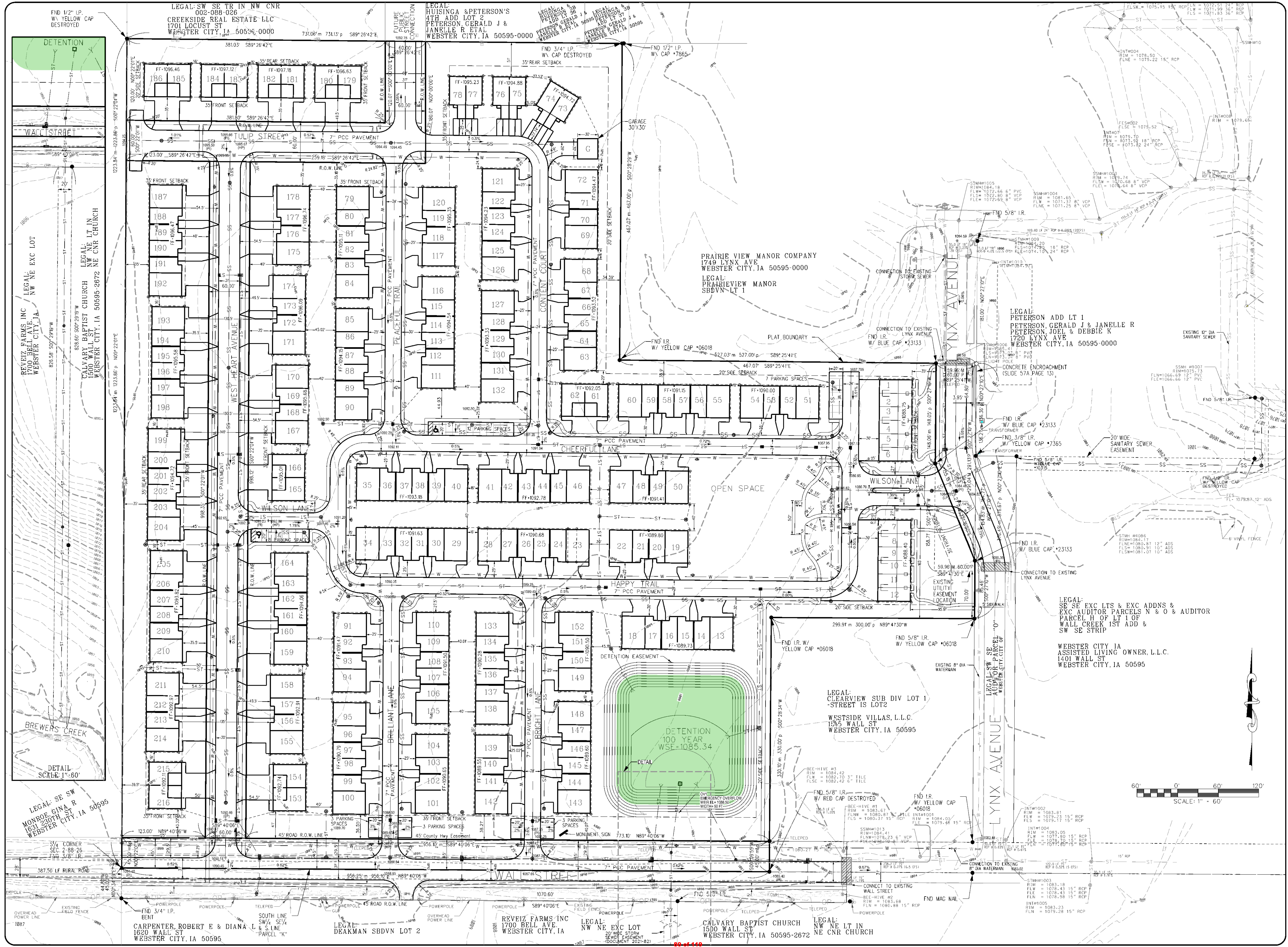
**LEE CHAMBERLIN**  
CONSULTANT ENGINEERS



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Urbandale, IA 50222-3773  
Phone: (515) 252-7457  
Email: mlac@leechamberlinengineers.com  
Website: www.leechamberlinengineers.com

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**SITE PLAN**

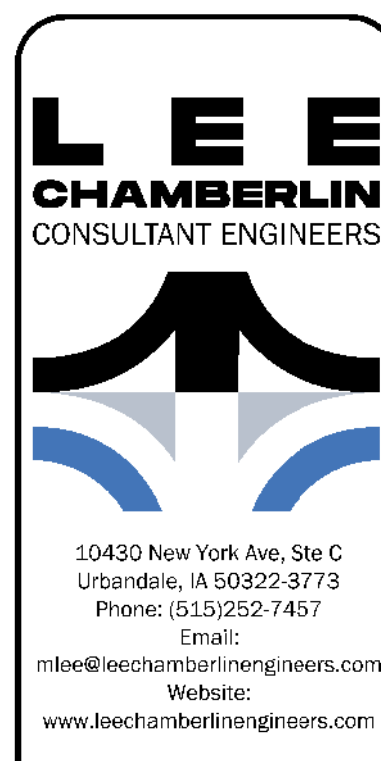
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2020-01

WILSON ESTATES CONDOMINIUMS  
SITE PLAN IMPROVEMENTS  
WEBSTER CITY, HAMILTON COUNTY, IOWA



DRAWING TITLE:  
**GRADING  
PLAN**

DRAWN BY:  
RWT  
CHECKED BY:  
JCP  
DATE  
02/12/2025  
JOB NO.  
24043  
SHEET  
C.3



STORM SEWER MANHOLES				STORM SEWER INVERTS			
MANHOLE	TYPE	SIZE (I)	FLOW LINE	MANHOLE	INVERT	FLOW LINE	INVERT
STW#1	SW-401	48	FLOW LINE 1	INT#1	SW-511	1080.37	FILE 1085.97
STW#2	SW-401	48	FLOW LINE 1	INT#2	SW-511	1080.70	FILE 1085.90
STW#3	SW-401	48	FLOW LINE 1	INT#3	SW-511	1080.64	FILE 1085.72
STW#4	SW-401	48	FLOW LINE 1	INT#4	SW-511	1080.72	FILE 1084.86
STW#5	SW-401	48	FLOW LINE 1	INT#5	SW-511	1080.06	FILE 1085.35
STW#6	SW-401	48	FLOW LINE 1	INT#6	SW-511	1080.65	FILE 1085.10
STW#7	SW-401	48	FLOW LINE 1	INT#7	SW-511	1080.54	FILE 1083.35
STW#8	SW-401	48	FLOW LINE 1	INT#8	SW-511	1080.71	FILE 1084.00
STW#9	SW-401	48	FLOW LINE 1	INT#9	SW-503	1084.28	FILE 1079.85
STW#10	SW-401	48	FLOW LINE 1	INT#10	SW-501	1080.00	FILE 1079.53
STW#11	SW-401	48	FLOW LINE 1	INT#11	SW-511	1080.84	FILE 1084.00
STW#12	SW-401	48	FLOW LINE 1	INT#12	SW-511	1080.50	FILE 1084.15
STW#13	SW-401	48	FLOW LINE 1	INT#13	SW-501	1080.26	FILE 1087.84
STW#14	SW-401	48	FLOW LINE 1	INT#14	SW-501	1080.84	FILE 1080.24
STW#15	SW-401	48	FLOW LINE 1	INT#15	SW-503	1084.15	FILE 1080.69
STW#16	SW-401	48	FLOW LINE 1	INT#16	SW-501	1080.15	FILE 1080.90
STW#17	SW-401	48	FLOW LINE 1	INT#17	SW-503	1084.17	FILE 1080.31
STW#18	SW-401	48	FLOW LINE 1	INT#18	SW-501	1080.17	FILE 1080.63
STW#19	SW-401	48	FLOW LINE 1	INT#19	SW-503	1084.17	FILE 1080.28
STW#20	SW-401	48	FLOW LINE 1	INT#20	SW-501	1080.25	FILE 1084.76
STW#21	SW-401	48	FLOW LINE 1	INT#21	SW-501	1080.18	FILE 1080.88
STW#22	SW-401	48	FLOW LINE 1	INT#22	SW-503	1084.18	FILE 1084.44
STW#23	SW-401	48	FLOW LINE 1	INT#23	SW-501	1080.18	FILE 1085.33
STW#24	SW-401	48	FLOW LINE 1	INT#24	SW-503	1084.18	FILE 1080.44
STW#25	SW-401	48	FLOW LINE 1	INT#25	SW-501	1080.18	FILE 1084.40
STW#26	SW-401	48	FLOW LINE 1	INT#26	SW-503	1084.18	FILE 1084.85
STW#27	SW-401	48	FLOW LINE 1	INT#27	SW-511	1087.80	FILE 1084.85
STW#28	SW-401	48	FLOW LINE 1	INT#28	SW-501	1080.26	FILE 1080.87
STW#29	SW-401	48	FLOW LINE 1	INT#29	SW-506	1086.26	FILE 1080.22
STW#30	SW-401	48	FLOW LINE 1	INT#30	SW-505	1084.81	FILE 1080.60
STW#31	SW-401	48	FLOW LINE 1	INT#31	SW-506	1086.40	FILE 1080.55
STW#32	SW-401	48	FLOW LINE 1	INT#32	SW-511	1084.53	FILE 1079.68
STW#33	SW-401	48	FLOW LINE 1	INT#33	SW-501	1080.70	FILE 1079.15
STW#34	SW-401	48	FLOW LINE 1	INT#34	SW-503	1084.60	FILE 1079.33
STW#35	SW-401	48	FLOW LINE 1	INT#35	SW-512	1089.50	FILE 1085.10

SPL	SIZE	PIPE	ORIFICE 1	ORIFICE 2	RESER. REV.
SPL1	36"	1085.40	24" @ 1076.00	18" @ 1076.00	1085.40

STORM SEWER E.L.S.			
FE	EA	DA	DT
FE#1	1081.00	48	
FE#2	1080.00	24	
FE#3	1078.00	30	
FE#4	1084.00	35	
FE#5	1078.50	38	





PLANT MATERIAL SCHEDULE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	HGT & SPREAD	GROWTH
OVERSTORY - DECIDUOUS						
D1	0	ACER NIGRUM	BLACK MAPLE	2" CAL	75x60	MODERATE
D2	0	CELTIS OCCIDENTALIS	HACKBERRY	2" CAL	75x50	MODERATE
D3	0	BETULA NIGRA	RIVER BIRCH	2" CAL	60x40	FAST
D4	0	QUERCUS RUBRA	RED OAK	2" CAL	75x60	MODERATE
D5	4	ACER RUBRUM	RED SUNSET MAPLE	2" CAL	70x50	FAST
D6	0	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL	45x45	FAST
D7	0	TILIA CORDATA	LITTLE LEAF LINDEN	2" CAL	60x40	MODERATE
OVERSTORY - EVERGREEN						
E1	0	PINUS SYLVESTRIS	SCOTS PINE	6" TALL	60x50	FAST
E2	6	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	6" TALL	40x25	SLOW
E3	0	PICEA GLAUCA DENSATA	BLACK HILLS SPRUCE	6" TALL	20x10	SLOW
E4	0	PICEA ABIES	NORWAY SPRUCE	6" TALL	40x25	SLOW
ORNAMENTAL - DECIDUOUS						
D01	0	CERCIS CANADENSIS	REDBUD	1" CAL	30x20	MODERATE
D02	36	MAIUS SP	SPRING SNOW GRAB	1" CAL	20x20	MODERATE
D03	12	ACER PLATANOIDES 'COLUMBIARE'	COLUMBIAN CORNWAY MAPLE	1" CAL	45x15	MODERATE
D04	23	ACER NORNALIA	AMUR MAPLE	1" CAL	20x20	MODERATE
PERENNIALS/GRASSES						
S1	0	CALAMAGROSTIS ACUTIFLORA	KARL FOERSTER	2 GAL	4'x2'	FAST
S2	0	HEMEROCALLIS 'PARDON ME'	PARDON ME DAYLILY	1 GAL	3'x3'	FAST
S3	0	FESCUE	DWARF BLUE FESCUE	1 GAL	3'x3'	MODERATE
FLOWERING SHRUBS						
S4	0	ROSA 'KNOCK OUT'	KNOCK OUT SHRUB ROSE	1 GAL	3'x3'	SLOW
S5	0	SPIREA	LITTLE PRINCESS SPIREA	3" TALL	8'x6'	MODERATE
S6	4	EUONYMUS ALATUS 'COMPACTUS'	SWAMP-WINGED BURNING BUSH	1 GAL	6'x6'	MODERATE
S7	0	BUNUS SEPERVIRENS	BOXWOOD	15" TALL	5'x3'	
TURF						
SOD: MIXTURE OF BLUEGRASS/RYE, 5 FOOT BORDER AROUND ALL NEW PAVED AREAS, 10' BORDER AROUND BUILDING						
SEED: MIXTURE OF BLUEGRASS/RYE TO BE APPLIED TO ALL DISTURBED LAWN AREAS NOT RECEIVING SOD.						
NOTE: MULCH AROUND ALL TREES AND SHRUBS AND IN PLANTING BEDS.						
STORM WATER DETENTION AREA:						
PLANT MATERIALS TO INCLUDE A MIX MOISTURE TOLERANT FLOWERS AND GRASSES AND TURF GRASSES.						



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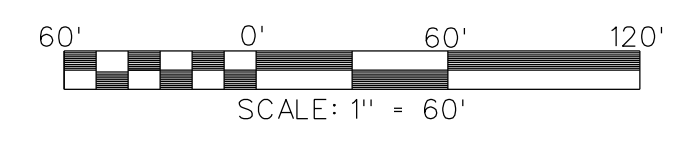
**WILSON ESTATES CONDOMINIUMS**  
SITE PLAN IMPROVEMENTS  
WEBSTER CITY, HAMILTON COUNTY, IOWA

**LEE CHAMBERLIN**  
CONSULTANT ENGINEERS

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Email: mlee@leechamberlinengineers.com  
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DRAWING TITLE:  
**LANDSCAPE PLAN**


DRAWN BY:  
RWP  
CHECKED BY:  
JGP  
DATE:  
02/12/2025  
JOB NO.  
24043  
SHEET  
C.5



DESIGN START DATE  
04-03-2020  
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WEBSTER CITY, HAMILTON COUNTY, IOWA

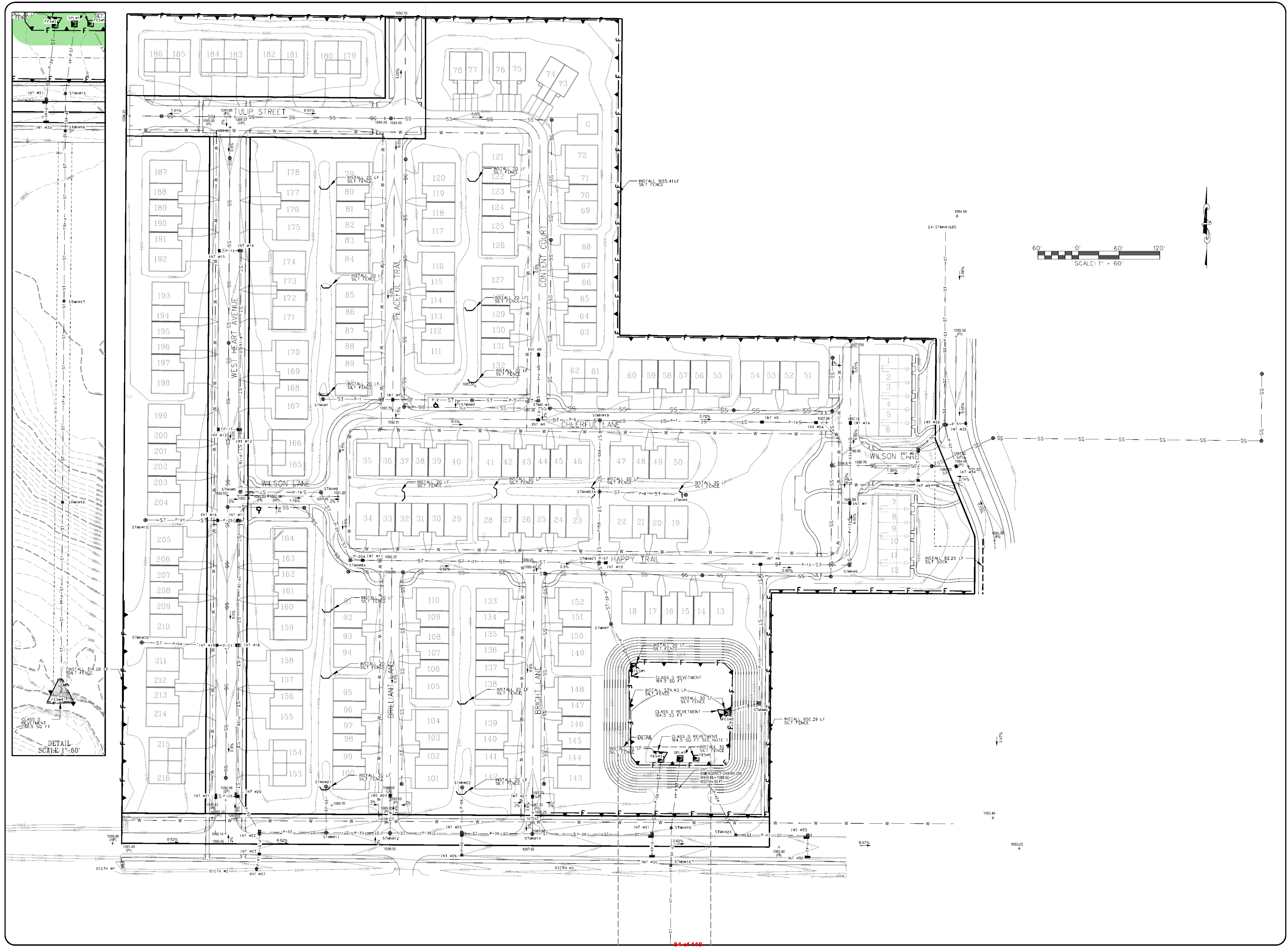
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CONSULTANT ENGINEERS



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Email: mlc@leechamberlinengineers.com  
Website: www.leechamberlinengineers.com

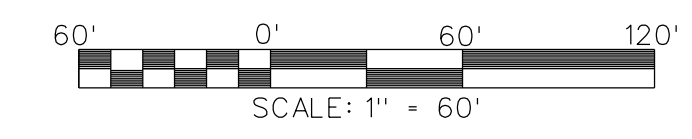
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JCP  
DATE:  
02/12/2025  
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24043  
SHEET  
C.6



DESIGN START DATE:	04-03-2020
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FIELD BOOK NO.:	2020-01

AREA (ACRES)	
LOT 1	19.70
LOT 2	2.82
LOT 3	1.05
LOT A	1.38
LOT B	0.77
LOT C	0.99
TOTAL	26.71



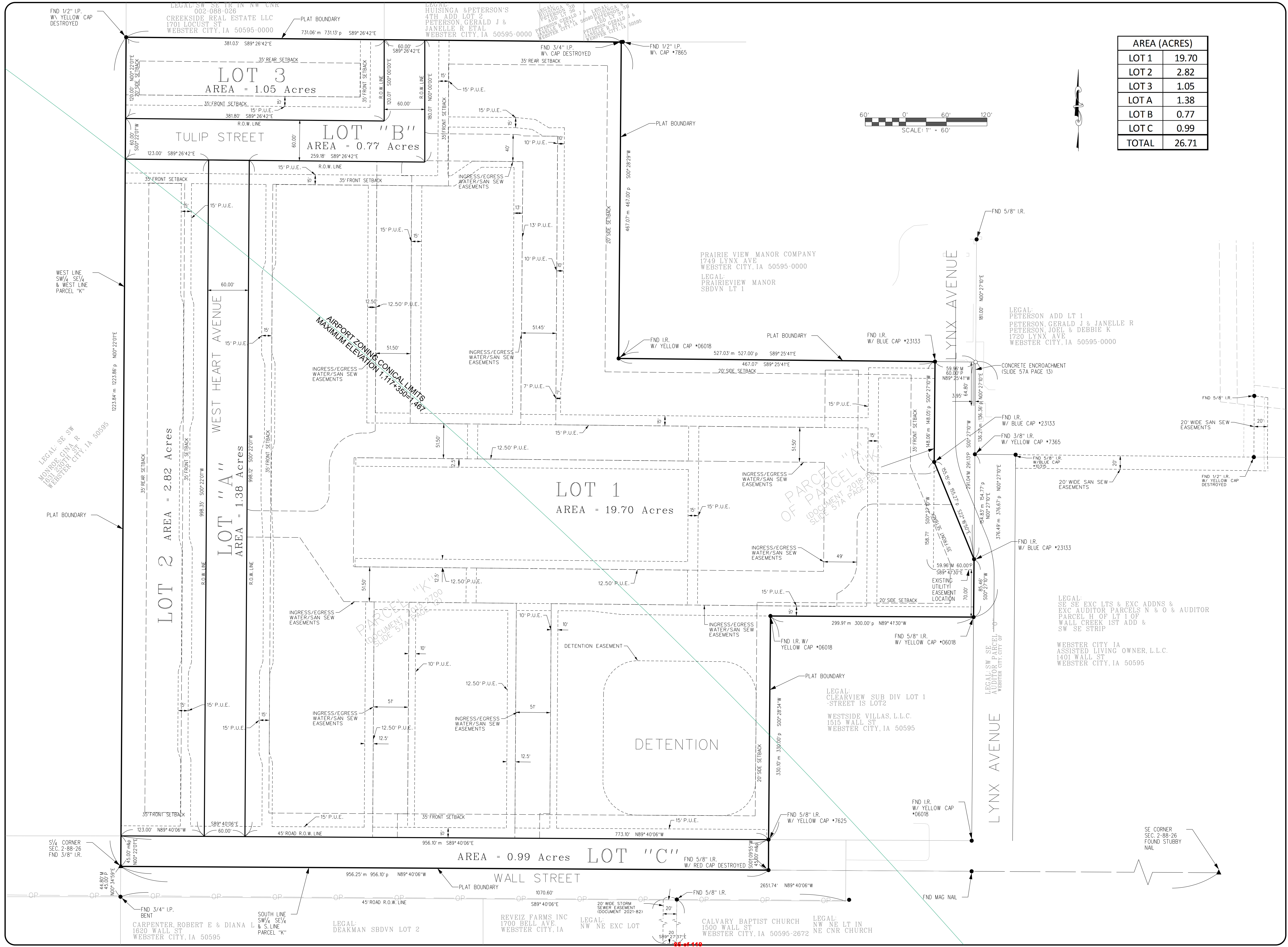
**WILSON ESTATES CONDOMINIUMS  
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Urbandale, IA 50322-3773  
Phone: (515)282-7457  
Email: mlee@leechamberlinengineers.com  
Website: www.leechamberlinengineers.com

DRAWING TITLE:  
**LOT LAYOUT & EASEMENTS**


DRAWN BY:  
RWP  
CHECKED BY:  
IGP  
DATE:  
02/12/2025  
JOB NO.  
24043  
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C. 7



DESIGN START DATE  
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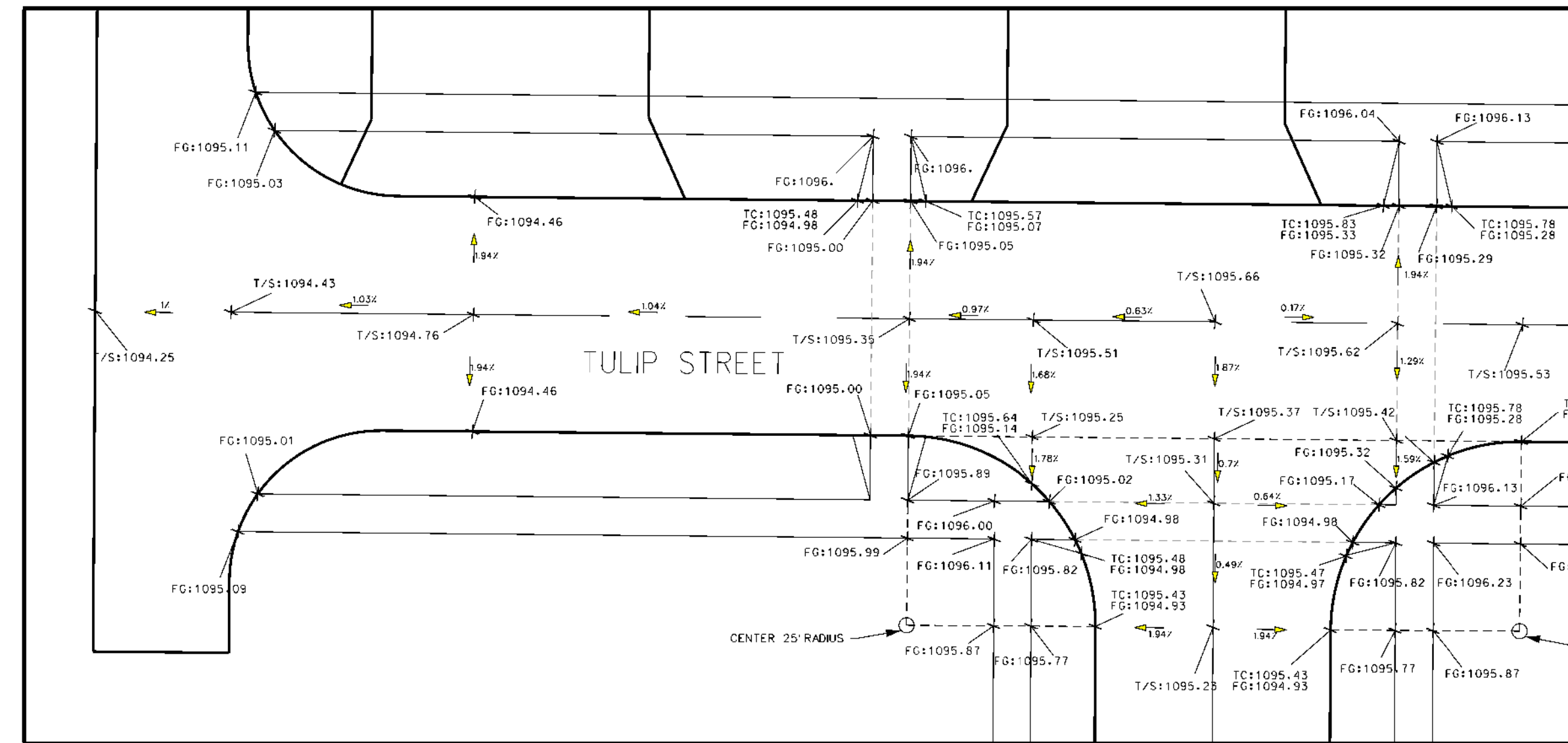
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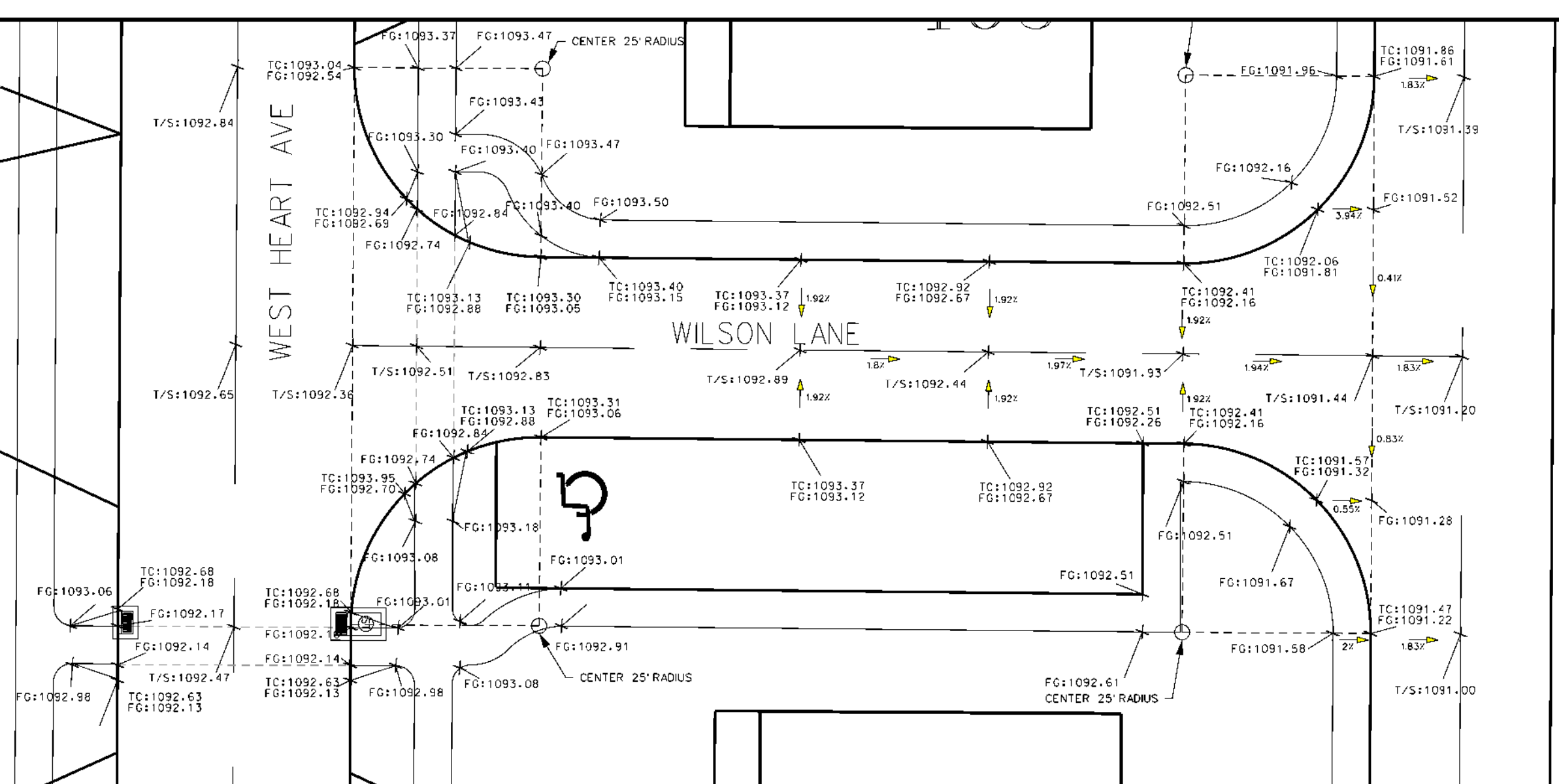
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Urbandale, IA 50322-3773  
Phone: (515) 262-7457  
Email: mlac@leechamberlinengineers.com  
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DRAWING TITLE:  
**INTERSECTION  
DETAIL**

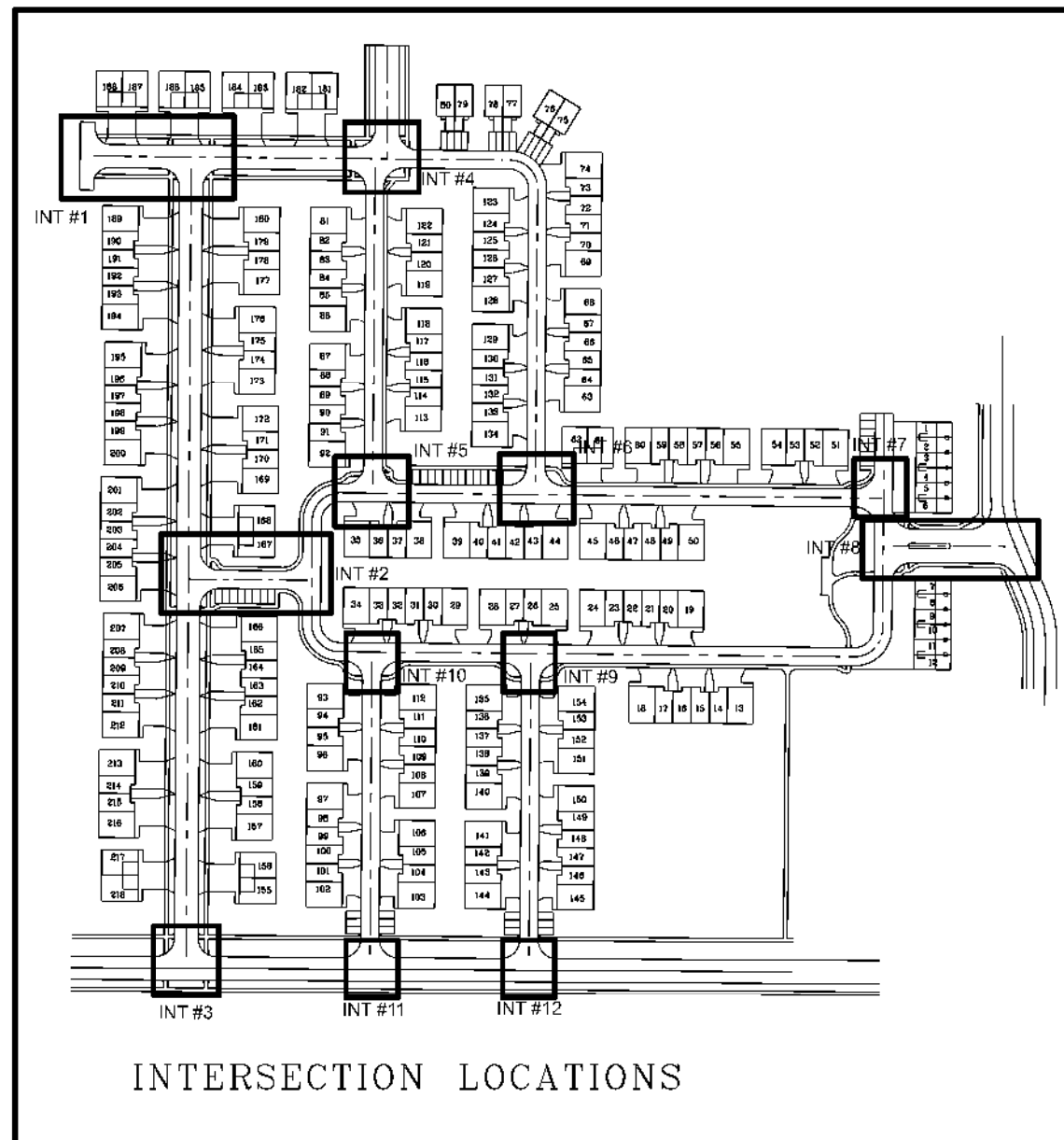
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CHECKED BY:  
JCP  
DATE:  
02/12/2025  
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24043  
SHEET  
C.8A



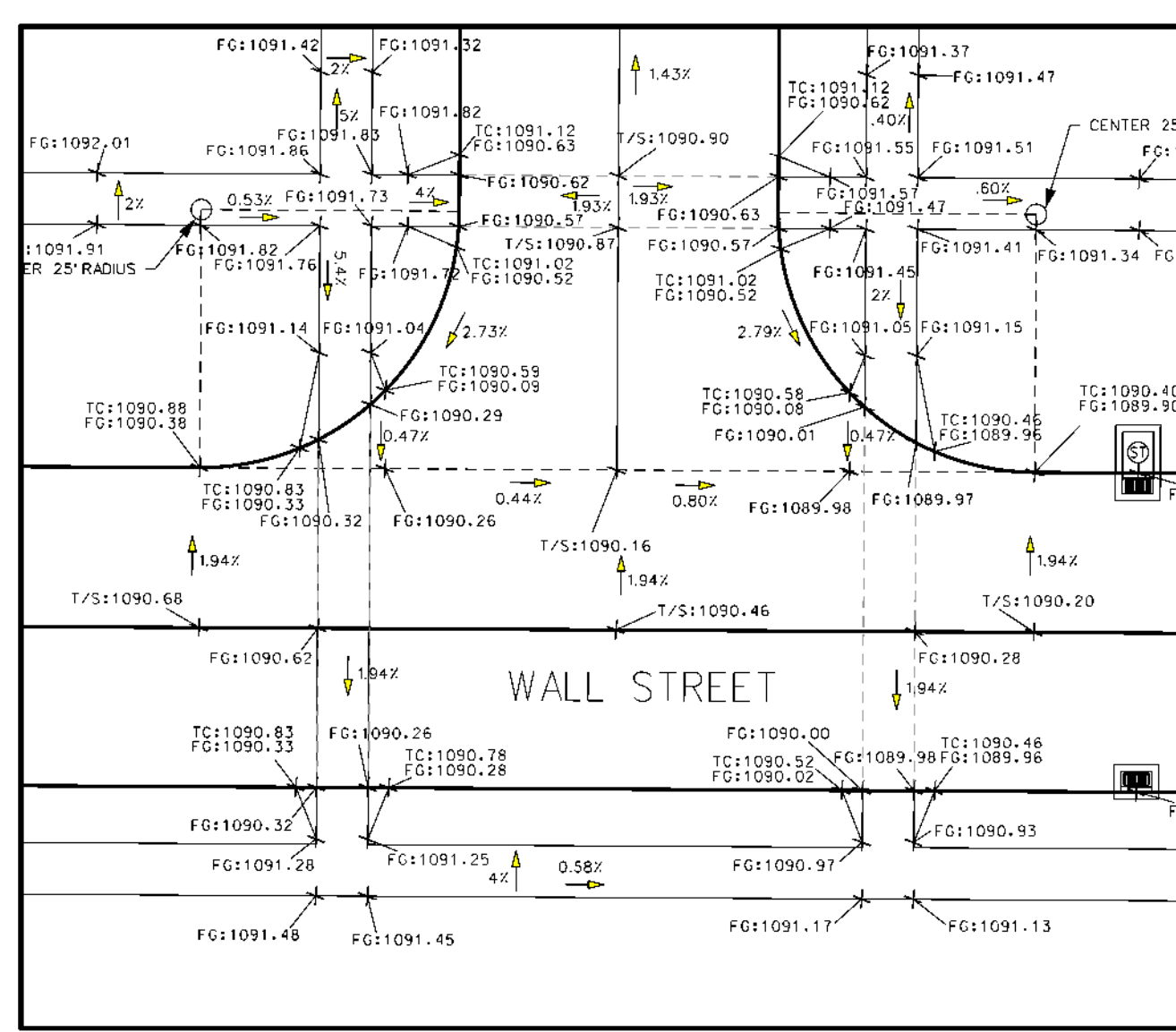
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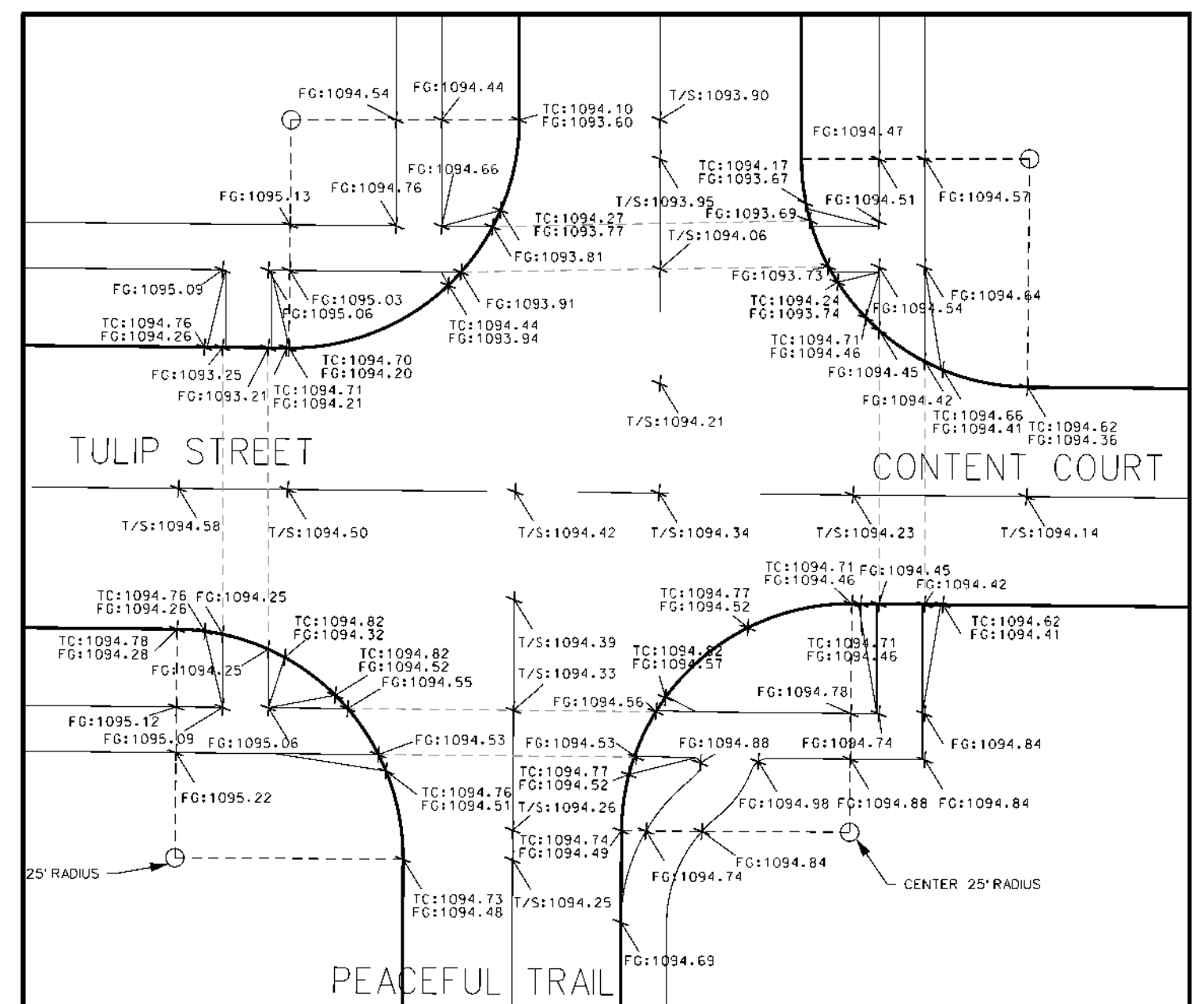
INTERSECTION #2 DETAIL  
SCALE: 1"=6'



INTERSECTION LOCATIONS



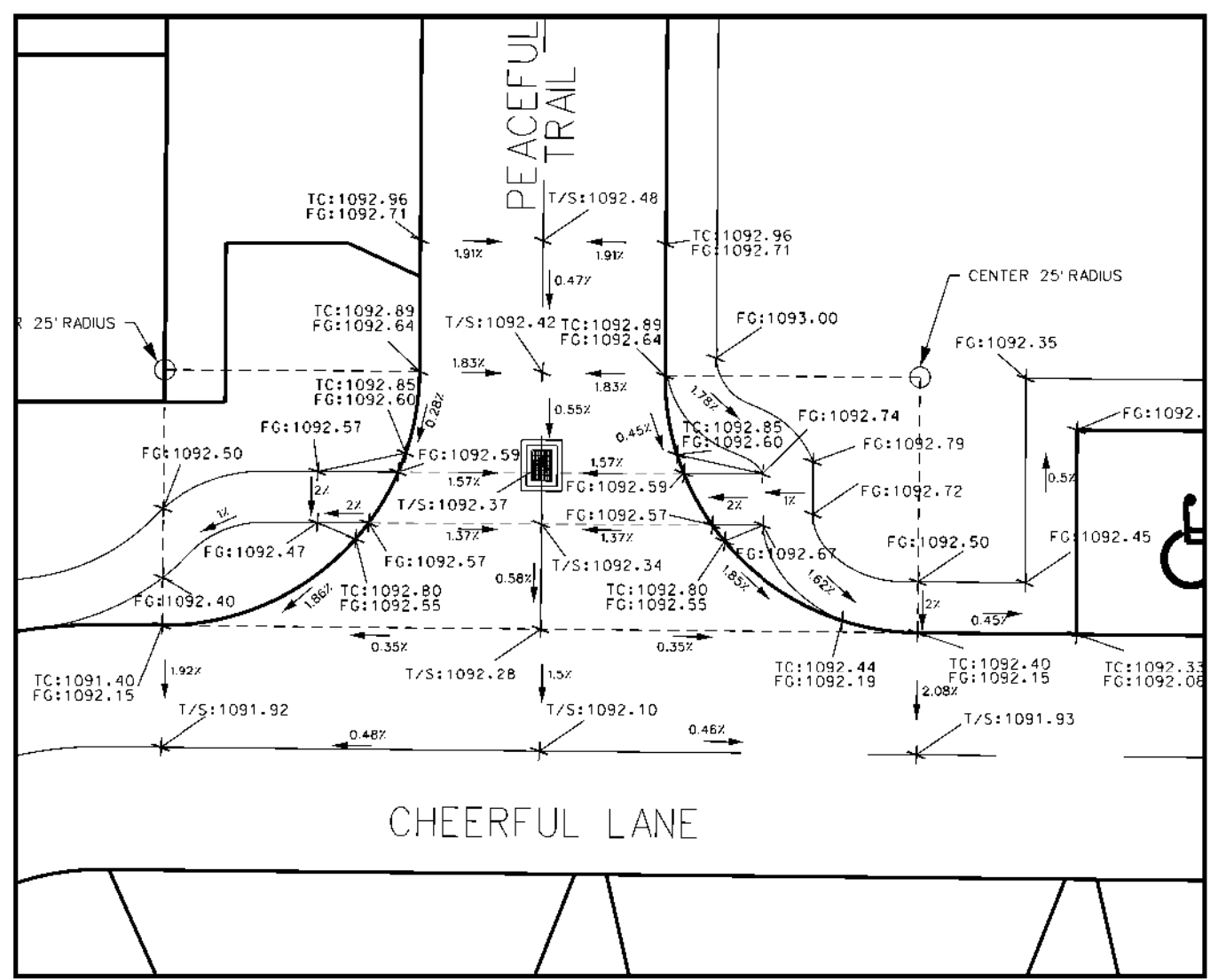
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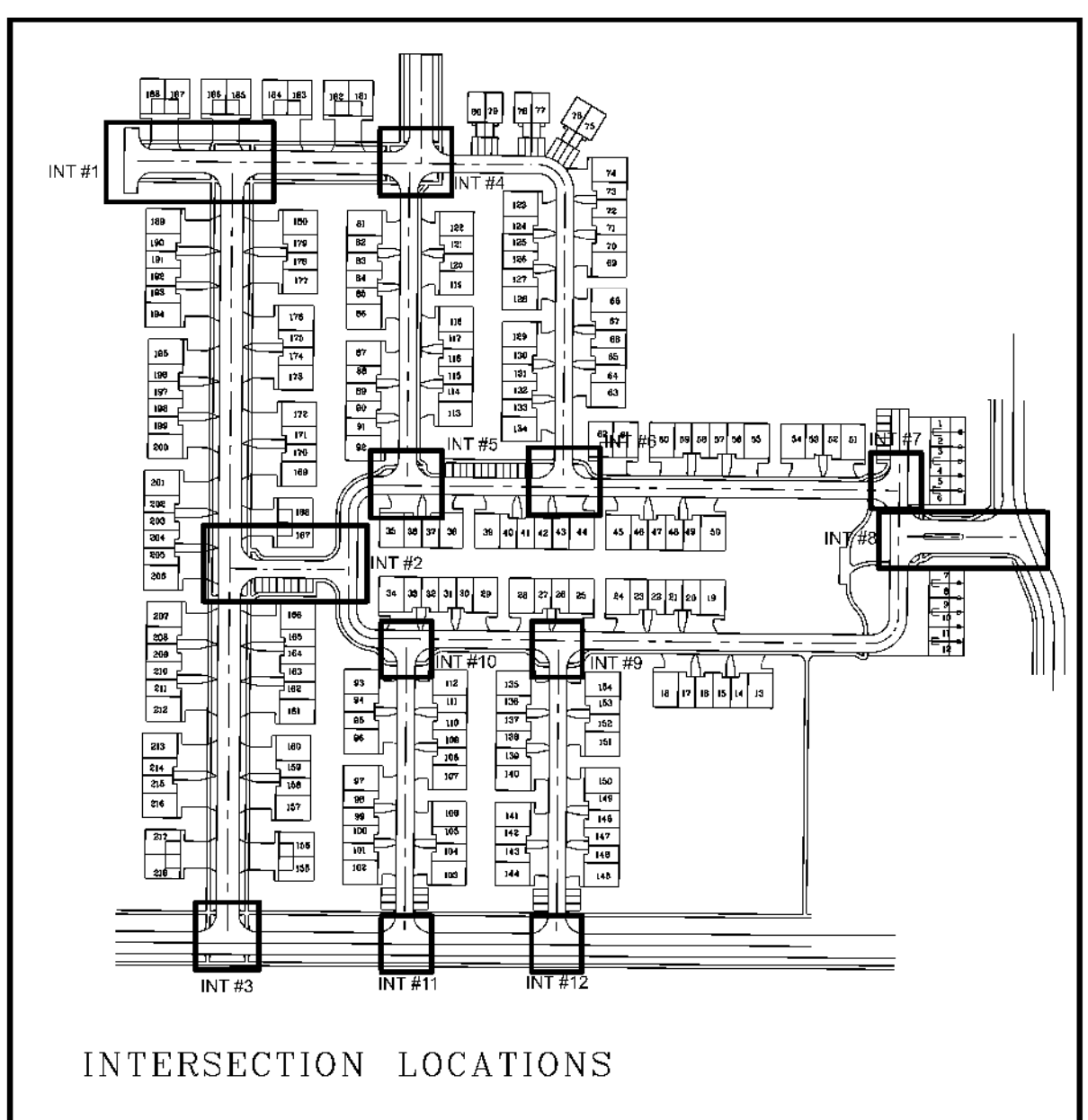
INTERSECTION #4 DETAIL  
SCALE: 1"=6'

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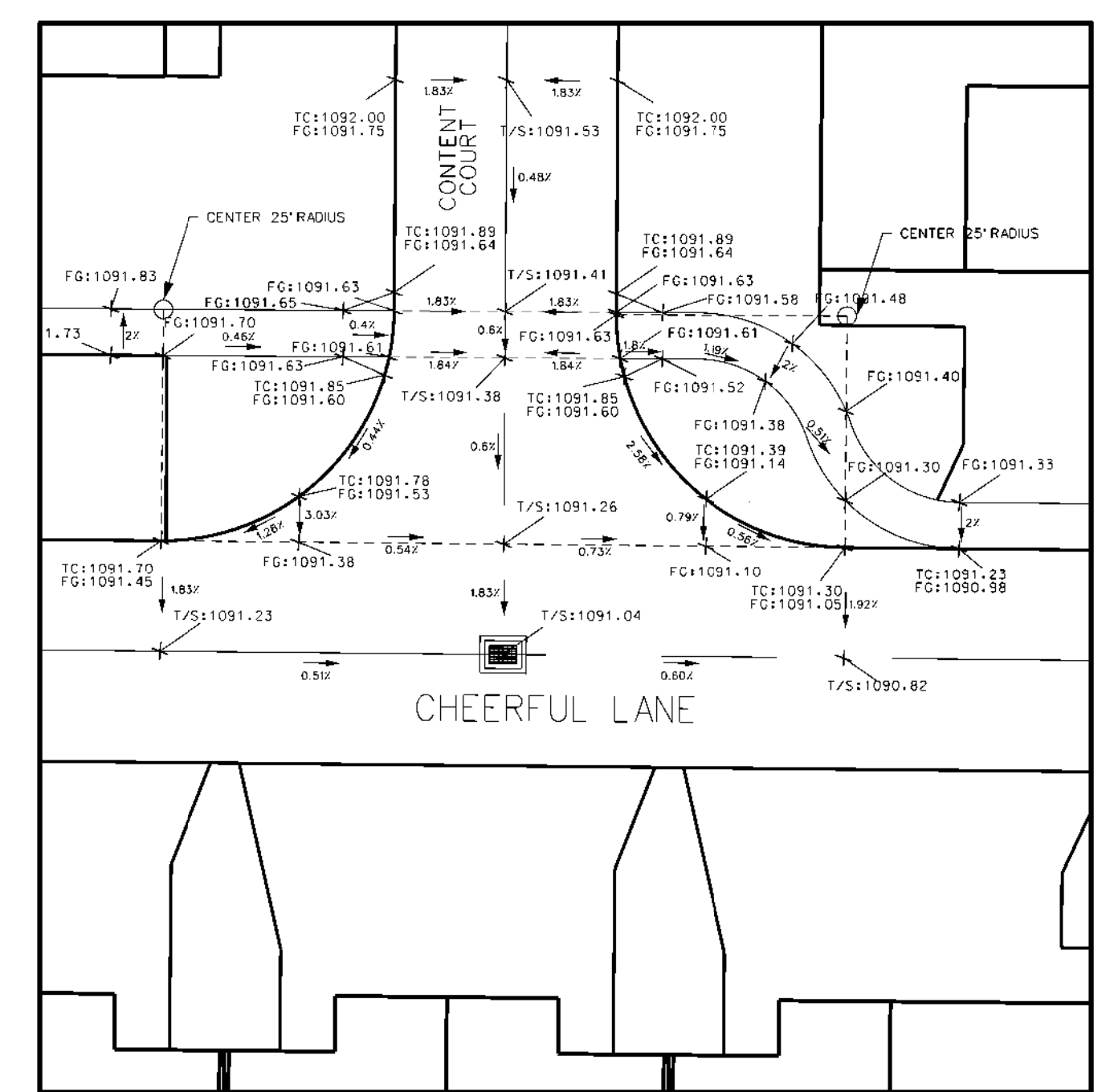
**WILSON ESTATES CONDOMINIUMS**  
SITE PLAN IMPROVEMENTS  
WEBSTER CITY, HAMILTON COUNTY, IOWA



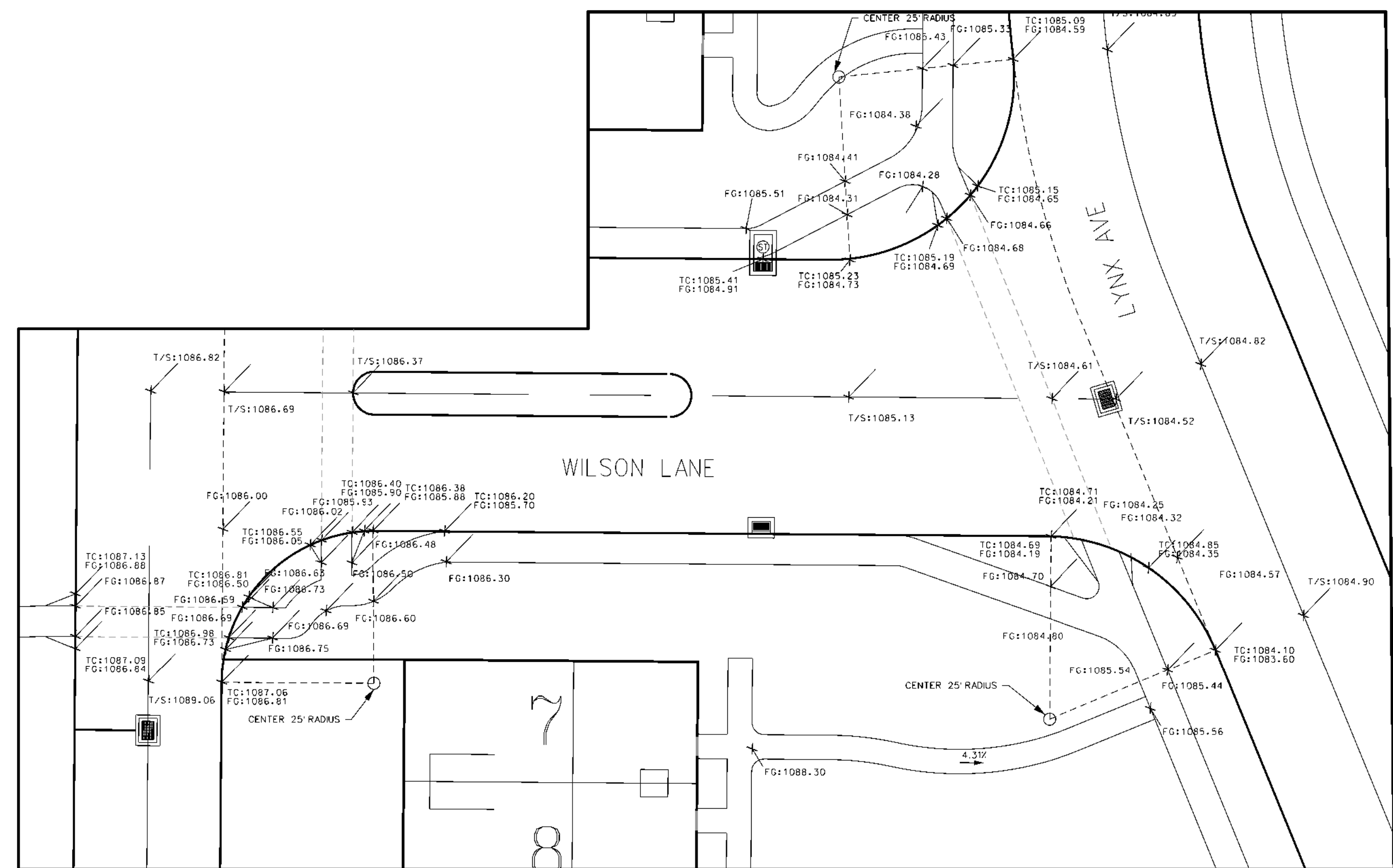
INTERSECTION #5 DETAIL  
SCALE: 1"=6'



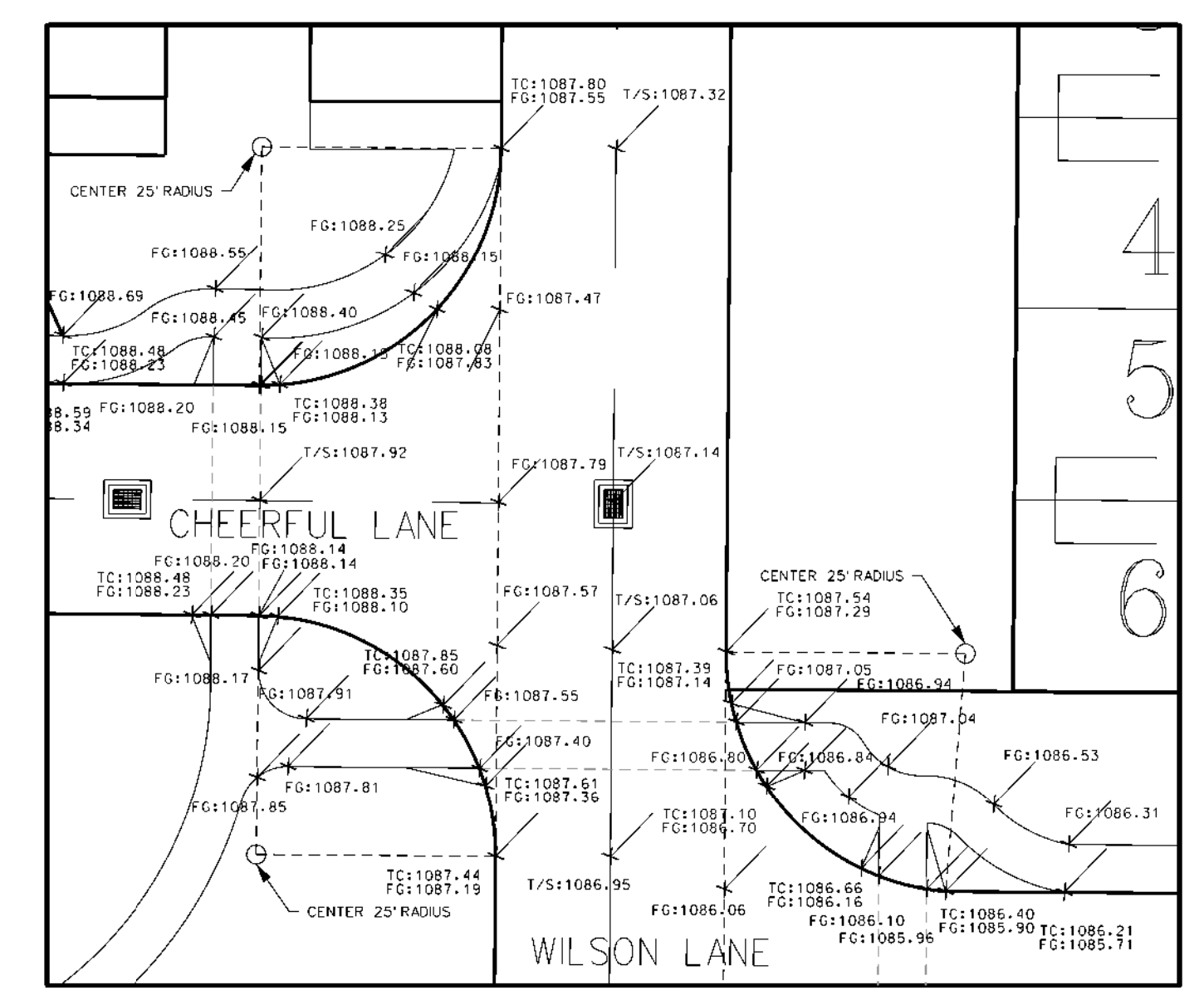
INTERSECTION LOCATIONS



INTERSECTION #6 DETAIL  
SCALE: 1"=6'



INTERSECTION #8 DETAIL  
SCALE: 1"=6'



INTERSECTION #7 DETAIL  
SCALE: 1"=6'

**LEE CHAMBERLIN**  
CONSULTANT ENGINEERS

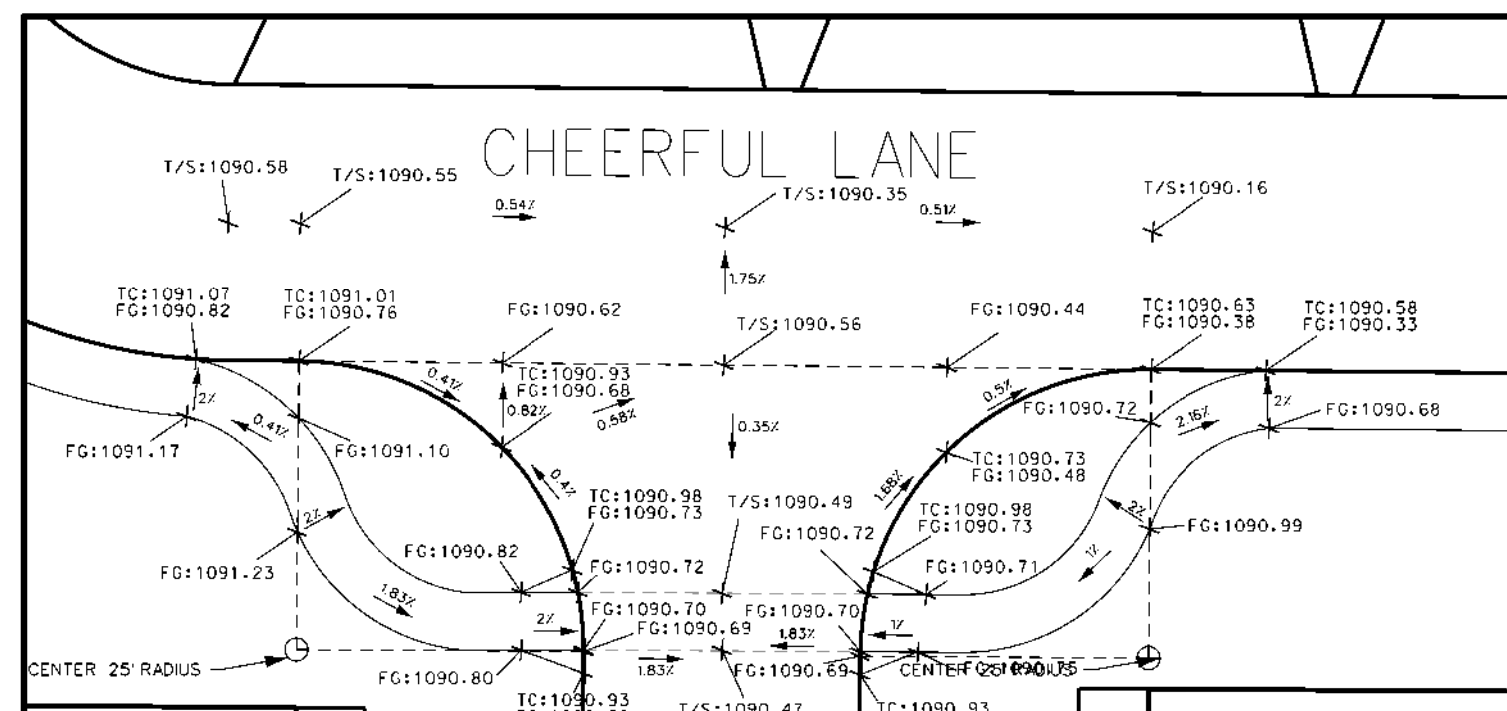
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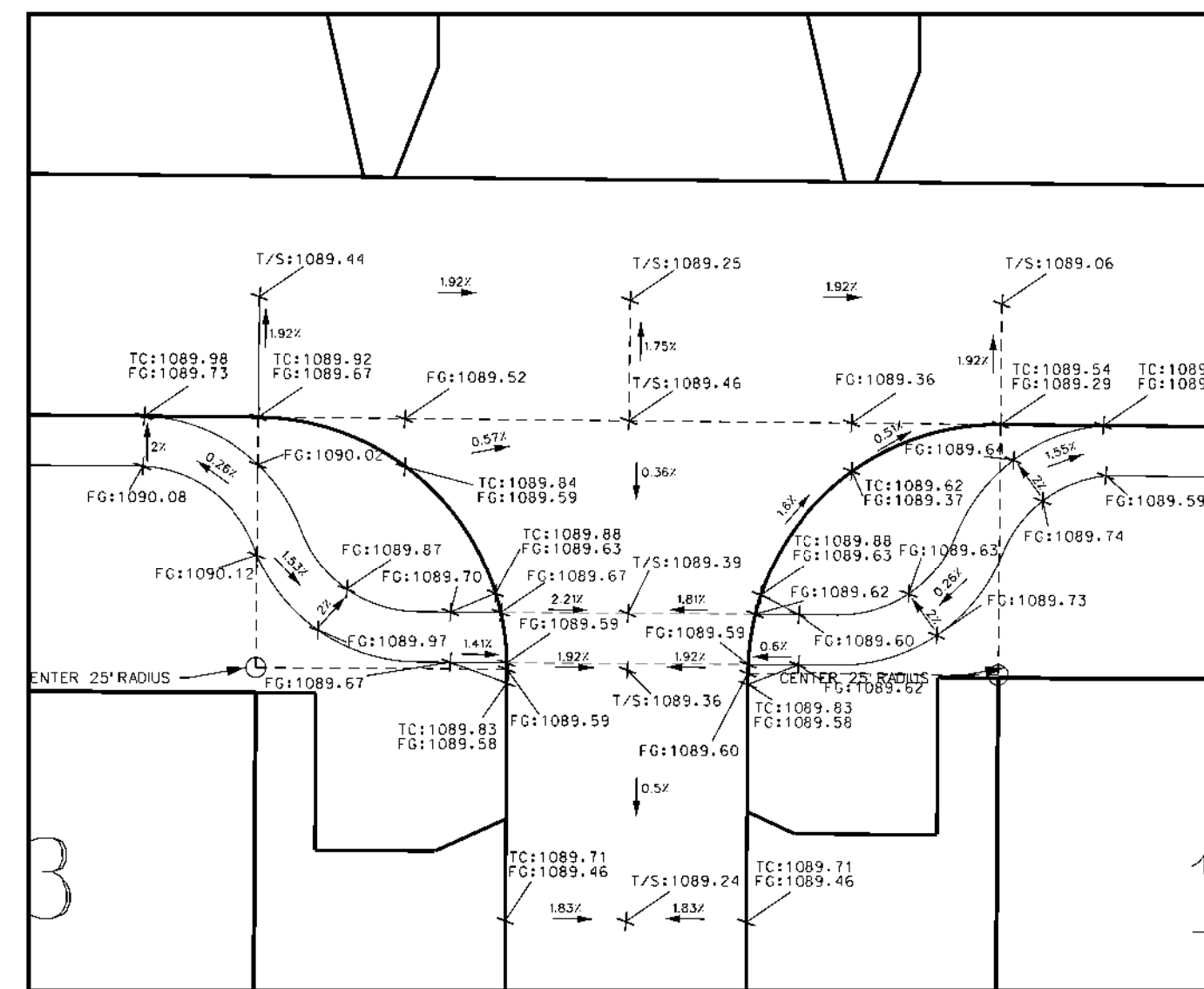
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SHEET  
**C.8B**

DESIGN START DATE	04-03-2020
DATE PLOTTED	06-02-2020
PRELIMINARY FIELD WORK COMPLETED	05-21-2020
FIELD BOOK NO.	2020-01

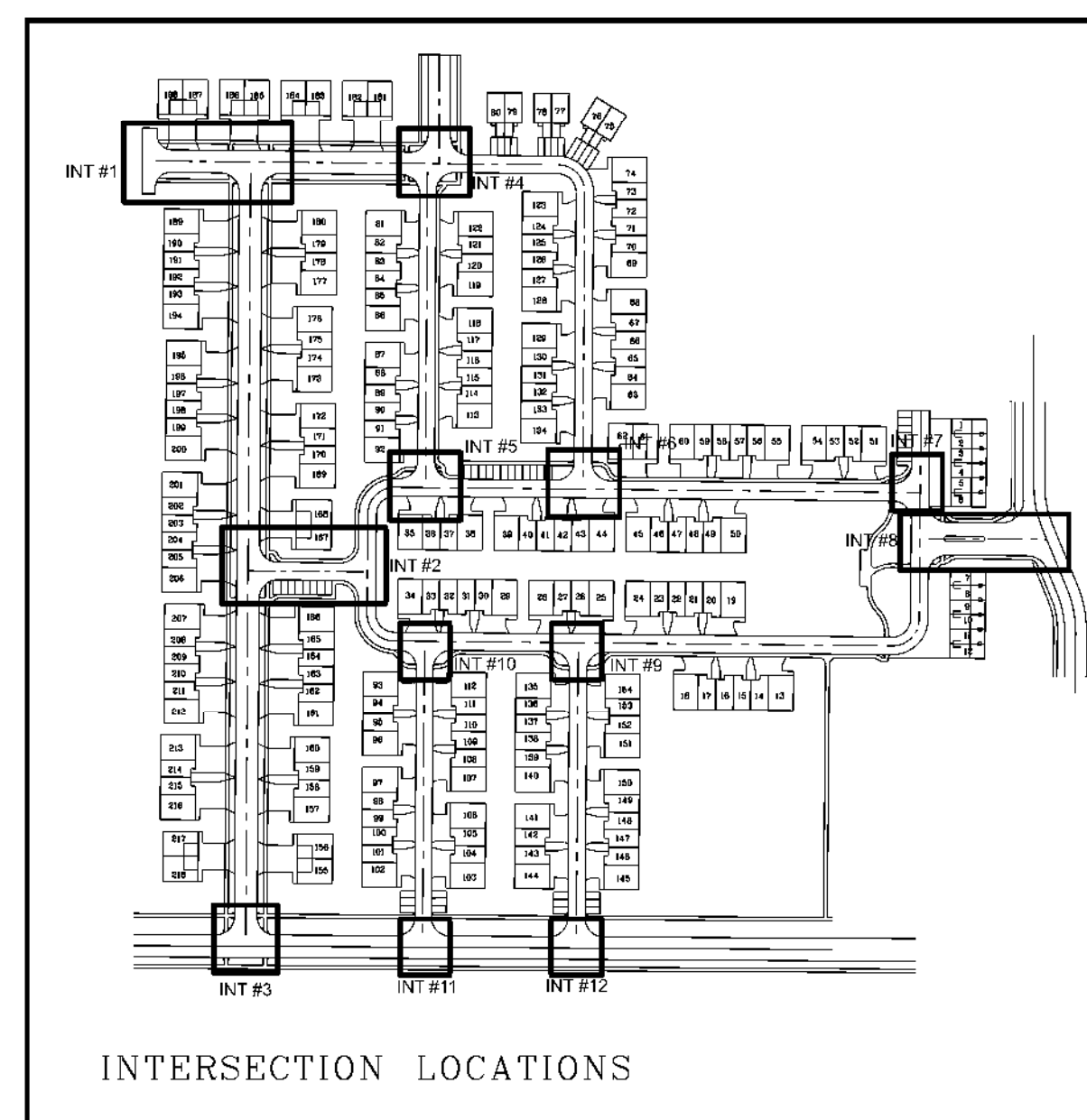
**WILSON ESTATES CONDOMINIUMS**  
**SITE PLAN IMPROVEMENTS**  
**WEBSTER CITY, HAMILTON COUNTY, IOWA**



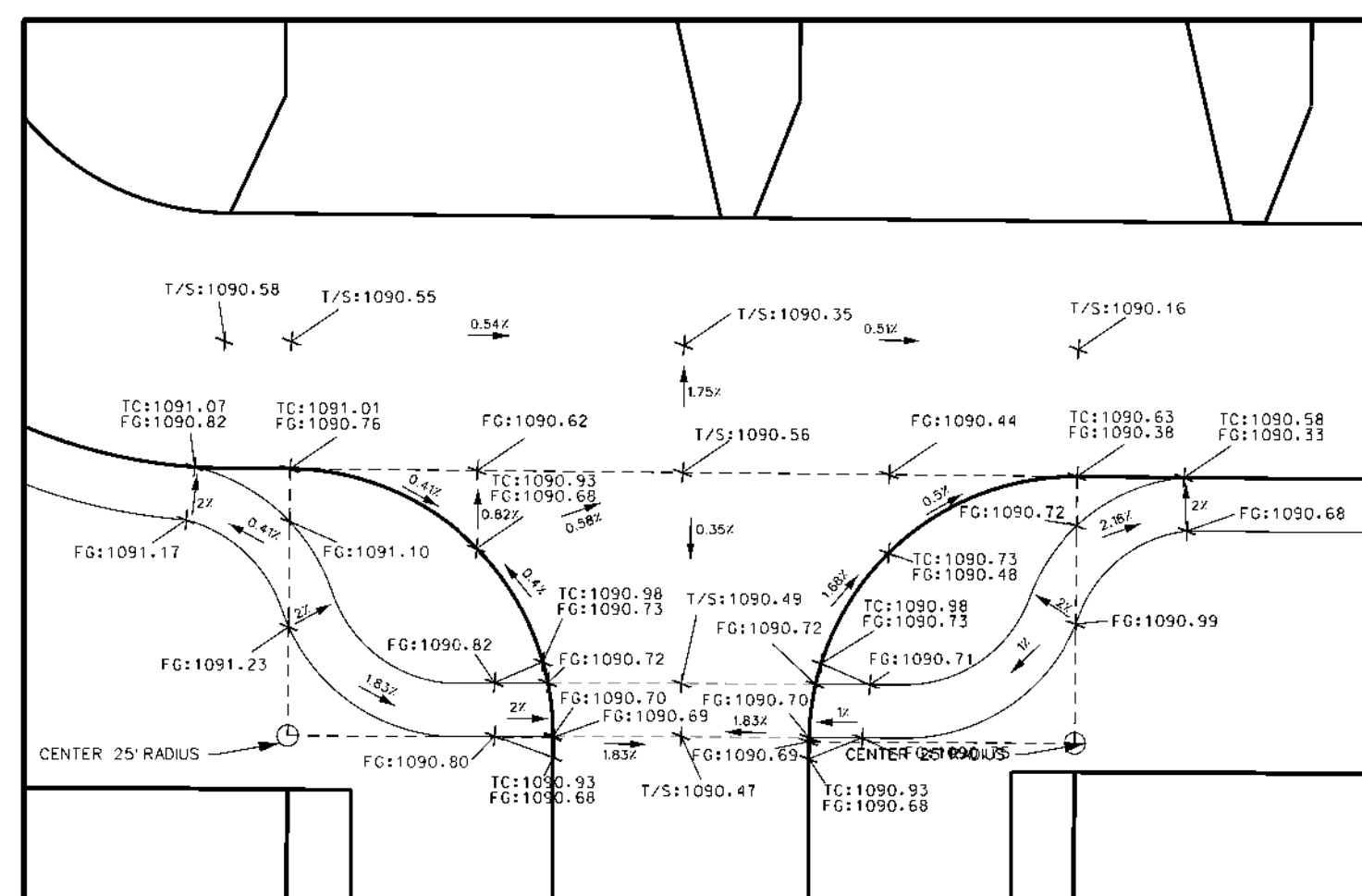
INTERSECTION #1 DETAIL  
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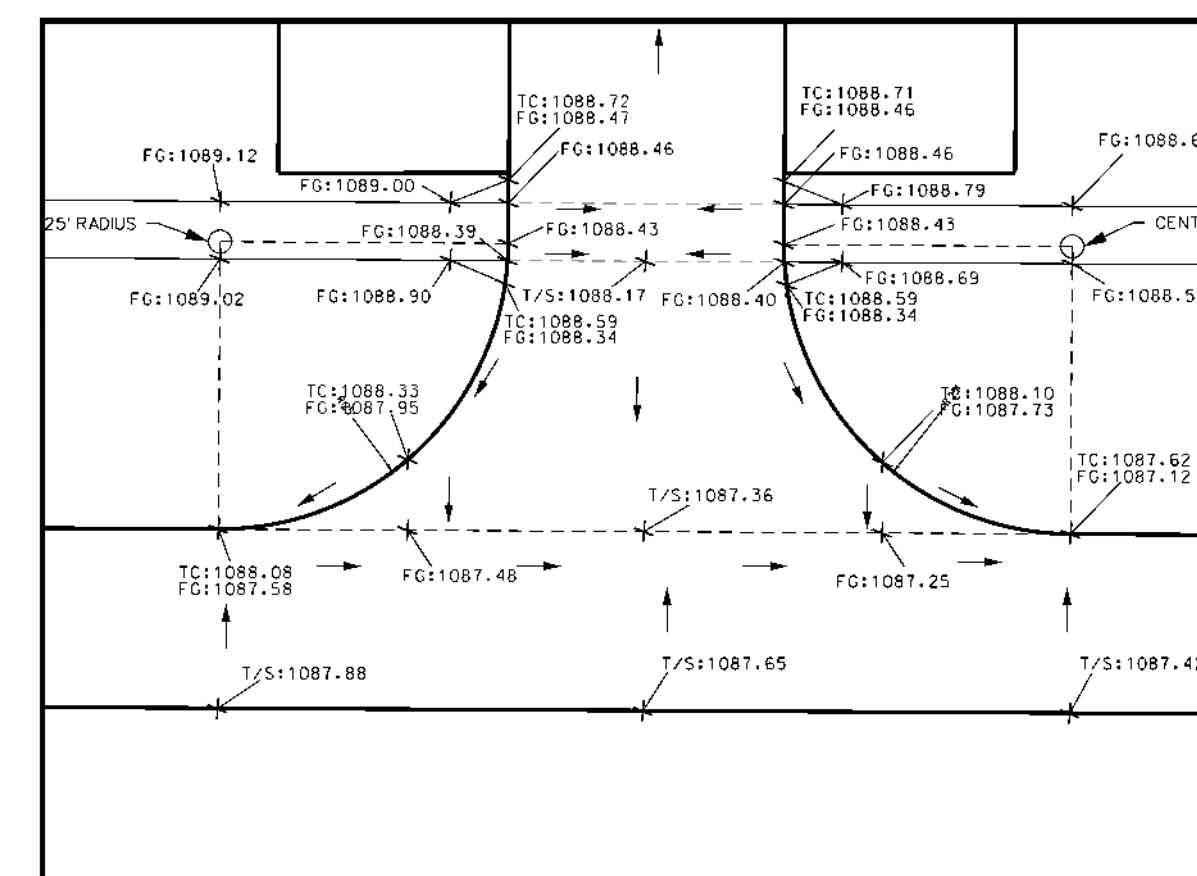
INTERSECTION #3 DETAIL  
SCALE: 1"=6'



INTERSECTION LOCATIONS



INTERSECTION #2 DETAIL  
SCALE: 1"=6'



INTERSECTION #4 DETAIL  
SCALE: 1"=6'

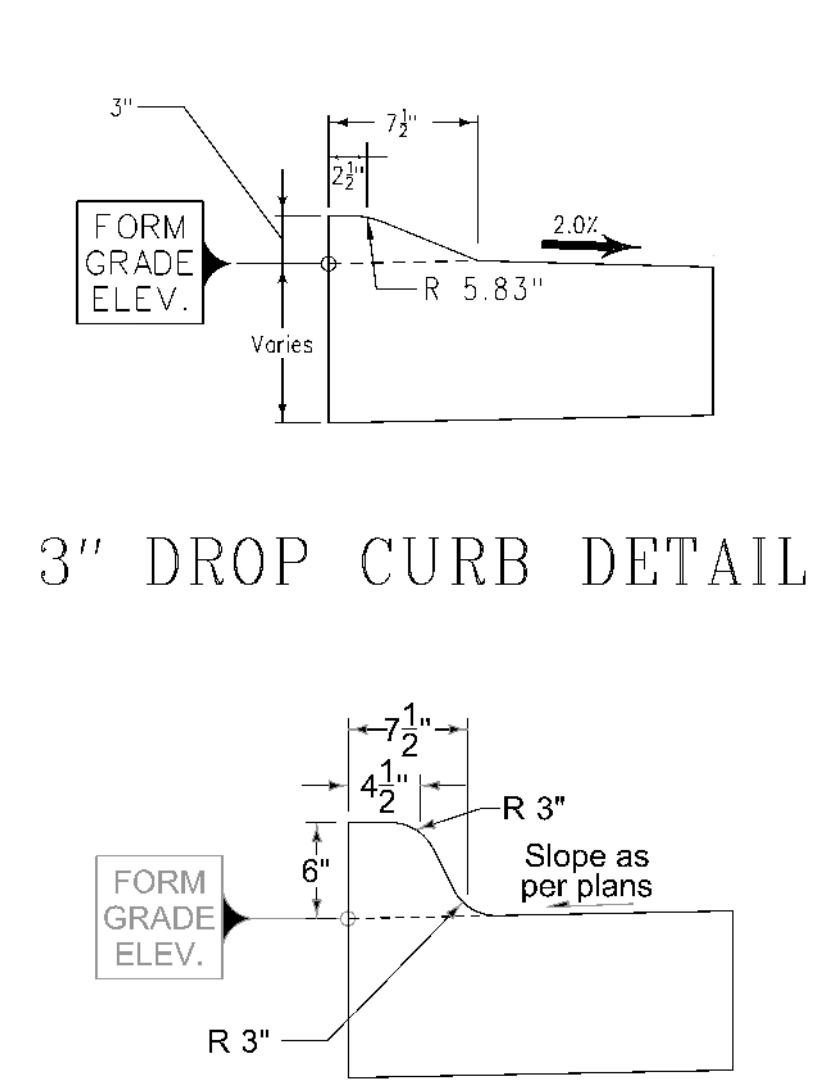
**LEE CHAMBERLIN**  
CONSULTANT ENGINEERS

10430 New York Ave, Ste C  
Urbandale, IA 50322-3773  
Phone: (515) 252-7457  
Email: mlac@leechamberlinengineers.com  
Website: www.leechamberlinengineers.com

DRAWING TITLE:  
**INTERSECTION DETAIL SHEET**

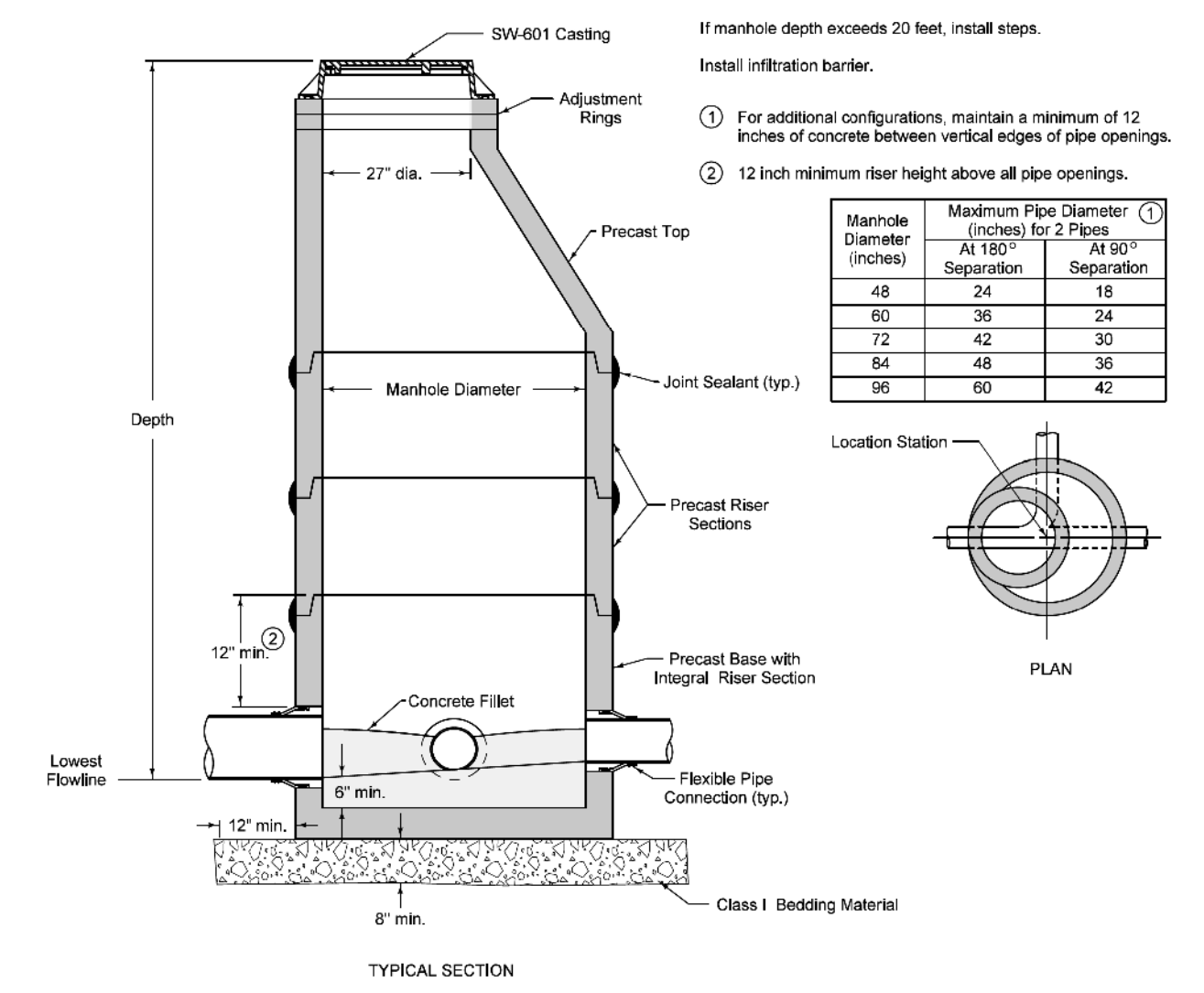
DRAWN BY:  
RWT  
CHECKED BY:  
JCP  
DATE:  
02/12/2025  
JOB NO:  
24043  
SHEET  
C.8C



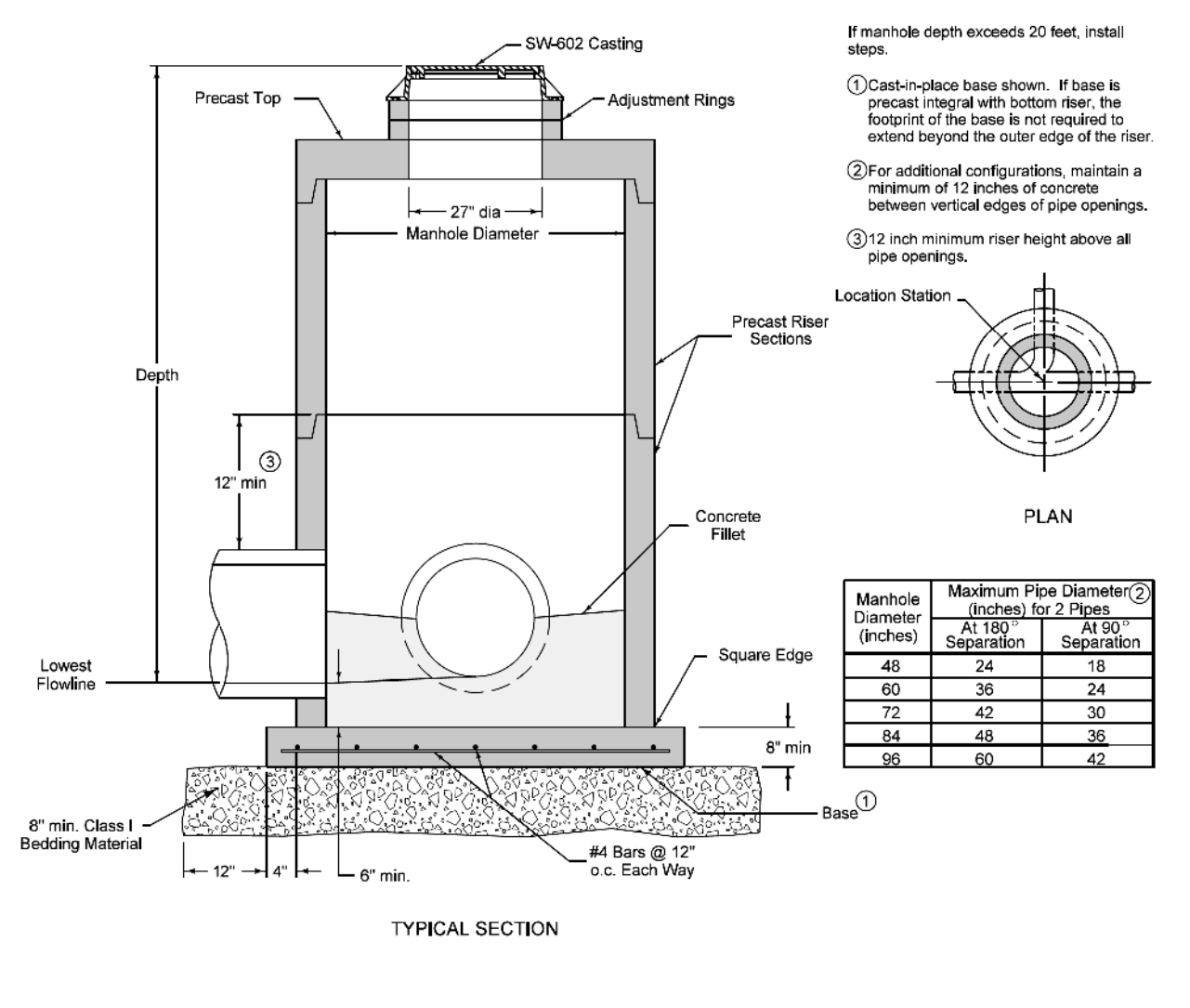


3" DROP CURB DETAIL

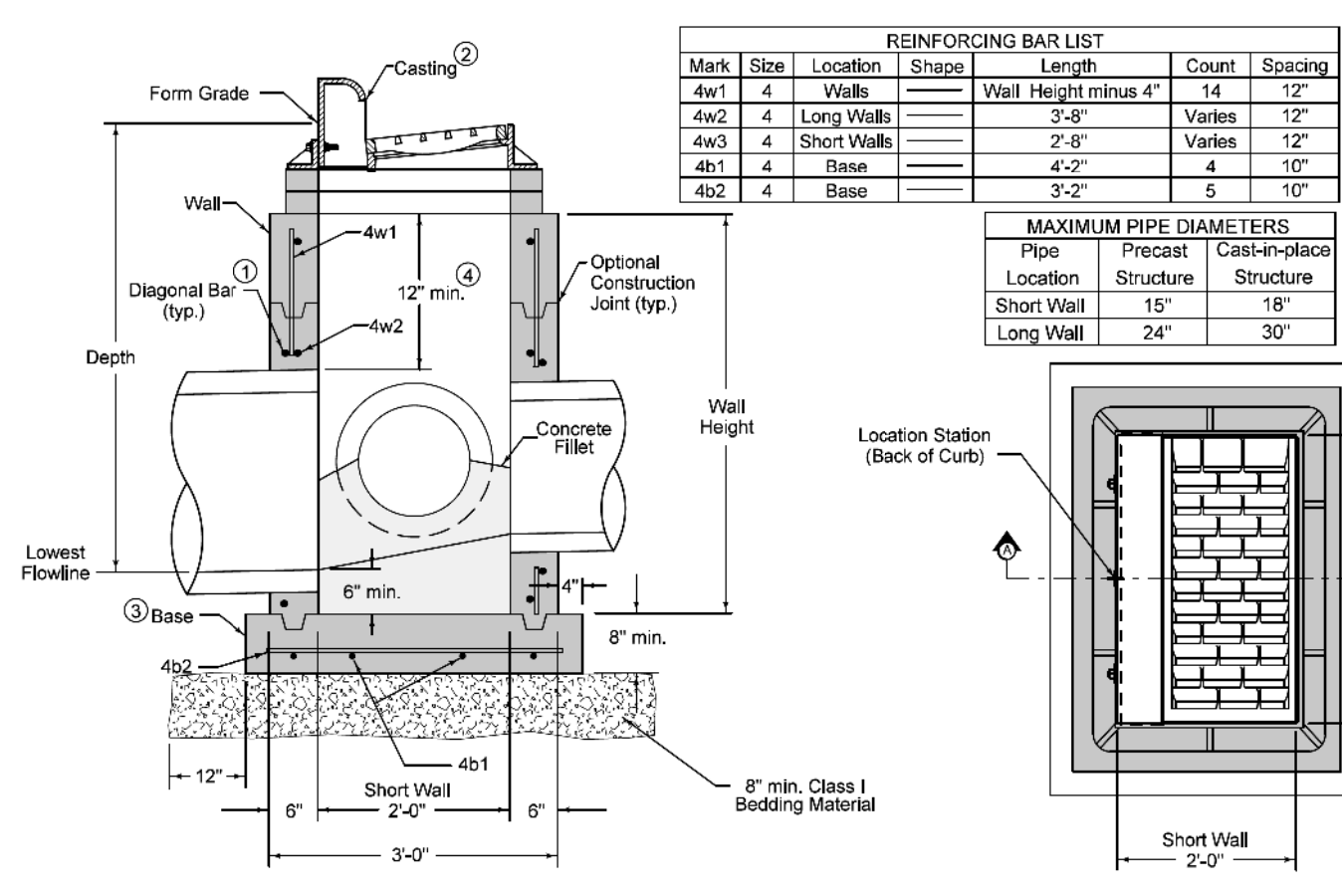
6" STANDARD CURB



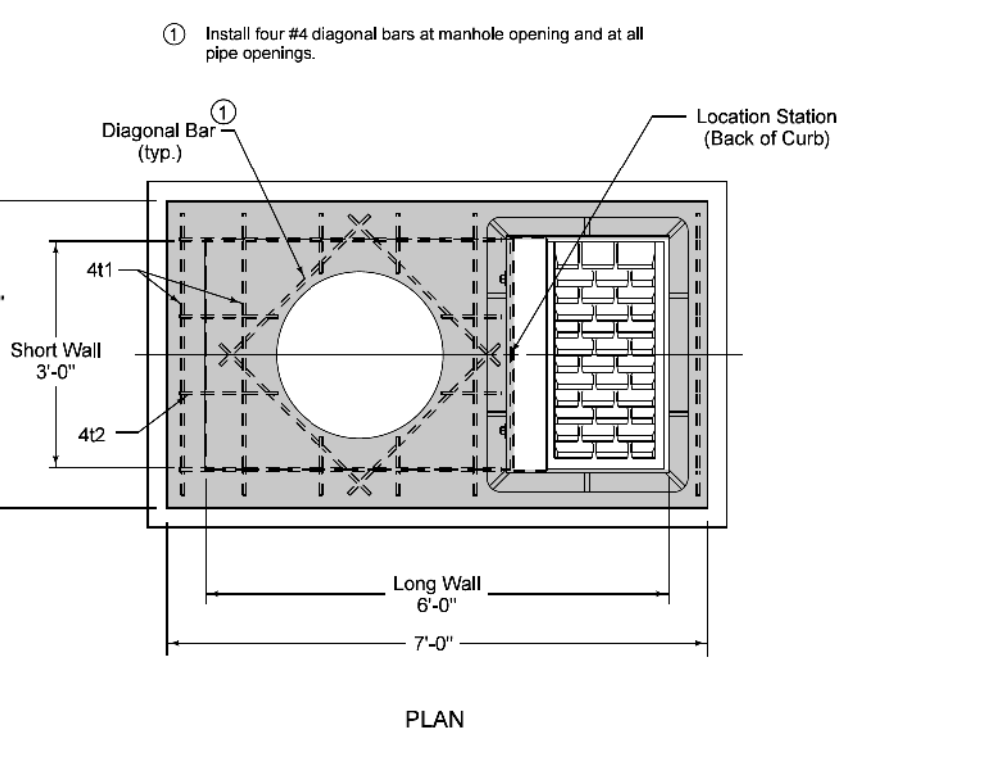
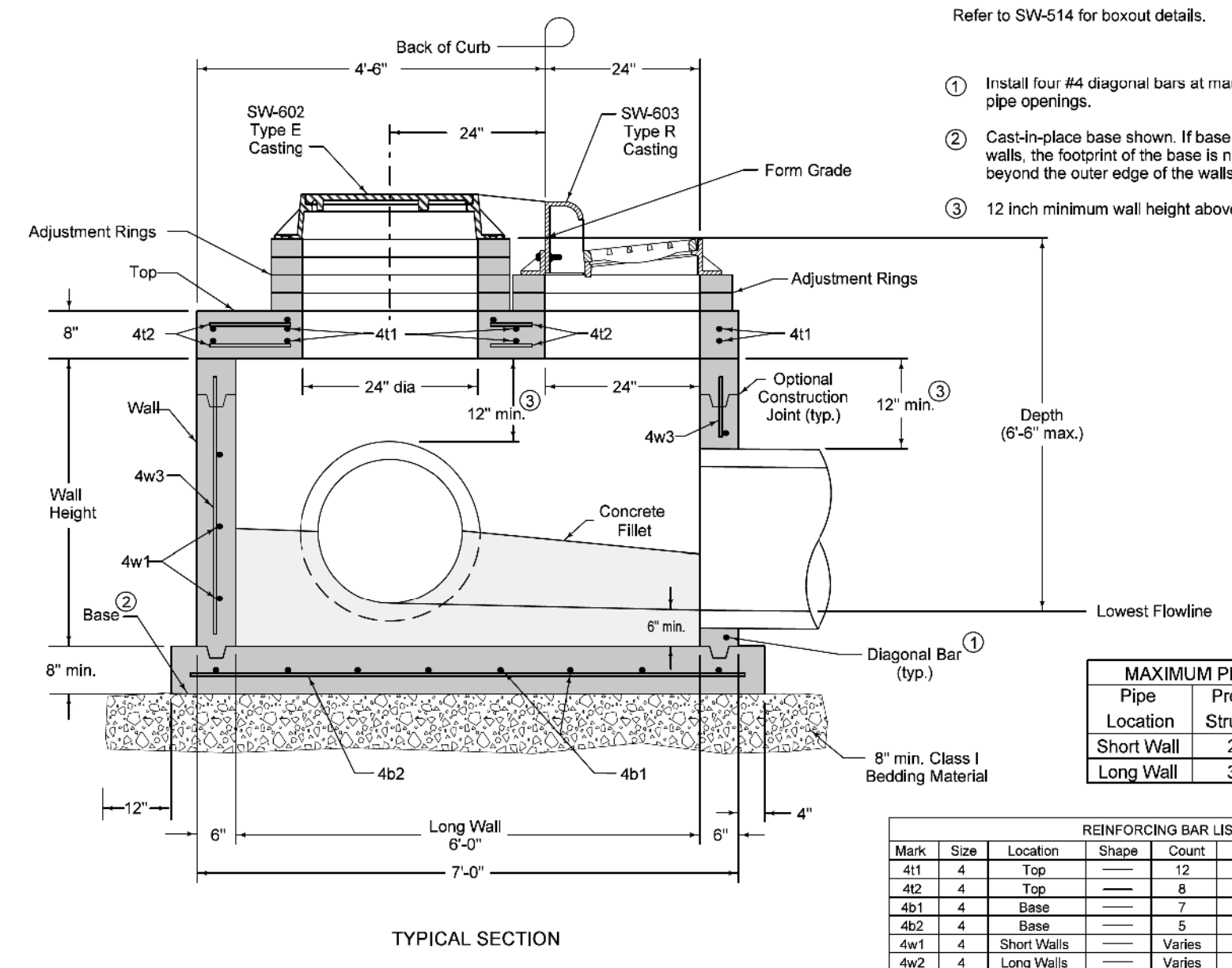
SANITARY MANHOLE  
SW-301



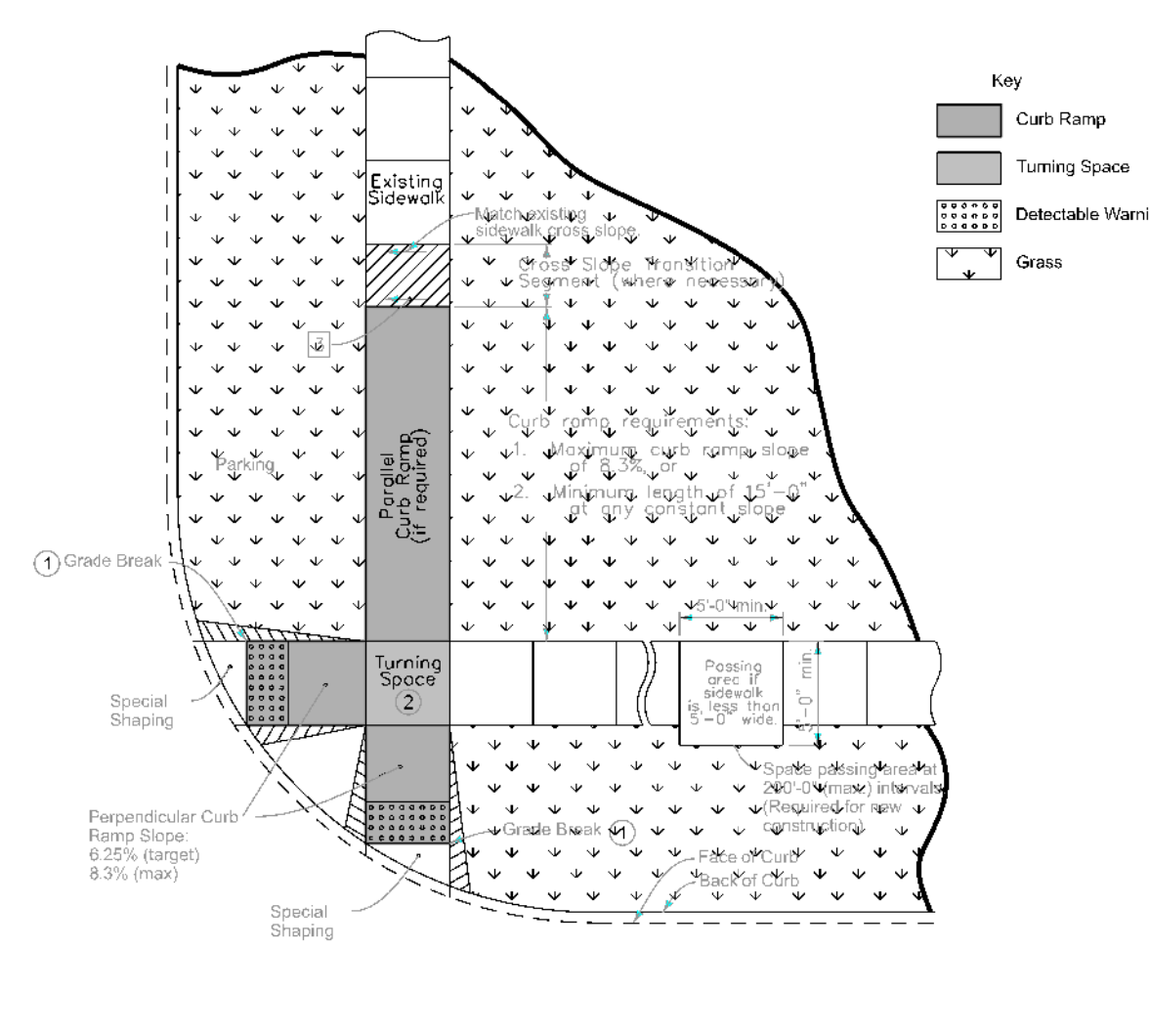
STORM MANHOLE  
SW-401



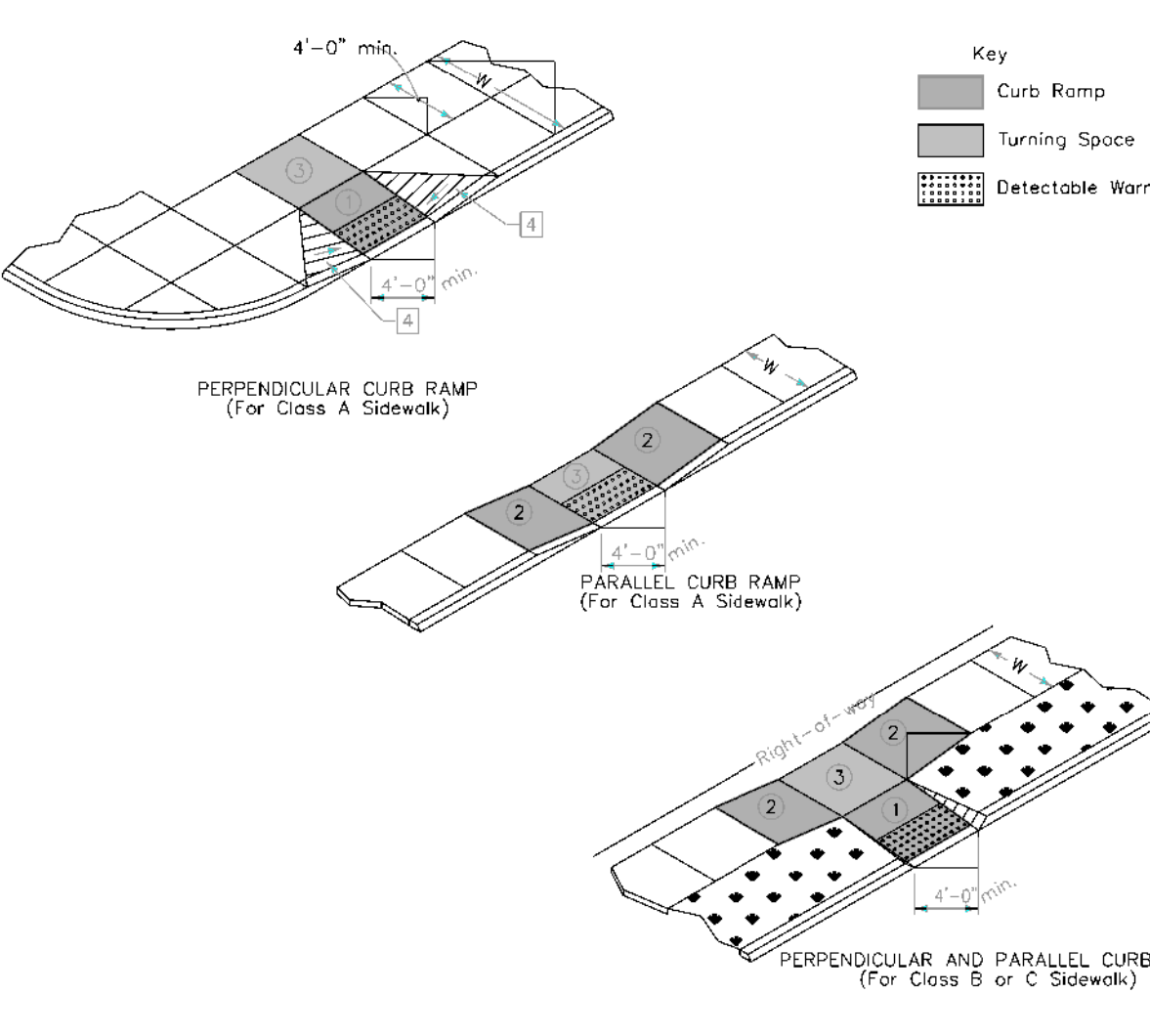
SINGLE GRATE INTAKE  
SW-501



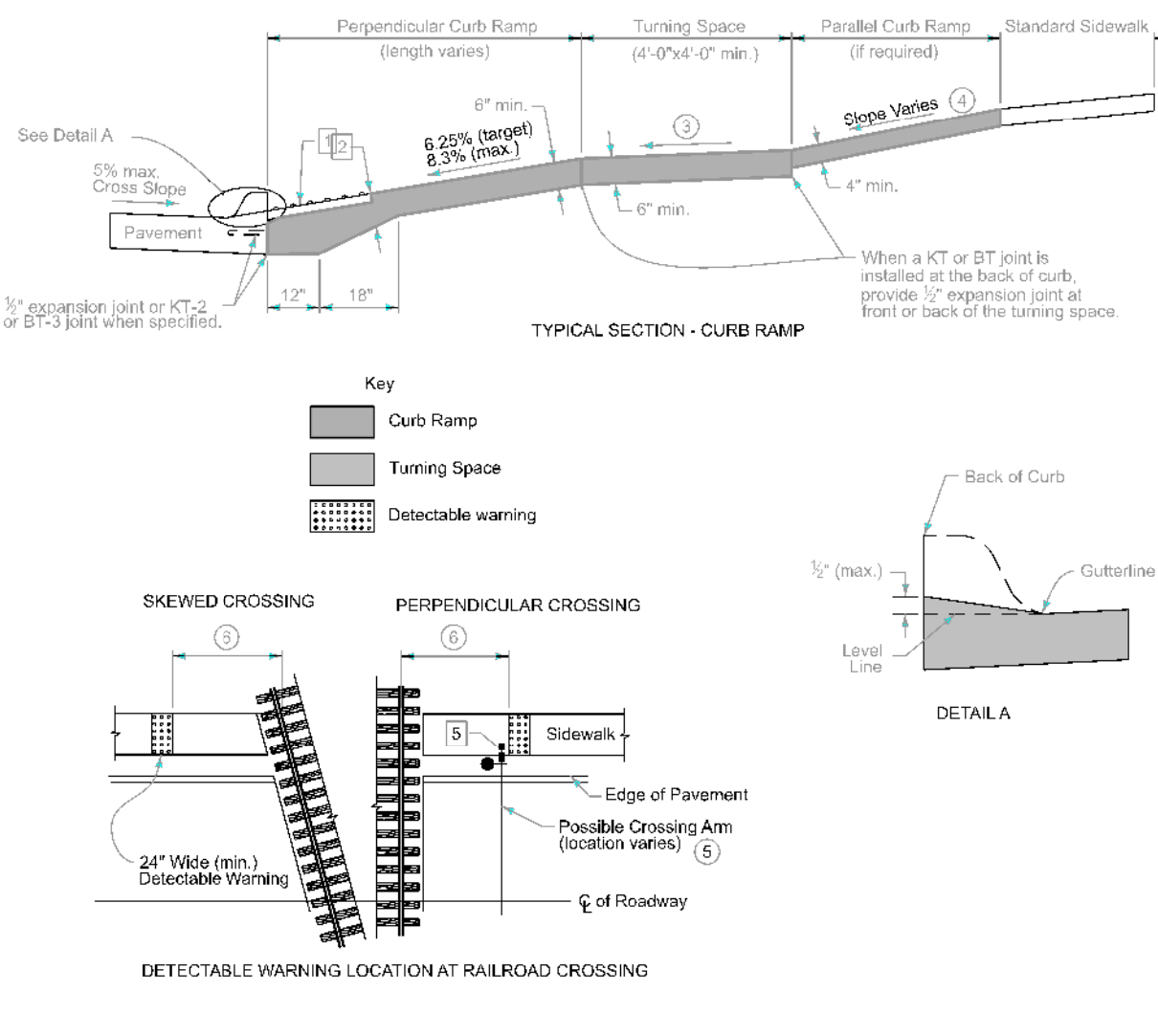
SINGLE GRATE INTAKE  
WITH MANHOLE  
SW-503



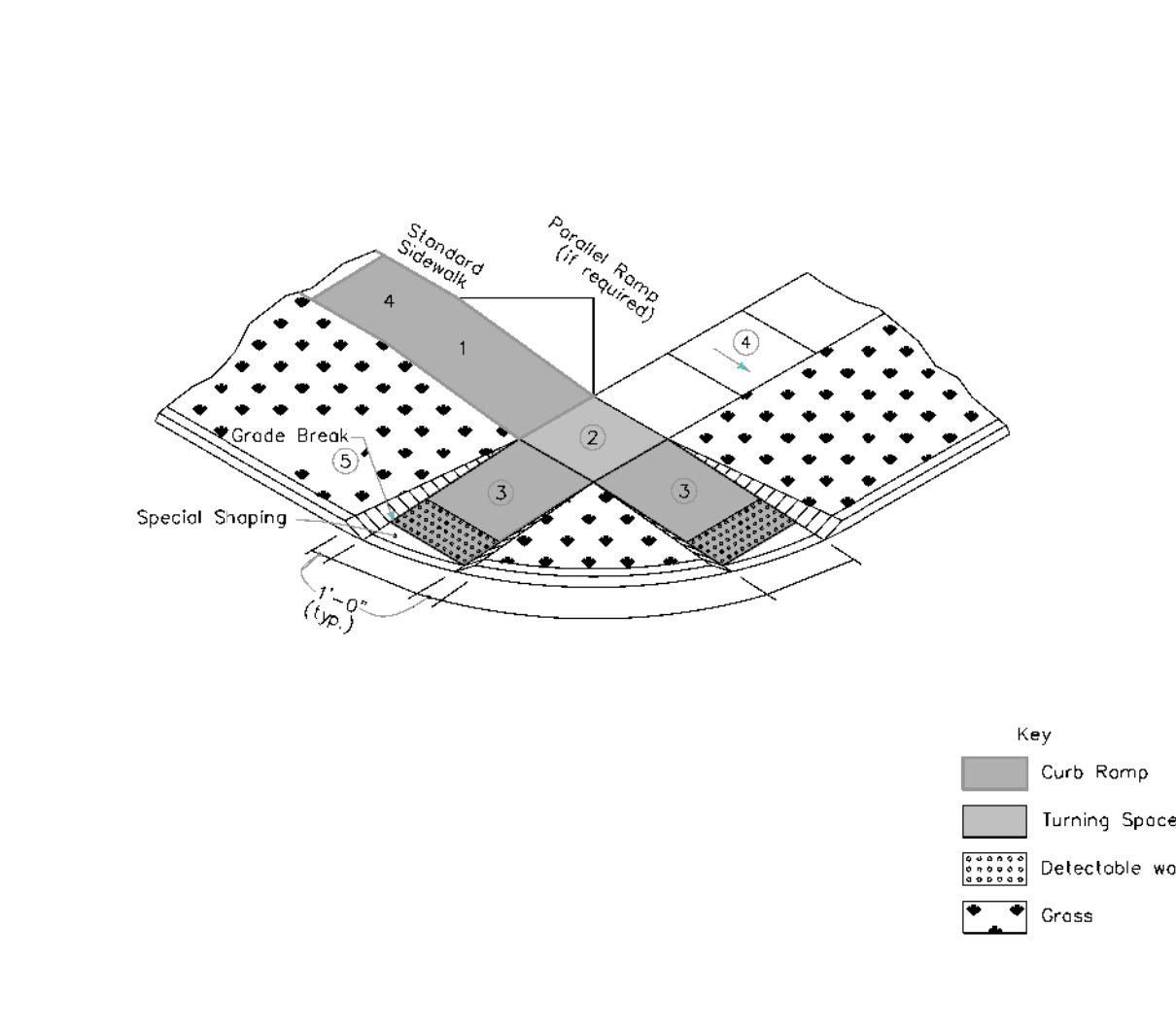
GENERAL FEATURES  
OF AN ACCESSIBLE SIDEWALK



CURB RAMP OUTSIDE OF  
INTERSECTION RADIUS



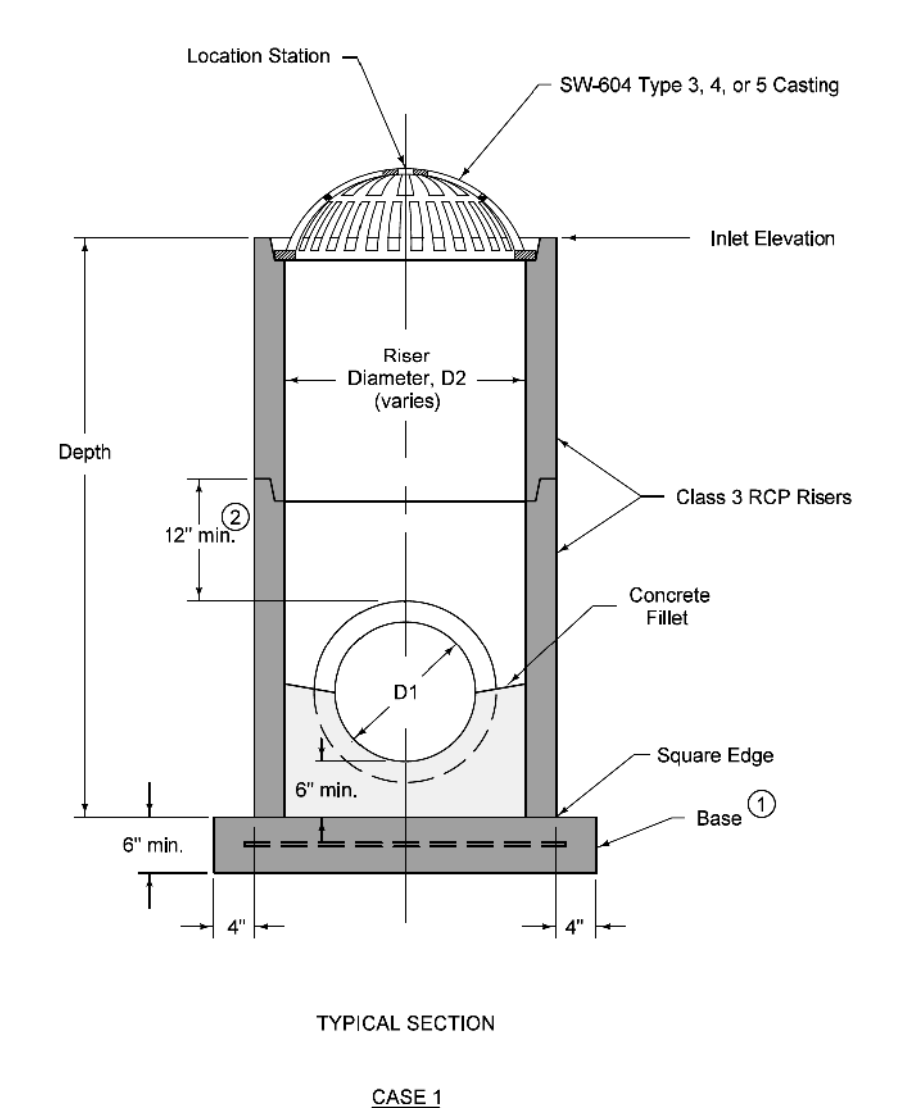
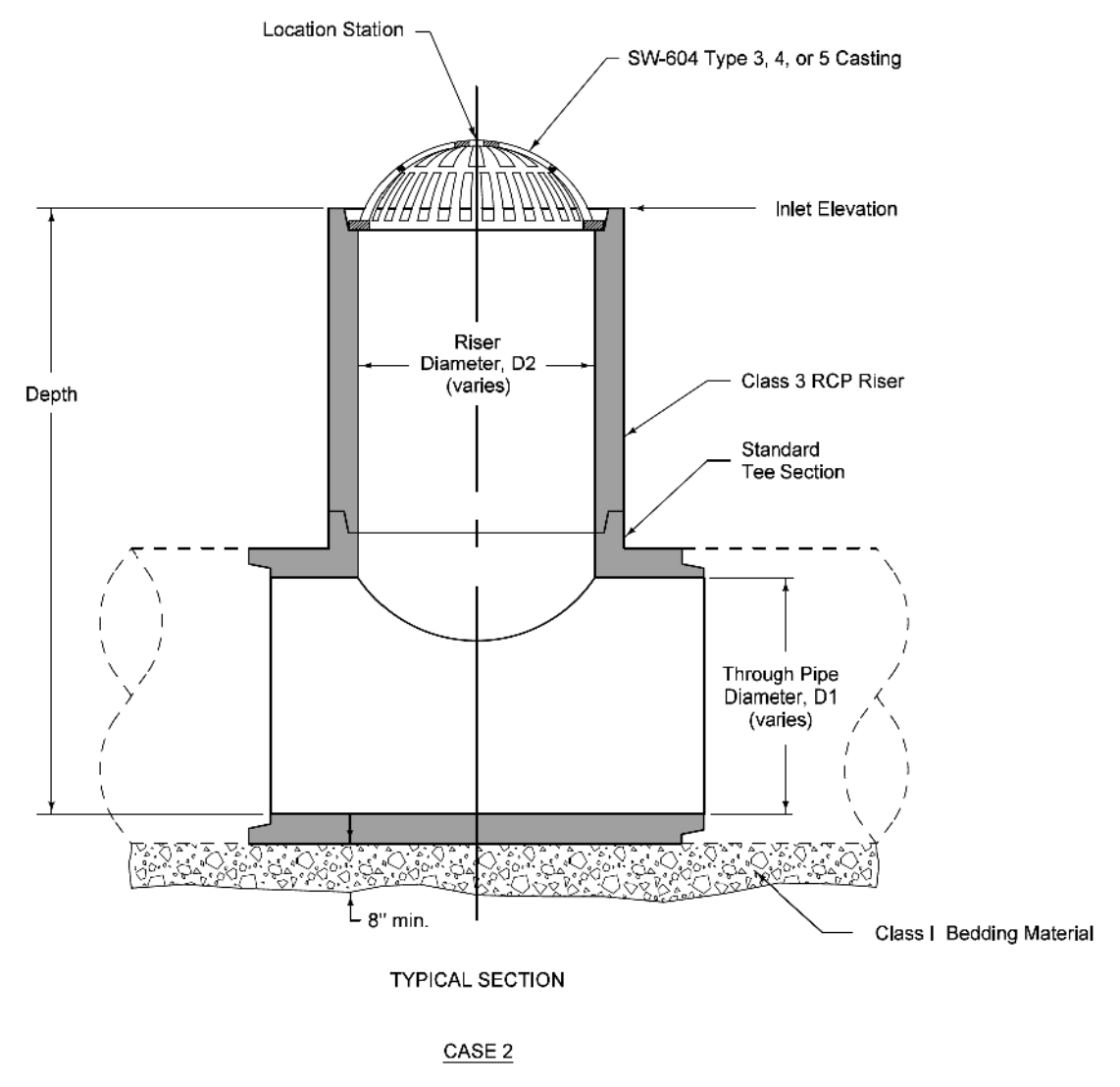
DETECTABLE WARNING LOCATION AT RAILROAD CROSSING



CURB RAMP FOR  
CLASS B OR C SIDEWALK

- 1) Provide a minimum 2 foot width of detectable warning surfaces in the direction of pedestrian travel across the full width of the curb ramp or turning space, exclusive of curbs or flares.
- 2) Provide a minimum of 6 inches of concrete below the detectable warning panel.
- 3) Minimum 4 feet by 4 feet. Target cross slope of 1.5% with a maximum cross slope of 2.0%.
- 4) If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.
- 5) If crossing gate conflicts with location of detectable warning or if pedestrian crossing gate is provided, place detectable warning panel in advance of the crossing gate.
- 6) Locate front edge of detectable warning panel 12 to 15 feet from centerline of nearest rail. Onset transition slopes parallel to the direction of pedestrian travel.

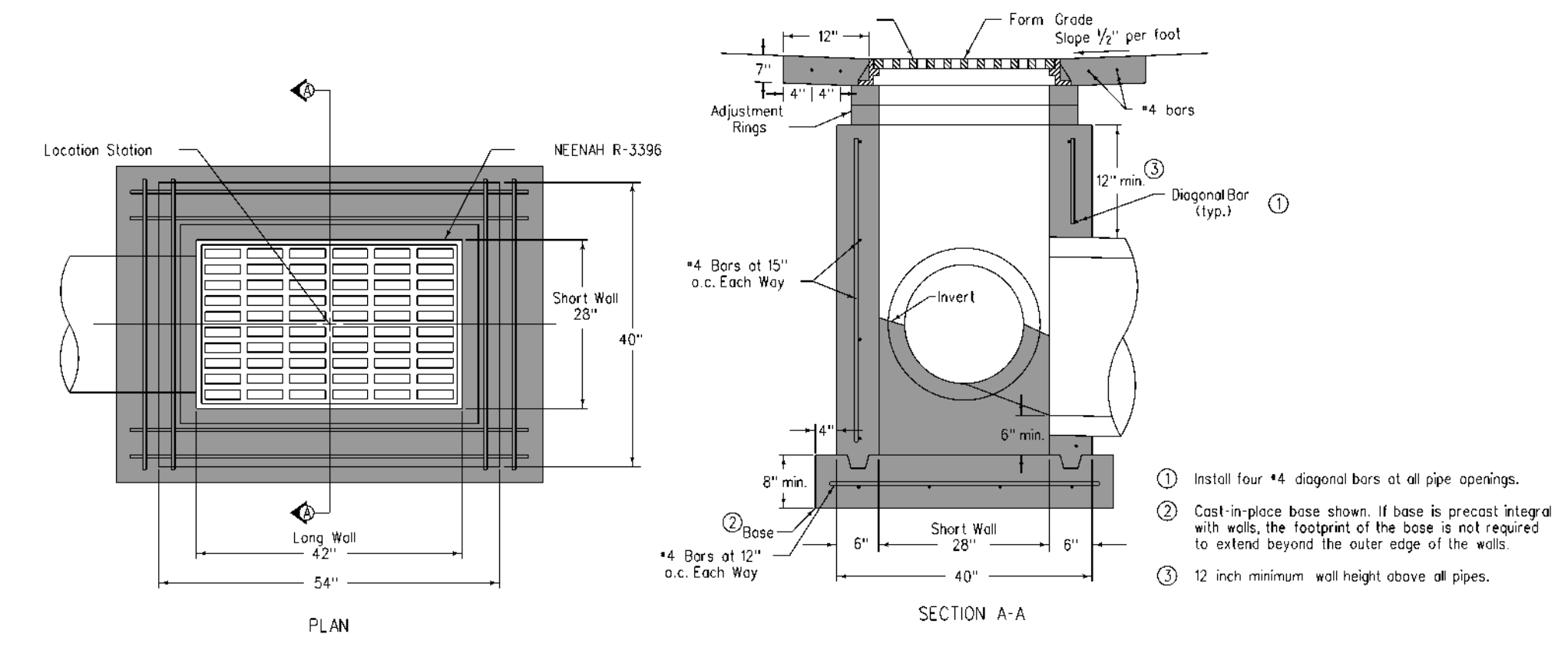
- 1) Parallel Curb Ramp: If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk. The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
- 2) Turning Space: Target slope of 1.5% with a maximum cross slope of 2.0%. Minimum 4 feet by 4 feet.
- 3) Perpendicular Curb Ramp: Target running slope of 8.3% with maximum cross slope of 2.0%. All mid-block crossings, cross slope of landing may exceed 2.0% to match roadway grade. Minimum 4 feet by 4 feet.
- 4) Target cross slope of 1.5% with a maximum cross slope of 2.0%.
- 5) Match pedestrian street crossing cross slope or flatter.



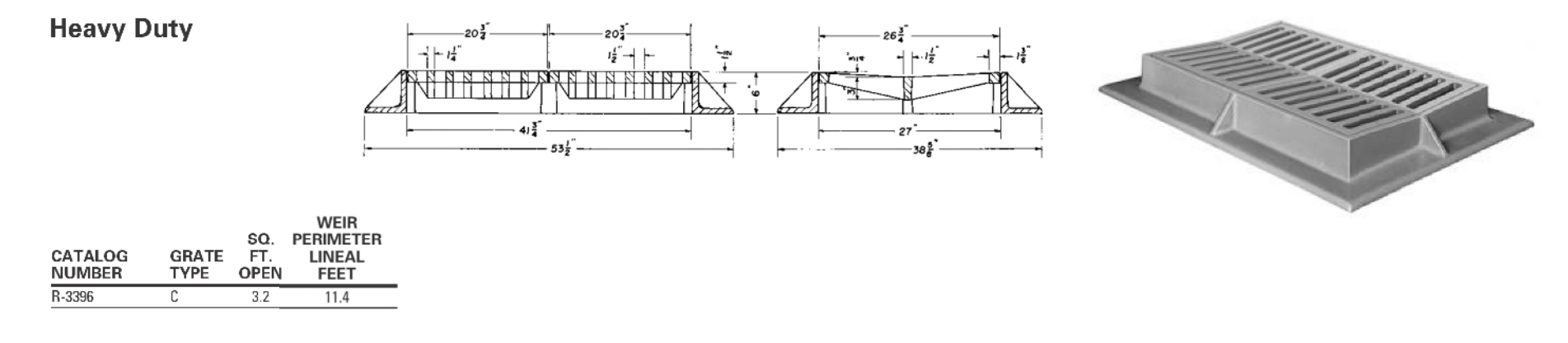
INTAKE SIZE - CASE 2		INTAKE SIZE - CASE 1	
Through Pipe Diameter, D1	Maximum Riser Diameter, D2	Outlet Pipe Diameter, D1	Minimum Riser Diameter, D2
18"	18"	12"	18"
21"	18"	15"	24"
24"	24"	18"	24"
27"	24"	21"	30"
30"	30"	24"	30"
36" or more	36"	27"	36"

CIRCULAR AREA INTAKE  
SW-512

- ① Precast (shown) or cast-in-place base:
  - Precast: 6 inch thick concrete with #6 welded wire mesh on 4 inch centers (1000' 4" x 4"). Center mesh vertically with base.
  - Cast in-place: 8 inch thick non-reinforced concrete.
- ② 12 inch minimum riser height above all pipes.
- ③ Minimum riser diameter is 18 inches.

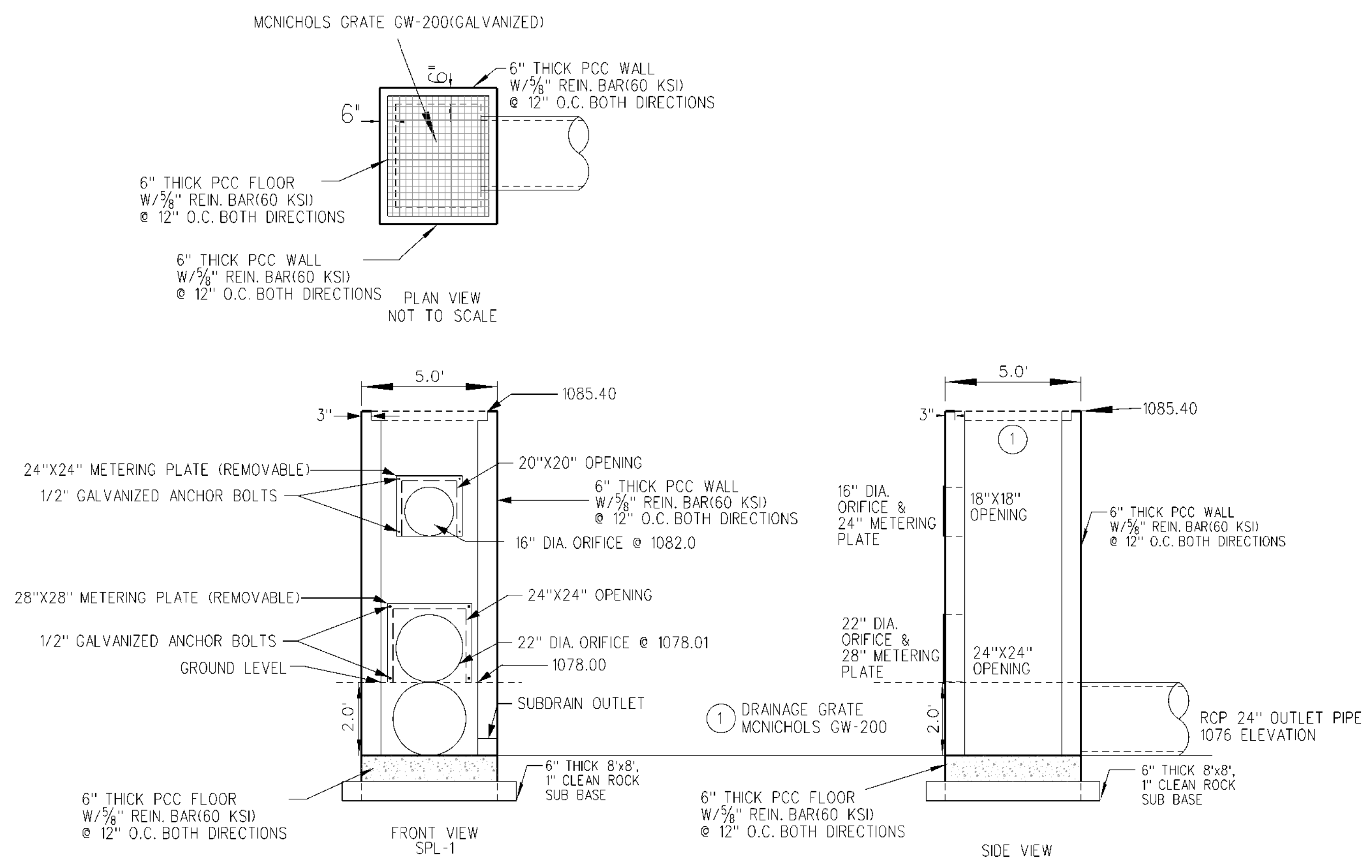
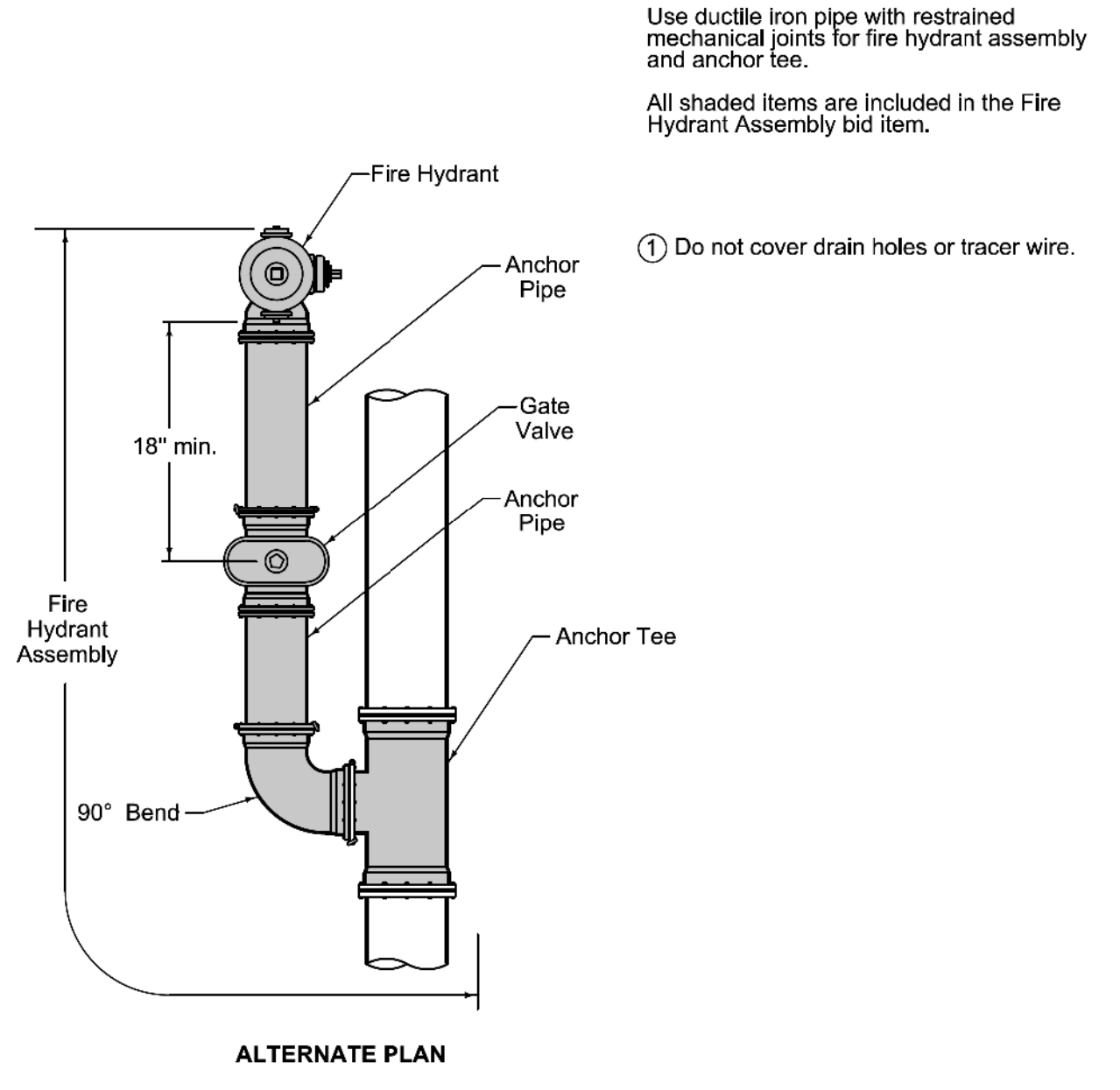
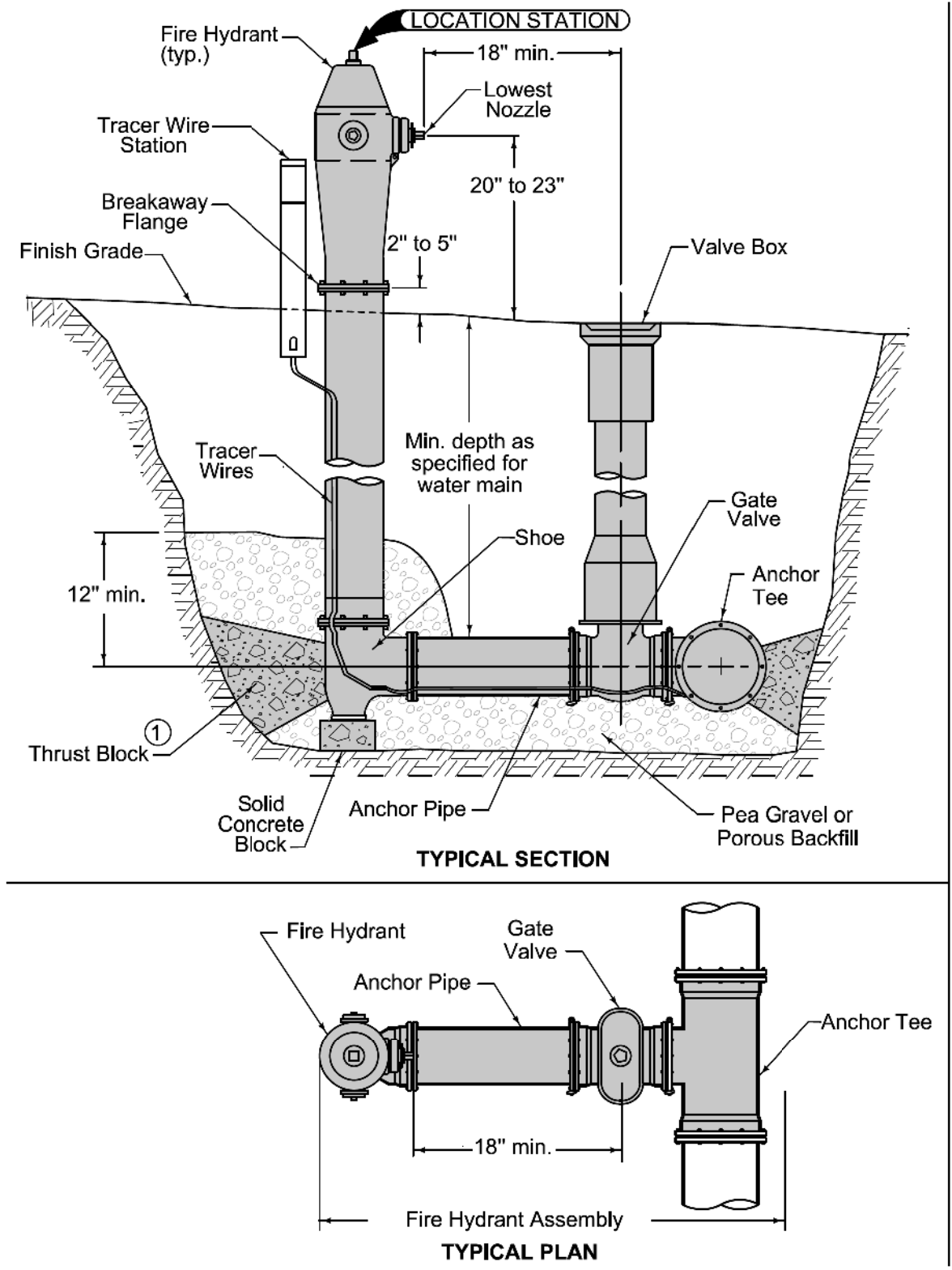


**R-3396**  
Concave Gutter Inlet Frame, Grate



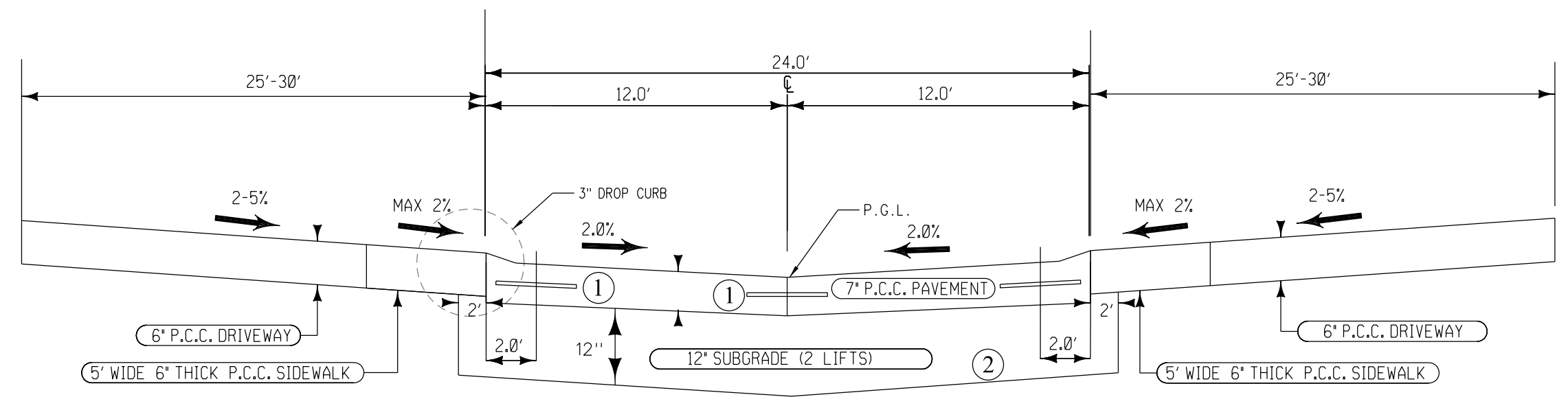
AREA INTAKE  
SW-511 MODIFIED  
W\ NEENAH R-3396

SOUTH EAST BASIN  
SPL-1  
OUTLET STRUCTURE DETAIL



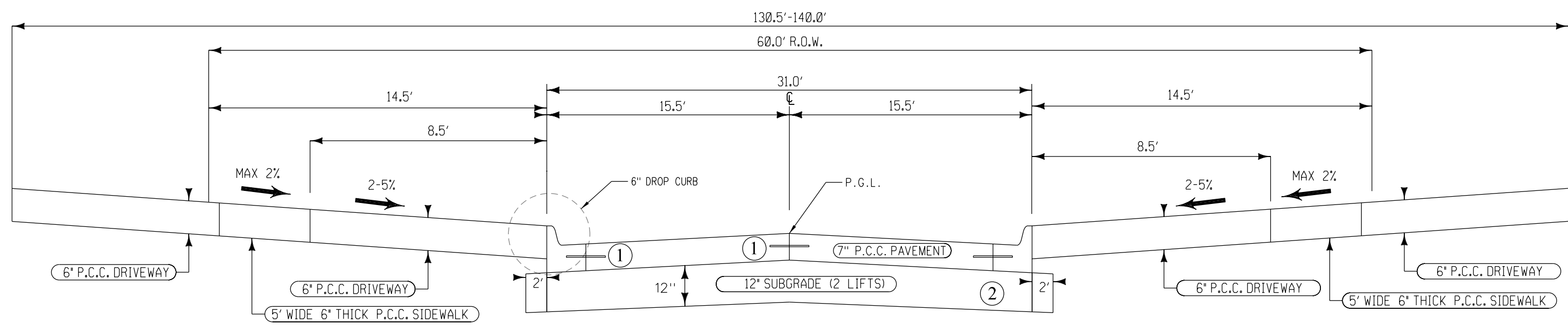
DESIGN START DATE:	04-03-2020
DATE PLOTTED:	06-02-2020
PRELIMINARY FIELD WORK COMPLETED:	05-21-2020
FIELD BOOK NO.	2020-01

CROSS SECTION PRIVATE STREET



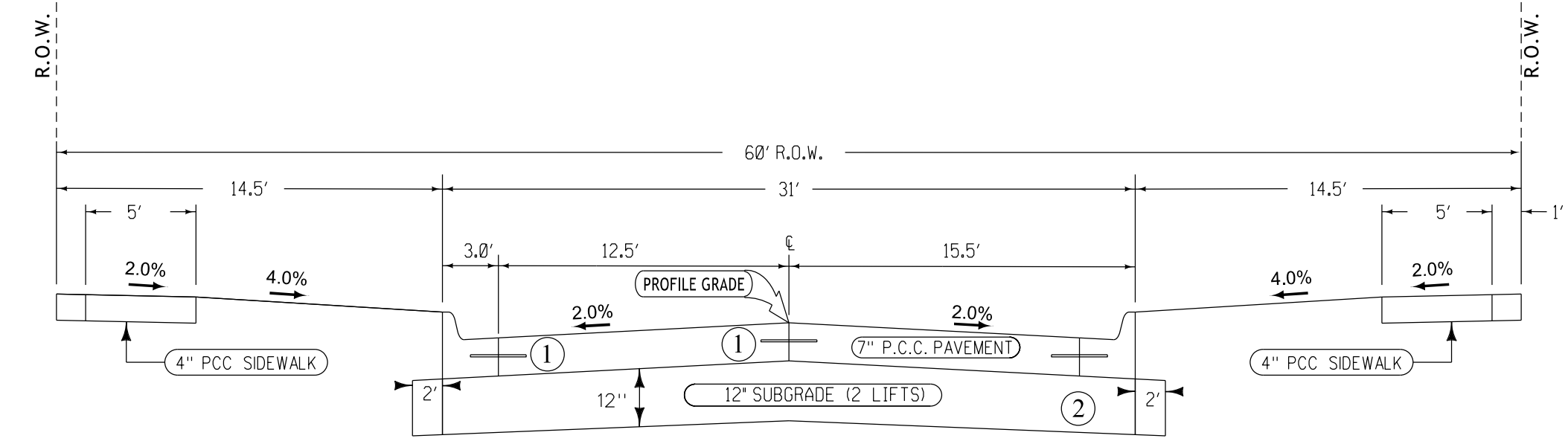
- NOTES:
- TYPICAL PRIVATE DRIVE CROSS SECTION  
7" P.C.C. NORMAL CROWN PAVEMENT DETAIL
1. BT, KT or L JOINT DEPENDING UPON CONSTRUCTION SEQUENCE
  2. 12" THICK SOIL SUBGRADE PREPARATION AS SPECIFIED PER SUDAS

CROSS SECTION PUBLIC STREET  
(WEST HEART AVENUE & TULIP STREET)



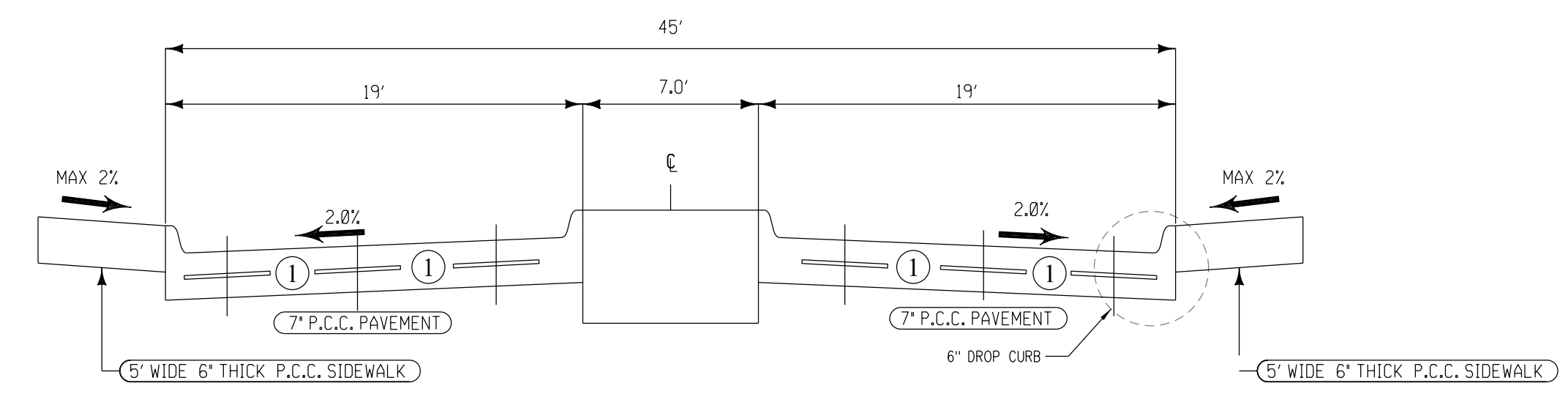
- NOTES:
- TYPICAL PRIVATE DRIVE CROSS SECTION  
7" P.C.C. NORMAL CROWN PAVEMENT DETAIL
1. BT, KT or L JOINT DEPENDING UPON CONSTRUCTION SEQUENCE
  2. 12" THICK SOIL SUBGRADE PREPARATION AS SPECIFIED PER SUDAS

TYPICAL CROSS SECTION- LYNX AVENUE



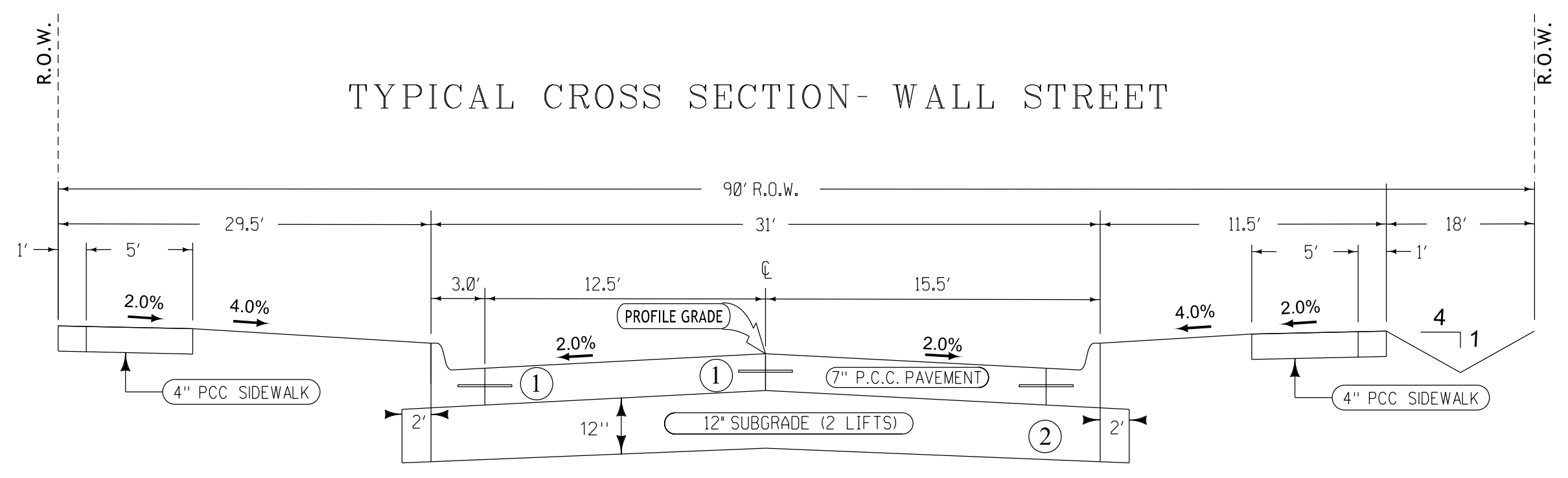
- NOTES:
1. BT, KT or L JOINT DEPENDING UPON CONSTRUCTION SEQUENCE
  2. 12" THICK SOIL SUBGRADE PREPARATION AS SPECIFIED PER SUDAS

CROSS SECTION- WILSON LANE



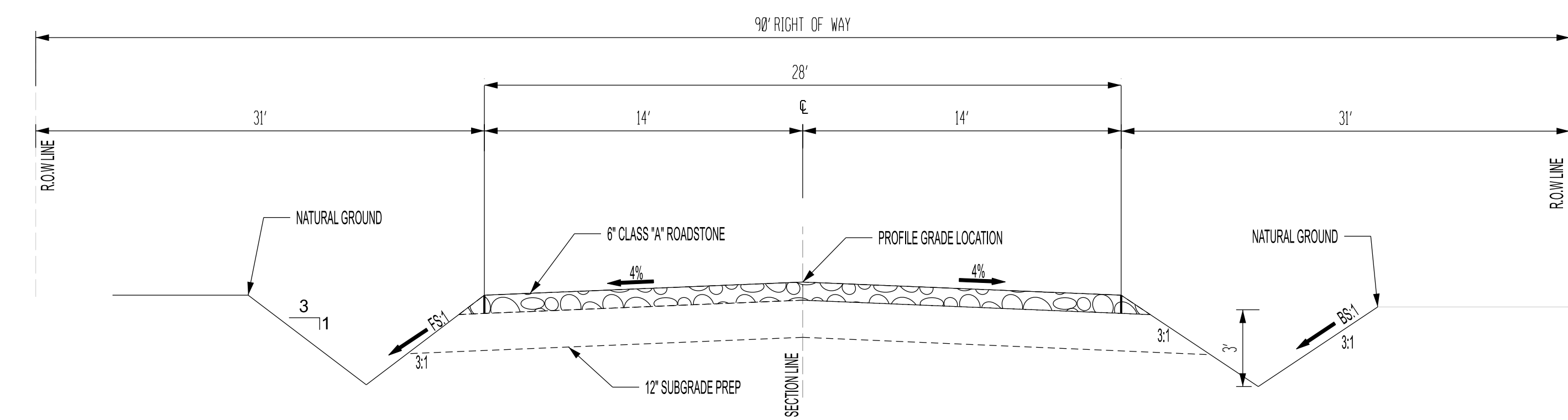
- NOTES:
1. BT, KT or L JOINT DEPENDING UPON CONSTRUCTION SEQUENCE

TYPICAL CROSS SECTION- WALL STREET



- NOTES:
1. BT, KT or L JOINT DEPENDING UPON CONSTRUCTION SEQUENCE
  2. 12" THICK SOIL SUBGRADE PREPARATION AS SPECIFIED PER SUDAS

TYPICAL RURAL CROSS SECTION- WALL STREET



**WILSON ESTATES CONDOMINIUMS**  
**SITE PLAN IMPROVEMENTS**  
 WEBSTER CITY, HAMILTON COUNTY, IOWA

**LEE CHAMBERLIN**  
CONSULTANT ENGINEERS

10430 New York Ave, Ste C  
Urbandale, IA 50322-3773  
Phone: (515)252-7457  
Email: mlce@leechamberlinengineers.com  
Website: www.leechamberlinengineers.com

DRAWING TITLE:  
**DETAIL 3**

DRAWN BY:  
RWP

CHECKED BY:  
JGP

DATE:  
02/12/2025

JOB NO.  
24043

SHEET  
**C.11**

ORDINANCE NO. \_\_\_\_\_

An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2025 Webster City Housing Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa

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

Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the 2025 Webster City Housing Urban Renewal Area, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City to finance projects in such area.

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

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

“County” shall mean Hamilton County, Iowa.

“Urban Renewal Area” shall mean the taxable real property situated in 2025 Webster City Housing Urban Renewal Area, the boundaries of which are set out below, such property having been identified in the Urban Renewal Plan approved by the City Council by resolution adopted on February 3, 2025:

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

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

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund

referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the Urban Renewal Area on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the Urban Renewal Area to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area, and to provide assistance for low and moderate-income family housing as provided in Section 403.22, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, taxes for the instructional support program levy of a school district imposed pursuant to Section 257.19 of the Code of Iowa and taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

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

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

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

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

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

Passed and approved by the City Council of the City of Webster City, Iowa, on February 17, 2025.

---

Mayor

Attest:

---

City Clerk

## AGENDA STATEMENT

**TO:** Mayor and City Council  
**FROM:** John D. Harrenstein, City Manager  
**DATE:** February 17, 2025  
**RE:** Consider approval of Amendment NO. 35 with Synder Associates for Professional Design services related to the site certification process.

---

**BACKGROUND:** The Iowa Economic Development Agency’s Certified Site project was created to certify areas deemed to be “project-ready” for industrial development. According to IEDA’s website, “certification indicates the site meets or exceeds nationally recognized standards – including transportation and utility infrastructure – and assures business prospects that due diligence has been completed, reducing risk to companies.

As part of the city’s on-going economic development efforts and in coordination with Hamilton County Growth Partnership and the Ames Regional Economic Alliance, staff recommends the city council proceed with certifying an area of the city south of Highway 20. This area is zoned or guided for future industrial development in the comprehensive plan and amounts to approximately 600 acres.

The site certification process requires several steps to complete. Some of these steps will be completed by city staff, some by the staff of the Ames Regional Economic Alliance, and the remaining will be completed by Synder. The tasks required by the site certification process to be completed by Synder and Associates are included in the attachment to this Agenda Statement. Should the Council determine to move forward with site certification, it is estimated the site will be certified within 12 months.

**PREVIOUS COUNCIL ACTION:** None.

**FINANCIAL IMPLICATIONS:** The total estimated cost for the certification process is approximately \$220,000. The city has received a \$50,000 grant from the IEDA for the project, anticipates an additional \$20,000 grant from a local telecommunication provider, and has been authorized to utilize \$45,000 of business retention and recruitment funds from Corn Belt. This leaves an approximate balance of \$105,000 in city funding required for the project. Staff proposes this be divided equally between the electric, wastewater, water, general, and economic development fund or be funded entirely from the economic development fund and seeks Council input in this regard.

**RECOMMENDATION:** Staff recommends approval of the Amendment with Synder & Associates to complete the site certification process.

**RESOLUTION NO. 2025 -**

**RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN AND EXECUTE AMENDMENT NO. 35  
WITH SNYDER AND ASSOCIATES TO PROVIDE PROFESSIONAL DESIGN SERVICES  
IN CONNECTION WITH THE SITE CERTIFICATION PROCESS.**

**WHEREAS** the Iowa Economic Development Agency has created an option to certify areas deemed to be “project-ready” for industrial development; and

**WHEREAS**, the City of Webster City as part of the city’s on-going economic development efforts and in coordination with Hamilton County Growth Partnership and the Ames Regional Economic Alliance desires to proceed with certifying an area of the city south of Highway 20. This area is zoned for future industrial development and the Area is approximately 700 acres; and,

**WHEREAS** the site meets all the specific criteria regarding property availability, zoning, transportation access, utilities and environmental factors, making it attractive to potential businesses; and

**WHEREAS** on February 7, 2017 the City of Webster City did enter an On-Call Street Paving Specialist Agreement with Snyder and Associates, Inc., Ankeny, Iowa,

**WHEREAS** the City of Webster City will utilize the services of its consulting engineer, Snyder and Associates to perform services in Amendment No. 35 in connection with the Site Certification Process.

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

**SECTION1:** The City Manager is authorized to sign and execute Amendment No. 35 with Snyder and Associates to provide professional services needed for the Site Certification Process.

\_\_\_\_\_  
John Harrenstein, City Manager

ATTEST:

\_\_\_\_\_  
Sherry Simmons, Deputy City Clerk





February 11, 2025

John Harrenstein  
City Manager  
City of Webster City  
400 2<sup>nd</sup> Street  
PO Box 217  
Webster City, IA 50595

RE: AMENDMENT NO. 35: CERTIFIED SITE DOCUMENTATION  
PROFESSIONAL DESIGN SERVICES

Dear Mr. Harrenstein:

Herein is a proposal with our understanding for a Scope of Services, as requested. We trust you will find the Scope self-explanatory; however, we are flexible to your needs and are most willing to discuss the Scope for mutual agreement.

Please review and contact me should you have any questions. We are able to begin the project upon the City's authorization. We appreciate the opportunity to work with you and the City on this important project.

Sincerely,

SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink that reads 'John W. Haldeman'.

John Haldeman, P.E.

Enclosure

cc:

# WEBSTER CITY, IOWA

## AMENDMENT No. 35 TO THE AGREEMENT FOR PROFESSIONAL SERVICES FOR THE ON-CALL STREET PAVING SPECIALIST

This Amendment to the Agreement for Engineering Services is made and entered into on the date hereinafter stated under City's signature, between the City of Webster City ("City"), Iowa, and Snyder & Associates, Inc. ("Professional").

For work on the On-Call Street Paving Specialist, the parties agree as follows:

1. **Engagement.** The City hereby engages the Professional to perform work necessary to provide all services as described in the Scope of Work in connection with this Amendment to the Contract.
2. **Scope of Work.** The Professional shall perform in a competent and professional manner, the scope of work as set forth in **Exhibit "A"** attached hereto and by reference incorporated herein.
3. **Completion.** The Professional shall commence work immediately upon receipt of a written notice from the City and complete the Scope of Work in an expeditious and professional manner as set forth in **Exhibit "B"** attached hereto and by reference incorporated herein.
4. **Payment.** The prices for work performed by the Professional on this Amendment shall not exceed those prices as set forth in **Exhibit "A"** attached hereto and by reference incorporated herein.
5. **Fee Schedule.** Billing rates for work performed under this Agreement shall be in accordance with **Exhibit "C"**.
6. **Project Location Maps.** Project location maps depicting the limits and Scope of Work are included in this Agreement as **Exhibit "D"**.

**IN WITNESS WHEREOF**, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Amendment to the Agreement. All provisions of the Agreement shall remain in full force and effect.

CITY OF WEBSTER CITY, IOWA

\_\_\_\_\_  
John Harrenstein, City Manager

Dated: February 17, 2025

SNYDER & ASSOCIATES, INC.



Digitally signed by Mark A. Land  
Date: 2025.02.11 16:31:42  
-06'00'

\_\_\_\_\_  
Mark A. Land, P.E., CFM, Vice President



**EXHIBIT "A"**

CITY: CITY OF WEBSTER CITY  
400 SECOND STREET  
WEBSTER CITY, IOWA 50595  
C/O JOHN HARRENSTEIN

PROFESSIONAL: SNYDER & ASSOCIATES, INC.  
2727 SW SNYDER BLVD  
ANKENY, IOWA 50023

PROJECT: CERTIFIED SITE DOCUMENTATION  
WEBSTER CITY, IOWA

DATE: FEBRUARY 17, 2025

SCOPE OF SERVICES:

I. PROJECT MANAGEMENT

The PROFESSIONAL shall perform the following management administrative services during the design of the PROJECT.

1. Progress reports as requested by the CITY.
2. Monthly billing reports.
3. Project coordination for engineering and coordination with the CITY, Ames Regional Economic Alliance (AREA), design professionals, railroads, and utility companies.
4. Monthly meetings with the Iowa Economic Development Authority (IEDA), Quest Site Solutions, AREA, and the CITY to review progress, present information, and solicit feedback on the site certification.

The scope items listed below and associated numbering correlate with the Iowa Economic Development Authority's (IEDA) Certified Site Program Guidebook 2024. These items are listed in the Required Attachments Section No. 5 of the Guidebook.

<b>FEES FOR SERVICES</b> .....	<b>East / West / Combined</b>
	<b>\$8,280 / \$8,280 / \$8,280</b>

II. 1. QUESTIONNAIRE

Attachment 1 in the General Section will be completed by the Ames Regional Economic Alliance (AREA) or the CITY.

III. 2. IEDA REIMBURSEMENT AGREEMENT

Attachment 2 in the General Section will be completed by AREA or the CITY.

IV. 3. PROPERTY AVAILABILITY DOCUMENTATION

Documentation that ensures that the properties will be offered for a period of at least 48 months from when the Certification Application is submitted will be obtained by AREA or the CITY. Other requirements in Attachment 3 are described as follows:

- A real estate listing agreement authorizing an agent to offer the property for sale.
- An exclusive option to purchase (economic development organizations only), or
- A letter from the owner and/or authorized representative indicating the intent to sell the property (if the property owner is also the applicant).

V. 4. PROPERTY AVAILABILITY LETTER FROM THE LANDOWNERS

Letters from the owner/controlling entity stating the price and the conditions of a sale or lease will be obtained by AREA or the CITY. Other requirements in Attachment 4 are described as follows:

- Pricing must be valid for the duration of certification.
- Property pricing must be competitive. If the price is more than double the assessed value and/or the Iowa State University Farmland Value Survey value, then market-based justification must be submitted.
- Ranges and/or escalators are acceptable, but they need to be explicitly spelled out.
- Properties being submitted in the industrial park category must clearly indicate that the property is subdividable.

VI. 5. ACTIVE LEASE AGREEMENTS

Copies of any active lease agreements (i.e. hunting, timber, farming, etc.) will be completed by AREA or the CITY. Other requirements in Attachment 5 are described as follows:

- Leases must include a termination clause. A reasonable buyout for potential lost revenue to the current lessee is acceptable.
- While not required, we recommend that leases have a maximum 60-day termination clause from the date of written notification.

VII. 6. PROPERTY AVAILABILITY – DEEDS

Deeds indicating the current ownership of the property will be completed by AREA or the CITY.

VIII. 7. TITLE ATTORNEY'S OPINION

Title attorney's opinion that shows clear title to the property and recorded easements will be completed by AREA or the CITY. Other document requirements for Attachment 7 must indicate:

(1) the owner has a saleable interest in the property, (2) any restrictions on the use of the property (covenants or easements), and (3) any liens that may exist against the property.

Requirements:

- The title search must encompass at least the prior 40-year history and include a full title attorney's opinion.

- Title attorney’s opinion that has been completed within 60 months from the date of certification is acceptable as long as there have been no changes in ownership.
- If an opinion is more than 60 months old, then a new opinion must be obtained, or the interim gap must be covered.
- If an opinion is more than 24 months old at the time of the application submission, a letter from the owner should be provided that indicates there are no known changes since the title attorney’s opinion was issued.
- Quest may require that item(s) identified within the documentation, such as outstanding liens, be resolved prior to certification.

IX. 8. BOUNDARY SURVEY

The PROFESSIONAL will provide a survey for the property that shows property boundaries, total acreage, and all easements and/or rights-of-way (with corresponding sizes). The CITY shall furnish in writing all person(s) or entity names and address(es) who are to be included in the survey. Up to three names will be included in the certification (Owner, Lender, and Title Company) with this proposal fee. Additional names to be included will be charged an additional fee of \$500.00 per name. The most recent title commitment shall be provided to the surveyor, which can be used and relied upon in the preparation of the survey. The survey drawing will be provided on an anticipated “D” size 22”x 34” sheet at a suitable scale.

The CITY must provide the surveyor legible data that can be relied upon in the preparation along with any additional information for creating the Boundary Survey.

If PROFESSIONAL is asked to provide services other than those shown above, Additional Services will be required. PROFESSIONAL shall be entitled to an equitable adjustment in delivery time and fees, which shall be mutually agreed upon prior to the commencement of Additional Services. Additional Services shall include, but not be limited to:

- Ambiguities in existing deed(s), disputed boundaries/corners, modifications, additions, or deletions to the Standard 2021 ALTA/NSPS Land Title Survey certification language.
- Performing an ALTA Survey to meet the GOLD criteria detailed in the IEDA Certified Site Program 2024 Guidebook. The additional fees required for an ALTA Survey is \$28,200.
- Re-survey due to modification, changes, additions, or removals to the site after the initial field survey is completed.
- Drawing updates after the initial drawings are completed, regardless of the reason or cause for the requested update (i.e., change in title opinion, change in title commitment, delay in closing, project suspension).

	<b>East / West / Combined</b>
<b>FEES FOR SERVICES .....</b>	<b>\$18,600 / \$11,200 / \$29,800</b>

X. 9. PHASE I ENVIRONMENTAL SITE ASSESSMENT

The PROFESSIONAL will complete a Phase I Environmental Site Assessment (ESA) for the project site. The Phase I ESA will include a review of state and federal environmental record sources and site history, along with a visual inspection of the site to identify any recognized environmental conditions associated with the subject property. Review of environmental record sources will include information provided by the Environmental Protection Agency Region VII through the Freedom of Information Act. These records include the National Priority List, Comprehensive Environmental Response Compensation and Liability Information System, and Resource Conservation and Recovery Information System. The review will include a search for any information related to the subject properties and surrounding area. The PROFESSIONAL will review data provided by the state Department of Natural Resources for any information concerning underground storage tank registration or removal, leaking underground storage tanks, permitted sanitary landfills, hazardous substance disposal sites, RCRIS compliance violators, and emergency response actions. For the site history review, available aerial photographs, topographic maps, fire insurance maps, historic street directories, and chain of title (if available) for the subject properties will be examined.

The PROFESSIONAL will perform a site reconnaissance at the locations to investigate each building, current uses, and to identify conditions or activities related to the treatment, storage, disposal, or generation of hazardous substances or petroleum products on the subject sites. Interviews not already completed with persons familiar with the use or prior use of the properties will be included in the assessment

The PROFESSIONAL will provide to the CITY written reports for the Phase I Environmental Site Assessment to include discussion on the site history, environmental record source review, geology and hydrogeology, site reconnaissance, interviews, and recommendations. The CITY will provide landowner information including names, addresses, and phone numbers as well as abstract of title/chain of title (if available).

The Phase I Environmental Site Assessment will conform to ASTM Practice E 1527-21 and the All Appropriate Inquiries Act under the Small Business Relief and Brownfields Revitalization Act of 2002.

	<b>East / West / Combined</b>
<b>FEES FOR SERVICES .....</b>	<b>\$5,000 / \$5,500 / \$8,500</b>

XI. 10a. WETLAND AND STREAM DELINEATION

The PROFESSIONAL will provide Wetland and Stream Delineation for the above referenced project. The Delineation will be performed during the growing season to determine the upper boundaries of wetland and stream areas at the project site. The PROFESSIONAL will review United States Geological Survey topographic maps, National Wetland Inventory maps, Soil Survey, and aerial photographs as part of a preliminary data search. On-site visits will be performed during the growing season to gather data pertaining to wetland vegetation, wetland hydrology, and hydric soils. The boundary of each wetland and stream located within the project limits will be surveyed. Field work will be conducted in accordance with procedures outlined in the 1987 US Army Corps of Engineers Wetland Delineation Manual and Regional Supplements. The PROFESSIONAL will provide copies of the Wetland and Stream Delineation Report summarizing the findings of the data searches and the on-site wetland delineation.

The CITY will coordinate with the landowners prior to the site visit to ensure access to properties required for field investigation.

**FEEES FOR SERVICES.....East / West / Combined  
\$8,500 / \$6,000 / \$12,500**

**XII. 10b. APPROVED JURISDICTIONAL DETERMINATION**

The PROFESSIONAL will submit an approved jurisdictional determination request to the Rock Island District Corps of Engineers.

**FEEES FOR SERVICES.....East / West / Combined  
\$500 / \$500 / \$500**

**XIII. 11. THREATENED AND ENDANGERED SPECIES STUDY**

The PROFESSIONAL will coordinate with the state Department of Natural Resources and US Fish and Wildlife Service to determine which state, and federally listed species may be present, are known to be present, or have potential habitat at or near the project sites. Using current aerial photography, the PROFESSIONAL will develop a map identifying potential habitat areas within the project limits. The maps and data from the state and federal agencies will be provided to the CITY for review.

A windshield survey will be completed in the spring, or earlier at the CITY’s request, to determine the potential for suitable habitat. The survey will also include an inventory of natural and manmade areas. A report summarizing the findings of the site visit, including locations and descriptions of sensitive habitats, habitats with potential for listed species, and listed species identified at the sites will be provided. The report will also include photos and maps of potential habitat and listed species observed.

**FEEES FOR SERVICES.....East / West / Combined  
\$6,500 / \$4,000 / \$9,000**

**XIV. 12a. CULTURAL RESOURCES IDENTIFICATION SURVEY (CRIS)**

Completion of a CRIS to include the fieldwork, data review, analyses, report preparation, and all other tasks necessary to complete the Phase I survey. Additionally, in accordance with the IEDA-SHPO MOU, provide an assessment of the architectural properties within one-quarter mile of the project areas. A preliminary examination of aerial photographs indicated no historic-age buildings within that one-quarter mile buffer.

**PHASE I ARCHAEOLOGICAL SURVEY (FOR EAST OF HWY 17)**

The Phase I Archaeological Survey will be completed to identify, delineate, and describe archaeological resources within the project area to identify potential National Register of Historic Places (NRHP)-eligible sites. The proposed project east of Highway 17 will encompass approximately 320 acres (130 hectares) in Hamilton County, Iowa. All proposed research will follow standards for archaeological investigations in Iowa defined by the Association of Iowa Archaeologists Guidelines (2022). The PROFESSIONAL will complete the following tasks:

- Review of historic plat maps, historic records, archaeological site records, and historic architectural inventories
- Description of the project area, including maps and representative photographs
- Archaeological field investigations that will include pedestrian survey and systematic subsurface testing of areas with high archaeological potential or <25% ground surface visibility
- Analysis and interpretation of identified artifacts and sites
- Preliminary evaluation of identified archaeological resources within the area of potential effect, including National Register recommendations for those resources

A technical report will be provided to the client based on IA SHPO standards. Research methods and final report preparation will help to fulfill compliance requirements of Section 106 of the National Historic Preservation Act. The Principal Investigator will provide deliverables digitally in the form of a pdf document of the cultural resource report, including project maps and photographs, all GPS coordinates if collected, and if any avoidance areas are recommended, they will be provided in either KMZ or GIS shapefile format to the CITY.

#### PHASE I ARCHAEOLOGICAL AND ARCHITECTURAL RECONNAISSANCE SURVEY (FOR WEST OF HWY 17)

The Phase I Archaeological Survey will be completed to identify, delineate, and describe archaeological resources within the project area to identify potential National Register of Historic Places (NRHP)-eligible sites. The proposed project west of Highway 17 will encompass approximately 461 acres (186.6 hectares) in Hamilton County, Iowa. All proposed research will follow standards for archaeological investigations in Iowa defined by the Association of Iowa Archaeologists Guidelines (2022). The PROFESSIONAL will complete the following tasks:

- Review of historic plat maps, historic records, archaeological site records, and historic architectural inventories.
- Description of the project area, including maps and representative photographs
- Archaeological field investigations that will include pedestrian survey and systematic subsurface testing of areas with high archaeological potential or <25% ground surface visibility
- Analysis and interpretation of identified artifacts and sites
- Preliminary evaluation of identified archaeological resources within the area of potential effect, including National Register recommendations for those resources

The PROFESSIONAL will also conduct a historic architectural survey within each project area. The survey will be conducted in accordance with the guidance for a Reconnaissance-Level Survey as outlined in the draft Guidelines for Historic Architectural Surveys in Iowa (2019). The PROFESSIONAL will identify all above-ground historic properties and potential historic districts in and within 100 feet of the project area through a desktop review and a windshield survey. Observations will be made on the area's visual, cultural, economic, and social characteristics. A particular focus will be placed on properties that are 45 years of age or older that appear to have a good degree of integrity and historic and/or architectural distinction.

The following outlined scope of work will be conducted by the PROFESSIONAL to accomplish a thorough reconnaissance-level survey:



Desktop Review – Review of I-Sites, online Property Records, and historic aerial photography to identify buildings and/or districts within the project areas.

Fieldwork/Windshield Survey – Fieldwork will be conducted to photograph and document the built environment within 100 feet of the project areas. The fieldwork will include:

- Mapping of potential districts and/or character areas.
- Photographing representative streetscapes, structures, buildings, landscapes, and other relevant features.
- Field observations noting visual characteristics of distinct areas along the project corridors.
- Multiple photographs from the public right-of-way will be captured for resources that are 50 years of age or older.
- Numerous photographs will be captured within potential historic districts that extend into the APE.
- Photographs will include representative streetscapes and buildings.
- Resources within the potential district exhibiting loss of integrity shall be noted on a parcel map and recognized as noncontributing elements.

A technical report will be provided to the client based on IA SHPO standards. Research methods and final report preparation will help to fulfill compliance requirements of Section 106 of the National Historic Preservation Act. The Principal Investigator will provide deliverables digitally in the form of a pdf document of the cultural resource report, including project maps and photographs, all GPS coordinates if collected, and if any avoidance areas are recommended, they will be provided in either KMZ or GIS shapefile format to the CITY.

	<b>East / West / Combined</b>
<b>FEES FOR SERVICES</b> .....	<b>\$31,000 / \$48,000 / \$79,000</b>

XV. 12b. SHPO CONSULTATION LETTER

The PROFESSIONAL will submit a concurrence letter to the Iowa State Historical Preservation Office.

	<b>East / West / Combined</b>
<b>FEES FOR SERVICES</b> .....	<b>\$500 / \$500 / \$500</b>

XVI. 13. TOPOGRAPHIC ANALYSIS

The PROFESSIONAL will provide a Topographic Analysis drawing that will include the following information. The use of LiDAR contours will be utilized showing contours intervals of at least two feet elevation. Hamilton County GIS Parcel Lines will be used to show property line of the site. No field survey will be completed with this scope.

	<b>East / West / Combined</b>
<b>FEES FOR SERVICES</b> .....	<b>\$2,400 / \$2,400 / \$4,000</b>

XVII. 14. GEOTECHNICAL INVESTIGATION

Geotechnical Exploration - Mobilization with all-terrain drilling equipment, utility locations (Iowa One Call), drill and sample 5 borings including 4 borings 30 feet deep and 1 boring 100 feet deep, routine laboratory testing (including moisture contents, dry densities, unconfined compressive strengths, and 1 Atterberg limit test), engineering analysis, and written report.

**East / West / Combined**  
**FEES FOR SERVICES.....\$11,750 / \$26,250 / \$35,500**

XVIII. 18, 19, 20. LAND USE REGULATIONS

The PROFESSIONAL will create exhibits utilizing current and future (if applicable) zoning for the property and surrounding area. The PROFESSIONAL will coordinate with local authorities to provide a letter of willingness to change the property zoning, if required. The PROFESSIONAL will obtain and provide existing industrial park covenants, conditions, and restrictions.

**East / West / Combined**  
**FEES FOR SERVICES.....\$725 / \$725 / \$880**

XIX. 21, 22. TRANSPORTATION MAPPING

The PROFESSIONAL will develop a truck route from the property to the closest interstate. The PROFESSIONAL will, if necessary, obtain a Letter of Intent from an appropriate authority stating access will be upgraded to required standards when the property is developed. This letter should contain specific details about all road improvements necessary to allow access to the property.

**East / West / Combined**  
**FEES FOR SERVICES.....\$850 / \$850 / \$850**

XX. 24, 25, 26a, 26b. RAIL MAPPING

The PROFESSIONAL will coordinate with the site developer and the adjacent railroad company (Union Pacific) to establish a concept to provide rail service to the site. Two concepts will be developed and will be used to provide the basis for the customer specific required railroad service. The PROFESSIONAL will be provided the preferred concept by the site stakeholders. Based on the preferred layout selected, a cost estimate and proposed construction schedule will be developed by the site stakeholders and provided to the PROFESSIONAL.

**East / West / Combined**  
**FEES FOR SERVICES.....\$2,600 / \$0 / \$2,600**

XXI. 27, 28. ELECTRICAL UTILITIES MAPPING

The PROFESSIONAL will develop an exhibit indicating the location and size of electrical infrastructure serving the property based on the City's GIS Mapping. The PROFESSIONAL will complete the IEDA Certified Site Program Electric Questionnaire in conjunction with the CITY.

**East / West / Combined**

**FEES FOR SERVICES.....\$1,250 / \$1,250 / \$1,500**

XXII. 30, 31. NATURAL GAS UTILITIES MAPPING

The PROFESSIONAL will develop an exhibit indicating the location and size of natural gas infrastructure serving the property. The PROFESSIONAL will complete the IEDA Certified Site Program Natural Gas Questionnaire.

**East / West / Combined**

**FEES FOR SERVICES.....\$1,720 / \$1,720 / \$2,100**

XXIII. 33, 34. WATER UTILITIES MAPPING

The PROFESSIONAL will develop an exhibit indicating the location and size of water infrastructure serving the property. The PROFESSIONAL will complete the IEDA Certified Site Program Water Questionnaire.

**East / West / Combined**

**FEES FOR SERVICES.....\$1,250 / \$1,250 / \$1,500**

XXIV. 36a, 36b WATER SYSTEM PLANS (OPTIONAL)

If the system is not capable of providing the required level of capacity (gallons per day), the PROFESSIONAL will submit a detailed plan for expanding the existing water treatment system. The plan will include an itemized cost estimate and detailed schedule. The water system expansion must be able to be completed within the required timeframe, including permitting.

**East / West / Combined**

**FEES FOR SERVICES.....\$2,100 / \$2,100 / \$2,900**

XXV. 37, 38 WASTEWATER UTILITIES MAPPING

The PROFESSIONAL will develop an exhibit indicating the location and size of wastewater infrastructure serving the property. The PROFESSIONAL will complete the IEDA Certified Site Program Wastewater Questionnaire.

**East / West / Combined**

**FEES FOR SERVICES.....\$2,800 / \$2,800 / \$4,000**

XXVI. 40a, 40b. WASTEWATER SYSTEM PLANS (OPTIONAL)

If the system is not capable of providing the required level of capacity (gallons per day), the PROFESSIONAL a detailed plan for expanding the existing wastewater treatment system. The plan will include an itemized cost estimate and detailed schedule. The wastewater treatment plant expansion must be able to be completed within the required timeframe, including permitting.

**FEEES FOR SERVICES** ..... **East / West / Combined**  
.....**\$750 / \$750 / \$750**

XXVII. 41, 42. TELECOMMUNICATION UTILITIES MAPPING

The PROFESSIONAL will develop an exhibit indicating the location and size of telecommunication infrastructure serving the property. The PROFESSIONAL will complete the IEDA Certified Site Program Telecommunication Questionnaire.

**FEEES FOR SERVICES** ..... **East / West / Combined**  
.....**\$1,720 / \$1,720 / \$2,100**

XXVIII. 44, 45. MASTER DEVELOPMENT PLAN

The PROFESSIONAL will develop a Master Development Plan providing the following:

Total and developable acreage

- Road access points
- Location of existing and proposed utilities
- Potential rail layout that coordinates with Attachment 26 (if applicable)
- Proposed roads within the park (industrial parks only)
- Proposed lot locations and sizes, including the total and developable acreage for each lot (industrial parks only)

The Master Development Plan will take into consideration and note the location and size of development limitations such as wetlands, floodplains, and permanent easements.

**FEEES FOR SERVICES** ..... **East / West / Combined**  
.....**\$9,400 / \$7,520 / \$13,160**

**FEEES FOR SERVICES** ..... **Combined**  
.....**\$219,920**

XXIX. EXTRA SERVICES

The CITY may request Extra Services from the PROFESSIONAL not included in the Scope of Services as outlined. Authorization for extra services shall be evident by the CITY in writing in the form of an Amendment to this Agreement. Extra Services may include, but not be limited to, expanding the scope of the project and work to be completed; requesting the development of various documents; construction services; or requesting additional work items that increases the Engineering Services and corresponding costs. Upon initiation of Extra Services, the PROFESSIONAL will submit the estimated cost. Such costs will be based on the current hourly rates and fixed expenses as outlined in the PROFESSIONAL'S current Standard Fee Schedule.

XXX. RESPONSIBILITY OF THE CITY

At its own expense, the CITY shall have the following responsibilities regarding the execution of the Agreement by the PROFESSIONAL.

A. PROJECT OFFICER

The CITY shall name a project officer to act as the CITY'S representative with respect to the work performed under this Agreement. All correspondence with CITY relating to project shall be directed to the Project Officer and the Project Officer shall be invited to all progress meetings and other meetings called during the project.

B. PROMPT RESPONSE

To prevent an unreasonable delay in the PROFESSIONAL'S work, the CITY will examine all reports, drawings, specifications, and other documents and will provide authorizations in writing to the PROFESSIONAL to proceed with work within a reasonable time period.

C. PROJECT REQUIREMENTS

The CITY shall also furnish the following information: CITY design and construction standards; known property locations and conditions; zoning or deed restrictions; and permission for access to private property if necessary to perform work.

XXXI. COMPENSATION AND TERMS OF PAYMENT

The CITY shall pay the PROFESSIONAL in accordance with the terms and conditions of this Agreement. The PROFESSIONAL shall submit billings for Basic, Construction and Additional services to the CITY on a thirty (30) day basis under separate cover and shall be paid by the CITY within fourteen (14) days after approval by the Board. The CITY shall pay the PROFESSIONAL a percentage of the total fee for each phase or a cost not to exceed the amount shown in accordance with the following schedule:

The engineering fee shall be on the basis of a lump sum fee on hourly rates and fixed expenses as outlined in the Engineer's Standard Fee Schedule. The current fee schedule is shown in the attached Exhibit "B". Total fees of services shall not exceed the following amounts without approval of the CITY.

XXXII. ADDITIONAL SERVICES

The engineering fee shall be on the basis of a maximum fixed fee on hourly rates and fixed expenses as outlined in the Engineer's Standard Fee Schedule. The current fee schedule is shown in the attached Exhibit "B". Total fees of services shall not exceed the following amounts without approval of the CITY.

## **EXHIBIT “B” COMPLETION**

Professional shall commence work immediately upon receipt of a written Notice to Proceed from the City and shall complete all phases of the Scope of Work as expeditiously as is consistent with professional skill and care and the orderly progress of the Work in a timely manner.

The anticipated preliminary schedule for the Project targets completing the draft Site Certification in June 2025, and final Site Certification submittal to IEDA in August 2025. The submittals will follow the IEDA guidelines.

Upon request of the City, Professional shall submit, for the City's approval, a schedule for the performance of Professional's services which shall be adjusted as required as the project proceeds, and which shall include allowances for periods of time required by the City for review and approval of submissions and for approvals of authorities having jurisdiction over the project. This schedule, when approved by the City, shall not, except for reasonable cause, be exceeded by the Professional.

All other incidental completion dates required to complete work under this Agreement shall be adhered to as stipulated.

**S NYDER** | 2025 STANDARD FEE SCHEDULE  
 & ASSOCIATES

**Professional** | Engineer, Landscape Architect, Land Surveyor, GIS, Environmental Scientist, Project Manager, Planner, Archaeologist, Right-of-Way Agent, Graphic Designer

BILLING CLASSIFICATION/LEVEL	BILLING RATE
Principal II	\$269.00/hour
Principal I	\$246.00/hour
Senior	\$225.00/hour
VIII	\$206.00/hour
VII	\$194.00/hour
VI	\$185.00/hour
V	\$173.00/hour
IV	\$159.00/hour
III	\$147.00/hour
II	\$133.00/hour
I	\$120.00/hour

**Technical** | CAD, Survey, Construction Observation

BILLING CLASSIFICATION/LEVEL	BILLING RATE
Lead	\$156.00/hour
Senior	\$150.00/hour
VIII	\$139.00/hour
VII	\$129.00/hour
VI	\$116.00/hour
V	\$105.00/hour
IV	\$95.00/hour
III	\$85.00/hour
II	\$78.00/hour
I	\$69.00/hour

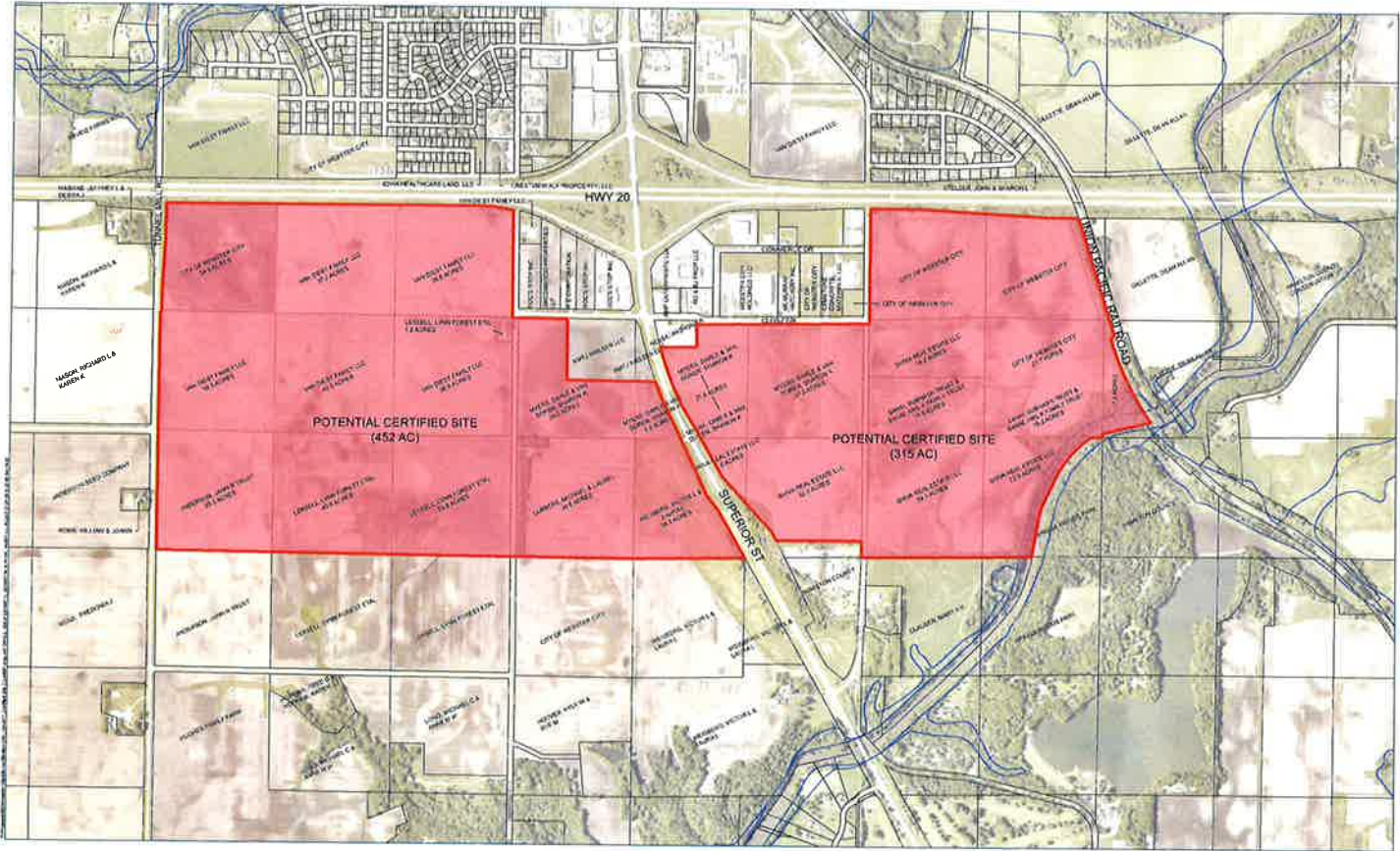
**Administrative**

BILLING CLASSIFICATION/LEVEL	BILLING RATE
II	\$80.00/hour
I	\$66.00/hour

**Reimbursables**

BILLING CLASSIFICATION/LEVEL	BILLING RATE
Mileage	<i>Current IRS Standard Rate</i>
Outside Services	<i>As Invoiced</i>





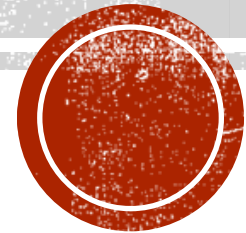
**WEBSTER CITY POTENTIAL CERTIFIED SITES**

**SITE 2 EXHIBIT**

WEBSTER CITY/HAMILTON COUNTY, IOWA | 12/11/2024 | PN: 124.0071.01

# CERTIFIED SITES PROGRAM

Iowa Economic Development Authority



# WHY IS THIS IMPORTANT

- One of the fastest growing trends in the site location business is the demand for project-ready industrial sites
- Communities seeking to recruit projects need to be prepared to market their sites with a wealth of site-related information
- Simply, certified sites are shovel ready and risk free



# MINIMUM CRITERIA

- Property availability – the site or park must be available for sale at a documented price for a minimum of three years
- Property developability – must be a minimum of 50 acres and undergo rigorous analysis (ie. wetlands, cultural resources, geotechnical studies)
- Zoned appropriately
- Transportation – be able to be served by roads compatible for tractor-trailer access
- Utilities – scaled appropriately based on site size

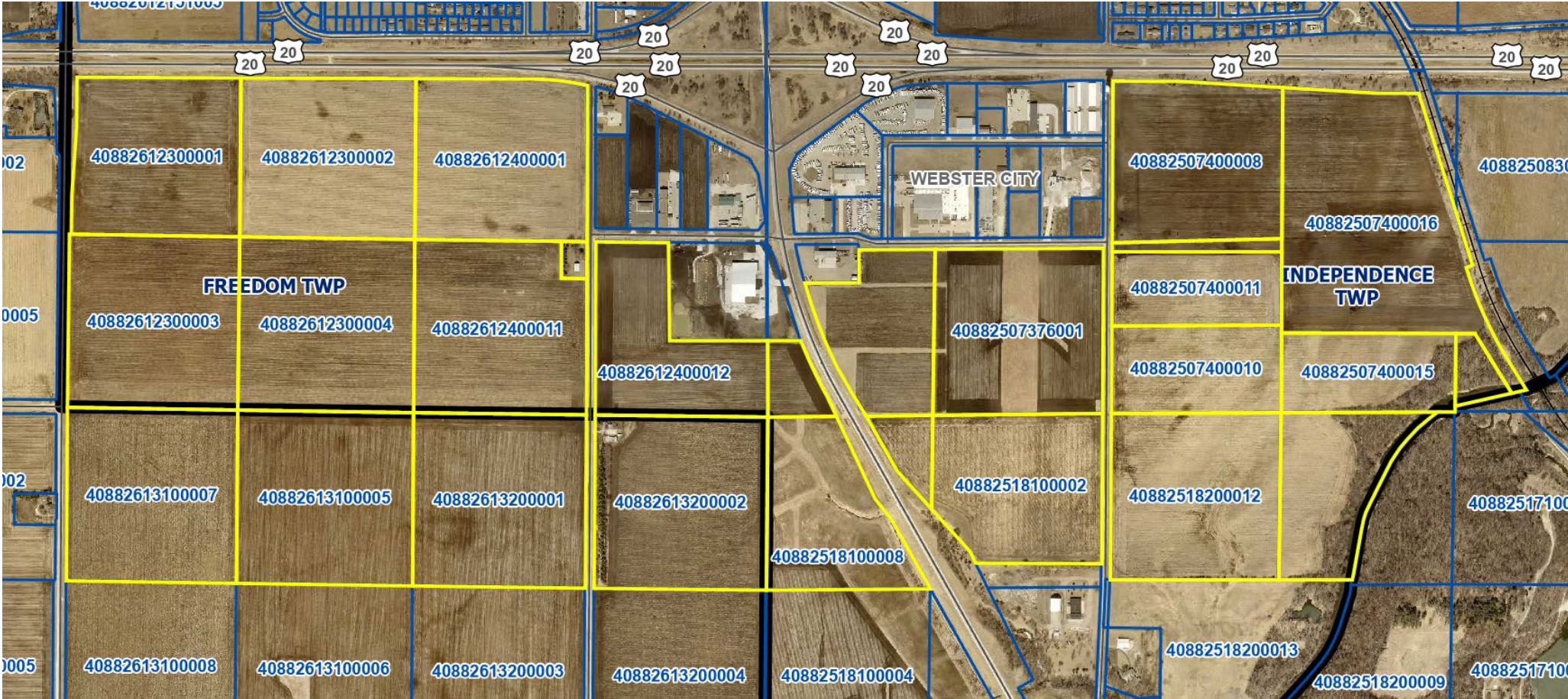


# CERTIFIED SITES IN IOWA

- Webster City (proposed) – 600+ acres
- Charles City – 75 acres
- Osceola – 138 acres
- Fort Madison – 128 acres
- Iowa Falls – 245



# WEBSTER CITY



# QUESTIONS

