

CITY OF MARSHALLTOWN
COUNCIL AGENDA
CITY HALL COUNCIL CHAMBERS
10 W STATE STREET
OCTOBER 14, 2019, 5:30 PM

A. NOTICE TO PUBLIC

The Mayor and City Council welcome comment from the public during discussion of any of the agenda items. You are required to step to the microphone, state your name and address for the record and to limit the time used to present your remarks 3 minutes or less in order that others may be given the opportunity to speak. All speakers shall speak clearly and direct their comments to the Mayor and City Council and not to any Councilor specifically. It is at the discretion of the Mayor and Council to respond to specific questions and comments or to have staff respond during the meeting.

B. CALL TO ORDER

Mayor Joel T.S. Greer

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Cahill, Gowdy, Hoop, Isom, Lamer, Martin, Wirin.

E. MAYOR, COUNCIL AND ADMINISTRATOR COMMENTS

F. CONSENT AGENDA

1. Approve Council Minutes, September 23, September 30, 2019 And Bill List Of \$2,089,121.23

Documents:

[2019-10-14_BillList.pdf](#)
[2019-09-23_Council-minutes.pdf](#)
[2019-09-30_Special Council-minutes.pdf](#)

2. Motion Amending Minutes Re Settlement Agreement Per Legal Counsel

Documents:

[08-12-2019 minutes amended legal counsel guidance.pdf](#)
[2019-08-12_AMENDED Council-minutes.pdf](#)

3. RESOLUTION 2019-248 AUTHORIZING TRANSFER OF DISPATCH EQUIPMENT TO MARSHALL COUNTY COMMUNICATIONS COMMISSION

Documents:

Resolution Transferring Dispatch Equipment to Marshall
County Communications Commission.pdf

G. **MOTIONS**

1. Tannin, Inc., Temporary Liquor License Transfer For Event, At 2 N
2nd Ave For Event, November 5,2019

Documents:

[10-14-2019_Tannin Event 11-5-2019.pdf](#)

H. **REPORTS**

1. Marshall County Arts & Culture Alliance, Executive Director, Amber
Danielson

Selection of Public Art Finalist for Police and Fire Safety Building

Documents:

[Selection Committee Talking Points for finalist.pdf](#)
[Press Release - Public Art Finalist Selected Oct 2019 - Arts
and Culture Alliance.pdf](#)

I. **RESOLUTIONS**

1. RESOLUTION 2019-249 WAIVING THE POLICY FOR THE
NAMING, DEDICATION, AND SPONORSHIP OF CITY FACILITIES
TO DEDICATE THE POLICE AND FIRE BUILDING TO MAYOR
TOMMY THOMPSON AND THE TRAINING ROOM TO COUNCIL
MEMBER ROBERT SCHUBERT

Documents:

[Res Waiving Policy for Dedication of PF Bldg Training
Room.pdf](#)

2. RESOLUTION 2019-250 CREATING A \$50,000 INCENTIVE FOR
NEW CONSTRUCTION PROJECTS LOCATED IN URBAN
RENEWAL AREA #4

Documents:

[Res Creating Downtown New Construction Incentive.pdf](#)
[Council Designated LOST updated Sept 30 2019.pdf](#)

3. RESOLUTION 2019-251 APPROVING AN ECONOMIC
DEVELOPMENT GRANT TO GARRET GOODMAN FOR 7 ½ EAST
STATE STREET

Documents:

[Res for Demo Assistance 7.5 E State.pdf](#)
[20191010165631811.pdf](#)

4. RESOLUTION 2019-252 APPROVING AGREEMENT WITH IMPACT7G, INC., RELATING TO INSPECTION RELATED SERVICES ASSOCIATED WITH THE HUD LEAD BASED PAINT HAZARD REDUCTION PROGRAM (IALHB0665-18)

Documents:

[CC Memo RES Agreement Impact7G.pdf](#)
[RES Appv Impact7G Agreement_Lead Program.pdf](#)

5. RESOLUTION 2019-253 TO FIX A DATE FOR PUBLIC HEARINGS ON LOAN AGREEMENTS IN A PRINCIPAL AMOUNT NOT TO EXCEED \$9,730,000

Set three hearings to be held on October 28, 2019, at the 5:30 PM Regular City Council Meeting:

1. GENERAL OBLIGATION ESSENTIAL PURPOSES -

\$8,830,000 for the purposes of paying the cost, to that extent, of constructing improvements to streets, sidewalks, storm sewers, and municipal parks; replacing a bridge; and refunding the outstanding balance of the City's General Obligation Corporate Purpose Bonds, Series 2011

2. GENERAL OBLIGATION SCHOOL DISTRICT TENNIS COURTS

- not to exceed \$300,000 for the purpose of entering into a cooperative agreement with the Marshalltown Community School District and paying a portion of the costs of constructing tennis courts on property owned by the School District.

3. GENERAL OBLIGATION RAILROAD QUIET ZONE - not to exceed

\$600,000 for the purpose of paying a portion of the costs of projects to be undertaken by Union Pacific Railroad to reconstruct certain railroad street crossings and replace existing crossing gates, as part of the establishment of a Quiet Zone.

Documents:

[10-14-2019_2019-253_SetHrngs2019GO CorpPurp LA Marshalltown422742-38-v1.pdf](#)
[Memo for CY2019 Borrowing Oct 14 2019 meeting.pdf](#)

6. RESOLUTION NO. 2019-267 SETTING DATE FOR PUBLIC HEARING ON A DEVELOPMENT AGREEMENT WITH JOSE ANGEL REGALADO, INCLUDING ECONOMIC DEVELOPMENT PAYMENTS IN AN ESTIMATED AMOUNT NOT TO EXCEED \$850,000

Documents:

[SetHrngRebateAgmtGroceryStoreMarshalltown422742-36-v1.pdf](#)
[Regalado TIF Memo.pdf](#)

7. RESOLUTION 2019-254 APPROVING CONTRACT CHANGE

ORDER FOR THE DEMOLITION OF THE SENIOR CITIZENS
BUILDING PROJECT #TOR18006 FOR LANSING
CONSTRUCTION, AN INCREASE OF \$39,298.11

Documents:

[Res CO1 Lansing Construction.pdf](#)
[City of Marshalltown Senior Center Demolition Change
Order 1.pdf](#)
[Change order1.pdf](#)

8. RESOLUTION 2019-255 APPROVING CONTRACT CHANGE
ORDER FOR THE POLICE & FIRE HEADQUARTERS PROJECT #
BLD17001 BP#22-1 PLUMBING & MECHANICAL FOR TONY'S
PLUMBING & HEATING LLC. AN INCREASE OF \$1,600.00

Documents:

[Tonys Plumbing \(2\).pdf](#)
[Sept Tonys.pdf](#)

9. RESOLUTION 2019-256 APPROVING CONTRACT CHANGE
ORDER FOR THE POLICE & FIRE HEADQUARTERS PROJECT #
BLD17001 BP#3-1 CONCRETE FOUNDATIONS FOR CALIBER
CONCRETE AN INCREASE OF \$1,626.50

Documents:

[Caliber 3-1 \(2\).pdf](#)
[Sept Caliber 3.pdf](#)

10. RESOLUTION 2019-257 APPROVING CONTRACT CHANGE
ORDER FOR THE POLICE & FIRE HEADQUARTERS PROJECT #
BLD17001 BP#5-1 STEEL FOR CENTRAL WESTERN
FABRICATORS AN INCREASE OF \$3595.00

Documents:

[Central Western Fabr.pdf](#)
[Sept Central West Fab.pdf](#)

11. RESOLUTION 2019-258 APPROVING CONTRACT CHANGE
ORDER FOR THE POLICE & FIRE HEADQUARTERS PROJECT #
BLD17001 BP#6-1 GENERAL SUPPLIES FOR GARLING
CONSTRUCTION AN INCREASE OF \$1958.14

Documents:

[Garling CO.pdf](#)
[Sept Garling.pdf](#)

12. RESOLUTION 2019-259 APPROVING CONTRACT CHANGE
ORDER FOR THE POLICE & FIRE HEADQUARTERS PROJECT #
BLD17001 BP#7-1 MEMBRANE ROOFING AND WALL PANELS
FOR BLACK HAWK ROOF COMPANY AN INCREASE OF

\$9,494.00

Documents:

[Black Hawk Roof Co CO.pdf](#)
[September Black Hawk Roof.pdf](#)

13. RESOLUTION 2019-260 APPROVING CONTRACT CHANGE ORDER FOR THE POLICE & FIRE HEADQUARTERS PROJECT # BLD17001 BP#8-1 ALUMINUM STOREFRONTS,CURTAINWALLS & GLAZING FOR FORMAN FORD AN INCREASE OF \$120,681.00

Documents:

[Forman Ford CO.pdf](#)
[Sept Forman.pdf](#)

14. RESOLUTION 2019-261 APPROVING CONTRACT CHANGE ORDER FOR THE POLICE & FIRE HEADQUARTERS PROJECT # BLD17001 BP#9-1 GYMPSUM WALL ASSEMBLIES FOR HILSABEK SCHACHT, INC. AN INCREASE OF \$43,075.33

Documents:

[Hilsabek CO.pdf](#)
[Sept Hilsabeck.pdf](#)

15. RESOLUTION 2019-262 APPROVING CONTRACT CHANGE ORDER FOR THE POLICE & FIRE HEADQUARTERS PROJECT # BLD17001 BP#9-3 PAINTING FOR HEARTLAND FINISHES AN INCREASE OF \$5,711.49

Documents:

[Heartland Finishes.pdf](#)
[Sept Heartland.pdf](#)

16. RESOLUTION 2019-263 APPROVING THE PRELIMINARY PLAT FOR SOUTHRIDGE ESTATES

Documents:

[CC Memo_Southridge_Preliminary Plat_100719.docx](#)
[RES Southridge Estates Preliminary Plat.pdf](#)
[Southridge Estates Preliminary Plat 100719.pdf](#)

17. PUBLIC HEARING AND RESOLUTION 2019-264 ADOPTING TENTATIVE RESOLUTION APPROVING 28E AGREEMENT FOR LEASE OF SPACE WITH THE MARSHALL COUNTY COMMUNICATIONS COMMISSION OF MARSHALLTOWN, IOWA

Documents:

[10-14-2019_2019-_Adopting Res Agrmt MCCC Commission Lease indefinite.pdf](#)

18. PUBLIC HEARING AND RESOLUTION 2019-265 APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND COST FOR THE VETERANS MEMORIAL COLISEUM RENOVATION, IN THE CITY OF MARSHALLTOWN, IOWA, BEING PROJECT NO. BLD19001

Documents:

[VMC HEARING RESOLUTION APPROVING PLANS.pdf](#)

19. PUBLIC HEARING AND RESOLUTION 2019-266 EXPRESSING INTENT TO ENTER INTO A SEWER REVENUE REFUNDING LOAN AGREEMENT, SERIES 2012 AND SERIES 2014

Documents:

[Hrg 2019SewerRevRfdg Marshalltown422742-37-v1.pdf](#)
[Refunding Sewer Revenue bonds memo.pdf](#)

J. ORDINANCES

1. Ordinance No. Rezoning Parcels 8418-26-229-015, 8418-25-151-001 & 8418-25-101-002 From R-2, Low Density Residential To M-2, Heavy Industry, First Reading.

Public Hearing set for November 11, 2019.

Documents:

[CC Memo ORD M-2 rezone City Property.pdf](#)
[ORD City M-2 rezoning.pdf](#)
[Rezoning Application_M-2 - City.pdf](#)
[2019.9.19 - PROPOSED LAYOUT.pdf](#)

K. DISCUSSION

1. MCBD Incentive Grant Funding Request

Documents:

[City Council Incentive Grant Letter FY2020.pdf](#)

2. MCBD Request For Annual Funding

Documents:

[City Council Support Letter FY2020.pdf](#)
[MCBD Funding Request Memo.pdf](#)

3. Rezoning Discussion Of Parcel 8318-12-126-010 From R-2A, Low Density Residential To R-2, Low Density Residential
4. Scope Of Project For 12th Avenue South Sidewalk

5. Police & Fire Building Cost Update

Documents:

[Police Fire Building Budget Update Memo Oct 2019.pdf](#)
[Costs for Police and Fire Building through Oct 15 2019 payments.pdf](#)

L. **PUBLIC COMMENT**

Members of the public may make comments on any item which was not on the agenda during this time. The speaker shall approach the microphone, and state his or her name and address. Comments shall be limited to three minutes, unless a longer comment is authorized by the Mayor. The speaker shall direct comments to the Mayor and to the Council as a whole. The Mayor and Councilors shall not engage in discussion or debate on items raised by members of the public, and no action may be taken on items raised in public comments in order to comply with open meetings laws.

M. **CLOSED SESSION - REAL ESTATE (PARCEL A)**

Closed session pursuant to Section 21.5 subsection (1) paragraph (j) OF THE CODE OF IOWA to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. The City of Marshalltown has an attorney-client relationship with Attorney Roger Schoell, appointed as City Attorney on May 5, 2014, by Council Resolution #2014-047; and with Lynch Dallas P.C., by Council Resolution #2017-093, approved May 8, 2017.

There may be council action by motion following the closed session if directed by the city's attorney.

N. **CLOSED SESSION - REAL ESTATE (PARCEL B)**

Closed session pursuant to Section 21.5 subsection (1) paragraph (j) OF THE CODE OF IOWA to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. The City of Marshalltown has an attorney-client relationship with Attorney Roger Schoell, appointed as City Attorney on May 5, 2014, by Council Resolution #2014-047; and with Lynch Dallas P.C., by Council Resolution #2017-093, approved May 8, 2017.

There may be council action by motion following the closed session if directed by the city's attorney.

O. **ADJOURN**

Please visit the City's website for the complete agenda packet and to subscribe to agenda notices and department news. www.marshalltown-ia.gov

Advertising

IA.ASSOC.GOVNT/1	50.00
T-R/16	1,555.41

Buildings/Improvements

Century.Laundry/1	1,680.33
HRBAK.LUMBER/2	187.21
Rainbow.Car.Was/2	373.00
Story.Constr/1	8,986.27

Consulting & Professional Fees

AHLERS.COONEY/2	1,407.82
AMERICAN.LEGAL./1	1,478.00
Bernie.Lowe/4	837.14
Bernie.Lowe.Asc/2	3,304.16
CGA.Assoc/5	25,756.55
Constr.Material/1	3,871.25
Dorsey&Whitney/1	10,000.00
Fox.Engrg.Assc/2	22,312.25
Grimes.Buck.Sch/2	3,300.00
GTG.Architects/1	30,605.00
HDR.Engrg/1	7,858.50
Howard.R.Green/1	30,717.85
Iowa.One.Call/2	342.90
Lynch.Dallas.PC/14	8,459.50
Marco.Holdings/1	337.50
McClure.Engrg/1	21,255.00
MORNING.STAR/1	3,087.00
Prochaska.Assoc/1	3,336.07
Story.Constr/1	18,848.00

Contracts

A-1.Pest/2	60.00
Aramark.Unfrm/4	109.30
ARL/1	4,333.33
BDH/12	14,184.57
Chamber.Commerc/2	76,494.96
Concrete/1	124.00
Construct/2	340,283.42
Danko.Emerg.Eqp/1	8,610.00
Fisher.Comm.Ctr/1	8,333.33
Hoglund.Bus/1	105.00
Ia.Dept.Justice/1	43.60
IA.ENV.SERV./3	3,000.00
IA.Pump.Works/1	14,601.20
Iowa.One.Call/1	121.70
Koch.Office/3	346.37
M.C.S.D./1	1,216.19
Marsh.Co.Landfi/10	55,465.45
Marshall.Co.Att/1	43.60
MarshalltownCBD/1	7,500.00
Mobotrex.Inc/1	12,278.00
Mtn.Aviation/1	642.00
Mtn.Tumbling/1	110.00
Nikkel.Associat/1	6,576.00
O.C.L.C.Inc/1	939.15
Premier.Equip/3	971.17
Push.Pedal.Pull/1	194.00
Racom.Corp/1	420.00
RICOH.USA.INC/4	149.30
SAFETY.KLEEN/2	310.00
Schendel.Pest.C/1	60.00
Schumacher.Elev/2	434.11
Servicemaster/1	1,772.00
Stone.Sanit/14	4,673.69
Unique.Mgmt.Svc/1	259.55
United.Rentals/1	1,372.12
Verizon.Connect/1	76.22
WinCan.LLC/2	1,500.00
Xerox.Corp/2	103.85

Debt Service

CRBT/2	8,707.57
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Library Books

Baker.Taylor/51	3,854.12
BRODART.CO/3	179.09
Cengage.Learn/6	458.78
CenterPoint.Prn/4	407.57
MicroMarketing./8	736.88
Tumbleweed.Pres/1	375.00

Medical

Bernie.Lowe/4	7,917.51
HARTFORD.ACCTS/1	760.26
Lifeworks.Us/1	1,163.31
Medtrak.Service/4	1,236.11
Occ.Med.Plus/2	486.00

Payroll.Deductions

American.Educa./1	64.41
AXA/1	325.00
Collection.Svs./5	1,325.16
Colonial.Life/1	522.21
Fidelity.Securi/2	412.69
I.M.W.C.A/1	5,811.00
I.P.E.R.S./9	78,386.89
I.R.S./6	84,140.74
IA.Treasurer/2	18,537.00
ICMA.457/11	11,708.37
IUPAT.PPME/1	950.96
M.F.P.R.S.I./4	116,317.64
Streichers.Inc/1	29.97
Teamsters238/2	1,736.08
Texas.Child.Sup/2	252.57
TotalAdmin.Serv/9	17,634.33

Payroll.Net

Payroll/1	292,552.25
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Refund/Reimbursed

Baker.Taylor/4	113.18
BRODART.CO/2	292.23
Diamond.Lake/1	397.95
Erom,C/1	21.66
GOODING.B/1	828.29
Hunt,J/1	163.24
JONES,S/1	8.99
MARTIN,G/1	33.88
NUNEZ,M/1	50.00

Rents/Leases

A LOT.INVESTMEN/1	497.00
Ackley.Housing/8	1,477.00
ALCALA,R/1	188.00
AMES,STEVEN/22	5,648.00
Bahr,Larry/1	264.00
Barnes,L/1	275.00
BJ&J.LLC/1	211.00
BLOOD,A/1	529.00
Borota,K/1	347.00
BOULDER.COOP.HS/4	886.00
Brodin,C/1	182.00
BROWN,B/2	206.00
Brown,WS/1	118.00
Buckaroo.LLC/2	808.00
Burr,Robert/1	268.00
Carbajal,S/1	316.00
Chadderdon,A/1	316.00
Charlier,Q/1	148.00
CIRSI/8	954.00
City.Davenport/1	444.00
CLAWSON,J/1	310.00

CMHC.INVEST/1	251.00
CROSSER,R/1	125.00
Dj.Rentals.Coop/1	217.00
Eakin,R/1	176.00
ECKLOR,S/3	776.00
Elwayne,Inc./1	465.00
Etter, W/1	482.00
Eubanks,C/4	1,454.00
Farrell.Propert/8	2,029.00
Fischel.Holding/2	386.00
Frese.Propts/3	647.00
FRIEND,T/1	195.00
Friendly.Valley/3	360.00
Gonzales,G/1	409.00
Grant.Park.LLC/19	4,075.00
Gray,D/1	459.00
Hagele,D/1	200.00
Hala,J/5	2,258.00
HARRIS,T/1	324.00
Hartema.Enterp/1	174.00
Hatch,J/1	475.00
Hatch,R/5	2,238.00
HESSENIUS,R/3	619.00
Hilltop.Village/5	844.00
HOBSON,W/1	168.00
HOVERSTEN,R/1	900.00
Hsg.Auth.Joliet/2	1,197.00
Hsg.St.Cloud/1	857.00
HUBBARD.MAPLE/4	771.00
Iowa.PheasantAp/1	266.00
Jared,S/2	413.00
JASPERS,M/1	162.00
JB.I.COOP.Assn/4	896.00
Judge,M/10	2,872.00
Landherr,J/1	415.00
LAWSON,R/2	350.00
Lawthers.Prop.M/3	1,218.00
LUENSE,B/3	771.00
MATNEY,L/1	263.00
Mtn/Westown/19	4,005.00
MURPHY,P/1	191.00
Natl.Mngmt.Corp/1	559.00
NAUGHTON,R/1	629.00
NELSON,L/1	164.00
North.Tama.Hsg/2	377.00
Nunez.Duenas,JL/2	462.00
Oetker,D/3	519.00
Palisade.Holdng/1	137.00
Park.Elms,LLC/4	1,004.00
Polley,K/1	52.00
Polley,M/1	670.00
Premier.RE.Mgmt/4	1,958.00
PYLE,D/2	540.00
RA.Rental.Prop/1	364.00
RD.Toledo,LLP/1	536.00
Ream,AJ/1	421.00
Reed,T/11	3,461.00
River.Birch/1	409.00
River.Oaks/7	2,066.00
S.E.Invst/3	932.00
Schmidt,M/1	241.00
SCOTT,L/1	384.00
Serrano,A/1	6.00
SESKER,R/1	192.00
Specht,D/1	800.00
Specht,G/1	270.00
Squire,B/1	228.00
Steelsmith,G/4	744.00

Sunrise.Apt/2	150.00
Switzer,T/1	187.00
Tallcorn.Tower/15	3,699.00
Titus,T/1	314.00
TOWN.APARTMENT/3	275.00
TREVRON,LLC/1	326.00
Troutner,T/1	172.00
TTLC.Hsg/2	286.00
VanVoorst,M/1	222.00
VEST,L/1	327.00
WARREN,C/1	216.00
Weatherly.Erin/2	847.00
ZA.Properties/1	495.00
ZMOLEK,M/1	257.00
Service/Repairs	
AAA.Septic/1	85.00
Am.Library.Asc/1	260.00
Aponte,M/1	27.00
Arnold.Motor.Su/2	44.10
Atcher,R/1	3,920.00
ATT.Mobility/2	194.29
BAKER,D/1	150.00
BDH/2	247.76
Beecken,H/5	1,700.00
Brycon,LLC/1	66,657.04
Carrico.Aq.Rs/1	259.59
Central.Ia.Prop/1	75.00
Century.Link/55	1,104.88
Centurylink.Id/4	8.89
CIRO.DIIORIO/LLC/1	27,249.75
City.Davenport/1	39.39
Constr.Material/1	165.00
Construct/2	249,807.11
CRAIG,S/1	200.00
Danner,M/1	7.00
Dave.Wright.Bui/1	128.20
Daves.Crane/1	1,170.00
DELAY,J/1	12.00
Devig,T/50	3,593.53
DLT,SOLUTIONS/1	4,604.16
Downs,J/1	11,680.00
Gale-Hazen,E/1	60.00
Gale-Hazen,K/1	135.00
Gonzalez,V/1	10.00
Hanke,R/1	93.00
Hannam.Autom/3	4,728.00
Hartwig.Plmbg/3	338.00
Heart.of.Iowa/6	2,640.46
Hsg.Auth.Joliet/1	75.70
Hsg.St.Cloud/1	39.39
I.C.A.P./1	5,020.00
Independent.Ins/1	4,456.00
Kiwanis.PM/1	825.00
Language.Line.S/1	615.35
Lavender,S/1	68.00
Ledford,M/3	2,495.00
LENZ,D/1	460.00
LEWIS,C/1	350.00
LIN,T/1	30.00
M.Co.Recorder/29	233.40
McAtee.Tire/3	144.00
Mikes.Turf.Righ/4	2,263.00
MILLER,J/1	5,500.73
Moran-Million,J/1	25.00
Mtn.Aviation/2	2,181.23
Mtn.Wtrwrks/3	8,369.83
Nan.MckayAssoc/1	239.00
Nikkel.Associat/1	4,520.28

ONE.SOURCE/1	85.00	Optical.Center/3	75.00
Push.Pedal.Pull/1	30.00	Oreilly.Automot/1	41.25
Racom.Corp/1	400.00	Pentz.Appliance/1	70.98
Rainbow.Car.Was/2	150.00	Plastic.Recycli/1	212.22
SAYDEE,F/1	38.00	Push.Pedal.Pull/1	280.00
Scharnweber.Wtr/1	27.00	Racom.Corp/1	50.00
Scroggins,J/1	100.00	Reliant.Fire.Ap/1	1,278.55
Tuttle.Plmbg/1	252.00	RMA.Armament/2	6,824.93
US CELLULAR/2	522.32	Shetler,D/1	192.00
Vajgrt.R/2	467.00	Showcases,Inc/1	382.32
Zamora,R/1	120.00	Sign.Creations/1	52.50
Supplies/Parts		Storey.Kenwrthy/4	779.86
AJ.BODY.SHOP/1	95.75	Streichers.Inc/3	457.89
Ann.Alteration/4	68.00	Theisens.Supply/1	125.95
Arnold.Motor.Su/43	2,937.19	Those.Ink.Guys/1	29.95
Baker.Taylor/9	398.41	Tuttle.Plmbg/1	88.36
Barco.MuniProd/1	1,233.15	Verizon.Wireles/1	756.72
BDH/5	1,348.60	Witmer.Public.S/2	39.78
Bound.Tree.Medi/1	320.70	WW.Grainger/5	613.27
Bowermaster,D/1	50.00	Zimco.Supply/3	828.80
Brentwood.Ind/1	2,053.17	Travel/Training	
Browns.Shoe.Fit/2	315.00	Ash,S/1	141.80
Carrico.Aq.Rs/1	8,008.73	Eslick,J/1	6,200.00
City.Laundering/12	993.15	Hunt,T/1	22.49
Clemons.Inc./1	33.46	I.L.E.A./1	7,100.00
Cntrl.IA.Distr/1	254.00	Kinser,J/2	460.64
Cntrl.IA.Farm/2	6,369.69	ROSENBLUM,S/1	349.00
Cntrl.IA.Machin/1	4,854.40	Utilities	
Cntrl.Office/3	51.36	AlliantEnergy/87	51,322.27
Concrete/5	833.61	I.R.U.A./1	148.92
Dairy.Queen/1	2,833.86	Mtn.Wtrwrks/1	648.65
Deluxe.Business/1	60.12	WoodRiver.Enrgy/3	478.92
DEMCO.INCORP./4	1,216.97	Total/1177	2,089,121.23
Diamond.Vogel/4	748.05		
Doors.Inc/1	232.55		
Eurobins.Test/1	75.00		
EWALT,M/1	72.00		
Fastenal.Co/5	451.15		
Fink,K/1	21.35		
FIRE.POLICE.SEL/1	3,031.15		
Galls.LLC/9	1,439.01		
GERDES.NURSERY/1	2,500.00		
Gillig.LLC/1	71.24		
Graymont.Lime/1	4,570.75		
Hannam.Autom/3	5,123.77		
Hogan.Mfg/1	375.45		
Hunter,A/1	11.77		
HyVee.Accts/6	77.71		
IA.League.Citie/1	50.00		
IA.NATIVE.TREES/2	6,140.00		
IA.Prison.Ind/1	519.50		
IA.Water.Mgmt/1	1,675.00		
Intl.Code.Counc/1	846.56		
Keystone.Lab/1	64.00		
Logan.Contract/1	925.00		
Macqueen.Equip/1	800.46		
Marshall.Co.Ext/13	465.00		
McAtee.Tire/1	333.87		
Menards/9	226.96		
Midland.Scienti/5	1,277.85		
MINITEX.UN.MINN/2	1,432.00		
Minuteman/12	1,195.96		
Mtn.Aviation/1	7.11		
Municipal.Ergenc/1	544.86		
Napa.Auto/13	240.07		
Nutrien.Ag.Sol/5	4,579.00		
Office.Express/1	31.47		
Ohalloran.Inter/7	781.11		

Council Proceedings
September 23, 2019

Mayor Pro Tem Wirin called the meeting to order at 5:30 PM, September 23, 2019, in the Council Chambers at 10 W State Street and led the pledge of allegiance. Roll call- Present: Cahill, Gowdy, Hoop, Lamer, Martin, Wirin. Absent: Isom. Mayor Greer arrived at 5:41 PM. Wirin announced the Ribbon Cutting for the new PF building started at 6 pm on September 24 and congratulated the Finance Department on receiving the Excellence in Report Award from GFOA

CONSENT AGENDA: Gowdy moved to adopt the Consent agenda, Approve Council Minutes, September 9, 2019, and Bill List, \$1,372,920.68; Receipt Of Building Permit Reports, June, July & August 2019; RESOLUTION 2019-234 ADOPTING SUPPLEMENT 2019-S1 TO THE CODE OF ORDINANCES OF THE CITY OF MARSHALLTOWN, IOWA, THROUGH ORDINANCE 14985; RESOLUTION 2019-235 APPROVING AN AGREEMENT FOR THE RETENTION OF TORNADO-DAMAGED TREE STUMPS AT 8 NORTH 10TH STREET; RESOLUTION 2019-236 APPROVING CITY STREET FINANCIAL REPORT; RESOLUTION 2019-237 TO APPROVE FINAL TRANSFERS BETWEEN FUNDS FOR FISCAL YEAR 2018-2019; June 2019 Financial Statements; RESOLUTION 2019-240 DECLARING CERTAIN PROPERTY SURPLUS PROPERTY AND AUTHORIZING SALE AND DISPOSAL THEREOF, STREET DEPARTMENT MACHINERY AND EQUIPMENT AND BUS; Liquor License Renewals (November) OPA!!! GRILL 4 W Boone St, Casey's General Store #1564 1009 W. Lincolnway CASEY'S GENERAL STORE #3228 916 E MAIN ST, TC's 921 N 3rd Ave, Haleys Deli BBQ and Catering 501 north 3rd ave, second by Martin. Motion carried 6-0.

RESOLUTIONS:

Lamer moved to adopt Resolution 2019-238 APPROVING AN AGREEMENT WITH THE MARSHALLTOWN AREA CHAMBER OF COMMERCE FOR TOURISM AND PROMOTIONAL SERVICES, second by Cahill. Resolution adopted 6-0.

Martin moved to adopt Tentative Resolution 2019-239 SETTING PUBLIC HEARING FOR 28E AGREEMENT FOR LEASE OF SPACE WITH MARSHALL COUNTY COMMUNICATIONS COMMISSION OF MARSHALLTOWN, IOWA, second by Lamer. The lease is for an indefinite time period at \$1 per year. Resolution adopted 6-0.

Cahill moved to adopt Resolution 2019-241 RESOLUTION 2019-241 TO FIX A DATE FOR A PUBLIC HEARING ON PROPOSAL TO ENTER INTO A SEWER REVENUE REFUNDING LOAN AGREEMENT AND TO BORROW MONEY THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED, second by Gowdy. Resolution adopted 6-0.

Gowdy moved to adopt Resolution 2019-242 APPROVING CONTRACT CHANGE ORDER #1 FOR THE PHASE 1 IOWA RIVER AND LOWER LINN CREEK LEVEE IMPROVEMENTS PROJECT # 29113005 AN INCREASE OF \$145,400.00, second by Martin. Resolution adopted 6-0.

Wirin moved to adopt Resolution 2019-243 APPROVING CONTRACT CHANGE ORDER #3 FOR THE HIGH STREET DRAINAGE IMPROVEMENTS PROJECT AN INCREASE OF \$19,500.00, second by Hoop. Resolution adopted 6-0.

Wirin moved to adopt Resolution 2019-244 APPROVING CONTRACT CHANGE ORDER FOR THE 2017 MANHOLE AND POINT REPAIR PROJECT #59016002 FOR CON-STRUCT, INC AN INCREASE OF \$53,561.50, second by Cahill. Resolution adopted 6-0.

Gowdy moved to adopt Resolution 2019-245 APPROVING AGREEMENTS FOR GENERAL ADMINISTRATION SERVICES AND HOUSING TECHNICAL SERVICES WITH REGION 6 RESOURCE PARTNERS FOR THE 2019 COMMUNITY DEVELOPMENT BLOCK GRANT AND ADOPTING REQUIRED POLICIES, second by Lamer. Resolution adopted 6-0.

Wirin moved to adopt Resolution 2019-246 ORDERING CONSTRUCTION OF THE VETERANS MEMORIAL COLISEUM RENOVATION IN THE CITY OF MARSHALLTOWN, IOWA, SETTING PUBLIC HEARING ON PROPOSED PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATED COST AND DIRECTING PUBLICATION OF NOTICE TO BIDDERS, BEING PROJECT NUMBER BLD19001, second by Gowdy. Resolution adopted 6-0.

Lamer moved to adopt Resolution 2019-247, AUTHORIZING EXPENDITURE AND TRANSFER OF COUNCIL DESIGNATED LOCAL OPTION SALES AND SERVICE TAX RESERVE TO PARTIALLY FUND THE 10% LOCAL MATCH FOR THE DESIGN OF AN AIRPORT HANGAR 100' X 120' AND DESIGN OF AN AIRPORT TERMINAL BUILDING LOST reallocation, second by Cahill. Resolution adopted 5-1, Hoop dissenting.

ORDINANCES:

Martin moved to adopt the second reading of Ordinance 14987 TO AMEND THE CODE OF ORDINANCES, CITY OF MARSHALLTOWN, IOWA BY AMENDING CHAPTER 77, SCHEDULE II, NO PARKING ANYTIME, BY ADDING NO PARKING ON 17TH STREET FROM MAIN STREET TO 220' NORTH TO THE CREEK, second by Wirin. Second reading adopted 6-0. Hoop moved to suspend the rules to waive the third reading and adopt Ordinance 14987, second by Cahill. Motion to suspend the rules, waive the third reading and adopt Ordinance 14987 carried 5-1, Wirin dissenting on the waiver due to lack of urgency. Ordinance adopted.

Martin moved to adopt the first reading of Ordinance 14988 TO AMEND NUMBER OF HANDICAP PARKING SPACES, second by Lamer. First reading adopted 6-0. Martin moved to suspend the rules, waive the second and third reading and adopt Ordinance 14988, second by Wirin. Motion carried 6-0. Ordinance adopted.

DISCUSSION:

Marshalltown Community School District Superintendent Dr. Schutte requested the council participate in the rebuild of the community tennis courts located on the MHS grounds. The current 8 courts were built by joint agreement between the school and city in 1974 and had a life expectancy of 25 years. Schutte recommended the city and school cooperatively building 12 courts plus pickleball and spectator seats, with ADA parking off of 2nd Avenue. The project would allow the area to be utilized to host large tournaments and replace the tennis courts that were repurposed to football in the West End Park. The estimated cost is \$2.2M. The council discussed funding options, the general corporate purpose bond limit of \$750,000 without voter approval, use of capital improvement funds, grants, and the council designation portion of local option sales tax. Wirin reminded the council the capital improvement plan annual revenue is only \$650,000 total.

A community survey was performed regarding railroad quiet zones, with 55% against. The council discussed the closure of South 2nd Street at the railroad. City Administrator Kinser recommended funding the \$400K improvement and complete the borrowing in 2020. The council discussed options, option 1 of adding median and curb for about \$200K, or closing 2nd Street.

The council discussed new bond borrowing options for CY2019. Kinser asked the council to provide guidance. Cahill moved to exceed the city established debt limit of 60% to meet the project outlined, second by Wirin. Motion defeated, 2-4, Gowdy, Hoop, Lamer and Martin dissenting. Mayor Greer called a special meeting at 5:30 PM on September 30, 2019, to provide guidance prior to the October 14 bond hearing.

PUBLIC COMMENT:

Councilor Lamer suggested the new Police and Fire Building be dedicated to Mayor Tommy Thompson, and the training room be dedicated to Councilor Schubert in memoriam.

ADJOURNMENT:

Meeting Adjourned at 7:38 PM

Respectfully submitted,

Shari L. Coughenour, CMC, City Clerk

CITY OF MARSHALLTOWN

ATTEST:

Joel T.S. Greer, Mayor

Shari L. Coughenour, CMC, City Clerk

COUNCIL PROCEEDINGS

September 30, 2019

The Marshalltown City Council met in special session on September 30, 2019, at 5:30pm, in Council Chambers at City Hall. Mayor Greer called the meeting to order at 5:30pm and led the Pledge of Allegiance. Present: Cahill, Gowdy, Hoop, Lamer, Martin, Wirin. Isom was absent.

The council received the Civil Service new hire lists for transit operator and police officer.

The council discussed projects requiring financing by bond issue. The bank qualified loan limit of ten million dollars per year does not include refunding of bank qualified bonds from prior years. After discussion, Chill moved to borrow up to \$6.5 million for projects as presented, plus \$3.23M bond refunding, total of \$9,730,000, with the remainder of projects scheduled to begin after July 2021, second by Wirin. Motion carried 6-0.

With no other business, the meeting adjourned at 6:34 pm.

/s/ Shari Coughenour

FW: Aug 12 minutes || Buffington || our file no. 947-993

From : Jessica Kinser <jkinser@marshalltown-ia.gov>

Tue, Oct 08, 2019 04:05 PM

Subject : FW: Aug 12 minutes || Buffington || our file no. 947-993

To : Shari Coughenour <scoughenour@marshalltown-ia.gov>

External images are not displayed. [Display images below](#)

From: Alex E. Grasso <AGrasso@hhlawpc.com>

Sent: Tuesday, October 8, 2019 3:57 PM

To: Jessica Kinser <jkinser@marshalltown-ia.gov>

Cc: Kathy L. Flaherty <KFlaherty@hhlawpc.com>

Subject: RE: Aug 12 minutes || Buffington || our file no. 947-993

My proposal:

“Cahill moved to approve the proposed settlement for reasons explained during the closed session that started 6:43 p.m. and ended 7:02 p.m., second by Gowdy. Motion carried 7-0.”

Alex E. Grasso, Attorney at Law

Hopkins & Huebner, P.C.

2700 Grand Ave, Suite 111

Des Moines, IA 50312

Telephone: 515-244-0111

Direct Dial: 515-697-4264

AGrasso@hhlawpc.com

www.hhlawpc.com

From: Jessica Kinser [<mailto:jkinser@marshalltown-ia.gov>]

Sent: Tuesday, October 08, 2019 3:51 PM

To: Alex E. Grasso

Subject: FW: Aug 12 minutes

Alex,

Here are the portion of the August 12th minutes dealing with the closed session. Would you want us to amend any of the highlighted portion below or leave it as is?

Thanks,

Jessica Kinser

City Administrator

Marshalltown, IA (pop. 27,552)

24 N. Center St.

Marshalltown, IA 50158

Office: (641)754-5799

From: Shari Coughenour <scoughenour@marshalltown-ia.gov>

Sent: Tuesday, October 8, 2019 3:49 PM

To: Jessica Kinser <jkinser@marshalltown-ia.gov>

Subject: Aug 12 minutes

CLOSED SESSION – PENDING LITIGATION:

At 6:43 PM, Isom moved to enter into closed session pursuant to Section 21.5, subsection 1, paragraph c, of the Code of Iowa, to discuss strategy with counsel in matters where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the city in that litigation. The City of Marshalltown has an attorney-client relationship with Attorney Roger Schoell, appointed as City Attorney on May 5, 2014, by Council Resolution #2014-047. and with Lynch Dallas P.C., by Council Resolution #2017-093, approved May 8, 2017, second by Gowdy. Motion carried 7-0.

At 7:02 PM, Cahill moved to enter into open session, second by Lamer. Motion carried 7-0.

Cahill moved to direct the city administrator to execute a settlement agreement for approval by the council at the next meeting, second by Gowdy. Motion carried 7-0.

Shari L. Coughenour, CMC, City Clerk

City of Marshalltown

24 North Center Street

Marshalltown, IA 50158

p: 641-754-5701

f: 641-754-5717

clerk@marshalltown-ia.gov

Office Hours: 8:30 am - 5:00 pm

Please visit the City's website for the complete agenda packet and to subscribe to agenda notices and department news.

www.marshalltown-ia.gov



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Council Proceedings
August 12, 2019 – **AMENDED 10/14/2019**

Mayor Greer called the meeting to order at 5:30 PM, August 12, 2019, in the Council Chambers at 10 W State Street and led the pledge of allegiance. Roll call- Present: Cahill, Gowdy, Hoop, Isom, Lamer, Martin, Wirin. Mayor Greer thanked Mark and Fauna Nord for their work in the Central Business District.

CONSENT AGENDA: Wirin moved to adopt the amended consent agenda: Approve Minutes, July 22, 2019, And Bill List \$2,582,750.77; Receipt Of Civil Service New Hire Lists- Civil Engineer Assistant II And Street Mechanic; Appoint Cynthia Ragland To Fisher Center Board; Appoint Jon Boston To Electrical Appeals Board; RESOLUTION 2019-189 DECLARING CERTAIN PROPERTY SURPLUS PROPERTY AND AUTHORIZING SALE AND DISPOSAL THEREOF, 1999 CHEVROLET, STREET DEPARTMENT; RESOLUTION 2019-190 REJECTING ALL BIDS AND AUTHORIZING THE RE-ADVERTISEMENT OF BIDS FOR THE WPCP PHASE III CONCRETE RENOVATION IN THE CITY OF MARSHALLTOWN, IOWA BEING PROJECT NO. WPC19001; RESOLUTION 2019-192 APPROVING CONTRACT CHANGE ORDER #1 FOR THE 2019 CHIPPING OF TORNADO RELATED TREE DEBRIS PROJECT; RESOLUTION 2019-195 APPROVING A LEASE AGREEMENT WITH UNION PACIFIC RAILROAD FOR THE BIKE TRAIL WEST OF 12TH STREET ON UNION PACIFIC RIGHT OF WAY; RESOLUTION 2019-196 AMENDING THE CITY OF MARSHALLTOWN PROJECT IN THE MARSHALL COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN TO INCLUDE A TORNADO SHELTER AT WEST END PARK; RESOLUTION 2019-197 APPROVING CONTRACT CHANGE ORDER #2 FOR THE WPCP BIOGAS ENGINE REPLACEMENT PROJECT # 52015014 A DECREASE OF \$12,000.00; RESOLUTION 2019-205 APPROVING AMENDED ENGINEERING SERVICES AGREEMENT FOR THE WPCP BIOGAS ENGINE REPLACEMENT PROJECT 52015014 FOR FOX ENGINEERING ASSOCIATES, INC AN INCREASE OF \$12,000.00; RESOLUTION 2019-198 APPROVING ENGINEER'S STATEMENT OF COMPLETION AND ACCEPTING THE WPCP BIOGAS ENGINE REPLACEMENT, BEING PROJECT NO. 52015014, WITH A FINAL PROJECT COST IN THE AMOUNT OF \$853,758.80; RESOLUTION 2019-199 SETTING PUBLIC HEARING FOR THE INTERLOCAL GRANT AGREEMENT FOR THE IOWA/BYRNE-JUSTICE ASSISTANCE GRANT PROGRAM (JAG) \$18,918.00 SPLIT 50% WITH MARSHALL COUNTY, TO ASSIST WITH LAW ENFORCEMENT PROGRAMMING OR EQUIPMENT PURCHASES, AND APPROVAL OF MEMORANDUM OF UNDERSTANDING TO SHARE GRANT FUNDS WITH MARSHALL COUNTY; RESOLUTION 2019-203 APPROVING ENGINEER'S STATEMENT OF COMPLETION AND ACCEPTING THE FAHRNER ASPHALT SEALERS MICROSURFACING PROJECT, BEING PROJECT NO. STR18001, WITH A FINAL PROJECT COST IN THE AMOUNT OF \$356,332.12; second by Lamer, as amended. Motion carried 7-0.

MOTIONS

Isom moved to Approve Alcohol License, 13th Street District, September 13, second by Lamer. Motion carried 6-1, Hoop dissenting.

Martin moved to Approve Outdoor Service Area, THE918, 918 N 4th Ave, August 24-25 Event, second by Cahill. Motion carried 6-1, Hoop dissenting.

RESOLUTIONS

Isom moved to adopt RESOLUTION 2019-191 AUTHORIZING THE PURCHASE OF PROPERTY AT 105 NORTH 6TH STREET, second by Gowdy. This property was destroyed by the tornado. Resolution adopted 7-0.

Lamer moved to adopt RESOLUTION 2019-193 AWARDING BANKING SERVICES FOR A PERIOD OF FIVE YEARS AND COMMENCING NO LATER THAN SEPTEMBER 11, 2019, second by Wirin. Resolution adopted 7-0.

Isom moved to adopt RESOLUTION 2019-194 AWARDING THE BID FOR THE ASBESTOS ABATEMENT AND DEMOLITION OF NINE RESIDENTIAL PROPERTIES TO LANSING BROTHERS CONSTRUCTION COMPANY INC. AT A COST OF \$138,650, second by Lamer. The estimated completion dated is 12/31/2019, with a possible extension for seeding. Resolution adopted 7-0.

Martin moved to adopt RESOLUTION 2019-202 ACCEPTING BID AND AUTHORIZING THE AWARD AND APPROVAL OF CONTRACT AND BOND WITH CALIBER CONCRETE FOR THE ANSON PARK PROJECT IN THE CITY OF MARSHALLTOWN, IOWA BEING PROJECT NO. PRK19001 IN THE AMOUNT OF \$175,911.95, second by Isom. This project was a Iowa Valley Leadership project. Resolution adopted 7-0.

Isom moved to adopt RESOLUTION 2019-204 APPROVING AN AGREEMENT WITH BOLTON AND MENK FOR THE PRELIMINARY PLATTING OF 73.76 ACRES OF CITY-OWNED LAND

NORTH OF MARION STREET, second by Wirin. The goal is to connect Edgewood Street to Marion Street. This project requires rezoning and a preliminary plat prior to award of RISE Grant funding. Resolution adopted 7-0.

Isom moved to adopt RESOLUTION NO. 2019-206 Setting Date For Public Hearing On A Development Agreement With Flint Hills Holdings, Including Economic Development Payments In An Estimated Amount Not To Exceed \$400,000, second by Martin. The agreement specifies a 100% tax increment financing rebate over ten years. The public hearing will be held on 8/26/2019. Resolution adopted 7-0.

PUBLIC HEARING – sale of property

Mayor Greer called the public hearing open at 6:01 PM. There were no written or public comments. The property owned by the city is of no use to the general public as it contains city infrastructure. The Water Works will be installing bulk water service. Mayor Greer closed the public hearing at 6:02 PM.

Wirin moved to adopt RESOLUTION 2019-200 ADOPTING TENTATIVE RESOLUTION PROVIDING FOR THE CONVEYANCE AND TRANSFER OF TITLE BY THE CITY OF MARSHALLTOWN, IOWA TO MARSHALLTOWN WATER WORKS, TO THE PROPERTY DESCRIBED HEREIN, 707 S 4TH ST AND AUTHORIZING EXECUTION AND DELIVERY OF QUIT CLAIM DEED, second by Cahill. Resolution adopted 7-0.

PUBLIC HEARING – sale of property

Mayor Greer called the public hearing open at 6:02 PM. There were no written or public comments. The city solicited bids and one bid was received from Dan Oswald. The city acquired the property by tax sale deed. Mayor Greer closed the public hearing at 6:03 PM.

Lamer moved to adopt RESOLUTION 2019-201 ADOPTING TENTATIVE RESOLUTION PROVIDING FOR THE CONVEYANCE AND TRANSFER OF TITLE BY THE CITY OF MARSHALLTOWN, IOWA TO DAN OSWALD TO THE PROPERTY DESCRIBED HEREIN, 108 N 7TH AVENUE, AND AUTHORIZING EXECUTION AND DELIVERY OF QUIT CLAIM DEED, second by Gowdy. Resolution adopted 7-0.

DISCUSSION:

The council discussed the 12th Avenue Shared Use Path Project. Some permanent easements were negotiated in 2010. The city used a portion of the 2018 General Obligation bonds to pay for the design and engineering services for the original design work by CGA. Council discussed the difference in maintenance requirements of the 5' wide sidewalk versus the 8' wide share use path as was in the original project design. Sidewalks, defined as those at 5' in diameter or less, are the responsibility of the adjacent property owner to maintain and clear of snow. The original design plans were for an 8' path, which being much wider, is classified as a shared use path, with the city responsible for upkeep and maintenance, including snow removal. The initial review recommended the path to be on the east side of the road due to less obstacles in the right of way. Lamer moved to amend the design contract to 5' wide and include a 5' wide path to the extend from Olive Street southerly to the soccer fields, second by Cahill. Motion carried 4-3, with Hoop, Martin and Wirin dissenting.

Housing and Community Development Director Spohnheimer recommended the addition of a Planner Position. The position will also assist with lead administration. Wirin moved to move the item to the next meeting for consideration by Resolution, second by Isom. Motion carried 7-0.

PUBLIC COMMENT:

Gary Thompson, 101 Byron Street, noted some street lights in the downtown area are still out from the tornado. Councilor Isom complimented the 13th Street District for their improvements.

CLOSED SESSION – PENDING LITIGATION:

At 6:43 PM, Isom moved to enter into closed session pursuant to Section 21.5, subsection 1, paragraph c, of the Code of Iowa, to discuss strategy with counsel in matters where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the city in that litigation. The City of Marshalltown has an attorney-client relationship with Attorney Roger Schoell, appointed as City Attorney on May 5, 2014, by Council Resolution #2014-047. and with Lynch Dallas P.C., by Council Resolution #2017-093, approved May 8, 2017, second by Gowdy. Motion carried 7-0.

At 7:02 PM, Cahill moved to enter into open session, second by Lamer. Motion carried 7-0.

Cahill moved approve the proposed settlement for reasons explained during the closed session that started at 6:43 p.m. and ended 7:02 p.m., second by Gowdy. Motion carried 7-0.

ADJOURNED:

The meeting adjourned at 7:03 PM

Respectfully submitted,

Shari L. Coughenour, CMC, City Clerk

CITY OF MARSHALLTOWN

ATTEST:

Joel T.S. Greer, Mayor

Shari L. Coughenour, CMC, City Clerk

**RESOLUTION AUTHORIZING TRANSFER OF DISPATCH EQUIPMENT TO
MARSHALL COUNTY COMMUNICATIONS COMMISSION**

WHEREAS the City of Marshalltown (hereinafter referred to as the “City”), State of Iowa, is a political subdivision organized and existing under the law and the Constitution of the State of Iowa (the “State”); and

WHEREAS the City purchased this equipment from RACOM Corporation with 2017A Bond funds for the Police & Fire Building, and

WHEREAS the City is the sole owner of the equipment listed in Section 1, and

WHEREAS the City will transfer the equipment at no cost to Marshall County Communications Commission (hereinafter referred to as “MCCC”); and

WHEREAS the City will no longer take responsibility for maintenance or insurance for the equipment; and.

WHEREAS the transfer of property is in the best interest of the City of Marshalltown.

THEREFORE, IT IS HEREBY RESOLVED BY THE COUNCIL OF THE CITY OF MARSHALLTOWN, IOWA, AS FOLLOWS:

Section 1. The property listed below is hereby declared to be transferred to MCCC:

Amount	Description
168,041.33	BLD17001 BLD17001 Dispatch:Evans Furniture
39,757.54	911 Communications misc. installation costs
53,875.00	BLD17001 Dispatch:BDA antenna system
281,598.50	Radio Equipment
24,545.49	Removal and reinstallation of Zetron 911/Admin phones
567,817.86	TOTAL DISPATCH EQUIPMENT FROM RACOM

Passed this 14 day of October, 2019, and signed this ____ day of October, 2019.

CITY OF MARSHALLTOWN, IOWA

Joel Greer, Mayor
ATTEST:

Shari L. Coughenour, CMC, City Clerk



125 East Main St
Marshalltown, IA 50158

October 4, 2019

To the City Council

The Assistance League will be hosting an anniversary event for the sustaining members of this organization at the Tallcorn ballroom on November 5, 2019. They chose the Tallcorn ballroom because in the beginning years of the Assistance League, all related events were held there and they felt this was nostalgic for their sustaining members to celebrate there again.

We have been asked to supply reception wine for their guests and also have a cash only wine bar for their guests during the event. We have made application for the transfer of the license for Tannin to the State of Iowa Alcoholic Beverages Division for this event for only 24 hours on the date of November 5th.

We will have a 6' or 8' table draped with a table cloth, wine glasses and wine supply on the table located in the main hall. We will store extra supplies under the draped table. There is a room just to the east of the ballroom that provides extra storage should it be needed.

We have attached a drawing of the location of our table as well as a photo of the room being utilized for this event.

If you have questions, please call us at 641-751-4725.

Thank you,

Mary and Tom Curley

Tannin Owners

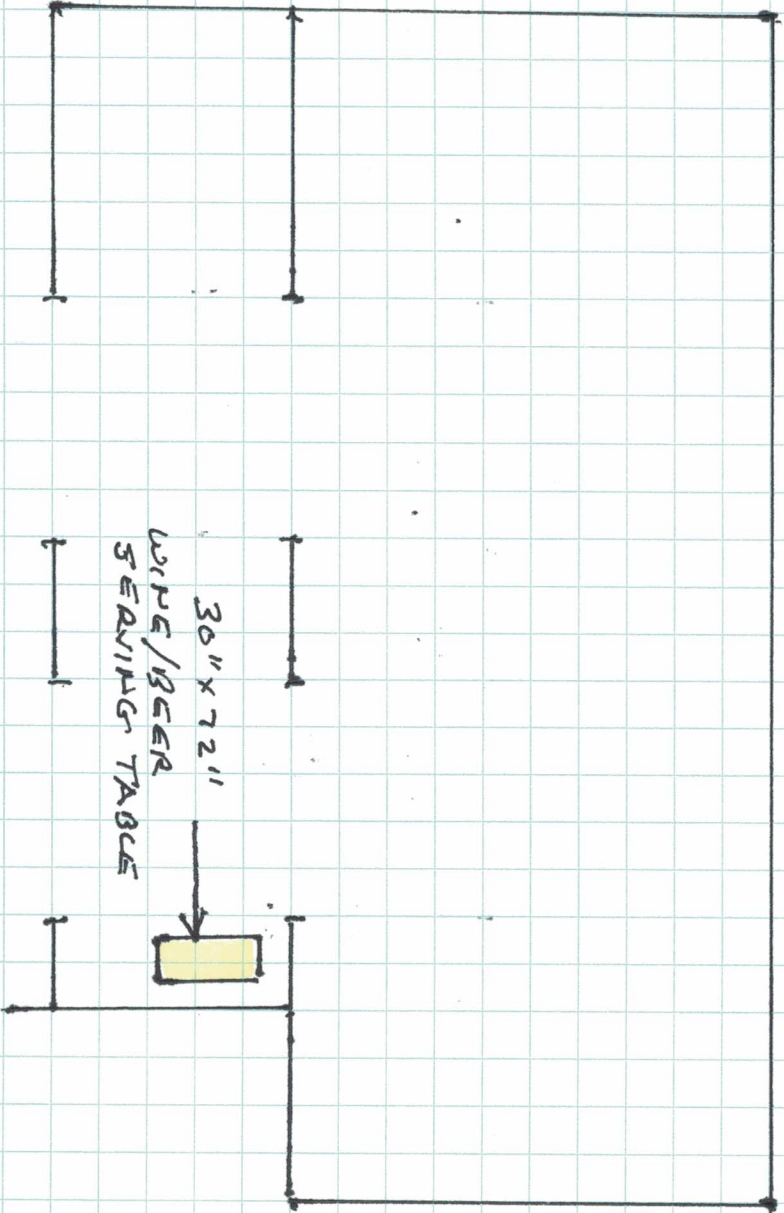
TALLCORN BALLROOM

NORTH

WEST

EAST

2ND AVE





Heav

Like 1

At Tallcorn B

1

Like



Write

WINE
← SERVING TABLE

Police & Fire Department Public Art Selection Committee Talking Points:

Artist Name: Frank Swanson of Littleton, CO

Artwork Name: "Symbiosis"

Why "Symbiosis" was selected:

The Selection Committee spent the month of September gathering community input to assist in the process of selecting a finalist, a reminder that seeking public input was not a voting process.

The Selection Committee strongly believes Frank's work accomplished the Project Goals:

- Exemplify service, honor, unity: reflects the relationship between the community, police department and fire department as they work together to make Marshalltown a thriving and flourishing community.
- Represent respect and pride for the community: The three stone center pieces fit together as one unit and show their relationship with one another, as a whole. Symbiosis is defined as a mutually beneficial relationship between different people or groups.
- Create an impact for, and compliment the distinct qualities of, the Linn Creek District: The sculpture and benches invite people to interact with it and each other by creating centers of conversation, focus and inclusion.

The Community gave us feedback to support Frank's work:

- Representing strength and durability
- The meaning of the artwork is inspiring; Community Connection;
- Excited about the opportunity for the community to engage and interact with the artwork and the building

Details about the meaning of "Symbiosis" – Remarks from the Artist:

Frank is a stone sculptor who is known for his unique method of stone cutting. The selected work of Frank is called "Symbiosis" which is defined as a mutually beneficial relationship between different people or groups. The Marshalltown Police and Fire Departments work in a symbiotic partnership with the community to ensure the safety, security and well-being of the city. His sculpture is designed to reflect this relationship between the three groups as they work together to make Marshalltown a thriving and flourishing community. Frank states, "I want to create sculpture that will, in the future, stimulate questions that have not yet been asked, and this is what excites me about creating public art".

The sculpture will start as a single block of stone that is shaped into a triangle that represents the three-sided partnership. The stone will then be cut into three interlocking pieces. These three pieces fit together as one unit, representing the family of Police, Fire Fighters and Community and their relationship with each other. Each piece shapes the other pieces as they work together to form the triangulated whole. The benches will be made from the off falls that come off of the sculpture when forming the basic triangle. The two large benches, surrounding the main pieces, encourage and invite people to interact with the sculpture and with each other by creating centers of conversation, focus, and inclusion.

"In a society that tears down as fast as it builds, it is my desire to leave something of permanence, a message to the future that we were here and that we were conscious of building a great and thoughtful culture, both for its own soul and as a foundation upon which future generations could build. I strive to make my work form the next logical step forward in the legacy of stonework. It is my goal to create objects that will provoke, as did the ancients, a sense of awe, inspiration, and mystery."



Press Release Finalist Selected for Public Art at Police and Fire Building

For immediate release _____

The Arts & Culture Alliance, in partnership with the City of Marshalltown and its Police & Fire Departments, are excited to announce an artist has been selected for public art at the new Police & Fire Building. The Marshalltown Public Art Committee (MPAC), a program of the Alliance, led a selection committee through the process which began in March. Executive Director of the Arts and Culture Alliance states that, "the addition of public art at the Police & Fire Building is an amazing opportunity for our community and we are thrilled to commission another talented artist to create a special piece for Marshalltown."

The selection committee received 29 nation-wide responses to the request for qualifications which led to the committee narrowing the selection down to three finalists who were tasked with developing site-specific concepts. During the month of September, the selection committee engaged with the community to gather input on the 3 proposals to guide the committee to a final decision. This project received over 408 individual comments for input on the 3 final proposals, which far exceeds the amount of feedback received on the 2 prior projects led by MPAC, *Echo* on 13th Street and *Drills* at the MHS Roundhouse.

We are excited to announce the selected finalist, Frank Swanson of Littleton, Colorado. Frank is a stone sculptor who is known for his unique method of stone cutting. The selected artwork of Frank is called *Symbiosis*, defined as a mutually beneficial relationship between different people or groups. The Marshalltown Police and Fire Departments work in a symbiotic partnership with the community to ensure the safety, security and well-being of the city. His sculpture is designed to reflect this relationship between the three groups as they work together to make Marshalltown a thriving and flourishing community. Frank states, "I want to create sculpture that will, in the future, stimulate questions that have not yet been asked, and this is what excites me about creating public art".

The sculpture will start as a single block of stone that is shaped into a triangle that represents the three-sided partnership. The stone will then be cut into three interlocking pieces. These three pieces fit together as one unit, representing the family of Police, Fire Fighters and Community and their relationship with each other. Each piece shapes the other pieces as they work together to form the triangulated whole. The benches will be made from the off falls that come off of the sculpture when forming the basic triangle. The two large benches, surrounding the main pieces, encourage and invite people to interact with the sculpture and with each other by creating centers of conversation, focus, and inclusion. Marshalltown's Police Department Administrative Assistant and Selection Committee Member, Alicia Hunter adds, "We are very happy about the selection of artist Frank Swanson. His concept *Symbiosis* is unique in its design and allows you to think and feel the meaning of the piece. His

one of a kind processes of sculpting from a single block of stone brings something special to this project. We are excited to have this interactive piece displaying the partnership between police, fire and the community."

The selection committee strongly believes Frank did an outstanding job in accomplishing the project goals to exemplify service, honor, and unity; Represent respect and pride for the community; and to Create an impact for, and compliment the distinct qualities of, the Linn Creek District. MPAC and Selection Committee Member Ben Fletcher says "we look forward to working with such an experienced and professional artist like Frank Swanson. His engaging piece will inspire residents and visitors for years to come". The anticipated timeline for the installation of the artwork is slated for June of 2020.

The Marshall County Arts & Culture Alliance, a non-profit organization, was created in 2004 to cultivate a community of arts and culture by supporting, promoting and enriching existing opportunities and by seeking new possibilities. The Marshalltown Public Art Committee is a program of the Marshall County Arts & Culture Alliance, created to provide art in publicly accessible places and to be a resource for the City of Marshalltown.

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For more information, please contact Amber Danielson, Executive Director, Marshall County Arts and Cultural Alliance at 641-752-2787 or email director@artsandculturalalliance.org.

www.ArtsandCultureAlliance.org



**RESOLUTION WAIVING THE POLICY FOR THE NAMING, DEDICATION, AND
SPONSORSHIP OF CITY FACILITIES TO DEDICATE THE POLICE AND FIRE
BUILDING TO MAYOR TOMMY THOMPSON AND THE TRAINING ROOM TO
COUNCIL MEMBER ROBERT SCHUBERT**

WHEREAS, the City Council has expressed a desire to recognize two individuals that have served the City of Marshalltown and the community as outstanding public servants; and

WHEREAS, Tommy Thompson contributed to the economic well-being of Marshalltown through his service at Lennox Industries and to the economic development organizations of the community, including the creation of the Marshalltown Industrial Park; Thompson also served as Mayor of Marshalltown from 1992 to 1997, and returned to the position in 2012 after the passing of Mayor Gene Beach, and remained in that position until the end of 2013; and

WHEREAS, Robert Schubert began representing the residents of the 1st Ward as Council Member in 1992 and continued in his service until his passing in 2017, enhancing the quality of life and well-being for the residents of the 1st Ward; and

WHEREAS, the City of Marshalltown has a Policy for the Naming, Dedication, and Sponsorship of City Facilities, which states that general criteria for naming a facility after a person requires a minimum of 10 years of significant community service, involvement, or contributions beyond the ordinary interest level whose efforts have done the following:

- Enhanced the quality of life and well-being of City residents;
- Contributed to the preservation of the City's history or culture;
- Made exemplary or meritorious contributions to the City or its residents
- Contributed to the acquisition, development, or conveyance of land, buildings, structures, or other amenities to the City or community; and

WHEREAS, said policy also requires a three-year waiting period for the naming of a City facility after someone who is now deceased; and

WHEREAS, both Tommy Thompson and Robert Schubert meet the general criteria in the policy, but do not meet the required time period for being deceased;

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MARSHALLTOWN, IOWA, that the Policy for the Naming, Dedication, and Sponsorship of City Facilities is hereby waived to allow for the dedication of the Police and Fire Building to Tommy Thompson less than three years after his passing, with a plaque to be installed in his honor; and

BE IT FURTHER RESOLVED, that the Policy for the Naming, Dedication, and Sponsorship of City Facilities is hereby waived to allow for the dedication of the Training Room/Emergency Operations Center of the Police and Fire Building after Robert Schubert less than three years after his passing, with a plaque to be installed in his honor.

Passed this 14th day of October, 2019 and signed this ____ day of October, 2019.

CITY OF MARSHALLTOWN, IOWA

Joel T.S. Greer, Mayor

ATTEST:

Shari L. Coughenour, CMC, City Clerk

**RESOLUTION CREATING A \$50,000 INCENTIVE FOR NEW CONSTRUCTION
PROJECTS LOCATED IN URBAN RENEWAL AREA #4**

WHEREAS, the City of Marshalltown is looking to rebuild the downtown following the July 19, 2018, tornado, recognizing that rebuilding will include both renovation and restoration of existing buildings and new construction; and

WHEREAS, an incentive grant exists for properties located in the Marshalltown Central Business District for façade restoration and code compliance; and

WHEREAS, no such incentive grant exists for new construction projects in the Marshalltown Central Business District or the area extending outside those boundaries; and

WHEREAS, the City Council has expressed a desire to assist new construction projects with similar funding to that provided through the incentive grant;

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MARSHALLTOWN, IOWA, that a \$50,000 incentive grant is hereby created for new construction projects that meets the following qualifications:

- The building be located in the Downtown Urban Renewal Area #4
- The construction value is \$1 million or greater
- The building complies with all adopted design standards

BE IT FURTHER RESOLVED, the City Council hereby designates \$250,000 of the Council-designated Local Option Sales Tax to be set-aside to fund five qualifying new construction projects.

Passed this 14th day of October, 2019 and signed this ____ day of October, 2019.

CITY OF MARSHALLTOWN, IOWA

Joel T.S. Greer, Mayor

ATTEST:

Shari L. Coughenour, CMC, City Clerk

Council Designated Local Option Sales Tax (LOST) Projected Balance

Fund balance 6/30/2019	1,059,653
Budgeted Revenues (78% Relief, 22% Council)	682,000
Interest on Investments (actual allocation may be different)	5,000
Sub-Total Estimated Revenues	687,000
Buy down property tax levy	(110,000)
ADA Transition Plan \$121,000 split between FY19 & FY20	(103,913)
Bike Trail Engineering & Design \$65,000 split between FY19 & FY20	(56,599)
Transfer to Cash Flow Reserve Fund so fund balance at 15% of exp	(50,000)
Transfer to General Fund for operations	(8,611)
Grant application NEA Art Master Plan for Trails \$5K (moved from FY19)	(5,000)
Part-time Planner Position (FY20 only)	(27,914)
Airport Hangar design	(6,200)
Airport Terminal design	(54,100)
Downtown New Construction Incentive (if approved at Oct 14 2019 meeting)	(250,000)
Sub-Total Estimated Expenditures	(672,336)
Projected Fund balance 6/30/2020	1,074,317

**RESOLUTION APPROVING AN ECONOMIC DEVELOPMENT GRANT TO
GARRET GOODMAN FOR 7 ½ EAST STATE STREET**

WHEREAS, the City of Marshalltown, 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 Marshalltown Urban Renewal Area No. 4 (the “Urban Renewal Area”); and

WHEREAS, this Council approved Amendment No. 2 to the urban renewal plan for the Urban Renewal Area on August 14, 2017, which included the description of an urban renewal project related to funding the demolition of dangerous and dilapidated buildings in the Urban Renewal Area and authorized the use of up to \$1,000,000 in incremental property tax revenues for this purpose; and

WHEREAS, the City has received a request from Garrett Goodman for a grant of incremental property tax revenues in the amount of \$12,166, (the “Grant”) to be used in the demolition of the commercial structure located at 7 ½ East State Street (the “Project”); 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 BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARSHALLTOWN, IOWA:

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

- (a) The Project will remove a blighted structure from the Urban Renewal Area and will make it possible for new development to occur;
- (b) The Project will generate public gains and benefits which are warranted in comparison to the amount of the proposed Grant.

Section 2. The Council further finds that a public purpose will reasonably be accomplished by providing a grant to Garrett Goodman and the Grant, in the amount of \$12,166, is hereby approved.

Section 3. The Grant shall be paid from incremental property tax revenues generated within the Urban Renewal Area.

Section 4. All resolutions or parts thereof in conflict herewith are hereby repealed.

Passed this 14th day of October, 2019, and signed this _____ day of October, 2019.

CITY OF MARSHALLTOWN, IOWA

Joel T.S. Greer, Mayor

ATTEST:

Shari L. Coughenour, CMC, City Clerk

PROPOSAL**ENVIRONMENTAL MANAGEMENT SERVICES OF IOWA, INC.**

5170 WOLFF ROAD, #2

DUBUQUE, IOWA 52002-2563

PHONE: (563) 583-0808

FAX: (563) 583-2206

PROPOSAL TO: Garrett Goodman	PHONE: garrettpgoodman@gmail.com	DATE: August 6, 2019
STREET: 7 1/2 East State Street	JOB: Asbestos Removal	
CITY, STATE, ZIP: Marshalltown, IA 50158	JOB LOCATION: Former Commercial Building, 7 1/2 East State Street, Marshalltown, IA	

We hereby submit specifications and estimates for:

Asbestos Inspection completed 07/24/2019 \$898.80 (includes tax)

Removal and disposal of approximately 20 ln. ft. of asbestos paper tape insulation and 1,170 sq. ft. of asbestos 9" X 9" floor tile.

Price Complete \$4,980.00

IA DNR Asbestos Notification fee \$100.00

NOTE: The demolition contractor is also required to submit a ten-day demolition notification with fee to the IA DNR.**NOTE:** The prices are not based on Prevailing Wage or Davis Bacon Wage Rates.***WI JOBS ONLY:** If awarded this project, there will be an additional notification fee, if applicable, added to the price quoted as this fee is required by the WI DNR. The fees range from \$50.00 to \$1,325.00 depending on the type of project.***IL JOBS ONLY:** If awarded this project, there will be an additional \$150.00 notification fee, if applicable, added to the price quoted as this fee is required by the IL EPA. Price does not include the cost of any required air clearance samples.***IA JOBS ONLY:** If awarded this project, there will be an additional \$100.00 asbestos notification fee added to the price quoted as this fee is required by the IA DNR. If a renovation notification is required, EMSI can submit for the renovating contractor, and then there will be an additional \$100.00 renovation notification fee required by the IA DNR plus a \$50.00 fee for submittal and recordkeeping. If a demolition notification is required, EMSI can submit for the demolition contractor and then there will be an additional \$100.00 demolition notification fee required by the IA DNR plus a \$50.00 fee for submittal and recordkeeping. The quotes/prices do not include the cost of any required air clearance samples.***SCHOOL PROJECTS ONLY:** Prices do not include the cost of project management, if applicable, or air clearance samples that are required to be taken by an Independent Air Sampling Professional at the end of a school project. Schools will be billed directly by the Project Manager and/or Air Sampling Professional.

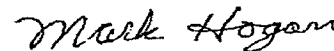
All work will be performed in accordance with OSHA asbestos standard for construction industry, 29 CFR 1926.1101 and USEPA National Emissions Standard for Hazardous Air Pollutants (NESHAPS). Asbestos Regulations, 40 CFR 61 Subpart A & M. All work will be performed by AHERA licensed individuals regularly engaged in asbestos removal.

We propose

Hereby to furnish materials, equipment and labor, complete in accordance with the above specifications, for the sum of Prices Stated Above

Payment to be made as follows: Net 30 days from receipt of invoice / 1.5% Past Due**NOTE:** If payment is not received within the terms of payment, a lien will be filed and/or other legal action will be taken.Iowa Contractors License No. 2854
IL Asbestos Contractor Permit No. 500-0482
WI Contractor Permit No. CAP-13150

Authorized Signature:



Mark Hogan, President

NOTE: This proposal may be withdrawn if not accepted within 30 days.**Acceptance of Proposal**

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as stated above.

Date Accepted:

8-7-19

Signature:



Signature:

August 30, 2019

Garrett Goodman
1711 South 4th Street
Marshalltown, Iowa 50158

Re: Demolition of 7 ½ East State Street - Marshalltown, Iowa

Garrett Goodman,

As requested, we are submitting a proposal for the building demolition and basement backfill of the 7 ½ East State St. in Marshalltown, Iowa. Our cost proposal and detailed Scope of Work is as follows:

Scope of Work – Building Demolition

10 Day Iowa DNR Air Quality Notification for Demolition and Asbestos Removal
City of Marshalltown Demolition Permit
Street barricades
Temporary construction fencing at perimeter of jobsite
Iowa One Call to locate utilities
Disconnect of water service at property line
Disconnect of sewer service at property line
Demolition of building
Removal of building debris
Breaking up of basement floor slab and using as backfill
Landfill dumping fees
Removal of foundation walls on west side of building
Foundation walls on north, east, and south sides to remain
Backfill of building basement with compacted granular fill
Contractor Salvage Rights to materials and items left in building at time of demolition
General Liability Insurance

Exclusions

Performance Bond
Soil compaction testing
Disconnect of sewer service at main service line
Disconnect of water service at **main service line**
Topsoil, seeding, fertilizing, and erosion control
Repairs to adjacent building common walls, adjacent building roofs, and adjacent foundations
Repairs to adjacent buildings and structures
Shoring and bracing of adjacent building common walls and walls
Repairs and/or replacement of city sidewalks
Removal of basement concrete slab floor
Repairs to street pavements needed resulting from our access with equipment
Removal of below grade foundation walls on east, north, and west side of building
Hazardous material removal and disposal

Demolition Bid Proposal - \$55,750.00

We do not assume any risk in damaged to adjacent buildings and common walls and any repairs that might be needed resulting from our demolition and backfill work. We do not know the condition of the common wall between the 7 ½ East State Street and 9 East State Street.

All work completed in one mobilization. Estimated completion is (6) six working days.

The adjacent building to the east cannot be occupied during our demolition work.

If you have any questions, you can contact me at 563-543-7360 cell.

Terms: Net 15 Days

Respectfully submitted,
Chad Lansing

Lansing Brothers Construction

MARSHALLTOWN

I O W A

TO: Mayor, Members of City Council and City Administrator

FROM: Michelle Spohnheimer, Housing & Community Development Director

DATE: October 14, 2019 – Meeting Date

Re: Agreement for Inspection Services with Imapct7G, Inc.

Policy Issue: The City was awarded a Lead Based Paint Hazard Reduction Program Grant earlier this year to remediate lead hazards on homes built prior to 1978. Each property must be inspected and specifications developed based on that inspection. Previously the City has had full time staff to conduct inspection and other related services associated with the administration of the grant. After posting job announcements, we have not been able to find a qualified candidate so we posted a request for proposals to contract services.

Recommendation: Program staff reviewed the proposals received and recommend the selection of Impact7G, Inc. based on their experience with HUD grant administration and the staffing capacity they have available to ensure successful completion of our benchmarks. The grant contract term ends September 30, 2022. Staff is looking for authorization to negotiate the terms and conditions of the agreement with Impact7G, Inc. and have the contract executed by the City Clerk and Mayor.

Background: The City has always operated with in-house staff to conduct inspections but due to the lack of qualified candidates and strict timelines we are proposing a change to contracted services.

Budget Impact: All expenses will be paid under the grant program, which includes Federal funding and funding recaptured from prior grants. There is no impact to the general fund. The grant budget will be amended and must be approved by HUD.

Attachment: Resolution

2019-__

RESOLUTION APPROVING AGREEMENT WITH IMPACT7G, INC., RELATING TO
INSPECTION RELATED SERVICES ASSOCIATED WITH THE HUD LEAD BASED PAINT
HAZARD REDUCTION PROGRAM (IALHB0665-18)

WHEREAS the City of Marshalltown was awarded a Lead Based Paint Hazard Reduction Program (LBPHRP) grant from the U.S. Department of Housing & Urban Development for the purposes of identifying and remediating lead based paint hazards in homes built prior to 1978; and

WHEREAS the City posted a Request for Qualifications for inspection services and has selected Impact7G, Inc. based on their experience working with other LBPHRP grants and their available capacity to ensure the City's benchmarks can be met; and

WHEREAS the funding will be paid through the LBPHRP grant program based on a fee per service item completed, not to exceed \$450,000; and

WHEREAS the Council has fully examined and found the agreement is in the best interest of the City of Marshalltown, Iowa.

THEREFORE, IT IS HEREBY RESOLVED BY THE COUNCIL OF THE CITY OF MARSHALLTOWN, IOWA AS FOLLOWS:

Section 1. The City of Marshalltown Housing & Community Development Director is hereby authorized to negotiate the terms and conditions of the agreement with the Impact7G, Inc., to provide inspection related services for the LBPHRP grant in all respects and particulars, not to exceed \$450,000.

Section 2. The Mayor and City Clerk are hereby authorized and directed to execute said Agreement on behalf of the City of Marshalltown.

Passed on this __ day of ____ 2019, and signed on this __ day of ____ 2019.

CITY OF MARSHALLTOWN, IOWA

Joel T.S. Greer, Mayor

ATTEST:

Shari L. Coughenour, CMC, City Clerk

SET DATE FOR HEARINGS ON 2019
GENERAL OBLIGATION CORPORATE
PURPOSE LOAN AGREEMENTS

422742-38

Marshalltown, Iowa

October 14, 2019

The City Council of the City of Marshalltown, Iowa, met on October 14, 2019, at 5:30 o'clock p.m., at the Council Chambers, in the City. The Mayor presided and the roll was called showing the following members of the City Council present and absent:

Present: _____

Absent: _____.

Council Member _____ introduced the resolution hereinafter next set out, setting a date for hearings on 2019 general obligation corporate purpose loan agreements, and moved its adoption, seconded by Council Member _____; and after due consideration thereof by the City Council, the Mayor put the question upon the adoption of the said resolution and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted as hereinafter set out.

• • • • •

At the conclusion of the meeting, and upon motion and vote, the City Council adjourned.

Mayor

Attest:

City Clerk

RESOLUTION NO. 2019-253

RESOLUTION TO FIX A DATE FOR PUBLIC HEARINGS ON LOAN AGREEMENTS IN A PRINCIPAL AMOUNT NOT TO EXCEED \$9,730,000

WHEREAS, the City of Marshalltown (the “City”), in Marshall County, State of Iowa, proposes to enter into a General Obligation Essential Corporate Purposes Loan Agreement (the “Essential Purposes Loan Agreement”) in a principal amount not to exceed \$8,830,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the essential corporate purposes of paying the cost, to that extent, of constructing improvements to streets, sidewalks, storm sewers, and municipal parks; replacing a bridge; and refunding the outstanding balance of the City’s General Obligation Corporate Purpose Bonds, Series 2011, and it is necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Essential Purposes Loan Agreement and to give notice thereof as required by such law; and

WHEREAS, the City also proposes to enter into a Railroad Quiet Zone Loan Agreement (the “Quiet Zone Loan Agreement”) in a principal amount not to exceed \$600,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the general corporate purpose of paying a portion of the costs of projects to be undertaken by Union Pacific Railroad to reconstruct certain railroad street crossings and replace existing crossing gates, as part of the establishment of a Quiet Zone, and it is necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Quiet Zone Loan Agreement and to give notice thereof as required by such law, including notice of the right of voters to petition for an election on the Quiet Zone Loan Agreement; and

WHEREAS, the City also proposes to enter into a cooperative agreement with the Marshalltown Community School District (the “School District Loan Agreement”) in a principal amount not to exceed \$300,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the general corporate purpose of paying a portion of the costs of constructing tennis courts on property owned by the School District, and it is necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the School District Loan Agreement and to give notice thereof as required by such law, including notice of the right of voters to petition for an election on the School District Loan Agreement;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Marshalltown, Iowa, as follows:

Section 1. The City Council shall meet on the 28th day of October, 2019, at the Council Chambers, Marshalltown, Iowa, at 5:30 o’clock p.m., at which time and place hearings will be held and proceedings will be instituted and action taken to enter into the Loan Agreements.

Section 2. The City Clerk is hereby directed to give notice of the proposed action on the Essential Purposes Loan Agreement, setting forth the amount and purpose thereof, the time when and place where the said meeting will be held, by publication at least once and not less than 4 nor more than 20 days before the date of said meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PUBLIC HEARING ON LOAN AGREEMENT IN A PRINCIPAL
AMOUNT NOT TO EXCEED \$8,830,000

(GENERAL OBLIGATION ESSENTIAL PURPOSES)

The City Council of the City of Marshalltown, Iowa, will meet on the 28th day of October, 2019, at the Council Chambers, Marshalltown, Iowa, at 5:30 o'clock p.m., for the purpose of holding a hearing and taking action to enter into a loan agreement (the "Essential Purposes Loan Agreement") in a principal amount not to exceed \$8,830,000 for the purposes of paying the cost, to that extent, of constructing improvements to streets, sidewalks, storm sewers, and municipal parks; replacing a bridge; and refunding the outstanding balance of the City's General Obligation Corporate Purpose Bonds, Series 2011.

The Essential Purposes Loan Agreement is proposed to be entered into pursuant to authority contained in Section 384.24A of the Code of Iowa and will constitute a general obligation of the City.

At that time and place, oral or written objections may be filed or made to the proposal to enter into the Essential Purposes Loan Agreement. After receiving objections, the City may determine to enter into the Essential Purposes Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

By order of the City Council of the City of Marshalltown, Iowa.

Shari Coughenour
City Clerk

Section 3. The City Clerk is hereby directed to give notice of the proposed action on the Quiet Zone Loan Agreement, setting forth the amount and purpose thereof, the time when and place where the said meeting will be held, by publication at least once and not less than 10 nor more than 20 days before the date of said meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PUBLIC HEARING ON LOAN AGREEMENT IN A PRINCIPAL
AMOUNT NOT TO EXCEED \$600,000

(GENERAL OBLIGATION RAILROAD QUIET ZONE)

The City Council of the City of Marshalltown, Iowa, will meet on the 28th day of October, 2019, at the Council Chambers, Marshalltown, Iowa, at 5:30 o'clock p.m., for the purpose of holding a hearing and taking action to enter into a loan agreement (the "Quiet Zone Loan Agreement") in a principal amount not to exceed \$600,000 for the purpose of paying a portion of the costs of projects to be undertaken by Union Pacific Railroad to reconstruct certain railroad street crossings and replace existing crossing gates, as part of the establishment of a Quiet Zone.

The Quiet Zone Loan Agreement is proposed to be entered into pursuant to authority contained in Section 384.24A of the Code of Iowa and will constitute a general obligation of the City.

The maximum rate of interest which may be payable under the Quiet Zone Loan Agreement is 6% per annum.

At that time and place, oral or written objections may be filed or made to the proposal to enter into the Quiet Zone Loan Agreement. After receiving objections, the City may determine to enter into the Quiet Zone Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

At any time before the date fixed for taking action to enter into the Quiet Zone Loan Agreement, a petition may be filed with the City Clerk of the City asking that the question of entering into the Quiet Zone Loan Agreement be submitted to the registered voters of the City, pursuant to the provisions of Section 384.26 of the Code of Iowa.

By order of the City Council of the City of Marshalltown, Iowa.

Shari Coughenour
City Clerk

Section 4. The City Clerk is hereby directed to give notice of the proposed action on the School District Loan Agreement, setting forth the amount and purpose thereof, the time when and place where the said meeting will be held, by publication at least once and not less than 10 nor more than 20 days before the date of said meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PUBLIC HEARING ON LOAN AGREEMENT IN A PRINCIPAL
AMOUNT NOT TO EXCEED \$300,000

(GENERAL OBLIGATION SCHOOL DISTRICT TENNIS COURTS)

The City Council of the City of Marshalltown, Iowa, will meet on the 28th day of October, 2019, at the Council Chambers, Marshalltown, Iowa, at 5:30 o'clock p.m., for the purpose of holding a hearing and taking action to enter into a loan agreement (the "School District Loan Agreement") in a principal amount not to exceed \$300,000 for the purpose of entering into a cooperative agreement with the Marshalltown Community School District and paying a portion of the costs of constructing tennis courts on property owned by the School District.

The School District Loan Agreement is proposed to be entered into pursuant to authority contained in Section 384.24A of the Code of Iowa and will constitute a general obligation of the City.

The maximum rate of interest which may be payable under the School District Loan Agreement is 6% per annum.

At that time and place, oral or written objections may be filed or made to the proposal to enter into the School District Loan Agreement. After receiving objections, the City may determine to enter into the School District Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

At any time before the date fixed for taking action to enter into the School District Loan Agreement, a petition may be filed with the City Clerk of the City asking that the question of entering into the School District Loan Agreement be submitted to the registered voters of the City, pursuant to the provisions of Section 384.26 of the Code of Iowa.

By order of the City Council of the City of Marshalltown, Iowa.

Shari Coughenour
City Clerk

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

Passed and approved October 14, 2019.

Mayor

Attest:

City Clerk

STATE OF IOWA
COUNTY OF MARSHALL
CITY OF MARSHALLTOWN

SS:

I, the undersigned, City Clerk of the City of Marshalltown, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council relating to fixing a date for a hearings on the City Council's proposal to take action in connection with loan agreements, as referred to therein.

WITNESS MY HAND this _____ day of _____, 2019.

City Clerk

STATE OF IOWA
COUNTY OF MARSHALL
CITY OF MARSHALLTOWN

SS:

I, the undersigned, City Clerk of the City of Marshalltown, do hereby certify that pursuant to the resolution of the City Council fixing a date of meeting at which it is proposed to take action to enter into loan agreements, the notices, of which the printed slips attached to the publisher's affidavit hereto attached are true and complete copies, were published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this _____ day of _____, 2019.

City Clerk

(Attach here the publisher's original affidavit with clippings of the notices, as published.)

October 10, 2019

Shari Coughenour
City Clerk/City Hall
24 North Center Street
Marshalltown, Iowa 50158

Re: 2019 General Obligation Corporate Purpose Loan Agreements
Our File No. 422742-38

Dear Shari:

Based on communications with Maggie Burger, I have prepared and enclose proceedings that may be used at the City Council meeting on October 14 to set October 28 as the date for hearings on the proposal to enter into an Essential Purposes Loan Agreement, a Quiet Zone Loan Agreement and a School District Loan Agreement.

The documents enclosed include the following items:

1. Resolution fixing the date, time and place of the meeting at which it is proposed to hold hearings on three Loan Agreements.

The forms of notice of hearing are set out in Sections 2, 3 and 4 of the resolution.

2. Certificate attesting the transcript.

3. Certificate with respect to publication of the notices, to which must be attached the publisher's affidavit of publication with a clipping of each notice as published.

The notice of hearing related to the Essential Purposes Loan Agreement must be published at least once not less than 4 nor more than 20 days before the meeting date set for the hearing, in a legal newspaper which has a general circulation in Marshalltown.

The notices of hearing related to the Quiet Zone Loan Agreement and the School District Loan Agreement must be published not less than **ten** days before the date of the hearing. Please scan and email or fax a copy of each of the published notices to our office at (515) 283-1060.

As soon as possible after the City Council meeting, please return one fully executed copy of all of the completed pages in these proceedings.

If you have any questions, please contact me.

Very truly yours,

Robert E. Josten

cc by email: Jessica Kinser
Diana Steiner
Maggie Burger

MARSHALLTOWN

— I O W A —

Joel Greer, Mayor
Jessica Kinser, Administrator
Diana Steiner, Finance Director
24 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5760
Fax - (641) 754-5781

FINANCE DEPARTMENT

October 11, 2019

To: Mayor Joel Greer
Members of the City Council

From: Diana Steiner, Finance Director

Re: Set public hearing for issuing General Obligation (G.O.) bonds in calendar year 2019

Policy Issue: Under Iowa Code Sections 384.24A and 384.2A, the City can enter into a loan agreement to borrow money for any public purpose, but the Council must set a public hearing notice and then approve the bond.

Recommendation: Staff recommends that Council set the public hearing date of Monday, Oct. 28 at 5:30 p.m. for the City to enter into a loan agreement in a principal amount not to exceed \$9,730,000. Three hearings will need to be set:

1. Essential Corporate Purpose Loan not to exceed \$8,830,000 (\$5,600,000 to fund new projects and \$3,230,000 for the refunding of the outstanding principal balance of GO 2011 bond.
2. General Corporate Purpose Loan not to exceed \$600,000 for the Quiet Zone.
3. General Corporate Purpose Loan not to exceed \$300,000 for Tennis Courts.

Background: Council approved to move forward on the following at the Sept. 30, 2019 Council meeting.

New Projects:	Estimated Cost
<i>MCSD Tennis Court Project</i>	<i>300,000</i>
<i>Quiet Zone Project</i>	<i>600,000</i>
Timber Creek Bridge Replacement	500,000
West End Park- Phase 1	425,000
East Merle Hibbs- Phase 1	4,000,000
Sidewalk Gaps- Years 2	375,000
Anson Park Shelter/Restrooms	300,000
Total New Projects:	6,500,000
Existing Debt:	
Refunding GO Bond, series 2011	3,230,000
Total Debt to be Borrowed	9,730,000

After the public hearing on Oct. 28th, the Council may pass a resolution to approve the intent to enter into the Loan Agreement and issue the bonds in the future and authorize the use of the Preliminary Official Statement for any legal public purpose.

Budget Impact: The refunding of the existing 2011 bond will save an estimated \$77,000 in interest after issuance costs. The debt borrowed for the new projects could have an effect on the property tax levy depending on how much the Council is willing to contribute out of Local Option Sales Tax Council Designated funds during the FY21 budget cycle.

Attachment: N/A

cc: Jessica Kinser, City Administrator

SET DATE FOR HEARING ON
DEVELOPMENT AGREEMENT

(Regalado Grocery Project)

422742-36

Marshalltown, Iowa

October 14, 2019

A meeting of the City Council of the City of Marshalltown, Iowa, was held at 5:30 o'clock p.m., on October 14, 2019 at the Council Chambers, pursuant to the rules of the Council.

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

Present: _____

Absent: _____.

Council Member _____ introduced the resolution next hereinafter set out, related to setting a date for hearing on a Development Agreement with Jose Angel Regalado, in connection with the construction of a grocery store and restaurant, and moved its adoption, seconded by Council Member _____; and after due consideration thereof by the Council, the Mayor put the question upon the adoption of said resolution, and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

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

RESOLUTION NO. 2019-267

SETTING DATE FOR PUBLIC HEARING ON A DEVELOPMENT AGREEMENT WITH JOSE ANGEL REGALADO, INCLUDING ECONOMIC DEVELOPMENT PAYMENTS IN AN ESTIMATED AMOUNT NOT TO EXCEED \$850,000

WHEREAS, the City of Marshalltown, 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 Marshalltown Urban Renewal Area No. 4 (the “Urban Renewal Area”); and

WHEREAS, this 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 and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City proposes to enter into an agreement (the “Development Agreement”) with Jose Angel Regalado (the “Developer”) in connection with the construction of a grocery store and restaurant to be located in the Urban Renewal Area; and

WHEREAS, the Development Agreement would provide incentives to the Developer in the form of economic development payments equal to 100% of the incremental property taxes to be paid by the Developer, for a period of ten years, in a total estimated amount not to exceed \$850,000, 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 Marshalltown, Iowa, as follows:

Section 1. This Council shall meet on the 28th day of October, 2019, at 5:30 o’clock p.m., at the Council Chambers, at which time and place a public hearing will be held on the Development Agreement.

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

NOTICE OF HEARING ON DEVELOPMENT AGREEMENT WITH JOSE ANGEL REGALADO

The City Council of the City of Marshalltown, Iowa, will meet at the Council Chambers on the 28th day of October, 2019, at 5:30 o'clock p.m., at which time and place a public hearing will be held on a Development Agreement between the City and Jose Angel Regalado, in connection with the construction of a grocery store and restaurant to be located in Marshalltown Urban Renewal Area No. 4, which provides for certain incentives in the form of economic development tax increment rebate payments in a total amount not exceeding \$850,000, as authorized by Section 403.9 of the Code of Iowa.

The Agreement to make economic development payments will not be a general obligation of the City, but will be payable solely and only from incremental property tax revenues generated from property owned by Jose Angel Regalado, located within the Marshalltown Urban Renewal Area No. 4.

At the meeting, the Council will receive oral or written comments 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.

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

Shari Coughenour
City Clerk

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

Passed and approved October 14, 2019.

Mayor

Attest:

City Clerk

• • • •

On motion and vote the meeting adjourned.

Mayor

Attest:

City Clerk

STATE OF IOWA
COUNTY OF MARSHALL SS:
CITY OF MARSHALLTOWN

I, the undersigned, City Clerk of the City of Marshalltown, hereby certify that the foregoing is a true and correct copy of the minutes of the Council of the City relating to the adoption of a resolution to fix a date of meeting at which a public hearing will be held on a Development Agreement.

I do further certify that the notice of hearing, to which the printed slip attached to the publisher's original affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this ____ day of _____, 2019.

City Clerk

(Attach here the publisher's original affidavit with clipping of the notice as published.)

October 11, 2019

Shari Coughenour
City Clerk/City Hall
24 North Center Street
Marshalltown, IA 50158

Re: Set Hearing on Development Agreement/Regalado
File No. 422742-36

Dear Shari:

In response to information I received from Jessica, I have prepared and enclosed copies of a resolution that may be adopted by your City Council on October 14 to set October 28 as the date for a public hearing on the proposed Development Agreement with Jose Angel Regalado.

The notice of public hearing on the Agreement must be published once, not less than four (4) nor more than twenty (20) days prior to the City Council meeting at which the hearing will be held. Please email or fax a copy of the published notice to us. Our fax number is (515) 283-1060.

We would appreciate receiving one fully executed copy of these proceedings as soon as they are available.

Please contact me if you have questions.

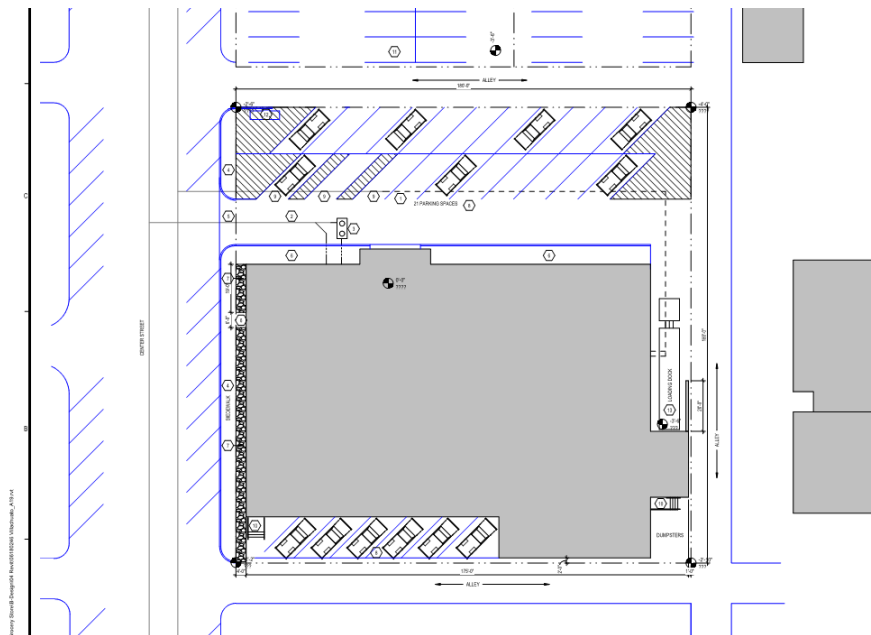
Sincerely yours,

Robert E. Josten

Cc by email: Jessica Kinser

Joel Greer, Mayor
Jessica Kinser, Administrator
Shari L. Coughenour, Clerk
24 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5799
Fax - (641) 754-5717

Mr. Regalado has requested assistance with this project, and looking at estimated valuations and property taxes in the future, I have come up with a proposal of 10 year, 100% rebate of incremental taxes, not to exceed \$850,000. The calculations of how I arrived at this amount are included on the attached worksheet. Mr. Regalado will still have to pay property taxes annually, but what is new/increment would be rebated back to him. The \$850,000 is only met if that is the amount of incremental taxes paid over the 10 year period.



City Council
Susan Cahill, Michael Gowdy, Al Hoop,
Gabriel Isom, Leon Lamer, Bill Martin, Bethany Wirin



TIF Rebate Agreement Estimates
107 N Center St

ASSUMPTIONS	
New Assessed Value	2,500,000
Taxable Value	2,250,000
Frozen Base Value	117,396
Incremental Value	2,132,604
Valuation Date	1/1/2021
1st Taxes Due	9/30/2022
Total Tax Rate	42
TIF Tax Rate	36.5

107 N Center Ave
Parcel 8418-26-454-005

Assumes no valuation growth over the
10 year period

TIF REBATE		
	Total Tax	Incremental Tax
FY2023	\$ 94,500	\$ 78,269
FY2024	\$ 94,500	\$ 78,269
FY2025	\$ 94,500	\$ 78,269
FY2026	\$ 94,500	\$ 78,269
FY2027	\$ 94,500	\$ 78,269
FY2028	\$ 94,500	\$ 78,269
FY2029	\$ 94,500	\$ 78,269
FY2030	\$ 94,500	\$ 78,269
FY2031	\$ 94,500	\$ 78,269
FY2032	\$ 94,500	\$ 78,269
Total	\$ 945,000	\$ 782,685

0.828239

**NOTE: Only get rebate for what is actually paid;
these are estimates only**

Process: Prior to any work beginning,
Council would consider development
agreement; public hearing required

**RESOLUTION APPROVING CONTRACT CHANGE ORDER FOR THE
DEMOLITION OF THE SENIOR CITIZENS BUILDING PROJECT #TOR18006 FOR
LANSING CONSTRUCTION, AN INCREASE OF \$39,298.11**

WHEREAS, the City of Marshalltown, Iowa, has heretofore entered into a contract with Lansing Construction for the DEMOLITION OF THE SENIOR CITIZENS BUILDING Project TOR18006; and

WHEREAS, an increase is requested for additional items to complete the project, due to the unknown presence of an abandoned well;

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MARSHALLTOWN, IOWA, that the contract Change Order for the Demolition of the Senior Citizens Building, in the increased amount of \$39,298.11 is hereby accepted and approved.

Passed this 14th day of October, 2019, and signed this _____ day of _____, 2019.

CITY OF MARSHALLTOWN, IOWA

Joel Greer, Mayor

ATTEST:

Shari L. Coughenour, CMC, City Clerk

September 27, 2019

WHKS & Co.

1421 South Bell Ave. Suite #103

Ames, Iowa 50010

Re: Senior Center Demolition – Change Order Request #1 Well Closure

City of Marshalltown

Angie Kolz,

The following is the Change Order Request #1 for the Well Closure at the former Senior Center.

The well is probably as old as the building and there is no data available on the depth. A well in this area can range from 180 to 750 feet in depth. To provide an accurate cost estimate for the abandonment the depth and diameter need to be determined. A revised cost estimate can be submitted once the existing line shaft turbine pumping equipment must be removed and a camera sent down the shaft to determine the depth. The cost estimate below is based on the 750 feet and 14 inch diameter. The closure of the well will require a time extension to the completion of the project past September 30th, 2019.

Cost Proposal and Scope of Work:

- 1) Mobilize - **\$600.00**
- 2) Remove existing line shaft turbine pumping equipment and televise well to determine size and depth of well. - **\$4,450.00**
- 3) Abandonment cost estimate for 750 foot by 14 inch diameter cased well using fill material, bentonite grout, and cement grout per the State of Iowa Code outlined by the Iowa Department of Natural Resources Water Supply Section. - **\$27,485.00**
- 4) Abandonment documentation submitted to the Iowa DNR and Marshall County. – Included
- 5) Removal of concrete walls, floor, and ceiling of well house - **\$965.00**
- 6) Backfill of well house with 3/8” minus crushed stone with a 12” layer of 1” crushed stone road rock (approximately 46 Tons) - **\$1,185.00**

Subtotal - \$34,685.00

Performance and Payment Bond (3%) - \$1,040.55

Overhead and Profit (10%) - \$3,572.56

Total Change Order #1 Request - **\$39,298.11**

Exclusions

- liquidated damages or penalties assessment for time extension of contract and completion of contract past September 30th, 2019
- asphalt patching of alley
- backfill of excavation with clay soil under pavement
- relocation and repairs to adjacent underground utilities
- removal of foundations within 18" of underground utilities
- compaction testing

All work to be completed in one mobilization

Please contact me with any questions at 563-543-7360.

Respectfully submitted,

Chad Lansing

Lansing Brothers Construction

1421 South Bell, Suite 103
Ames, IA 50010-7710
Phone: 515.663.9997
Fax: 515.663.9998
Email: ames@whks.com
Website: www.whks.com



CHANGE ORDER

CHANGE ORDER NO.: 1 PROJECT NO.: 8834

PROJECT NAME: 20 E State St Senior Center Demolition Project

LOCATION: Marshalltown, Iowa

CONTRACTOR: Lansing Brothers Construction Company, Inc.

ADDRESS: 101 First Street East, PO Box 36; Luxemburg, IA 52056

TO CONTRACTOR:

You are hereby ordered to make the following change(s) in the plans and/or specifications for the above designated project:

1. Description of change(s) to be made:
 - a) Abandonment of well adjacent to Northwest corner of site. Includes well televising, abandonment, and documentation to be submitted to IDNR and Marshall County. Also includes removal of well house structure, backfill with 3/8" - crushed stone and 12" top layer of 1" road stone. Approval for granular in this change order only applies to well house.
2. Reason for ordering change:
 - a) Undocumented well discovered during demolition needs to be abandoned in conformance with State and Local regulations. Price based on 750-ft by 14" well dimensions. Depth and configuration to be confirmed during televising.
3. Settlement for the cost of the above change is to be made as follows:
 - a) Estimated Not-to-Exceed Amount of \$39,298.11.
 - b) Completion date for original contract work is unchanged.
 - c) Completion date for abandonment of well, submittal of documentation, removal of well house structure and backfill of well-house area is October 31, 2019.

4. Summary of Costs:

Original Contract Price	\$ <u>191,850.00</u>
Net increase of this Change Order	\$ <u>39,298.11</u>
Total increase of Previous Change Order(s)	\$ <u>0</u>
Total increase of all Change Orders to Date	\$ <u>39,298.11</u>
Total Revised Contract Price to Date	\$ <u>231,148.11</u>

Agreed to by: _____
Owner's Authorized Rep. Title Date

Agreed to by: _____
Contractor's Authorized Rep. Title Date

Recommended by: Angela Wojcik _____
Engineer WHKS & Co. 10/9/19
Title Date

1421 South Bell, Suite 103
Ames, IA 50010-7710
Phone: 515.663.9997
Fax: 515.663.9998
Email: ames@whks.com
Website: www.whks.com



RESOLUTION APPROVING CONTRACT CHANGE ORDER FOR THE POLICE & FIRE
HEADQUARTERS PROJECT # BLD17001 BP# 22-1 PLUMBING & MECHANICAL FOR
TONY'S PLUMBING & HEATING LLC.
AN INCREASE OF \$1,600.00

WHEREAS the City of Marshalltown, Iowa, has heretofore entered into a contract with Tony's Plumbing & Heating LLC for the labor and material for the POLICE & FIRE HEADQUARTERS Project #BLD17001; and

WHEREAS an increase is requested for additional items to complete the project.

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

Section1. That the contract Change Order for the Police & Fire Headquarters Project, in the increased amount of \$1,837,757.60 is hereby accepted and approved.

Passed this 14th day of October 2019, and signed this _____ day of _____, 2019.

CITY OF MARSHALLTOWN, IOWA

Joel Greer, Mayor

ATTEST:

Shari L. Coughenour, CMC, City Clerk

Marshalltown Police & Fire Station Headquarters					
City of Marshalltown					
Marshalltown, Iowa					
BP No. 22-1 Plumbing and Mechanical					
Tony's Plumbing & Heating LLC					
		Change Order		Change Order	
CO #		Date	Change #	Amount	Contract Amount
Original Contract Sum					\$ 1,811,761.00
1	CR-010 Trap Primer & RFI 29 Venting Deduct	2/13/2018	1	\$ (4,964.00)	
2	CR 005R – PR #004 Evidence Processing Modifications	3/12/2018	2	\$ 7,552.00	
2	CR 018 – PR #016R Steam Shower Modifications	3/12/2018	2	\$ (1,793.00)	
3	CR 015 - Irrigation System Removal	4/26/2018	3	\$ (679.00)	
3	CR 022 - PR #021 FD Range Hood Change	4/26/2018	3	\$ 290.00	
3	CR 024 - L-1 Sink Model Clarification	4/26/2018	3	\$ 1,494.00	
4	CR 023 - PR #024 F149 Water Heater	6/14/2018	4	\$ 3,818.00	
4	CR 033 - PR #027 Emergency Eyewash Mods Ev. Proc P121	6/14/2018	4	\$ 1,668.00	
4	CR 034 PR #023 Lobby Modifications	6/14/2018	4	\$ 980.00	
5	CR 017R -PR #018R Dispatch Dept Changes	7/24/2018	5	\$ (1,911.00)	
6	CR 037 - PR #031 ASI #22 Gas E-Stops	9/18/2018	6	\$ (630.00)	
7	CR 040 - PR #036 Storage Room F134	10/9/2018	7	\$ 1,352.00	
8	CR 050 RFI #111 App Bay MEP Rough-in	11/28/2018	8	\$ (3,051.00)	
9	CR #056R - Landscaping Package - Revised	1/2/2019	9	\$ 915.00	
9	CR #062 - RFI #127 Boiler System 3 way Valves	1/2/2019	9	\$ 829.00	
10	CR 073 - RFI #153 Unit Heater 3-Way Valve	3/12/2019	10	\$ 918.00	
11	CR 045 - Corrado Backcharges	5/30/2019	11	\$ 11,608.96	
12	CCD 035 - Install Metal Sleeves for Glass Block	6/27/2019	12	\$ 1,312.00	
13	CR-087R - Misc. Tony's Field Work Orders	7/25/2019	13	\$ 930.00	
13	CR-085 True-up of Contracts for BP Contractors	7/25/2019	13	\$ (461.44)	
14	CCD 031 Masonry Support & Rework (	8/28/2019	14	\$ 519.00	
14	CCD 047 Siemens Control Panel Replacement	8/28/2019	14	\$ 2,637.00	
14	CCD 048 PW 2 Ductwork Modification/Modify Irrigation Installer	8/28/2019	14	\$ 1,063.08	
Net change by Fully Executed Change Orders					\$ 24,396.60
Contract Sum to Date based upon Fully Executed Change Orders					\$ 1,836,157.60
Pending Changes					
	CR 096 - Corrado Backcharges #2			\$ 1,600.00	
New Contract Sum					\$ 1,837,757.60



Change Request Summary

PROJECT: **Marshalltown Police & Fire Station Headquarters** CHANGE REQUEST NO.: **CR-097**
Marshalltown, IA

DATE: September 9, 2019

SUBJECT: True-up of Contracts for Bid Package Contractors

PROPOSED CHANGE DESCRIPTION:

Work completed by Bid Package Contractors for another Bid Package's Contractor.

BP 03-1 Caliber Concrete Heartland work for Caliber (Cleaned floors in Room 120 Evidence Storage to be sealed)	(\$ 321.80)	(\$ 321.80)
BP 05-1 Central Western Forman Ford Work for Central Western (beauty ring S-3, elevator shaft beauty rings & level post, pour stop fix, roof access ladder install)	(\$ 1,760.00)	(\$ 1,760.00)
BP 06-1 Garling Construction Heartland work for Garling (Bondo 9 door frames & sand) Repaint Detention Frames for White Caulking	(\$ 604.24) (\$ 275.44)	(\$ 879.68)
BP 0-8-1 Forman Ford Forman Ford Work for Central Western (\$1760 was paid to Forman Ford on CCD 37) (beauty ring S-3, elevator shaft beauty rings & level post, pour stop fix, roof access ladder install)	\$ 0.00	\$ 0.00
BP 09-1 Hilsabeck Schacht Repaint Walls Drywall Finish P157, P158	(\$1,029.76)	(\$1,029.76)
BP 09-3 Heartland Finishes Heartland work for Caliber (Cleaned floors in Room 120 Evidence Storage to be sealed) Heartland work for Garling (Bondo 9 door frames & sand) Repaint Detention Frames for White Caulking Repaint Walls Drywall Finish P157, P158	\$ 321.80 \$ 604.24 \$ 275.44 \$1,029.76	\$2,231.24

SUMMARY OF COST BREAKDOWN:

BP#	Bid Package Name	Contractor	Amount
03-1	Concrete Foundations & Flatwork	Caliber Concrete	(\$ 321.80)
05-1	Steel	Central Western	(\$1,760.00)
06-1	General	Garling Construction, Inc.	(\$ 879.68)
08-1	Aluminum Storefronts, Curtain Walls & Glazing	Forman Ford	\$ 0.00
09-1	Gypsum Wall Assemblies	Hilsabeck Schacht, Inc.	(\$1,029.76)
09-3	Painting	Heartland Finishes, Inc.	\$2,231.24

Total (\$1,760.00)

Story Construction Co. Contractor	Prochaska & Associates Designer	City of Marshalltown Owner
☐ Recommend Acceptance	☒ Recommend Acceptance	☐ Accepted
☐ Do Not Recommend Acceptance	☐ Do Not Recommend Acceptance	☐ Not Accepted
☐ Other	☐ Other	☐ Other
By: <u>Mike Welts</u>	By: <u>William R. Ziegler III</u>	By: _____
Date: <u>9-16-19</u>	Date: <u>9/16/19</u>	Date: _____

2810 Wakefield Circle, Ames, IA 50010 | phone 515.232.4358 | fax 515.232.0599 | www.storycon.com

GENERAL CONTRACTING | DESIGN+BUILD | CONSTRUCTION MANAGEMENT

RESOLUTION APPROVING CONTRACT CHANGE ORDER FOR THE POLICE & FIRE
HEADQUARTERS PROJECT # BLD17001 BP#3-1 CONCRETE FOUNDATIONS FOR
CALIBER CONCRETE
AN INCREASE OF \$1,626.50

WHEREAS the City of Marshalltown, Iowa, has heretofore entered into a contract with Caliber Concrete for the labor and material for the POLICE & FIRE HEADQUARTERS Project #BLD17001; and

WHEREAS an increase is requested for additional items to complete the project.

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

Section1. That the contract Change Order for the Police & Fire Headquarters Project, in the increased amount of \$709,692.51 is hereby accepted and approved.

Passed this 14th day of October 2019, and signed this _____ day of _____, 2019.

CITY OF MARSHALLTOWN, IOWA

Joel Greer, Mayor

ATTEST:

Shari L. Coughenour, CMC, City Clerk

Marshalltown Police & Fire Station Headquarters					
City of Marshalltown					
Marshalltown, Iowa					
Bid Package No. 03-1 Concrete Foundations & Flatwork					
Caliber Concrete					
		Change Order		Change Order	
CO #		Date	Change #	Amount	Contract Amount
	Original Contract Sum				\$ 667,000.00
1	CR-006 - Lobby Footing Replacement	2/13/2018	1	\$ 21,770.39	
2	CR-002R - PR 002 Structural Changes to Gridline M.9	3/9/2018	2	\$ 1,915.00	
3	CCD-003 - Imported Sand for Exposed Burnished Concrete Slabs	6/14/2018	3	\$ 7,923.50	
4	CCD 012 Mobile Shelving Topping Slabs	10/9/2018	4	\$ 1,346.00	
5	CR 054 PR #039 Training Room Floorboxes	1/2/2019	5	\$ 2,526.00	
6	CR 045 - Corrado Backcharges	5/30/2019	6	\$ 6,990.00	
7	CR-085 True-up of Contracts for BP Contractors	7/25/2019	7	\$ (3,867.38)	
8	CCD 031 Masonry Support Rework	8/28/2019	8	\$ 2,462.50	
					\$ 41,066.01
	Net change by Fully Executed Change Orders				\$ 708,066.01
	Contract Sum to Date based upon Fully Executed Change Orders				
	Pending Changes				
	CR 096 - Corrado Backcharges #2			\$ 1,948.30	
	CR 097 True-up of Contracts for Bid Package Contractors			\$ (321.80)	
	New Contract Sum				\$ 709,692.51

3 1626.50

PO Box 248
Adair, IA 50002

Date	Invoice #
6/19/2019	3300

Bill To
City of Marshalltown 24 N Center St. Marshalltown, IA 50158

P.O. No.	Terms	Project

[illegible]

RESOLUTION APPROVING CONTRACT CHANGE ORDER FOR THE POLICE & FIRE
HEADQUARTERS PROJECT # BLD17001 BP#5-1 STEEL FOR CENTRAL WESTERN
FABRICATORS
AN INCREASE OF \$3595.00

WHEREAS the City of Marshalltown, Iowa, has heretofore entered into a contract with Central Western Fabricators for the labor and material for the POLICE & FIRE HEADQUARTERS Project #BLD17001; and

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

Section1. That the contract Change Order for the Police & Fire Headquarters Project, in the increased amount of \$829,434.72 hereby accepted and approved.

Passed this 14th day of October 2019, and signed this _____ day of _____, 2019.

CITY OF MARSHALLTOWN, IOWA

Joel Greer, Mayor

ATTEST:

Shari L. Coughenour, CMC, City Clerk

Marshalltown Police & Fire Station Headquarters					
City of Marshalltown					
Marshalltown, Iowa					
Bid Package No. 05-1 Steel					
Central Western Fabricators					
		Change Order		Change Order	
CO #		Date	Change #	Amount	Contract Amount
	Original Contract Sum			\$ -	\$ 795,500.00
1	CR-003R - Structural Modifications	2/13/2018	1	\$ 2,181.97	
2	CR-002R - PR 002 Structural Changes to Gridline M.9	3/9/2018	2	\$ 257.00	
3	CR-011 Lintel at Bond Out & Brick Angle	4/26/2018	3	\$ 3,520.76	
3	CR-027A - PD Booking Block Wall Modifications	4/26/2018	3	\$ 1,965.95	
3	CR-029 Shear Connections	4/26/2018	3	\$ 6,510.15	
4	CR 045 - Corrado Backcharges	30-May	4	\$ 32,277.00	
5	CCD-029 Additional Steel Work - Deduct for Labor already paid on CR 0	7/25/2019	5	\$ (1,846.63)	
5	CR-085 True-up of Contracts for BP Contractors	7/25/2019	5	\$ (14,526.48)	
					\$ 30,339.72
	Net change by Fully Executed Change Orders				\$ 825,839.72
	Contract Sum to Date based upon Fully Executed Change Orders				
	Pending Changes				
	CR 096 - Corrado Backcharges #2			\$ 5,355.00	
	CR 097 True-up of Contracts for Bid Package Contractors			\$ (1,760.00)	
	New Contract Sum				\$ 829,434.72

3 3595.00



CENTRAL WESTERN FABRICATORS, INCORPORATED
400 WEST 2ND STREET
ATLANTIC, IOWA 50022
(712) 243-4000
FAX (712) 243-4051

INVOICE NO.

2244-1713-X2

INVOICE

ACCT. NO 1713

SOLD TO: Story Construction

2810 WAKEFIELD CIRCLE
Ames, IA 50010-7707

SHIP TO: Marshalltown Firestation and Police

Marshalltown, IA

SALES NO.	PURCHASE ORDER NO.	SHIP VIA	CCL	PPD	DATE SHIPPED	TERMS	INVOICE DATE
		TRUCK/UPS		X	July-18	NET 30 DAYS	7/24/18
QTY. ORDERED	QTY. SHIPPED	BACK ORDERED	ITEM NO.	DESCRIPTION			3
				<u>EXTRA</u>			
				LABOR - STRAIGHT TIME- 4 HRS X 6 MEN (24 HOURS @ \$85.00/HOUR)			\$ 2,040.00
				LABOR - TRAVEL TIME- 6 HRS X 6 MEN (36 HOURS @ \$85.00/HOUR)			\$ 3,060.00
				CWF 5% Markup			\$ 255.00
						SALES AMOUNT	\$5,355.00
						TAXABLE TOTAL	
						SALES TAX 7%	
						FREIGHT	
						TOTAL	\$5,355.00

Thank You

RESOLUTION APPROVING CONTRACT CHANGE ORDER FOR THE POLICE & FIRE
HEADQUARTERS PROJECT # BLD17001 BP#6-1 GENERAL SUPPLIES FOR GARLING
CONSTRUCTION
AN INCREASE OF \$1958.14

WHEREAS the City of Marshalltown, Iowa, has heretofore entered into a contract with Garling Construction for the labor and material for the POLICE & FIRE HEADQUARTERS Project #BLD17001; and

WHEREAS an increase is requested for additional items to complete the project.

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

Section1. That the contract Change Order for the Police & Fire Headquarters Project, in the increased amount of \$1,396,051.99 is hereby accepted and approved.

Passed this 14th day of October 2019, and signed this ____ day of _____, 2019.

CITY OF MARSHALLTOWN, IOWA

Joel Greer, Mayor

ATTEST:

Shari L. Coughenour, CMC, City Clerk

Marshalltown Police & Fire Station Headquarters					
City of Marshalltown					
Marshalltown, Iowa					
Bid Package No. 06-1 General					
Garling Construction					
		Change Order		Change Order	
CO #		Date	Change #	Amount	Contract Amount
Original Contract Sum					\$ 1,197,000.00
1	CR-004 - Exterior Signage	2/13/2018	1	\$ 7,152.00	
1	CR-009 - Toilet Room Floor Tile	2/13/2018	1	\$ (100.00)	
1	CR-014 - ASI #1 Wood Door Type and Stain Modifications	2/13/2018	1	\$ 4,211.00	
2	CR-005R -PR #004 Evidence Processing Modifications	3/9/2018	2	\$ 9,879.00	
2	CR-013 PR #017 2nd Floor Doors to Roof	3/9/2018	2	\$ 830.00	
3	CR-022 FD Range Hood Change	4/26/2018	3	\$ 6,441.00	
3	CR-028 Countertop & Millwork Modifications	4/26/2018	3	\$ 1,792.00	
4	CR 030 - ASI #014	6/14/2018	4	\$ 723.00	
4	CR 031 - PR #23 Lobby Modifications	6/14/2018	4	\$ 740.00	
5	CR 017R -PR #018R Dispatch Dept Changes	7/24/2018	5	\$ 1,234.00	
5	CR 026 - PR #019R Communication & Technology Enhancements	7/24/2018	5	\$ 151.00	
5	CR 036 - PR #030 HM Frame P220 Mods	7/24/2018	5	\$ 1,536.00	
6	CCD 009 New Frame for Door Opening C106A	9/18/2018	6	\$ 270.00	
6	CR 038 - PR #032 - Door Hwd. & Keying Mods	9/18/2018	6	\$ 2,325.00	
7	CR 040 - PR #036 Storage Room F134	10/9/2018	7	\$ 2,406.82	
8	CR 048 RFI 102 Storm Shutter Wiring	11/28/2018	8	\$ 703.80	
8	CCD 014 Police Wing Standalone Fire Suppression System	11/28/2018	8	\$ 4,048.02	
8	CR 055R PR #040R Additional Interior Signage	11/28/2018	8	\$ 3,207.65	
9	CR 057 PR #042 Lobby Security Glazing	3/12/2019	9	\$ 15,213.79	
9	CR 067 Moisture Tolerant Primer for Epoxy Flooring @ Evidence Proce	3/12/2019	9	\$ 680.08	
10	CR 072R Steel Lobby Signs	4/9/2019	10	\$ 1,589.36	
11	CR 045 - Corrado Backcharges	5/30/2019	11	\$ 13,779.05	
11	CR 074 - P117 Evidence Tech Card Reader Access	5/30/2019	11	\$ 5,562.72	
11	CR 094 - Schedule Delay Claim	5/30/2019	11	\$ 90,259.41	
11	CCD 006 - Window Blocking	5/30/2019	11	\$ 1,062.74	
11	CCD 027 - Holding Cell Raised Bed Concrete Burnishing	5/30/2019	11	\$ 793.61	
11	CCD 033 - 9/11 Monument Granite Top Design Changes	5/30/2019	11	\$ 2,925.46	
12	CR 091 - Misc. Garling Field Work Orders	7/25/2019	12	\$ 4,136.90	
12	CR-085 True-up of Contracts for BP Contractors	7/25/2019	12	\$ 10,775.01	
13	CCD 040 Lobby Display Case Modification	8/28/2019	13	\$ 905.56	
13	CCD 041 App Bay Overhead Door Eye Adjustment	8/28/2019	13	\$ 1,138.47	
13	CCD 042 Fire Wing Kitchen Range Stainless Steel Apron	8/28/2019	13	\$ 721.40	
Net change by Fully Executed Change Orders					\$ 197,093.85
Contract Sum to Date based upon Fully Executed Change Orders					\$ 1,394,093.85
Pending Changes					
14	CCD 050 Punch List Items Deduct			\$ (3,077.10)	} 1958.14
	CCD 051 Toilet Accessories Deduct			\$ (336.00)	
	CCD 052 Repairs to Damaged Materials			\$ 5,943.00	
	CR 096 - Corrado Backcharges #2			\$ 307.92	
	CR 097 True-up of Contracts for Bid Package Contractors			\$ (879.68)	
New Contract Sum					\$ 1,396,051.99



CONSTRUCTION CHANGE DIRECTIVE NO. CCD-050

Date: September 6, 2019
To: BP 06-1 Garling Construction, Kendall Meyerann
Subject: Garling Punch List Items Deduct
Re: **Marshalltown Police & Fire Station Headquarters**
City of Marshalltown
Marshalltown, Iowa

The following change in the contract document is approved and the work is authorized to proceed accordingly. Determine and submit final costs and time adjustments (if any) in accordance with the conditions of the contract. **Document and confirm quantities with the Construction Manager on a daily basis.** This change will be incorporated in a subsequent change order.

DESCRIPTION:

- Story Construction shall repair deficient doors, frames, and hardware as stated on Garling's punch list. Work was complete on 8/20, 8/21, 8/22, and 8/23. See attached work order for hours and description of items remedied.
- Story Construction shall repair and install Door C201 threshold, S-2D threshold, and swap the soap dispenser and hand sanitizer in Room P235. Work was complete on 9/5/19 and 9/6/19.

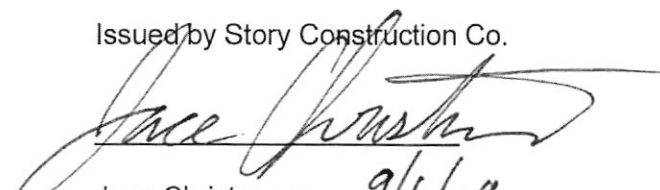
Contractor:
BP 6-1 Garling

Work was not completed on punch list. To remedy the items by the deadline, work to be completed by Story Construction. Cost is a deduct to Garling's contract.

Cost (Deduct to Garling)
34 hrs x \$76.50/hr = \$1,836
7 hrs x \$49/hr = \$343
Materials = \$67.59
Fuel = \$65.51

Total: \$3,077.10 DEDUCT

Issued by Story Construction Co.


Jace Christensen
Project Engineer
9/6/19

Authorized by:

City of Marshalltown
Justin Nickel, Director of Public Works

cc: Mike Welter

300 South Bell Ave | Ames, IA 50010-7707 | 515.232.4358 | 515.232.0599 fax | www.storycon.com

Use Your  2% **01610-**
BIG CARD **REBATE 0100**

MENARDS - MARSHALLTWN
504 IOWA AVE WEST
MARSHALLTOWN, IA
50158

KEEP YOUR RECEIPT
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for
items on this receipt will be in the form
of an in store credit voucher if the
return is done after 11/19/19

If you have questions regarding the
charges on your receipt, please
email us at:
MSHTfrontend@menards.com



Sale Transaction

ACETONE QT		
5613764	4.99	
LIQUID NAILS FUZE IT		
5209865 2 @6.87	13.74	
3/4" CORD GRIP CNNECTR		
3654118 2 @2.97	5.94	
1-1/4" KNOCKOUT SEAL		
3651515	2.80	
1" KNOCKOUT SEAL		
3651513	1.48	
TAPCON3/16X2-1/4PHILLIPS		
2328009	7.28	
10-24X1/2"FH STOVE BOLT		
2338330 2 @0.92	1.84	
DUST PAN & BRUSH SET		
6484463	3.49	
3PK HEAVY DUTY SCOUR PAD		
6489016	1.89	
BRT GALV COMP PROF SPRAY		
5576063	5.98	
TOTAL	49.43	
TAX MARSHALL-IA 7%	3.46	
TOTAL SALE	52.89	
VISA CREDIT 8075	52.89	
PO # 0		
Auth Code:021393		
Chip Inserted		
a0000000031010		
TC - 5b1ed31ff58345c0		

TOTAL NUMBER OF ITEMS = 13

Use Your  2% **11401**
BIG CARD **REBATE 01610-**
0100

MENARDS MARSHALLTWN
504 IOWA AVE WEST
MARSHALLTOWN, IA
50158

KEEP YOUR RECEIPT
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for
items on this receipt will be in the form
of an in store credit voucher if the
return is done after 11/21/19

If you have questions regarding the
charges on your receipt, please
email us at:
MSHTfrontend@menards.com



Sale Transaction

LIQUID NAILS FUZE IT		
5209865 2 @6.87	13.74	
TOTAL	13.74	
TAX MARSHALL-IA 7%	0.96	
TOTAL SALE	14.70	
VISA CREDIT 8075	14.70	
PO # 0		
Auth Code:023887		
Chip Inserted		
a0000000031010		
TC - d040746c69e48612		

TOTAL NUMBER OF ITEMS = 2

GUEST COPY

The Cardholder acknowledges receipt of
goods/services in the total amount shown
hereon and agrees to pay the card issuer
according to its current terms.

THIS IS YOUR CREDIT CARD SALES SLIP
PLEASE RETAIN FOR YOUR RECORDS.

THANK YOU, YOUR CASHIER, Devon

20218 05 1219 08/23/19 01:11PM 3284

11401
01711-0001
WELCOME
Kum & Go
214
111 Duff Ave
Ames
50010
515-233-4991
Term: JD1927288900
Appr: 199446
Seq#: 041671
Unlead 8788
PUMP No.
GAL 22.21
PRICE/G \$2.94
TOTAL FUEL \$65.11
TOTAL SALE \$65.11
8/22/2019 4:52:04
Capture
WEX
XXXXXXXXXXXXXXXXXXXX948
Swiped
Odometer : 95755
Vehicle# : 25486
08/22/2019 16:48:00
I agree to pay the
above Total Amount
according to Card
Issuer Agreement.

WORK ORDER

PROJECT: Marshalltown Police & Fire Station

WORK ORDER NO.: _____

DATE: 8/26/2019

Story Job No.: 17407

Work Performed For: _____

Contact: _____

DESCRIPTION OF WORK:

Story Construction completed items on Garling's punchlist. Adjust doors P102, F100, F140B, F145A, C216. fix threshold P141A, door bumper store run. Fix threshold F145I, C201 deadbolt. Coordination of this work. Coordination of Garling's subcontractors Doors Inc, ADG.

LABOR:	Personnel	Cost Code	Reg. Hrs.	O.T. Hrs.
	Kenny Lendt (Superintendent)		24	
	Jace Christensen(Proj. Engineer)		7	

EQUIPMENT:	Description	Hrs.
	Pickup Fuel	

SMALL TOOLS:	Description	Hrs.

MATERIALS:	Description	Qty.
	screws, caulking	

REMARKS:

Work was complete on the following dates: 8/20/19, 8/21/19, 8/22/19, 8/23/19

Verified by: _____

Jace A. Christensen

Digitally signed by Jace A. Christensen
DN: cn=JAS, email=Jace.Christensen@storycon.com,
ou=Story Construction, cn=Jace A
Christensen
Date: 2019.08.26 15:42:15-0500

Submitted by: _____

WORK ORDER

PROJECT: Marshalltown Police & Fire Station

WORK ORDER NO.: 2

DATE: 8/26/2019

Story Job No.: 17407

Work Performed For: Garling's Scope

Contact: _____

DESCRIPTION OF WORK:

Story Construction completed items on Garling's punchlist. on 9/5, a trip was made to Marshalltown to reinstall threshold C201 and to swap soap dispenser and hand sanitizer in P235. On 9/6, a trip was made to Des Moines to get a threshold and then to Marshalltown to install S-2D threshold.

LABOR:	Personnel	Cost Code	Reg. Hrs.	O.T. Hrs.
	Kenny Lendt (Superintendent) 9/5		4	
	Kenny Lendt (Supt) 9/6		6	

EQUIPMENT:	Description	Hrs.
	Pickup Fuel	

SMALL TOOLS:	Description	Hrs.

MATERIALS:	Description	Qty.
	screws, caulking	

REMARKS:

Work was complete on the following dates: 9/5 and 9/6

Verified by: _____

Jace A. Christensen

Digitally signed by Jace A. Christensen
DN: cn=JAS,
email=jace.christensen@storycon.com,
ou=Story Construction, cn=Jace A.
Christensen
Date: 2019.09.06 15:42:25-0500

Submitted by: _____

RESOLUTION APPROVING CONTRACT CHANGE ORDER FOR THE POLICE & FIRE
HEADQUARTERS PROJECT # BLD17001 BP#7-1 MEMBRANE ROOFING AND WALL
PANELS FOR BLACK HAWK ROOF COMPANY
AN INCREASE OF \$9,494.00

WHEREAS the City of Marshalltown, Iowa, has heretofore entered into a contract with Black Hawk Roof Company for the labor and material for the POLICE & FIRE HEADQUARTERS Project #BLD17001; and

WHEREAS an increase is requested for additional items to complete the project.

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

Section1. That the contract Change Order for the Police & Fire Headquarters Project, in the increased amount of \$588,798.99 is hereby accepted and approved.

Passed this 14th day of October 2019, and signed this ____ day of _____, 2019.

CITY OF MARSHALLTOWN, IOWA

Joel Greer, Mayor

ATTEST:

Shari L. Coughenour, CMC, City Clerk

Marshalltown Police & Fire Station Headquarters					
City of Marshalltown					
Marshalltown, Iowa					
Bid Package No. 07-1 Membrane Roofing and Wall Panels					
Black Hawk Roof Company					
		Change Order		Change Order	
CO #		Date	Change #	Amount	Contract Amount
	Original Contract Sum				\$ 568,589.00
1	CR 032 - PR #026 Booking Ext. East Wall	14-Jun	1	\$ 1,133.74	
2	CCD-010 - Bond Breaker at Parapet	18-Sep	2	\$ 3,163.65	
3	CR 045 - Corrado Backcharges	30-May	3	\$ 369.00	
4	CCD 031 Masonry Support & Rework	28-Aug	4	\$ 6,632.85	
4	CR 100 Black Hawk Roof Field Work Order	28-Aug	4	\$ 408.25	
4	CR 103 Caulking & Re-trim at Windows	28-Aug	4	\$ 4,310.00	
	Net change by Fully Executed Change Orders				\$ 16,017.49
	Contract Sum to Date based upon Fully Executed Change Orders				\$ 584,606.49
	Pending Changes				
	CCD 053 Hose Tower Flashing Installation			\$ 4,192.50	39494.00
	CCD 031.1 Re-installation of PVC Roof after Brick Installation			\$ 5,301.50	
	New Contract Sum				\$ 594,100.49



CONSTRUCTION CHANGE DIRECTIVE NO. CCD-031.1

Date: September 25, 2019
To: BP 07-1 Black Hawk Roof Company
Subject: Re-Installation of PVC Roof after Brick Installation
Re: **Marshalltown Police & Fire Station Headquarters**
City of Marshalltown
Marshalltown, Iowa

The following change in the contract document is approved and the work is authorized to proceed accordingly. All work by contractors shall receive prior approval from the CM before proceeding. All contractors shall document the hours worked and material used on a field work ticket with the Construction Manager the day the work is completed. This change will be incorporated in a subsequent change order.

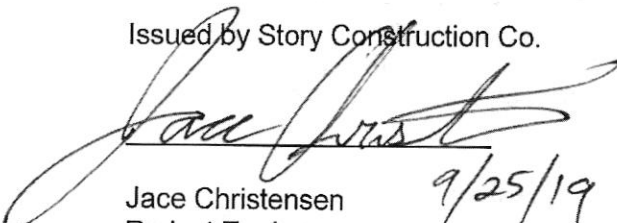
DESCRIPTION:

Re-Installation of PVC Roof, Flashing, and Termination Bars at Apparatus Bay
Low Roofs after Face Brick Installation

Contractor:

Black Hawk Roof Company
Cost Total - \$5,301.50

Issued by Story Construction Co.


Jace Christensen
Project Engineer

9/25/19

Authorized by:

City of Marshalltown
Justin Nickel, Director of Public Works

cc: Mike Welter
Jace Christensen
Rebecca Lensch



CONSTRUCTION CHANGE DIRECTIVE NO. CCD-031

Date: April 18, 2019
To: All Bid Package Contractors
Subject: Masonry Support & Rework
Re: **Marshalltown Police & Fire Station Headquarters**
City of Marshalltown
Marshalltown, Iowa

The following change in the contract document is approved and the work is authorized to proceed accordingly. All work by contractors shall receive prior approval from the CM before proceeding. All contractors shall document the hours worked and material used on a field work ticket with the Construction Manager the day the work is completed. This change will be incorporated in a subsequent change order.

DESCRIPTION:

- With prior approval from the Construction Manager for each case, all bid package contractors are directed to proceed with added support work or rework associated with CMU repair work. Each day added work occurs, the contractor is required to notify and document the added work on a field work ticket signed by the Construction Manager.
- All work associated with brick installation shall be coordinated and supported as stated in the original scope of work for each contractor.

Contractor:

All Bid Package Contractors
COST: \$21,584.14

Support and rework as necessary

Issued by Story Construction Co.

Authorized by:


Jace Christensen
Project Engineer

City of Marshalltown
Justin Nickel, Director of Public Works

cc: Mike Welter
Jace Christensen
Rebecca Lensch

619 East 19th Street
Cedar Falls, IA 50613
P 319-277-9355
F 319-277-9360



Change Order for flashing walls piecing back tapered iso system and terminating back to
finished brick

Labor-55 hours at \$78.00/per man hour
Total-\$4,290

Material- \$320.00
PVC bonding adhesive
PVC membrane
Cleaner
Cut edge sealant

Mark Up %15- \$691.50

TOTAL- \$5,301.50



CONSTRUCTION CHANGE DIRECTIVE NO. CCD-053

Date: September 9, 2019

To: BP 07-1 Blackhawk Roofing, Michael Kelly, ASI Sheet Metal, David Leblanc

Subject: Hose Tower Flashing Installation

Re: **Marshalltown Police & Fire Station Headquarters**
City of Marshalltown
Marshalltown, Iowa

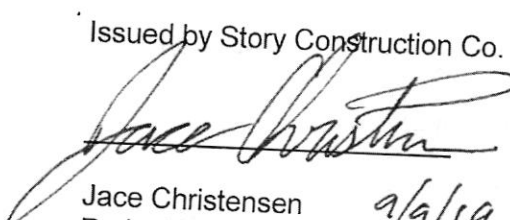
The following change in the contract document is approved and the work is authorized to proceed accordingly. Determine and submit final costs and time adjustments (if any) in accordance with the conditions of the contract. **Document and confirm quantities with the Construction Manager on a daily basis.** This change will be incorporated in a subsequent change order.

DESCRIPTION:

- Contractor shall remove ACM panels at Hose Tower roofing and install flashing for water drainage at the ACM/Brick corner on either side of the Hose Tower per detail of their own as verified by the architect. After installing the flashing, the contractor shall re-install the ACM panels at the location. Contractor to ensure ACM/Brick/Roofing intersection drains appropriate. Should any brick work be deemed necessary, contractor shall notify the CM immediately.

Contractor: BP 7-1 Blackhawk Roofing, ASI Sheet Metal (Subcontractor)
Cost Total: \$4,192.50

Issued by Story Construction Co.


Jace Christensen
Project Engineer

9/9/19

Authorized by:

City of Marshalltown
Justin Nickel, Director of Public Works

cc: Mike Welter
Rebecca Lensch



Contract Change Quote

Ref Number:

ASI-1545-005

720 Liberty Way
North Liberty, IA 52317
Phone: 319-626-3880 Fax: 319-432-7266

Date: 9/5/2019

Customer: Attn:

Blackhawk Roofing

619 E 19th St

Cedar Falls, IA 50613

Revision: -

ASI Contact: David

Job Number: 1545

Marshalltown Police and Fire Station Headquarters

Customer Job Number:

Change Description:

Description (both sides of tower)

- a) Remove downspout as required
- b) Remove required ACM panels to exposed the complete wall(s) along the brick
- c) Field measure for flashing / fabricate flashing / install
- d) Re-install ACM panels removed

Labor: 129 hours x \$65 = \$8,385.00

Material: \$260.00

** Quote is a firm fixed quote for stated scope

From CM Story Construction 9/9/19

Per conference call on 9/9/19, an agreement was reached with the city and Blackhawk roofing to split the total cost of \$8,385. CCD will reflect an ADD of \$4,192.50 to BH Roofing/ASI.

Total dollar amount:

\$8,645

RESOLUTION APPROVING CONTRACT CHANGE ORDER FOR THE POLICE & FIRE
HEADQUARTERS PROJECT # BLD17001 BP#8-1 ALUMINUM
STOREFRONTS,CURTAINWALLS & GLAZING FOR FORMAN FORD
AN INCREASE OF \$120,681.00

WHEREAS the City of Marshalltown, Iowa, has heretofore entered into a contract with
Forman Ford for the labor and material for the POLICE & FIRE HEADQUARTERS Project
#BLD17001; and

WHEREAS an increase is requested to complete the project.

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

Section1. That the contract Change Order for the Police & Fire Headquarters Project, in the
increased amount of \$826,020.64 is hereby accepted and approved.

Passed this 14th day of October 2019, and signed this _____ day of _____, 2019.

CITY OF MARSHALLTOWN, IOWA

Joel Greer, Mayor

ATTEST:

Shari L. Coughenour, CMC, City Clerk

Marshalltown Police & Fire Station Headquarters		Marshalltown Police & Fire Station Headquarters			
City of Marshalltown		City of Marshalltown			
Marshalltown, Iowa		Marshalltown, Iowa			
BP No. 08-1 Aluminum Storefronts, Curtainwall and Glazing		BP No. 08-1 Aluminum Storefronts, Curtainwalls & Glazing			
Forman Ford		Forman Ford			
		Change Order		Change Order	
CO #		Date	Change #	Amount	Contract Amount
Original Contract Sum					\$ 636,900.00
1	CR 013 PR #017 Second Floor Doors to Roof	3/12/2018	1	\$ (3,416.00)	
1	CR 020 ASI #009 I & I.1 Aluminum Frame Revision	3/12/2018	1	\$ 1,179.00	
2	CR 036 - PR #030 HM Frame P220 Mods	7/24/2018	2	\$ 305.00	
3	CR 042 - PR #035 Aluminum Door Stiles	9/18/2018	3	\$ 18,104.00	
4	CR 058 Locker Room Window Privacy Film	11/28/2018	4	\$ 719.00	
5	CR 068 Fire Wing Wicket Screens	3/12/2019	5	\$ 2,887.00	
5	CR 075 Fire Rated Glass Size Changes	3/12/2019	5	\$ 2,830.00	
5	CCD 15 - CW Steel Lintel	3/12/2019	5	\$ 598.00	
6	CCD 030 - Window Privacy Film - Swat Room & Bike Shop	5/15/2019	6	\$ 728.00	
7	CR 045 - Corrado Backcharges	5/30/2019	7	\$ 2,830.00	
8	CR 071R RFI #142 Sunshade Support Modifications	6/26/2019	8	\$ 1,764.00	
8	CCD-026 - ASI #024 Steel Handrail Adjustments	6/26/2019	8	\$ 5,042.00	
9	CCD-029 Additional Steel Work	7/25/2019	9	\$ 12,127.00	
9	CCD-037 Add Aluminum Trim at Hose Tower & Fit Room Windows	7/25/2019	9	\$ 1,760.00	
9	CR-085 True-up of Contracts for BP Contractors	7/25/2019	9	\$ 4,791.64	
10	CCD 031 Masonry Support & Rework	8/28/2019	10	\$ 1,388.00	
10	CCD 039 Replace Damaged Glazing	8/28/2019	10	\$ 6,101.00	
10	CR 102 Forman Ford Field Work Orders	8/28/2019	10	\$ 2,234.00	
10	CR 103 Caulking & Re-trim at Windows	8/28/2019	10	\$ 6,468.00	
Net change by Fully Executed Change Orders					\$ 68,439.64
Contract Sum to Date based upon Fully Executed Change Orders					\$ 705,339.64
Pending Changes					
CR 096 - Corrado Backcharges #2				\$ 120,681.00	
CR 097 True-up of Contracts for Bid Package Contractors				\$ -	
New Contract Sum					\$ 826,020.64



Change Request Summary

PROJECT: **Marshalltown Police & Fire Station Headquarters**
Marshalltown, IA

CHANGE REQUEST NO.: **CR-096**

DATE: September 11, 2019

SUBJECT: Corrado Backcharges #2

PROPOSED CHANGE DESCRIPTION:

Schedule delay claims and back charges for work performed to keep work moving due to Corrado's lack of performance.

BP 03-1 Caliber - Anchor Bolt Repair, Lobby Grade Fix	\$	1,948.30
BP 05-1 - Central Western Invoice 2244-1713-X2, 7/18/18	\$	5,355.00
BP 06-1 - Garling - COR Modify P154 Base Cabinets (Room too small due to block not laid out correctly)	\$	214.20
BP 06-1 - Garling - COR 053 Cut bottom of HM Frame C104	\$	93.72
BP 08-1 - Forman Ford Delay Claim 2/13/19 (includes Material Storage)	\$	120,681.00
BP 09-1 - Hilsabeck - Delay Costs Due to Masonry Contractor	\$	44,105.09
BP 22-1 - Tony's/B&G - Layout & Cut Masonry Openings	\$	1,422.00
BP 22-1 - Tony's/B & G - Fitness Room Trim Joists	\$	178.00

SUMMARY OF COST BREAKDOWN:

BP#	Bid Package Name	Contractor	Amount
03-1	Concrete Foundations & Flatwork	Caliber Concrete	\$ 1,948.30
05-1	Steel	Central Western	\$ 5,355.00
06-1	General	Garling Construction, Inc.	\$ 307.92
08-1	Alum. Storefronts, Curtainwalls and Glazing	Forman Ford, Inc.	\$ 120,681.00
09-1	Gypsum Wall Assemblies	Hilsabeck Schacht, Inc.	\$ 44,105.09
22-1	Plumbing & Mechanical	Tony's Plumbing & Heating, LLC	\$ 1,600.00
Total			\$ 173,997.31

Story Construction Co. Contractor	Prochaska & Associates Designer	City of Marshalltown Owner
☐ Recommend Acceptance	☒ Recommend Acceptance	☐ Accepted
☐ Do Not Recommend Acceptance	☐ Do Not Recommend Acceptance	☐ Not Accepted
☐ Other	☐ Other	☐ Other
By: <u>Mike Wilk</u>	By: <u>William R. Hays III</u>	By: _____
Date: <u>9-12-19</u>	Date: <u>9/16/19</u>	Date: _____

RESOLUTION APPROVING CONTRACT CHANGE ORDER FOR THE POLICE & FIRE
HEADQUARTERS PROJECT # BLD17001 BP#9-1 GYMPSUM WALL ASSEMBLIES FOR
HILSABEK SCHACHT, INC.
AN INCREASE OF \$43,075.33

WHEREAS the City of Marshalltown, Iowa, has heretofore entered into a contract with
Hilsabek Schacht, Inc. for the labor and material for the POLICE & FIRE HEADQUARTERS
Project #BLD17001; and

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

Section1. That the contract Change Order for the Police & Fire Headquarters Project, in the
increased amount of \$1,184,112.86 is hereby accepted and approved.

Passed this 14th day of October 2019, and signed this _____ day of _____, 2019.

CITY OF MARSHALLTOWN, IOWA

Joel Greer, Mayor

ATTEST:

Shari L. Coughenour, CMC, City Clerk

Marshalltown Police & Fire Station Headquarters					
City of Marshalltown					
Marshalltown, Iowa					
BP No. 09-1 Gypsum Wall Assemblies					
Hilsabeck Schacht, Inc.					
		Change Order		Change Order	
CO #		Date	Change #	Amount	Contract Amount
	Original Contract Sum				\$ 1,092,350.00
1	CR-005R PR #004 Evidence Processing Modifications	3/9/2018	1	\$ 865.00	
2	CR 031 PR #23 Lobby Modifications	6/14/2018	2	\$ 1,905.00	
2	CR 032 - PR #026 Booking Ext. East Wall	6/14/2018	2	\$ 560.00	
3	CR 017R -PR #018R Dispatch Dept Changes	7/24/2018	3	\$ 438.00	
4	CR 039 - PR #034 Lighting Changes	9/18/2018	4	\$ 677.00	
5	CR 040 - PR #036 Storage Room F134	10/9/2018	5	\$ 815.00	
6	CR 044 - ASE #14 & ASI #21 Floor Finish Changes	11/28/2018	6	\$ 14,650.00	
6	CCD 007 - Flat Strap Installation at Exterior Sheathing	11/28/2018	6	\$ 2,382.00	
6	CCD 017 - Fitness Room East Exterior Wall Furring	11/28/2018	6	\$ 1,816.00	
7	CCD 13 Racom Entry Port	1/2/2019	7	\$ 801.00	
8	CCD 16 Aluminum Window Foam Infill	3/12/2019	8	\$ 2,513.00	
9	CR 083 - Misc. Hilsabeck Work Orders	5/15/2019	9	\$ 3,183.00	
10	CR 045 - Corrado Backcharges	5/30/2019	10	\$ 1,818.00	
10	CR 074 P117 Evidence Tech Card Reader Access	5/30/2019	10	\$ 620.00	
11	CR 071R RFI #142 Sunshade Support Modifications	6/26/2019	11	\$ 360.00	
12	CCD-034 Add Metal Stud & Drywall Bulkhead at Lobby Corridor	7/25/2019	12	\$ 1,270.00	
12	CR-085 True-up of Contracts for BP Contractors	7/25/2019	12	\$ (1,888.00)	
13	CCD 031 Masonry Support & Rework	8/28/2019	13	\$ 6,452.10	
13	CR 098 Additional Air Barrier Prep	8/28/2019	13	\$ 9,450.43	
	Net change by Fully Executed Change Orders				\$ 48,687.53
	Contract Sum to Date based upon Fully Executed Change Orders				\$ 1,141,037.53
	Pending Changes				
	CR 096 - Corrado Backcharges #2			\$ 44,105.09	
	CR 097 True-up of Contracts for Bid Package Contractors			\$ (1,029.76)	
	New Contract Sum				\$ 1,184,112.86

343075.33

HSI

Hilsabeck Schacht Inc.

617 S 19th St.

West Des Moines, IA 50265

Ph: 515-221-3243

Fax: 515-223-1379

November 26, 2018

Story Construction

Attn: Ethan Dix

Re: Marshalltown Police and Fire

- Delay costs due to Masonry Contractor

Below is the summary of costs we incurred due to date due to the Masonry Contractors inability to meet the schedule for the above referenced project. We had delays for Exterior Framing, Interior Framing, Exterior Sheathing and Air Barrier. We also incurred material increases for drywall and insulation due to this delay. Note that an acoustical ceiling tile cost will be incurred if material is not onsite by 01/01/2019

Labor: 5 man crew x 2 weeks = 400 hours @ \$68/hour = **\$27,200.00**

Equipment Rental: Delay for labor production and for waiting on rigid insulation

- 2 snorkels x 1 month = 2 months @ \$2,500/month = **\$5,000.00**
- 1 All Terrain Forklift = 1 month @ \$2,500/month = **\$2,500.00**

Material Increases:

- Drywall August 2018 increase 110,500sf x \$.035/sf = **\$3,867.50**
- Insulation August 2018 increase
 - o Thermal Batt 23,250sf x \$.03 = **\$697.50**
 - o Sound Batts 35,640sf x .02 = **\$712.80**

Air Barrier Sub - 3,930.75 x 1.05 = **\$4,127.29**

Total add cost to take for masonry delay = **\$44,105.09**

Please feel free to call with any questions.

Sincerely,



Jerry Atcheson
515-208-4069

RESOLUTION APPROVING CONTRACT CHANGE ORDER FOR THE POLICE & FIRE
HEADQUARTERS PROJECT # BLD17001 BP#9-3 PAINTING FOR HEARTLAND
FINISHES
AN INCREASE OF \$5,711.49

WHEREAS the City of Marshalltown, Iowa, has heretofore entered into a contract with Heartland Finishes for the labor and material for the POLICE & FIRE HEADQUARTERS Project #BLD17001; and

WHEREAS an increase is requested for additional items to complete the project.

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

Section1. That the contract Change Order for the Police & Fire Headquarters Project, in the increased amount of \$186,459.14 is hereby accepted and approved.

Passed this 14th day of October, 2019, and signed this ____ day of _____, 2019.

CITY OF MARSHALLTOWN, IOWA

Joel Greer, Mayor

ATTEST:

Shari L. Coughenour, CMC, City Clerk

	A	B	C	D	E	F	G
1		Marshalltown Police & Fire Station Headquarters					
2		City of Marshalltown					
3		Marshalltown, Iowa					
4							
5		BP No. 09-3 Painting					
6		Heartland Finishes					
7			Change Order		Change Order		
8	CO #		Date	Change #	Amount	Contract Amount	
9							
10		Original Contract Sum				\$ 175,315.00	
11	1	CR-005R PR #004 Evidence Processing Modifications	3/9/2018	1	\$ 399.00		
12	2	CR 040 - PR #036 Storage Room F134	10/9/2018	2	\$ 1,235.00		
13	3	CCD-034 Add Metal Stud & Drywall Bulkhead at Lobby Corridor	25-Jul	3	\$ 400.00		
14	3	CR-085 True-up of Contracts for BP Contractors	25-Jul	3	\$ 3,398.65		
15							
16							
17		Net change by Fully Executed Change Orders				\$ 5,432.65	
18		Contract Sum to Date based upon Fully Executed Change Orders				\$ 180,747.65	
19							
20		Pending Changes					
21		CR-086 Heartland Finishes Work Orders			\$ 3,480.25		
22		CR 097 True-up of Contracts for Bid Package Contractors			\$ 2,231.24		
23		New Contract Sum				\$ 186,459.14	
24							
25							



Change Request Summary

PROJECT: **Marshalltown Police & Fire Station Headquarters**
Marshalltown, IA

CHANGE REQUEST NO.: **CR-086**

DATE: September 9, 2019

SUBJECT: Heartland Finishes Work Orders

PROPOSED CHANGE DESCRIPTION:

Miscellaneous work orders from Heartland Finishes to perform the following:

Prepped and painted ceiling P136 and P137, K9 Wash and K9 Kennel.	\$	333.21	
Prepped and painted ceiling P140 Large Evidence Storage.	\$	538.19	
Bondo Door Frame F133	\$	87.48	*
Repaint P238 from hole in wall	\$	294.20	
Sand/Clean frames C105A/B	\$	257.44	
Repaint & Touch up P1 & P2	\$	772.32	
Prime and repaint Lobby bulkhead	\$	163.17	
Scrape mortar off lintels	\$	450.52	
Touch up patches P1 & P2	\$	678.05	
Gas Piping Yellow - Punch list (scope gap)	\$	806.77	
Repaint F147 Riser Room	\$	128.72	*
App Bay OH Door Edges of brick. Brick not installed at time of CMU painting	\$	1,351.56	
P107 repaint	\$	257.44	*
FW Day Rm, PW Break Rm	\$	450.52	

SUMMARY OF COST BREAKDOWN:

BP#	Bid Package Name	Contractor	Amount
09-3	Painting	Heartland Finishes	\$6,569.59 \$3,480.25
Total			\$6,569.59 \$3,480.25

Story Construction Co.
Contractor

Prochaska & Associates
Designer

City of Marshalltown
Owner

☐ Recommend Acceptance

☒ Recommend Acceptance (As Marked-up)

☐ Accepted

☐ Do Not Recommend Acceptance

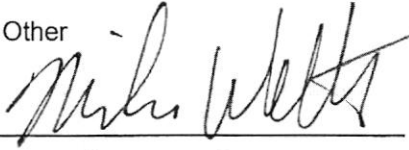
☐ Do Not Recommend Acceptance

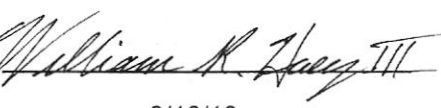
☐ Not Accepted

☐ Other

☐ Other

☐ Other

By: 

By: 

By: _____

Date: 9-9-19

Date: 9/16/19

Date: _____

cc: Field
File

* These items were either Punch-list or housekeeping items that should be absorbed by Heartland Finishes or billed to other sub-contractors. The City had not accepted the finished Project at the time.



Change Request Summary

PROJECT: **Marshalltown Police & Fire Station Headquarters**
Marshalltown, IA

CHANGE REQUEST NO.: **CR-086**

DATE: September 9, 2019

SUBJECT: Heartland Finishes Work Orders

PROPOSED CHANGE DESCRIPTION:

Miscellaneous work orders from Heartland Finishes to perform the following:

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SUMMARY OF COST BREAKDOWN:

<u>BP#</u>	<u>Bid Package Name</u>	<u>Contractor</u>	<u>Amount</u>
09-3	Painting	Heartland Finishes	\$6,569.59
Total			\$6,569.59

Story Construction Co.
Contractor

Prochaska & Associates
Designer

City of Marshalltown
Owner

☐ Recommend Acceptance

☐ Recommend Acceptance

☐ Accepted

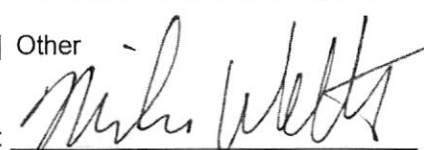
☐ Do Not Recommend Acceptance

☐ Do Not Recommend Acceptance

☐ Not Accepted

☐ Other

☐ C

By: 

By: -

Date: 9-9-19

Date

cc: Field
File

CM Response to Architect Comments Above:

The above crossed out charges include costs associated with damages during construction and masonry deficiencies. Two of the charges (\$450 for scraping mortar off lintels and \$257 sanding/cleaning frames) will be back charged to the masonry contractor. Touch up patches P1 and P2 is the result of water damage at (3) windows on Police Wing Level 2 and (2) on Police Wing level 1. The other charges are due to damages and coordination during construction. At this time and all times previous, it is unclear as to who or what caused the damages. Repainting of the riser room, Fire Wing Day Room can be attributed to lack of coordination. Thus, these costs fall under the construction contingency bucket which is why the owner is seeing a change request.

MARSHALLTOWN

I O W A

TO: Mayor, Members of City Council and City Administrator

FROM: Michelle Spohnheimer, Housing & Community Development Director

DATE: October 14, 2019 – Meeting Date

Preliminary Plat for Southridge Estates:

FROM: City of Marshalltown

SUBJECT: Preliminary Plat for PIN 8318-12-126-010

Policy Issue: The City Council must review and take action on all subdivision plats within the City limits of Marshalltown.

Recommendation: The Plan Zoning Commission met on Thursday, October 3, 2019 and recommended approval of the Preliminary Plat for Southridge Estates, which includes parcel 8318-12-126-010, and a portion of property to the west of that parcel.

Background: The City recently purchased the property along the south side of E. Southridge Road just north of Cross Country Estates. The purpose of the acquisition was to allow for the installation of a second public access to the Cross Country Estates Development (S. 7th Street). The Council has discussed subdividing the property and rezoning the land to R-2 to allow for single-family detached dwellings only. The proposed plat includes lot dimensions, which would be conforming for the R-2 zoning classification of 10,000 square feet of lot area per dwelling and a minimum 70' lot width. Adjustments to lot dimensions can be altered between the preliminary and final plat.

Budget Impact: This is City property and the cost of platting is paid for by the City.

Attachment: Southridge Estates Preliminary Plat and Resolution

**RESOLUTION APPROVING THE PRELIMINARY PLAT FOR SOUTHRIDGE
ESTATES**

WHEREAS the Preliminary Plat, including lot layout plan and grading for Southridge Estates has been filed for review and approval; and

WHEREAS the Plan Zoning Commission reviewed and recommended approval of the Preliminary Plat for Southridge Estates at a meeting on October 3, 2019; and

WHEREAS the City Council has reviewed the same and found it to be in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MARSHALLTOWN, IOWA:

Section 1. That the Preliminary Plat for Southridge Estates is hereby approved and accepted as under the conditions as set forth therein.

Passed this ____ day of ____ 2019 and signed this ____ day of ____ 2019.

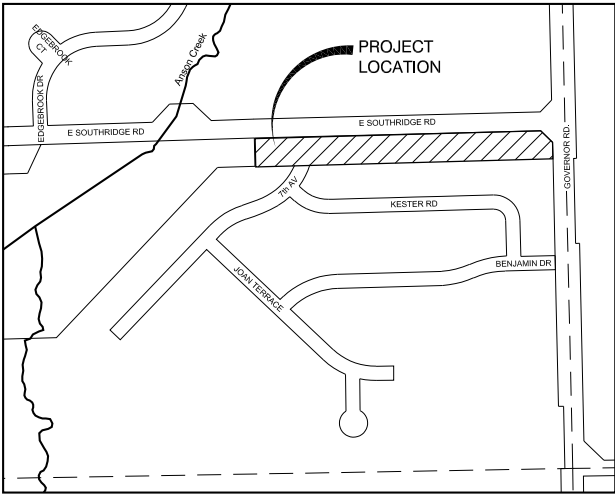
CITY OF MARSHALLTOWN, IOWA

Joel T.S. Greer, Mayor

ATTEST:

Shari L. Coughenour, CMC, City Clerk

J:\5761\Wpss\Survey\Preliminary Plat\5761-Preliminary Plat.dwg - Prel Plat Sheet 1 - 10-01-19 - 8:37am - HAT323



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

B-B - BACK TO BACK
CMP - CORRIGATED METAL PIPE
CONC - CONCRETE
F/L - FLOW LINE
FND - FOUND
MH - MANHOLE
OPC - ORANGE PLASTIC CAP
PUE - PUBLIC UTILITY EASEMENT
ROW - RIGHT OF WAY
SAN - SANITARY
ST - STORM
SWE - STORM WATER EASEMENT

LEGEND

EXISTING	PROPOSED
	EVERGREEN TREE
	DECIDUOUS TREE
	SHRUBS (BUSHES)
	TREE LINE
	SIGN (TYPE AS NOTED)
	FENCE
	SILT FENCE
	CONTOUR LINE
	WATERMAIN
	WATER VALVE
	FIRE HYDRANT
	SANITARY SEWER LINE
	STORM SEWER LINE
	MANHOLE
	CLEANOUT
	INTAKE
	BEEHIVE INTAKE
	GAS LINE
	GAS VALVE
	OVERHEAD ELECTRICAL LINE
	BURIED ELECTRICAL LINE
	POWER POLE
	STREET LIGHT
	ELECTRICAL BOX/TRANSFORMER
	TELEPHONE LINE
	TELEPHONE PEDESTAL

ENGINEER/SURVEYOR

CLAPSADDLE-GARBER ASSOCIATES
HEATHER THOMAS, PE
JEREMY HARRIS, PLS
16 EAST MAIN STREET
MARSHALLTOWN, IOWA 50158
(641) 752-6701

FLOODPLAIN

ZONE X FIRM MAP NUMBER 19127C
EFFECTIVE NOVEMBER 16, 2011

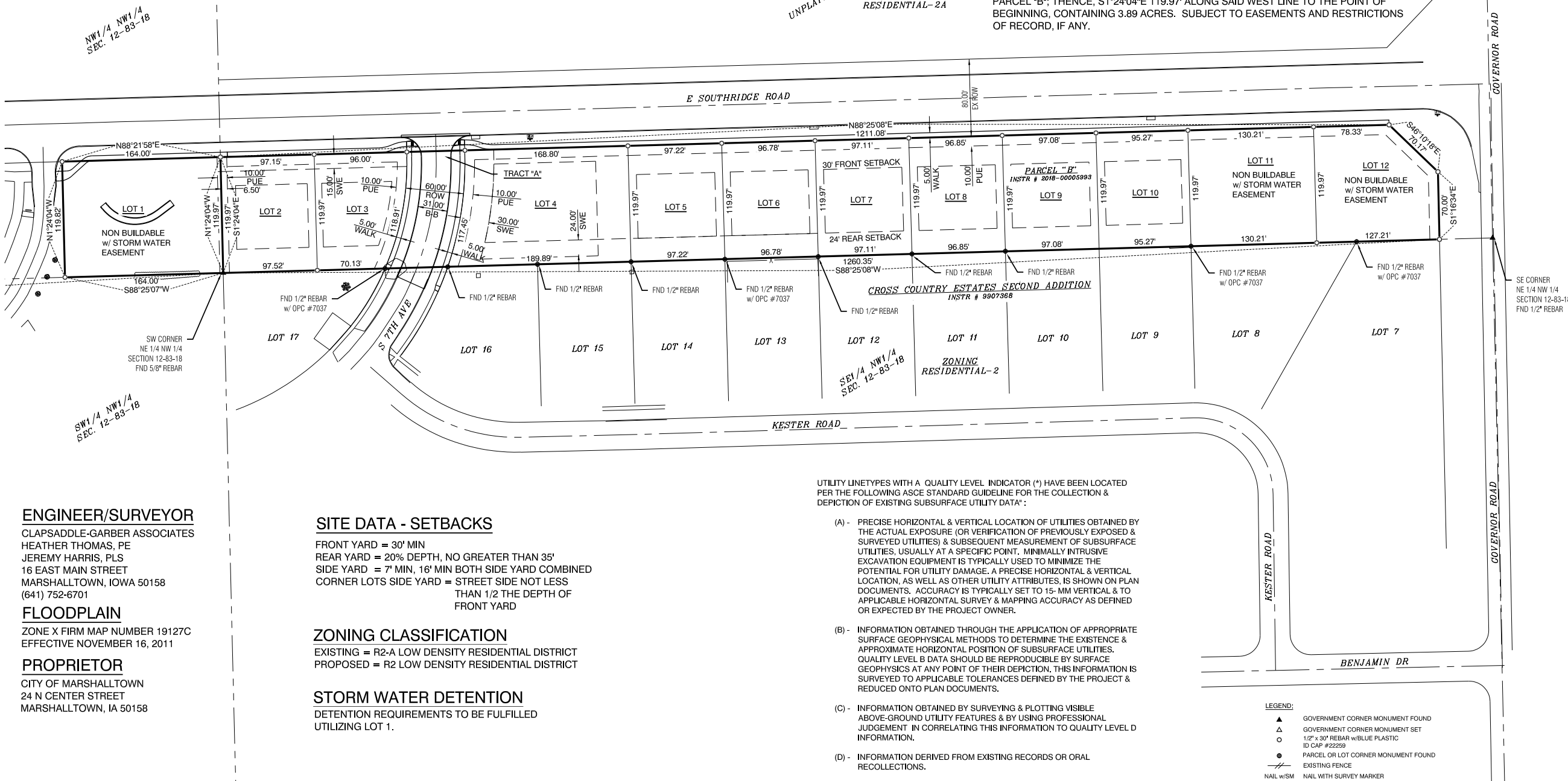
PROPRIETOR

CITY OF MARSHALLTOWN
24 N CENTER STREET
MARSHALLTOWN, IA 50158

PRELIMINARY PLAT SOUTHRIDGE ESTATES CITY OF MARSHALLTOWN MARSHALL COUNTY, IOWA

LEGAL DESCRIPTION

PARCEL "B" LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA.
MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE, N1°24'04"W 119.97' ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12 TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST SOUTHRIDGE ROAD; THENCE, N88°25'08"E 1211.08' ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE, S46°10'18"E 70.17' ALONG SAID SOUTH RIGHT OF WAY LINE TO A POINT ON THE WEST RIGHT OF WAY LINE OF GOVERNOR ROAD; THENCE, S1°16'34"E 70.00' ALONG SAID WEST RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE, S88°25'08"W 1260.35' ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.
AND
LOT 1 LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA.
MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE, S88°25'07"W 164.00' ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE, N1°24'04"W 119.82' TO A POINT ON THE PREVIOUSLY ESTABLISHED SOUTH RIGHT OF WAY LINE OF EAST SOUTHRIDGE ROAD; THENCE, N88°21'58"E 164.00' ALONG SAID SOUTH RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL "B"; THENCE, S1°24'04"E 119.97' ALONG SAID WEST LINE TO THE POINT OF BEGINNING, CONTAINING 3.89 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.



UTILITY LINETYPES WITH A QUALITY LEVEL INDICATOR (*) HAVE BEEN LOCATED PER THE FOLLOWING ASCE STANDARD GUIDELINE FOR THE COLLECTION & DEPICTION OF EXISTING SUBSURFACE UTILITY DATA*:

- (A) - PRECISE HORIZONTAL & VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE (OR VERIFICATION OF PREVIOUSLY EXPOSED & SURVEYED UTILITIES) & SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES. USUALLY AT A SPECIFIC POINT. MINIMALLY INTRUSIVE EXCAVATION EQUIPMENT IS TYPICALLY USED TO MINIMIZE THE POTENTIAL FOR UTILITY DAMAGE. A PRECISE HORIZONTAL & VERTICAL LOCATION, AS WELL AS OTHER UTILITY ATTRIBUTES, IS SHOWN ON PLAN DOCUMENTS. ACCURACY IS TYPICALLY SET TO 15-MM VERTICAL & TO APPLICABLE HORIZONTAL SURVEY & MAPPING ACCURACY AS DEFINED OR EXPECTED BY THE PROJECT OWNER.
- (B) - INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE & APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QUALITY LEVEL B DATA SHOULD BE REPRODUCIBLE BY SURFACE GEOPHYSICS AT ANY POINT OF THEIR DEPICTION. THIS INFORMATION IS SURVEYED TO APPLICABLE TOLERANCES DEFINED BY THE PROJECT & REDUCED ONTO PLAN DOCUMENTS.
- (C) - INFORMATION OBTAINED BY SURVEYING & PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES & BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D INFORMATION.
- (D) - INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

LEGEND:	
	GOVERNMENT CORNER MONUMENT FOUND
	GOVERNMENT CORNER MONUMENT SET
	1/2" x 3/4" REBAR w/BLEU PLASTIC ID CAP #22259
	PARCEL OR LOT CORNER MONUMENT FOUND
	EXISTING FENCE
	NAIL WITH SURVEY MARKER

SITE DATA - SETBACKS

FRONT YARD = 30' MIN
REAR YARD = 20% DEPTH, NO GREATER THAN 35'
SIDE YARD = 7' MIN, 16' MIN BOTH SIDE YARD COMBINED
CORNER LOTS SIDE YARD = STREET SIDE NOT LESS THAN 1/2 THE DEPTH OF FRONT YARD

ZONING CLASSIFICATION

EXISTING = R2-A LOW DENSITY RESIDENTIAL DISTRICT
PROPOSED = R2 LOW DENSITY RESIDENTIAL DISTRICT

STORM WATER DETENTION

DETENTION REQUIREMENTS TO BE FULFILLED UTILIZING LOT 1.



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE



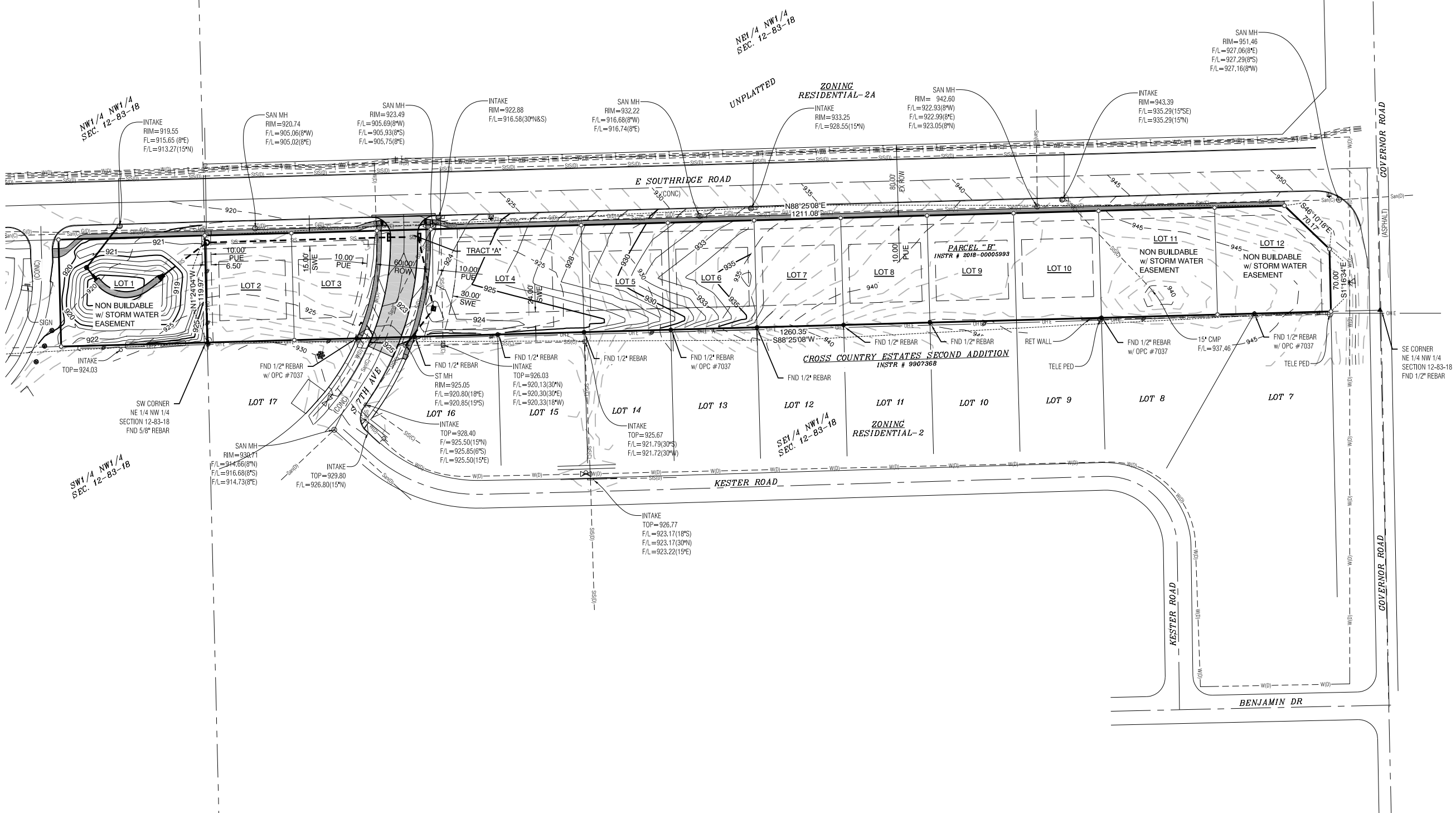
Clapsaddle-Garber Associates, Inc.
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

DESIGNED: - DATE: -
DRAWN: CAQ DATE: 7-16-2019
CHECKED: HAT DATE: 7-16-2019
APPROVED: - DATE: -

SOUTHRIDGE ESTATES
MARSHALLTOWN, IOWA

PRELIMINARY PLAT

PROJECT NO.
5761.04
SHEET NO.
1 OF 2



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE



Clapsaddle-Garber Associates, Inc.
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-4701
www.cgaconsultants.com

DESIGNED: -	DATE: -
DRAWN: CAQ	DATE: 7-16-2019
CHECKED: HAT	DATE: 7-16-2019
APPROVED: -	DATE: -

SOUTHRIDGE ESTATES

MARSHALLTOWN, IOWA

PRELIMINARY PLAT

PROJECT NO.
5761.04
SHEET NO.
2 OF 2

J:\5761\Wpss\Survey\Preliminary Plats\Temp 5761 - Preliminary Plat s2.dwg - Prel Plat Sheet 2 - 10-01-19 - 8:42am - HAT323

RESOLUTION ADOPTING TENTATIVE RESOLUTION APPROVING 28E AGREEMENT FOR LEASE
OF SPACE WITH THE MARSHALL COUNTY COMMUNICATIONS COMMISSION OF
MARSHALLTOWN, IOWA

WHEREAS there has been presented to the Marshalltown City Council a form of lease for approval by the City of Marshalltown, Iowa, and the MARSHALL COUNTY COMMUNICATIONS COMMISSION of Marshalltown, Iowa for an indefinite term from and after the 1st day of September, 2019, as per the 28E Agreement, made a part of this Resolution, for the use and occupancy by lessees of the area used to operate a joint communications services and ancillary services, approximately 1800 square feet located at 909 South Second Street, on the southern portion of the second floor, in Marshalltown, Iowa; and

WHEREAS pursuant to Section 364.7 of the Iowa Code, the council has held a public hearing regarding the lease proposal; and

WHEREAS this Council has considered the terms, conditions and intended use of such room or space, together with the provisions provided for termination, and rights of inspection by the City and the Iowa State Highway Commission, which is to be without cost or expense of the City for any remodeling, repair or maintenance and that such lease is in the best interest of the city and should be approved.

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

Section 1. This Council hereby approves the attached lease agreement with the MARSHALL COUNTY COMMUNICATIONS COMMISSION of Marshalltown, Iowa, subject to the conditions of this Resolution which are made a part of that agreement, for an indefinite term from and after the 1st day of September, 2019, as per the 28E Agreement, made a part of this Resolution, for the use and occupancy by lessees of the area used to operate a joint communications services and ancillary services, approximately 1800 square feet located at 909 South Second Street, on the southern portion of the second floor, in Marshalltown, Iowa.

Section 2. Said room shall be used by the lessee for joint communications services and ancillary services and said lessee shall be responsible for any costs of maintenance, upkeep and repair which shall in no way injure or damage the interior thereof and shall at all time be subject to inspection by the City Engineer.

Section 3. In the event it becomes necessary for structural maintenance or repair, the lessees shall immediately vacate the space herein for such time as is necessary for such purposes.

Section 4. The lease shall be paid by the MARSHALL COUNTY COMMUNICATIONS COMMISSION without invoice and is due prior to October 31 of each year. The lease may be paid in advance without refund should the 28E Agreement be renegotiated or terminated.

Section 5. The City Administrator is hereby authorized to execute such lease for and on behalf of the City of Marshalltown.

Passed this ___ day of October, 2019, and signed this ___ day of October, 2019.

CITY OF MARSHALLTOWN, IOWA

Joel Greer, Mayor

ATTEST:

Shari L. Coughenour, CMC, City Clerk

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given that there is now on file in the Office of the Clerk of the CITY OF MARSHALLTOWN, IOWA, a Tentative Resolution wherein it is proposed to lease the following described property in Marshalltown, Marshall County, Iowa, described as:

The designated area used to operate a for joint communications services and ancillary services, approximately 1800 square feet located at 909 South Second Street, on the southern portion of the second floor, in Marshalltown, Iowa,

from the City of Marshalltown to the MARSHALL COUNTY COMMUNICATIONS COMMISSION. The lease period is as described in the agreement, for an indefinite amount of time, at \$1 per year, as consideration for the use of space.

The final action on the Tentative Resolution now on file will be taken at a meeting of the City Council to be held in the City Council Chambers, City Hall, 10 W State Street, on the 14th day of October, 2019, at 5:30 PM, Central Standard Time, at which time and place hearing will be had on any bids or comments made in writing or orally at said hearing to the proposed conveyance and the Council will take final action on the resolution now on file.

This notice is given as required by Section 364.7 of the Code of Iowa.

Shari L. Coughenour, City Clerk of Marshalltown Iowa.

**28E Agreement Between the City of Marshalltown and the Marshall County Communications
Commission for the Use of Space at 909 South Second Street Location**

WHEREAS, the Marshall County Communications Commission was created on January 16, 2018 following the adoption of a 28E agreement by the city of Marshalltown, Marshall County, the 911 Joint Services Board and the Marshall County Emergency Management Commission; and

WHEREAS, the employees and the operations of the Marshall County Communications Commission will be operating at the Marshalltown Police and Fire Department, located at 909 South Second Street in Marshalltown, Iowa; and

WHEREAS, both parties desire to maintain the existing relationship at said location because of the construction of new Police and Fire Headquarters and therefore enter into this agreement for use of facilities authorized by Iowa Code section 28E.18:

IT IS THEREFORE AGREED AS FOLLOWS:

1. The City of Marshalltown agrees to equip, furnish, operate and maintain a building for joint communications services and ancillary services. The Marshall County Communications Commission shall operate and provide 911 Communications human resources (wages and benefits) for Marshall County at the Marshalltown Police and Fire Department Headquarters located at 909 South Second Street, Marshalltown, Iowa upon occupancy and for the duration that the facility is occupied by Marshalltown Police or Fire.
2. The Marshall County Communications Commission shall pay \$1 per year as consideration for the use of space.
3. The Marshall County Communications Commission shall provide insurance coverage for all the personnel, equipment and property belonging to the Commission in use at 909 South Second Street at the following coverage levels:
 - a. Comprehensive General Liability \$ 1,000,000 per occurrence/\$2,000,000 aggregate
 - b. Worker's Compensation as required by law
 - c. Professional Liability for Errors and Omissions \$2,000,000

The Commission shall also name the City of Marshalltown as an additional insured party and include a non-waiver of governmental immunity endorsement/clause in their coverage.

4. This agreement shall remain in effect until the property at 909 South Second Street is no longer used for the operations of 911 communications in Marshall County.
5. This agreement may be canceled upon a 1 year written notice by either party to the other.

City of Marshalltown, Mayor

Steve Hegeman

Marshall County Communications Commission, Chair

Bill Falt

Marshall County 911 Service Board, Chair

Date

11-30-18

Date

11-29-2018

Date

2019-____

RESOLUTION APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND
COST FOR THE VETERANS MEMORIAL COLISEUM RENOVATION, IN THE CITY OF
MARSHALLTOWN, IOWA, BEING PROJECT NO. BLD19001

WHEREAS there was placed on file in the office of the Clerk of the City of Marshalltown, Iowa, proposed plans and specifications, proposed form of contract and estimated cost for a public improvement in the City of Marshalltown, Iowa, for the VETERANS MEMORIAL COLISEUM RENOVATION, Project No. BLD19001, as fully set forth in the resolution ordering same, and that public notice of hearing on such plans, specifications and form of contract were duly published in the Marshalltown Times-Republican in time for hearing now before the Council, and

WHEREAS written objections to the plans, specifications and form of contract have been called for and no such written objections have been filed with the City Clerk, and oral objections being called for and no oral objections being made in open Council, it is the decision of this Council that such plans, specifications, form of contract and estimate of cost should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MARSHALLTOWN, IOWA, that the plans, specifications, form of contract and estimated cost heretofore placed on file and upon which public notice has been duly given and no objections thereto have been made either in writing or in open council, the Council does now adopt and approve the plans, specifications, form of contract and estimate of cost for Project No BLD19001, being the VETERANS MEMORIAL COLISEUM RENOVATION in the city of Marshalltown, Iowa.

Passed this 14th day of October, 2019, and signed this ____ day of October, 2019.

CITY OF MARSHALLTOWN

Joel Greer, Mayor

Attest:

Shari L. Coughenour, City Clerk

HEARING ON SEWER REVENUE
REFUNDING LOAN AGREEMENT

422742-37

Marshalltown, Iowa

October 14, 2019

The City Council of the City of Marshalltown, Iowa, met on October 14, 2019, at 5:30 o'clock p.m., at the Council Chambers, in the City.

The meeting was called to order by the Mayor, and the roll being called, the following named Council Members were present and absent:

Present: _____

Absent: _____.

It was reported that a notice of intention to institute proceedings to enter into a Sewer Revenue Refunding Loan Agreement in a principal amount not to exceed \$5,100,000 for the purpose of paying the cost, to that extent, of refunding the outstanding balance of the City's Sewer Revenue Improvement and Refunding Bond, Series 2012 and the outstanding principal of the City's Sewer Revenue Bonds, Series 2014, had been duly published as provided by law and that this is the time and place at which the Council shall receive oral or written objections from any resident or property owner of the City.

The City Clerk announced that no written objections had been placed on file. The Mayor called for any written or oral objections, and the following persons made oral comments or filed written statements:

(List names)

There being no additional comments, the Mayor closed the hearing.

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

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted as hereinafter set out.

RESOLUTION NO. 2019-266

Resolution expressing intent to enter into a Sewer Revenue Refunding Loan Agreement

WHEREAS, the City of Marshalltown (the “City”), in Marshall County, State of Iowa, has heretofore proposed to enter into a Sewer Revenue Refunding Loan Agreement in a principal amount not to exceed \$5,100,000 pursuant to the provisions of Section 384.24A of the Code of Iowa for the purpose of paying the cost, to that extent, of refunding the outstanding balance of the City’s Sewer Revenue Improvement and Refunding Bond, Series 2012 and the outstanding principal of the City’s Sewer Revenue Bonds, Series 2014, and has published notice of the proposed action and has held a hearing thereon;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Marshalltown, Iowa, as follows:

Section 1. The Council hereby expresses its intention to enter into the Sewer Revenue Refunding Loan Agreement and to issue sewer revenue refunding bonds or notes at such time as funds are needed, and the Council hereby declares that this resolution constitutes the additional action required by Section 384.24A of the Code of Iowa.

Section 2. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved October 14, 2019.

Mayor

Attest:

City Clerk

• • • •

On motion and vote, the meeting adjourned.

Mayor

Attest:

City Clerk

STATE OF IOWA
COUNTY OF MARSHALL SS:
CITY OF MARSHALLTOWN

I, the undersigned, City Clerk of the City of Marshalltown, Iowa, do hereby certify that as such I have in my possession or have access to the complete corporate records of the City and of its Council and officers and that I have carefully compared the proceedings hereto attached with those corporate records and that the proceedings hereto attached are a true, correct and complete copy of all the corporate records relating to the adoption of a resolution expressing the Council's intent to enter into a loan agreement.

WITNESS MY HAND this _____ day of _____, 2019.

City Clerk

October 10, 2019

Shari Coughenour
City Clerk/City Hall
24 N Center Street
Marshalltown, IA 50158-4912

Re: Sewer Revenue Refunding Loan Agreement
Our File No. 422742-37

Dear Shari:

We have prepared and enclose proceedings that may be used at the Council meeting on October 14, covering the hearing on the sewer revenue refunding loan agreement and the adoption of a resolution expressing the Council's intent to enter into a loan agreement in the future.

The proceedings enclosed include the following items:

1. Minutes of the Council meeting covering the hearing.
2. Resolution expressing the Council's intent to enter into the Loan Agreement when funds are needed.
3. Certificate attesting the transcript.

As these proceedings are completed, please return one fully executed copy to our office, and contact me if you have questions.

Very truly yours,

Robert E. Josten

cc by email: Jessica Kinser
Diana Steiner
Maggie Burger

Date: September 19, 2019

To: City of Marshalltown Mayor & City Council

From: Speer Financial, Inc.

Re: Current Refunding of Series 2012 and 2014 Sewer Revenue Bonds

The City issued Sewer Revenue Bonds in 2012 and 2014 through private placement with a bank purchasing the securities. Those issuances had low cost of issuance; avoiding the cost of a rating and no requirement for a debt service reserve fund. The outstanding interest rate on the 2012 bonds is 2.58% and the rate on the 2014 bonds is 2.90%.

With current interest rates dropping significantly this late summer and two rate cuts by the Federal Reserve the 2012 and 2014 refunding show a positive net savings. The net savings if figured after the new cost of issuance is included, so this is a true savings. The estimated savings is \$165,241 with a net present value Savings of 3.03%. Speer typically uses a threshold of approximately 2.25% to recommend a refunding, so this exceeds that amount.

The Sewer Revenue bonds are paid fully with sewer revenues of the Utility so the savings would reflect back to the Utility and would not have anything to do with the City's debt service levy on property taxes. We are recommending this refunding be done in "uniform" fashion which refunds the existing debt to mature on the same maturity schedule, with lower interest rates.

We are assuming today's interest rates may range from a 1.90% to 2.00% and we propose working with Piper Jaffray as the placement agent, which is who Speer and the City originally worked with on the 2012 and 2014 bonds. Piper does not own the current debt, they will act as a placement agent, per federal regulation, in this transaction. We are recommending another placement to keep the costs and constraints on this revenue debt minimal. We did analyze the 2013 Sewer Revenue debt but there is no savings at this time.

Speer is recommending at this time that the City proceed forward with the necessary steps of setting a date of public hearing and holding a public hearing so that when we feel the rates are at the lowest level we can work quickly to secure the refunding.

MARSHALLTOWN

I O W A

TO: Mayor, Members of City Council and City Administrator

FROM: Michelle Spohnheimer, Housing & Community Development Director

DATE: October 14, 2019 – Meeting Date

Rezoning Request:

FROM: City of Marshalltown

SUBJECT: PIN 8418-26-229-015, 8418-25-151-001 & 8418-25-101-002 – Rezone from R-2 to M-2

Policy Issue: A rezoning is an amendment to the Zoning Map, which is part of the Zoning Ordinance. Rezoning requests go before the Plan Zoning Commission for a review and public hearing where a recommendation is made to the City Council.

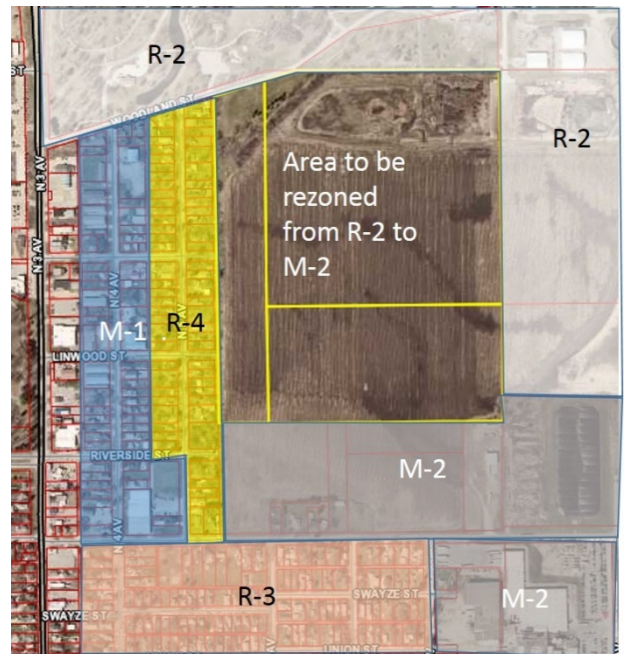
Recommendation: The Plan Zoning Commission met on Thursday, October 3, 2019 and held a public hearing to receive comments. The Commission recommended approval of the rezoning request to rezone the property included from R-2, Low Density Residential to M-2, Heavy Industry. The rezoning is in connection with the Edgewood Street extension and applications for funding.

The extension would not have any impact on Woodland Street or Riverview Park. The Commission discussed maintaining a buffer between the residential district to the West.

Background: The rezoning is in conformance with the City Comprehensive Plan for this area and consistent with the recently completed Highway 14 Corridor Study.

Budget Impact: None

Attachment: Rezoning application form and ordinance. hearing at the Council level.



ORDINANCE NO. _____

AN ORDINANCE APPROVING THE REZONING OF APPROXIMATELY 73.76 ACRES
INCLUDING PARCELS 8418-26-229-015, 8418-25-151-001 AND 8418-25-101-002 FROM R-2 LOW
DENSITY RESIDENTIAL TO M-2 HEAVY INDUSTRY

WHEREAS the City of Marshalltown currently owns the parcels 8418-26-229-015, 8418-25-151-001 and 8418-25-101-002 and is proposing the rezoning of approximately 73.76 acers, currently zoned R-2 Low Density Residential to be rezoned to M-2 Heavy Industry; and

WHEREAS the Plan and Zoning Commission reviewed this rezoning request and held a public hearing on October 3, 2019, and recommended approval of the rezoning at said meeting; and

WHEREAS, the City Council has fully examined the same and has found the same to be in the best interests of the City of Marshalltown, Iowa and that the same should now be approved and accepted.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF MARSHALLTOWN, IOWA:

Section 1. Parcel 8418-26-229-015, 8418-25-151-001 and 8418-25-101-002, be rezoned to M-2 Heavy Industry.

Section 2. The public hearing required on this zoning amendment shall be held in the Council Chambers of City Hall, 10 West State Street, Marshalltown, Iowa at 5:30 p.m., local time, on the 11th day of November 2019 and the City Clerk is directed to cause a publication of the notice of the public hearing in one issue of the Marshalltown Times-Republican, a newspaper published in Marshalltown, Marshall County, Iowa, not less than 7 days nor more than 20 days prior to the date of the public hearing fixed herein.

Section 3. This Ordinance shall be in full force and effect from and after public notice of hearing on this Rezoning has been duly given as required by the said Zoning Ordinance and the statutes of the State of Iowa and said public hearing has been duly held and after passage by this Council and publication as is provided by law.

Passed this ____ day of November 2019, and signed this _____ day of November 2019.

CITY OF MARSHALLTOWN, IOWA

Joel T.S. Greer, Mayor

ATTEST:

Shari L. Coughenour, CMC, City Clerk

Date Submitted & Fee Paid: _____

Rezoning Request Application Form

36 N. Center Street, Marshalltown, IA 50158 Ph: 641-754-5756 Fax: 641-754-5742

www.marshalltown-ia.gov

All items listed must be submitted with this application:

Failure to complete and submit all the required materials as a part of this application will result in a delay in accepting your application until it is complete.

_____ **Legal description of the property.** The property owner must provide a copy of the full legal description. If you do not have a copy, you can obtain one from the Marshall County Recorder's Office for a fee. The tax description found on the County Assessor's website is not the full legal description.

_____ **Application fee.** A \$500 fee is required payable to "City of Marshalltown." The fee must be paid when the application is submitted to the Zoning Office.

Please type or print legibly in ink.

Property Address:

8418-26-229-015, 8418-25-151-001 & 8418-25-101-002

Owner:

City of Marshalltown

Mailing Address:

24 N. Center Street

Phone:

641-754-5756

E-mail:

mspohnheimer@marshalltown-ia.gov

Current Zoning Classification:

R-2

Current Use:

Ag Land

Proposed Zoning Classification:

M-2

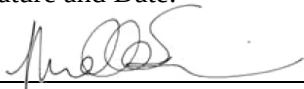
Proposed Use:

Commercial/Industrial Uses

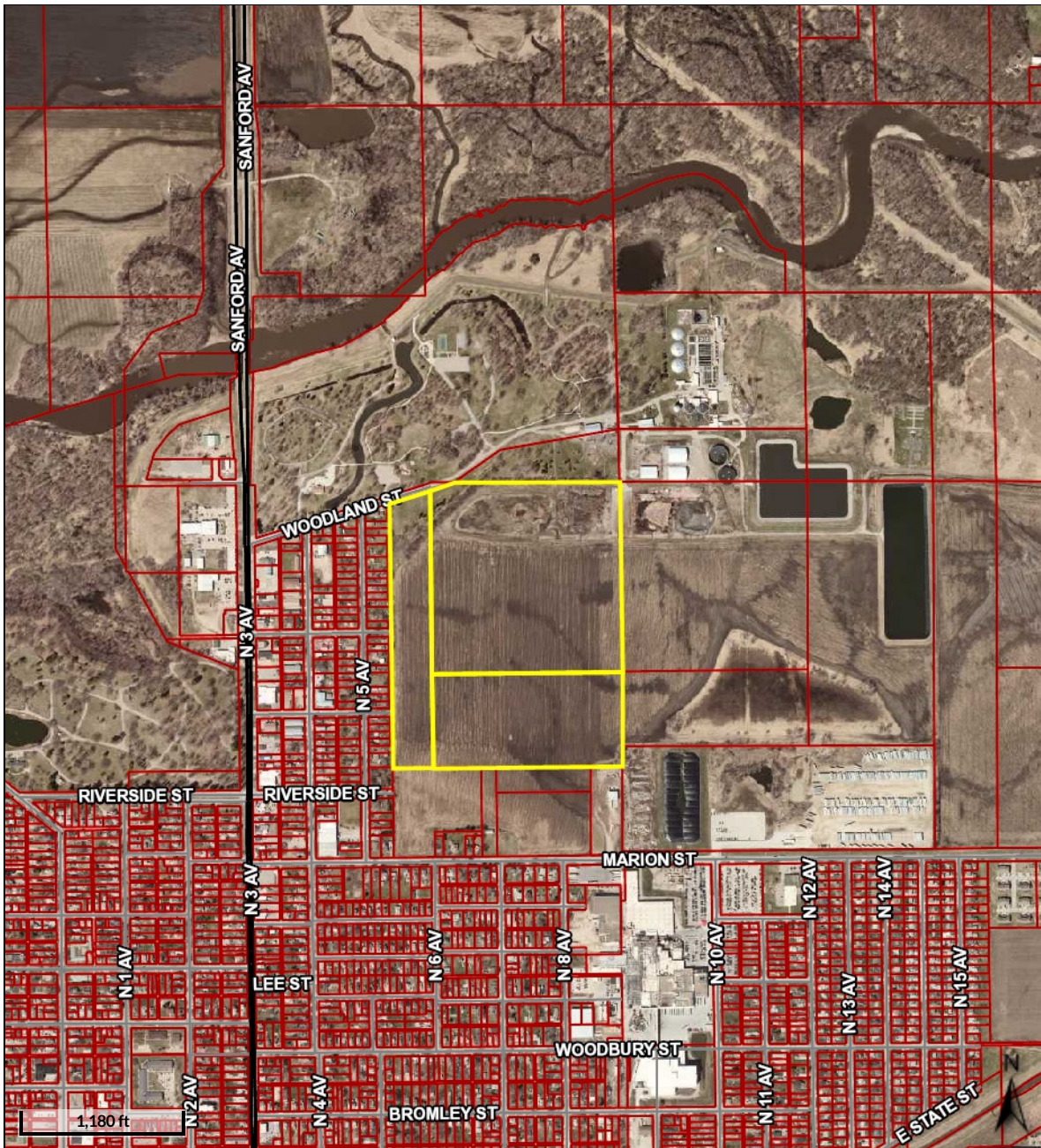
Please list the uses of surrounding properties:

Mix of residential and industrial primarily. The Water Pollution Control Plant and Compost facility are to the North.

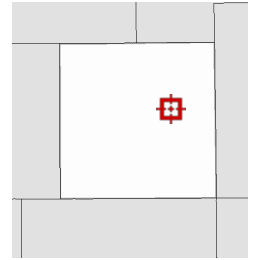
Signature and Date:



09/10/19



Overview

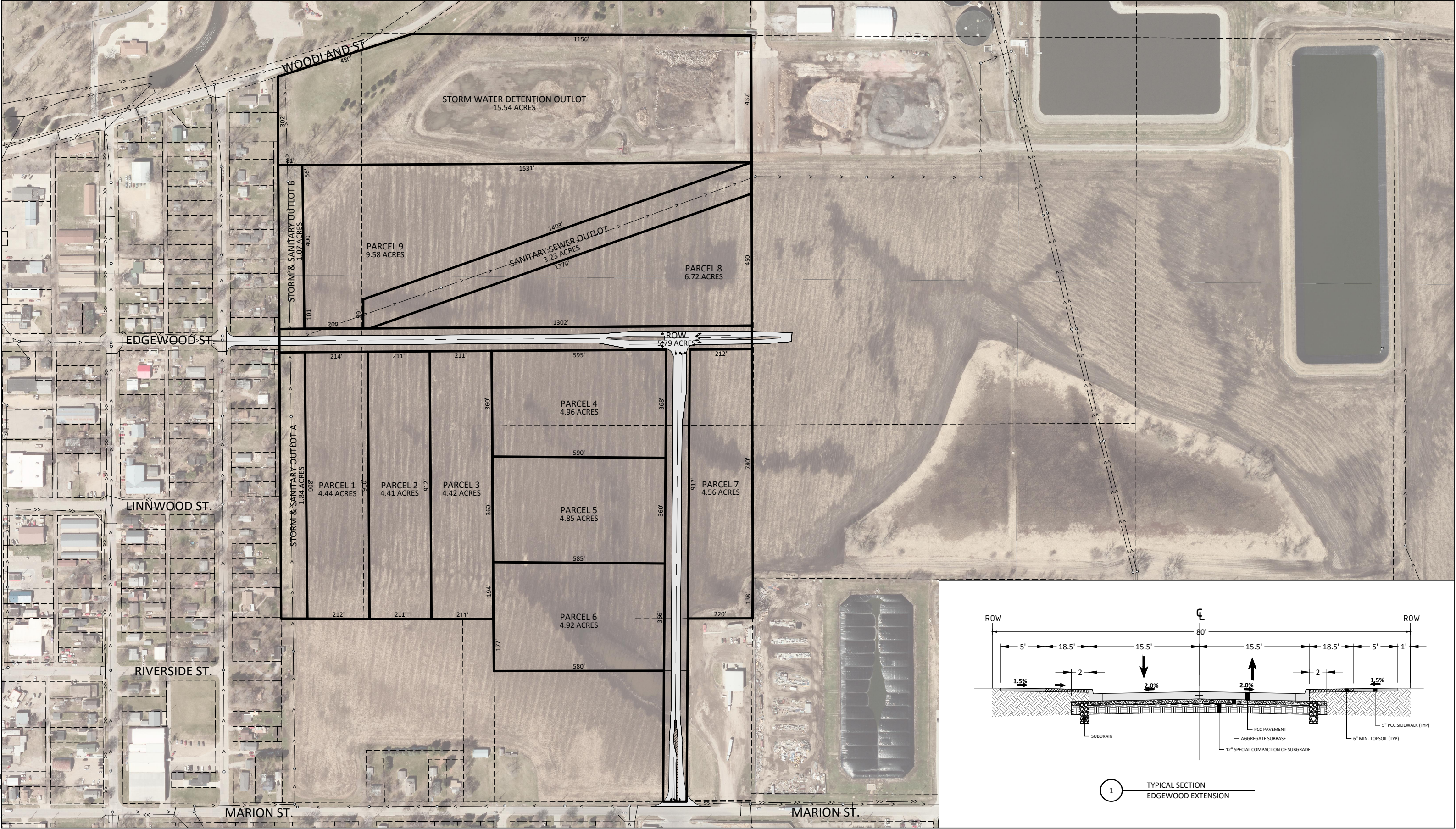


Legend

-  Parcels
-  Corporate Limits
-  Roads
- Major Highways**
 -  U.S. Hwy 30
 -  Hwy 330
 -  State Paved

Date created: 9/10/2019
Last Data Uploaded: 9/10/2019 7:30:04 AM

Developed by  **Schneider**
GEOSPATIAL





Marshalltown Central Business District
16 East Main St., Ste. 280
Marshalltown, IA 50158
director@marshalltownmainstreet.org
641-844-2001 – Office

City Council
Marshalltown, IA

Dear Councilors,

The Façade Improvement Program and Code Building Upgrade Grant Program are an important source of incentives for building owners in the Central Business District to make improvements that contribute to the beauty, utilization, and vibrancy of the historic buildings that make up our downtown. The funding for these programs comes from the City of Marshalltown, and the grant program is administered by the Marshalltown Central Business District and the Incentive Grant committee. Over the past five years, these programs have provided over \$116,000 in support for improvements in the downtown community and incentivized more than \$1,120,000 in private investment in our downtown. These investments ensure that our downtown stays beautiful and inviting while preserving the character that our community loves about our historic buildings.

Based on current requests outstanding and anticipated participation in this program for the coming year, the MCBD suggests that the City provide additional funding for the incentive grant program of \$20,000 for the current fiscal year and \$40,000 for the fiscal year beginning in July 2020. The hard work of rebuilding our downtown community depends on strong partnerships between public support and private investment, and these programs are an important part of that partnership. On behalf of the downtown community, thank you for your continued support of downtown Marshalltown.

Regards,

Nate McCormick
President
Marshalltown Central Business District



Marshalltown Central Business District
16 East Main St., Ste. 280
Marshalltown, IA 50158
director@marshalltownmainstreet.org
641-844-2001 – Office

City Council
Marshalltown, IA

Dear Councilors,

As we continue the rebuilding and restoration of our historic downtown, the Marshalltown Central Business District has been working diligently with our volunteers, downtown business and building owners, local organization and partners at the City to achieve our collective vision. Together, we are creating a downtown community that will be the vibrant, welcoming, and beautiful heart of our diverse community. In moving towards that goal, the MCBBD is working to support several major actions detailed in the Downtown Master Plan. These include pocket parks, additional events and activities, and the redevelopment and renewal of vacant sites. The MCBBD has been a partner with the City of Marshalltown and the downtown community for over 17 years and will continue to work with all stakeholders to drive the vision of our downtown community forward.

In order to continue this mission, we would like to request an increase in the city's annual contribution to the MCBBD of \$2,000 for a total of \$32,000 for the fiscal year beginning in July 2020. This modest increase will provide additional support for events, staff, and new programs that are needed to accomplish the actions identified in the downtown master plan. We appreciate your consideration, and if you have any questions please feel free to contact our office or myself for more information. Thank you for your continued support of the Marshalltown Central Business District.

Regards,

Nate McCormick
President
Marshalltown Central Business District

MARSHALLTOWN

— I O W A —

City Administrator's Office

Joel Greer, Mayor
Jessica Kinser, Administrator
Shari L. Coughenour, Clerk
24 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5799
Fax - (641) 754-5717

To: Mayor Greer and the City Council
From: Jessica Kinser, City Administrator
Date: October 10, 2019
RE: MCBD Funding Requests

This memo is covering information for both requests from the MCBD on the agenda. Both are requests which the City has previously funded from the same funding source, tax increment financing. The fund balance for Urban Renewal Area #4 is approximately \$206,000, with another \$140,000 to be placed in that fund once we are reimbursed for the design fees for the Coliseum. At this time, I am recommending we fund both requests with fund balance, as both projects are stated within the Urban Renewal Plan for Area #4. The incremental taxes available from the TIF district have been harmed by the tornado damage, and we want to do no harm to an area that is financially recovering. Below is some background information on each of the requests.

We are funding the MCBD at \$30,000 for the current fiscal year. Their requested increase of \$2,000 is more than warranted given the amount of assistance the community has been able to receive due to being a Main Street Iowa community. The \$32,000 is currently available in fund balance, but would not be available to the MCBD until the start of the next fiscal year.

We did not request any additional façade grant funding for the current fiscal year. This had to be requested in November of last year, and we were not in a great position to understand the full impacts of the tornado damage on the Central Business District. One of our tasks in Goal 1 of our Strategic Plan was to review the Incentive Grants for viability moving forward. At this time, I can say that we see a number of existing buildings where these grants will be crucial in helping with façade restoration and code compliance. The request for \$20,000 this fiscal year and \$40,000 next fiscal year are both warranted and we have cash available for these requests.

If both requests are funded with the cash on hand, the process will be to bring forward a resolution to the next meeting. A public hearing will not be required.

City Council
Susan Cahill, Michael Gowdy, Al Hoop,
Gabriel Isom, Leon Lamer, Bill Martin, Bethany Wirin



MARSHALLTOWN

— I O W A —

Joel Greer, Mayor
Jessica Kinser, Administrator
Diana Steiner, Finance Director
24 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5760
Fax - (641) 754-5781

FINANCE DEPARTMENT

October 11, 2019

To: Mayor Joel Greer
Members of the City Council

From: Diana Steiner, Finance Director

Re: Update on costs for Police and Fire Building

Policy Issue: N/A

Recommendation: This report is provided for information only.

Background: The first column of numbers on the report reflects the cumulative expenditures we have paid to date since the inception of the project through October 15, 2019. The middle column of numbers reflects the amount still owed for contracts that have been signed or estimates of costs. The far right column shows the revenue section. This includes the debt issuance of the \$17.5 million bonds plus the premiums, as well as the proceeds allocated from the 2014A bond. There is approximately \$410,848 that is not yet spent or committed. If the change orders in the table below that are being brought forth at the October 14, 2019 meeting are approved, the uncommitted balance would be approximately \$223,107.

\$	9,494.00	Black Hawk Roof
\$	1,626.50	Caliber Concrete
\$	3,595.00	Central Western Fabricators
\$	120,681.00	Forman Ford
\$	1,958.14	Garling Construction
\$	5,711.49	Heartland Finishes
\$	43,075.33	Hilsabeck Schacht
\$	1,600.00	Tony's Plumbing
\$	187,741.46	TOTAL CONTRACTORS

Budget Impact: This project is still within budget.

Attachment: Costs for Police and Fire Building through Oct 15 2019 payments

cc: Jessica Kinser, City Administrator

POLICE & FIRE BUILDING**CUMULATIVE THROUGH OCTOBER 15, 2019****REVENUES**

DEBT ISSUANCE (2014A, 2016B, 2017A)	17,902,828.35
INTEREST ON INVESTMENTS	334,655.67
CONTRIBUTIONS	600.00
REIMBURSEMENTS	1,756.46
TOTAL REVENUES	18,239,840.48

EXPENDITURES

	Payments	Encumbered or Estimates	
ADVERTISING & LEGAL PUB	120.83	-	
BANK CHARGES	30.00	-	
CONSULTING & PROF FEES	2,814,648.59	-	
CONTRACT LAWN CARE	175.00	-	
CONTRACT-AUTO SPRINKLER	100,747.50	5,784.73	
CONTRACT-COMMUNICATIONS TOWE	142,831.10	2,874.00	
CONTRACT-CONCRETE SIDEWALKS & I	488,789.25	33,005.75	
CONTRACT-ELECTRIC	1,298,599.42	74,306.90	
CONTRACT-ELEVATORS	71,255.00	-	
CONTRACT-FIBER FOR INTERNET	170,564.05		
CONTRACT-FLOOR COVERINGS	226,212.10	11,905.90	
CONTRACT-GENERAL	1,453,564.22	227,209.96	
CONTRACT-ALUMINUM STORE FRONT	654,691.21	50,648.43	
CONTRACT-GYPSUM WALLS	1,069,123.35	71,914.18	
CONTRACT-MASONRY	1,607,831.67	351,234.34	
CONTRACT-OUTSIDE HELP	864,387.37	129,594.64	
CONTRACT-PAINTING	171,793.37	8,954.28	
CONTRACT-PLUMBING	1,744,349.72	91,807.88	
CONTRACT-ROOFING & WALL PANELS	544,592.62	40,013.87	
CONTRACT-STEEL	769,439.04	56,400.68	
RENTAL EQUIPMENT	467.00		
ELECTION EXPENSE	15,276.41	-	
ELECTRICITY, NATURAL GAS	90,620.18	-	
GENERAL LIABILITY INSURANCE	204.00	-	
LAND ACQUISITION	676,000.00	-	
LEGAL EXPENSES	64,979.74	-	
LICENSE & PERMITS	350.00	-	
OPERATING SUPPLIES	17,219.82		
OTHER DEBT SERV EXP	515.00	-	
STORM WATER FEES	85.92	-	
TAXES PAID (KC HALL PROP)	1,542.00		
WATER UTILITY	111.35	-	
STORMWATER IMPROVEMENTS (see Note A)		-	
TRAFFIC SIGNAL IMPROVEMENTS	64,106.00	3,374.00	
ARTWORK	3,000.00	52,000.00	
DISPATCH EQUIPMENT	543,272.37	24,545.49	
COMPUTER SOFTWARE (CAD FOR FIRI	20,879.24	-	
BUILDINGS & IMPROVEMENTS (MIDW	228,548.18	-	
FURNITURE/FIXTURES/EQUIPMENT (S	581,703.61	90,790.82	
TOTAL EXPENDITURES	16,502,626.23	1,326,365.85	17,828,992.08

TOTAL NOT YET SPENT OR COMMITTED FROM POLICE/FIRE BUILDING BOND FL	<u>410,848.40</u>
--	-------------------

Change orders for 10/14/2019 Council Approval-Contracts	\$ (187,741.46)
---	-----------------

BALANCE NOT YET COMMITTED IF CHANGE ORDERS APPROVED	<u>\$ 223,106.94</u>
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Note A: Stormwater Improvements to be paid out of Storm Water 2016A Bond Funds

Total spent to date with Bolton & Menk is \$246,821 for Engineering on High Street