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COUNCIL AGENDA
CITY HALL COUNCIL CHAMBERS, 10 W STATE STREET
August 14, 2017, at 5:30 PM

NOTICE TO PUBLIC: The Mayor and City Council welcome comment from the public during discussion. 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 in order that others may be given the opportunity to speak.

CALL TO ORDER: Mayor James L. Lowrance

PLEDGE OF ALLEGIANCE:

ROLL CALL: Gowdy, Greer, Hoop, Kester, Lamer, Martin, Wirin.

MAYOR, COUNCIL AND ADMINISTRATOR COMMENTS:

APPROVAL OF AGENDA:

CONSENT AGENDA: All items listed under the consent agenda will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time Council votes on the motion.

1. Approve Council meeting Minutes of July 24, 2017.
2. Approve Bill List in the amount of \$ 2,666,211.84.
3. Appoint to Cable TV Committee: Val Ruff.
4. Resolution 2017-131 Accepting and Awarding the Bid for providing Salt for Ice and Snow Control for the 2017-2018 year in the City of Marshalltown, Iowa, in the amount of \$ 67.93 per ton, Cargill Incorporated.
5. Resolution 2017-161 Approving Renewal of 28E Agreement with the Iowa Department of Inspections and Appeals, through August 22, 2018.
6. Resolution 2017-162 Approving Rehabilitation Agreements for parcels with Tax Certificates purchased on the Public Nuisance Tax Sale, 109 Helm Street and 320 N 11th Avenue.
7. Resolution 2017-163 Approving Agreement with the Marshall Gun Club, inc., relating to lease of real estate near the Marshalltown Airport for a period of Three Years, in the amount of \$75.00 per acre.
8. Resolution 2017-164 Approving Contract Change Order #2 for the Turner Street (East) Interceptor Sewer Project 590129009, no monetary change.
9. Liquor License Renewals: Express Mart 229 N 13th St, IN & Out BP Travel Plaza, Walmart SuperCenter, HyVee DrugStore

(end of consent agenda items)

RESOLUTIONS:

10. Tentative Resolution 2017-165 Providing for the Conveyance and Transfer of Title to the Property Herein Described from the City of Marshalltown, Iowa, to Marshalltown Church of Christ, setting public hearing for August 28.
11. Resolution 2017-166 Authorizing the City of Marshalltown to Approve the Completion and Submission of a Water Resources Restoration Sponsored Project Application for Clean Water SRF Water Resources restoration Sponsored Project Funds.

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PUBLIC HEARING – Amend Urban Renewal Plan for Area No 4 (Downtown)

12. Resolution 2017-167 Approving 2017 Amendment to Urban Renewal Plan for Marshalltown Urban Renewal Area No. 4. (Downtown Area)

PUBLIC HEARING – plans & specifications

13. Resolution 2017-168 Approving Plans, Specifications, Form of Contract and Cost for the West End Futsal Courts Project P&R17001, bids due August 21, 10:00 AM.

RESOLUTIONS (relating to Police and Fire Building Project BLD17001)

14. Resolution 2017-169 Amending Resolution 2017- Accepting Bid and Authorizing the Award of Contract for the Police and Fire Station Site Demolition and Earthwork Project in the City of Marshalltown, Iowa, Project BLD17001, with Con-Struct, Inc., in the amount of \$596,070.00.
15. Resolution 2017-170 Amending Resolution 2017- Approving Contract and Bond for Construction of the Police and Fire Station Site Demolition and Earthwork Project in the City of Marshalltown, Iowa, Project BLD17001, with Con-Struct, Inc., in the amount of \$596,070.00.
16. Resolution 2017-171 Approving Contract Change Order #1 for the Police and Fire Station Site Demolition and Earthwork project BLD 17001 in the amount of \$90,520.00.
17. Resolution 2017-172 Ordering Construction of the MARSHALLTOWN POLICE AND FIRE HEADQUARTERS: BID PACKAGE 02-2 SIDEWALKS & PAVING 011200.22 PROJECT BLD17001 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. Public Hearing Date: 8/28/2017; Bids Due 9/19/2017 at 2:00 PM
18. Resolution 2017-173 Ordering Construction of the MARSHALLTOWN POLICE AND FIRE HEADQUARTERS: BID PACKAGE 03-1 CONCRETE FOUNDATIONS & FLATWORK 011200.31 PROJECT BLD17001 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. Public Hearing Date: 8/28/2017; Bids Due 9/19/2017 at 2:00 PM
19. Resolution 2017-174 Ordering Construction of the MARSHALLTOWN POLICE AND FIRE HEADQUARTERS: BID PACKAGE 04-1 MASONRY 011200.41 PROJECT BLD17001 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. Public Hearing Date: 8/28/2017; Bids Due 9/19/2017 at 2:00 PM
20. Resolution 2017-175 Ordering Construction of the MARSHALLTOWN POLICE AND FIRE HEADQUARTERS: BID PACKAGE 05-1 STEEL 011200.51 PROJECT BLD17001 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. Public Hearing Date: 8/28/2017; Bids Due 9/19/2017 at 2:00 PM
21. Resolution 2017-176 Ordering Construction of the MARSHALLTOWN POLICE AND FIRE HEADQUARTERS: BID PACKAGE 06-1 GENERAL 011200.61 PROJECT BLD17001 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. Public Hearing Date: 8/28/2017; Bids Due 9/19/2017 at 2:00 PM

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22. Resolution 2017-177 Ordering Construction of the MARSHALLTOWN POLICE AND FIRE HEADQUARTERS: BID PACKAGE 07-1 MEMBRANE ROOFING & WALL PANELS 011200.71 PROJECT BLD17001 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. Public Hearing Date: 8/28/2017; Bids Due 9/19/2017 at 2:00 PM
23. Resolution 2017-178 Ordering Construction of the MARSHALLTOWN POLICE AND FIRE HEADQUARTERS: BID PACKAGE 08-1 AL STOREFRONTS, CURTAINWALLS & GLAZING 011200.81 PROJECT BLD17001 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. Public Hearing Date: 8/28/2017; Bids Due 9/19/2017 at 2:00 PM
24. Resolution 2017-179 Ordering Construction of the MARSHALLTOWN POLICE AND FIRE HEADQUARTERS: BID PACKAGE 09-1 GYPSUM WALL ASSEMBLIES 011200.91 PROJECT BLD17001 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. Public Hearing Date: 8/28/2017; Bids Due 9/19/2017 at 2:00 PM
25. Resolution 2017-180 Ordering Construction of the MARSHALLTOWN POLICE AND FIRE HEADQUARTERS: BID PACKAGE 09-2 FLOOR COVERINGS 011200.92 PROJECT BLD17001 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. Public Hearing Date: 8/28/2017; Bids Due 9/19/2017 at 2:00 PM
26. Resolution 2017-181 Ordering Construction of the MARSHALLTOWN POLICE AND FIRE HEADQUARTERS: BID PACKAGE 09-3 PAINTING 011200.93 PROJECT BLD17001 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. Public Hearing Date: 8/28/2017; Bids Due 9/19/2017 at 2:00 PM
27. Resolution 2017-182 Ordering Construction of the MARSHALLTOWN POLICE AND FIRE HEADQUARTERS: BID PACKAGE 14-1 ELEVATORS 011200.141 PROJECT BLD17001 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. Public Hearing Date: 8/28/2017; Bids Due 9/19/2017 at 2:00 PM
28. Resolution 2017-183 Ordering Construction of the MARSHALLTOWN POLICE AND FIRE HEADQUARTERS: BID PACKAGE 21-1 FIRE SUPPRESSION 011200.211 PROJECT BLD17001 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. Public Hearing Date: 8/28/2017; Bids Due 9/19/2017 at 2:00 PM
29. Resolution 2017-184 Ordering Construction of the MARSHALLTOWN POLICE AND FIRE HEADQUARTERS: BID PACKAGE 22-1 PLUMBING & MECHANICAL 011200.221 PROJECT BLD17001 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. Public Hearing Date: 8/28/2017; Bids Due 9/19/2017 at 2:00 PM

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30. Resolution 2017-185 Ordering Construction of the MARSHALLTOWN POLICE AND FIRE HEADQUARTERS: BID PACKAGE 26-1 ELECTRICAL, COMMUNICATIONS & SECURITY 011200.261 PROJECT BLD17001 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. Public Hearing Date: 8/28/2017; Bids Due 9/19/2017 at 2:00 PM

DISCUSSION:

1. Debt Policy and upcoming General Obligation Bond review
2. Request for Sole Source Purchase, Racom for dispatch equipment at new building
3. FY18 Budget Review
4. Hiring of Code Enforcement Inspector

PUBLIC COMMENT:

ADJOURNMENT:

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James L. Lowrance, Mayor
Jessica Kinser, Administrator
Justin Nickel, Public Works Director
24 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5734
Fax - (641) 754-5793

DEPARTMENT OF PUBLIC WORKS

August 9, 2017

**To: Mayor James L. Lowrance
Members of the City Council**

From: Justin Nickel
Director of Public Works

Re: Order Construction –Police and Fire Multiple Bid Packages (BLD17001)

Policy Issue: City policy requires Governing Body approval of construction and scheduling of a public hearing

Recommendation: Staff recommends approving the resolution ordering construction on the Police and Fire bid packages

Background: The City hired Story Construction to act as Construction Manager as agent. As such, Story will act as the general contractor directing the other subcontractors who will bid on these multiple construction packages.

Budget Impact: TBD

Attachment: None

cc: Jessica Kinser, City Administrator

City Council
Leon Lamer, Mike Gowdy, Joel Greer, Al Hoop
Dan Kester, Bill Martin, Bethany Wirin



PUBLIC HEARING NOTICES

Public Hearings will be held at 5:30 p.m. local time on Monday, August 28, 2017, in the Council Chambers, 10 W State, Marshalltown, Iowa, on the proposed plans, specifications and form of contract for the following Marshalltown Police and Fire Headquarters Bid packages:

- Bid Package 02-2 Sidewalks & Paving 011200.22:
- Bid Package 03-1 Concrete Foundations & Flatwork 011200.31
- Bid Package 04-1 Masonry 011200.41
- Bid Package 05-1 Steel 011200.51
- Bid Package 06-1 General 011200.61
- Bid Package 07-1 Membrane Roofing & Wall Panels 011200.71
- Bid Package 08-1 Al Storefronts, Curtainwalls & Glazing 011200.81
- Bid Package 09-1 Gypsum Wall Assemblies 011200.91
- Bid Package 09-2 Floor Coverings 011200.92
- Bid Package 09-3 Painting 011200.93
- Bid Package 14-1 Elevators 011200.141
- Bid Package 21-1 Fire Suppression 011200.211
- Bid Package 22-1 Plumbing & Mechanical 011200.221
- Bid Package 26-1 Electrical, Communications & Security 011200.261

At said hearing any interested person may appear and file objections thereto. Sealed proposals will be received by the City Clerk of the City of Marshalltown, Iowa, City Hall, 24 North Center Street, Marshalltown, Iowa 50158 until 14:00 PM. local time on Tuesday, September 19, 2017.

Proposals will be acted upon by the City Council at a regular meeting to be held in the Council Chambers, 10 W State, at 5:30 p.m. local time on September, 25, 2017, or at such place and time as may then be fixed.

/s/ Shari L. Coughenour, CMC
City of Marshalltown

RESOLUTION ORDERING CONSTRUCTION OF THE MARSHALLTOWN POLICE
AND FIRE HEADQUARTERS: BID PACKAGE 02-2 SIDEWALKS & PAVING
011200.22 PROJECT BLD17001 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

WHEREAS there is now on file in the office of the City Clerk proposed plans, specifications, form of contract and estimated costs for the construction of the Marshalltown Police and Fire Headquarters: Bid Package 02-2 Sidewalks & Paving 011200.22 Project, Project No. BLD17001, in the City of Marshalltown, Iowa, as is fully set forth in the plans and specifications for Project No. BLD17001; and

WHEREAS the cost of the said improvement is in excess of \$135,000 and a public hearing on the plans, specifications, form of contract and the estimated cost of said improvement is required by law and that notice thereof shall be given as required by law; and

WHEREAS it is intended that the cost of said improvement shall be paid from such funds as the City may legally use for such purposes or from the proceeds from the issuance of such bonds as may be legally issued for said purposes or any combination of the above methods of financing.

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

Section 1. This Council does hereby order the construction of Marshalltown Police and Fire Headquarters: Bid Package 02-2 Sidewalks & Paving 011200.22 Project in the City of Marshalltown, Iowa, which public improvement is fully and particularly described in the plans and specifications for Project No. BLD17001, now on file in the office of the City Clerk of Marshalltown, Iowa.

Section 2. That the method of construction shall be by contract in accordance with the plans and specifications and general stipulations for the said improvement approved by the City Council.

Section 3. The Contractor will be paid in monthly estimates for work completed and materials on hand as set out in the specifications. The project shall begin on or near the appropriate starting date as specified on the form of proposal and shall be completed within the specified number of working days also indicated thereon.

Section 4. That the said improvements shall be paid for from such funds of the City as may be legally used for such purposes, or from the proceeds of the issuance of such bonds as may be legally issued for such purposes or from any combination of such methods of financing and will be paid in accordance with the Notice to Bidders duly published in connection therewith. The Finance Director shall establish on the books a Marshalltown Police and Fire Headquarters: Bid Package 02-2 Sidewalks & Paving 011200.22 Project fund and the bond proceeds or such funds of the City as may be legally used for such purposes are hereby appropriated to pay all costs of the improvements including legal publication, bond, design, engineering, survey and inspection, contract and contingency cost as estimated by the Engineer. The Finance Director is directed to advance all sums necessary from the project fund, and to set up on the books the obligations and receivables of the fund.

Section 5. The City Clerk is hereby directed to publish notice of hearing on plans, specifications, and form of contract and estimated cost in the manner provided by law for the public improvement outlined herein and that any person interested therein may appear and make objections thereto, if any he has. This Council will meet in the Council Chamber, Second Floor, 10 West State Street at Marshalltown, Iowa, at 5:30 o'clock P.M., local time on the 28th day of August, 2017, for the purpose of hearing all of said objections so made and for taking final action upon the plans, specifications, and form of contract now on file.

Section 6. The City Clerk is further directed to advertise for bids in the manner provided by law for the construction of said improvements, setting forth in said notice such necessary pertinent information as will advise prospective bidders thereof together with the proposed manner of payment of the work to be constructed and that such bids be filed and received in the office of the City Clerk of Marshalltown, Iowa, up to 14:00 PM., local time, on the 19 day of September, 2017. The bids will be opened, read, and tabulated by the City Engineer or his designate at that time and will be acted upon by the City Council of said City at a meeting to be held in the Council Chambers, Second Floor, 10 West State Street, Marshalltown, Iowa, at 5:30 o'clock P.M., local time, on the 25 day of September, 2017, or at such later time and place as may then be fixed for considering such bids as shall be filed in connection with the improvement herein ordered and in compliance with the notice of taking bids therein, hereby ordered to be published.

Passed this 14 day of August, 2017, and signed this _ day of August, 2017.

CITY OF MARSHALLTOWN, IOWA

James L. Lowrance, Mayor
ATTEST:

Shari L. Coughenour, CMC, City Clerk

RESOLUTION ORDERING CONSTRUCTION OF THE MARSHALLTOWN POLICE
AND FIRE HEADQUARTERS: BID PACKAGE 03-1 CONCRETE FOUNDATIONS
& FLATWORK 011200.31 PROJECT BLD17001 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

WHEREAS there is now on file in the office of the City Clerk proposed plans, specifications, form of contract and estimated costs for the construction of the Marshalltown Police and Fire Headquarters: Bid Package 03-1 Concrete Foundations & Flatwork 011200.31 Project, Project No. BLD17001, in the City of Marshalltown, Iowa, as is fully set forth in the plans and specifications for Project No. BLD17001; and

WHEREAS the cost of the said improvement is in excess of \$135,000 and a public hearing on the plans, specifications, form of contract and the estimated cost of said improvement is required by law and that notice thereof shall be given as required by law; and

WHEREAS it is intended that the cost of said improvement shall be paid from such funds as the City may legally use for such purposes or from the proceeds from the issuance of such bonds as may be legally issued for said purposes or any combination of the above methods of financing.

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

Section 1. This Council does hereby order the construction of Marshalltown Police and Fire Headquarters: Bid Package 03-1 Concrete Foundations & Flatwork 011200.31 Project in the City of Marshalltown, Iowa, which public improvement is fully and particularly described in the plans and specifications for Project No. BLD17001, now on file in the office of the City Clerk of Marshalltown, Iowa.

Section 2. That the method of construction shall be by contract in accordance with the plans and specifications and general stipulations for the said improvement approved by the City Council.

Section 3. The Contractor will be paid in monthly estimates for work completed and materials on hand as set out in the specifications. The project shall begin on or near the appropriate starting date as specified on the form of proposal and shall be completed within the specified number of working days also indicated thereon.

Section 4. That the said improvements shall be paid for from such funds of the City as may be legally used for such purposes, or from the proceeds of the issuance of such bonds as may be legally issued for such purposes or from any combination of such methods of financing and will be paid in accordance with the Notice to Bidders duly published in connection therewith. The Finance Director shall establish on the books a Marshalltown Police and Fire Headquarters: Bid Package 03-1 Concrete Foundations & Flatwork 011200.31 Project fund and the bond proceeds or such funds of the City as may be legally used for such purposes are hereby appropriated to pay all costs of the improvements including legal publication, bond, design, engineering, survey and inspection, contract and contingency cost as estimated by the Engineer. The Finance Director is directed to advance all sums necessary from the project fund, and to set up on the books the obligations and receivables of the fund.

Section 5. The City Clerk is hereby directed to publish notice of hearing on plans, specifications, and form of contract and estimated cost in the manner provided by law for the public improvement outlined herein and that any person interested therein may appear and make objections thereto, if any he has. This Council will meet in the Council Chamber, Second Floor, 10 West State Street at Marshalltown, Iowa, at 5:30 o'clock P.M., local time on the 28th day of August, 2017, for the purpose of hearing all of said objections so made and for taking final action upon the plans, specifications, and form of contract now on file.

Section 6. The City Clerk is further directed to advertise for bids in the manner provided by law for the construction of said improvements, setting forth in said notice such necessary pertinent information as will advise prospective bidders thereof together with the proposed manner of payment of the work to be constructed and that such bids be filed and received in the office of the City Clerk of Marshalltown, Iowa, up to 14:00 PM., local time, on the 19 day of September, 2017. The bids will be opened, read, and tabulated by the City Engineer or his designate at that time and will be acted upon by the City Council of said City at a meeting to be held in the Council Chambers, Second Floor, 10 West State Street, Marshalltown, Iowa, at 5:30 o'clock P.M., local time, on the 25 day of September, 2017, or at such later time and place as may then be fixed for considering such bids as shall be filed in connection with the improvement herein ordered and in compliance with the notice of taking bids therein, hereby ordered to be published.

Passed this 14 day of August, 2017, and signed this _ day of August, 2017.

CITY OF MARSHALLTOWN, IOWA

James L. Lowrance, Mayor
ATTEST:

Shari L. Coughenour, CMC, City Clerk

2017-

RESOLUTION ORDERING CONSTRUCTION OF THE MARSHALLTOWN POLICE
AND FIRE HEADQUARTERS: BID PACKAGE 04-1 MASONRY 011200.41
PROJECT BLD17001 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

WHEREAS there is now on file in the office of the City Clerk proposed plans, specifications, form of contract and estimated costs for the construction of the Marshalltown Police and Fire Headquarters: Bid Package 04-1 Masonry 011200.41 Project, Project No. BLD17001, in the City of Marshalltown, Iowa, as is fully set forth in the plans and specifications for Project No. BLD17001; and

WHEREAS the cost of the said improvement is in excess of \$135,000 and a public hearing on the plans, specifications, form of contract and the estimated cost of said improvement is required by law and that notice thereof shall be given as required by law; and

WHEREAS it is intended that the cost of said improvement shall be paid from such funds as the City may legally use for such purposes or from the proceeds from the issuance of such bonds as may be legally issued for said purposes or any combination of the above methods of financing.

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

Section 1. This Council does hereby order the construction of Marshalltown Police and Fire Headquarters: Bid Package 04-1 Masonry 011200.41 Project in the City of Marshalltown, Iowa, which public improvement is fully and particularly described in the plans and specifications for Project No. BLD17001, now on file in the office of the City Clerk of Marshalltown, Iowa.

Section 2. That the method of construction shall be by contract in accordance with the plans and specifications and general stipulations for the said improvement approved by the City Council.

Section 3. The Contractor will be paid in monthly estimates for work completed and materials on hand as set out in the specifications. The project shall begin on or near the appropriate starting date as specified on the form of proposal and shall be completed within the specified number of working days also indicated thereon.

Section 4. That the said improvements shall be paid for from such funds of the City as may be legally used for such purposes, or from the proceeds of the issuance of such bonds as may be legally issued for such purposes or from any combination of such methods of financing and will be paid in accordance with the Notice to Bidders duly published in connection therewith. The Finance Director shall establish on the books a Marshalltown Police and Fire Headquarters: Bid Package 04-1 Masonry 011200.41 Project fund and the bond proceeds or such funds of the City as may be legally used for such purposes are hereby appropriated to pay all costs of the improvements including legal publication, bond, design, engineering, survey and inspection, contract and contingency cost as estimated by the Engineer. The Finance Director is directed to advance all sums necessary from the project fund, and to set up on the books the obligations and receivables of the fund.

Section 5. The City Clerk is hereby directed to publish notice of hearing on plans, specifications, and form of contract and estimated cost in the manner provided by law for the public improvement outlined herein and that any person interested therein may appear and make objections thereto, if any he has. This Council will meet in the Council Chamber, Second Floor, 10 West State Street at Marshalltown, Iowa, at 5:30 o'clock P.M., local time on the 28th day of August, 2017, for the purpose of hearing all of said objections so made and for taking final action upon the plans, specifications, and form of contract now on file.

Section 6. The City Clerk is further directed to advertise for bids in the manner provided by law for the construction of said improvements, setting forth in said notice such necessary pertinent information as will advise prospective bidders thereof together with the proposed manner of payment of the work to be constructed and that such bids be filed and received in the office of the City Clerk of Marshalltown, Iowa, up to 14:00 PM., local time, on the 19 day of September, 2017. The bids will be opened, read, and tabulated by the City Engineer or his designate at that time and will be acted upon by the City Council of said City at a meeting to be held in the Council Chambers, Second Floor, 10 West State Street, Marshalltown, Iowa, at 5:30 o'clock P.M., local time, on the 25 day of September, 2017, or at such later time and place as may then be fixed for considering such bids as shall be filed in connection with the improvement herein ordered and in compliance with the notice of taking bids therein, hereby ordered to be published.

Passed this 14 day of August, 2017, and signed this _ day of August, 2017.

CITY OF MARSHALLTOWN, IOWA

James L. Lowrance, Mayor
ATTEST:

Shari L. Coughenour, CMC, City Clerk

RESOLUTION ORDERING CONSTRUCTION OF THE MARSHALLTOWN POLICE
AND FIRE HEADQUARTERS: BID PACKAGE 05-1 STEEL 011200.51 PROJECT
BLD17001 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

WHEREAS there is now on file in the office of the City Clerk proposed plans, specifications, form of contract and estimated costs for the construction of the Marshalltown Police and Fire Headquarters: Bid Package 05-1 Steel 011200.51 Project, Project No. BLD17001, in the City of Marshalltown, Iowa, as is fully set forth in the plans and specifications for Project No. BLD17001; and

WHEREAS the cost of the said improvement is in excess of \$135,000 and a public hearing on the plans, specifications, form of contract and the estimated cost of said improvement is required by law and that notice thereof shall be given as required by law; and

WHEREAS it is intended that the cost of said improvement shall be paid from such funds as the City may legally use for such purposes or from the proceeds from the issuance of such bonds as may be legally issued for said purposes or any combination of the above methods of financing.

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

Section 1. This Council does hereby order the construction of Marshalltown Police and Fire Headquarters: Bid Package 05-1 Steel 011200.51 Project in the City of Marshalltown, Iowa, which public improvement is fully and particularly described in the plans and specifications for Project No. BLD17001, now on file in the office of the City Clerk of Marshalltown, Iowa.

Section 2. That the method of construction shall be by contract in accordance with the plans and specifications and general stipulations for the said improvement approved by the City Council.

Section 3. The Contractor will be paid in monthly estimates for work completed and materials on hand as set out in the specifications. The project shall begin on or near the appropriate starting date as specified on the form of proposal and shall be completed within the specified number of working days also indicated thereon.

Section 4. That the said improvements shall be paid for from such funds of the City as may be legally used for such purposes, or from the proceeds of the issuance of such bonds as may be legally issued for such purposes or from any combination of such methods of financing and will be paid in accordance with the Notice to Bidders duly published in connection therewith. The Finance Director shall establish on the books a Marshalltown Police and Fire Headquarters: Bid Package 05-1 Steel 011200.51 Project fund and the bond proceeds or such funds of the City as may be legally used for such purposes are hereby appropriated to pay all costs of the improvements including legal publication, bond, design, engineering, survey and inspection, contract and contingency cost as estimated by the Engineer. The Finance Director is directed to advance all sums necessary from the project fund, and to set up on the books the obligations and receivables of the fund.

Section 5. The City Clerk is hereby directed to publish notice of hearing on plans, specifications, and form of contract and estimated cost in the manner provided by law for the public improvement outlined herein and that any person interested therein may appear and make objections thereto, if any he has. This Council will meet in the Council Chamber, Second Floor, 10 West State Street at Marshalltown, Iowa, at 5:30 o'clock P.M., local time on the 28th day of August, 2017, for the purpose of hearing all of said objections so made and for taking final action upon the plans, specifications, and form of contract now on file.

Section 6. The City Clerk is further directed to advertise for bids in the manner provided by law for the construction of said improvements, setting forth in said notice such necessary pertinent information as will advise prospective bidders thereof together with the proposed manner of payment of the work to be constructed and that such bids be filed and received in the office of the City Clerk of Marshalltown, Iowa, up to 14:00 P.M., local time, on the 19 day of September, 2017. The bids will be opened, read, and tabulated by the City Engineer or his designate at that time and will be acted upon by the City Council of said City at a meeting to be held in the Council Chambers, Second Floor, 10 West State Street, Marshalltown, Iowa, at 5:30 o'clock P.M., local time, on the 25 day of September, 2017, or at such later time and place as may then be fixed for considering such bids as shall be filed in connection with the improvement herein ordered and in compliance with the notice of taking bids therein, hereby ordered to be published.

Passed this 14 day of August, 2017, and signed this _ day of August, 2017.

CITY OF MARSHALLTOWN, IOWA

James L. Lowrance, Mayor
ATTEST:

Shari L. Coughenour, CMC, City Clerk

RESOLUTION ORDERING CONSTRUCTION OF THE MARSHALLTOWN POLICE
AND FIRE HEADQUARTERS: BID PACKAGE 06-1 GENERAL 011200.61
PROJECT BLD17001 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

WHEREAS there is now on file in the office of the City Clerk proposed plans, specifications, form of contract and estimated costs for the construction of the Marshalltown Police and Fire Headquarters: Bid Package 06-1 General 011200.61 Project, Project No. BLD17001, in the City of Marshalltown, Iowa, as is fully set forth in the plans and specifications for Project No. BLD17001; and

WHEREAS the cost of the said improvement is in excess of \$135,000 and a public hearing on the plans, specifications, form of contract and the estimated cost of said improvement is required by law and that notice thereof shall be given as required by law; and

WHEREAS it is intended that the cost of said improvement shall be paid from such funds as the City may legally use for such purposes or from the proceeds from the issuance of such bonds as may be legally issued for said purposes or any combination of the above methods of financing.

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

Section 1. This Council does hereby order the construction of Marshalltown Police and Fire Headquarters: Bid Package 06-1 General 011200.61 Project in the City of Marshalltown, Iowa, which public improvement is fully and particularly described in the plans and specifications for Project No. BLD17001, now on file in the office of the City Clerk of Marshalltown, Iowa.

Section 2. That the method of construction shall be by contract in accordance with the plans and specifications and general stipulations for the said improvement approved by the City Council.

Section 3. The Contractor will be paid in monthly estimates for work completed and materials on hand as set out in the specifications. The project shall begin on or near the appropriate starting date as specified on the form of proposal and shall be completed within the specified number of working days also indicated thereon.

Section 4. That the said improvements shall be paid for from such funds of the City as may be legally used for such purposes, or from the proceeds of the issuance of such bonds as may be legally issued for such purposes or from any combination of such methods of financing and will be paid in accordance with the Notice to Bidders duly published in connection therewith. The Finance Director shall establish on the books a Marshalltown Police and Fire Headquarters: Bid Package 06-1 General 011200.61 Project fund and the bond proceeds or such funds of the City as may be legally used for such purposes are hereby appropriated to pay all costs of the improvements including legal publication, bond, design, engineering, survey and inspection, contract and contingency cost as estimated by the Engineer. The Finance Director is directed to advance all sums necessary from the project fund, and to set up on the books the obligations and receivables of the fund.

Section 5. The City Clerk is hereby directed to publish notice of hearing on plans, specifications, and form of contract and estimated cost in the manner provided by law for the public improvement outlined herein and that any person interested therein may appear and make objections thereto, if any he has. This Council will meet in the Council Chamber, Second Floor, 10 West State Street at Marshalltown, Iowa, at 5:30 o'clock P.M., local time on the 28th day of August, 2017, for the purpose of hearing all of said objections so made and for taking final action upon the plans, specifications, and form of contract now on file.

Section 6. The City Clerk is further directed to advertise for bids in the manner provided by law for the construction of said improvements, setting forth in said notice such necessary pertinent information as will advise prospective bidders thereof together with the proposed manner of payment of the work to be constructed and that such bids be filed and received in the office of the City Clerk of Marshalltown, Iowa, up to 14:00 PM., local time, on the 19 day of September, 2017. The bids will be opened, read, and tabulated by the City Engineer or his designate at that time and will be acted upon by the City Council of said City at a meeting to be held in the Council Chambers, Second Floor, 10 West State Street, Marshalltown, Iowa, at 5:30 o'clock P.M., local time, on the 25 day of September, 2017, or at such later time and place as may then be fixed for considering such bids as shall be filed in connection with the improvement herein ordered and in compliance with the notice of taking bids therein, hereby ordered to be published.

Passed this 14 day of August, 2017, and signed this _ day of August, 2017.

CITY OF MARSHALLTOWN, IOWA

James L. Lowrance, Mayor
ATTEST:

Shari L. Coughenour, CMC, City Clerk

RESOLUTION ORDERING CONSTRUCTION OF THE MARSHALLTOWN POLICE
AND FIRE HEADQUARTERS: BID PACKAGE 07-1 MEMBRANE ROOFING &
WALL PANELS 011200.71 PROJECT BLD17001 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

WHEREAS there is now on file in the office of the City Clerk proposed plans, specifications, form of contract and estimated costs for the construction of the Marshalltown Police and Fire Headquarters: Bid Package 07-1 Membrane Roofing & Wall Panels 011200.71 Project, Project No. BLD17001, in the City of Marshalltown, Iowa, as is fully set forth in the plans and specifications for Project No. BLD17001; and

WHEREAS the cost of the said improvement is in excess of \$135,000 and a public hearing on the plans, specifications, form of contract and the estimated cost of said improvement is required by law and that notice thereof shall be given as required by law; and

WHEREAS it is intended that the cost of said improvement shall be paid from such funds as the City may legally use for such purposes or from the proceeds from the issuance of such bonds as may be legally issued for said purposes or any combination of the above methods of financing.

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

Section 1. This Council does hereby order the construction of Marshalltown Police and Fire Headquarters: Bid Package 07-1 Membrane Roofing & Wall Panels 011200.71 Project in the City of Marshalltown, Iowa, which public improvement is fully and particularly described in the plans and specifications for Project No. BLD17001, now on file in the office of the City Clerk of Marshalltown, Iowa.

Section 2. That the method of construction shall be by contract in accordance with the plans and specifications and general stipulations for the said improvement approved by the City Council.

Section 3. The Contractor will be paid in monthly estimates for work completed and materials on hand as set out in the specifications. The project shall begin on or near the appropriate starting date as specified on the form of proposal and shall be completed within the specified number of working days also indicated thereon.

Section 4. That the said improvements shall be paid for from such funds of the City as may be legally used for such purposes, or from the proceeds of the issuance of such bonds as may be legally issued for such purposes or from any combination of such methods of financing and will be paid in accordance with the Notice to Bidders duly published in connection therewith. The Finance Director shall establish on the books a Marshalltown Police and Fire Headquarters: Bid Package 07-1 Membrane Roofing & Wall Panels 011200.71 Project fund and the bond proceeds or such funds of the City as may be legally used for such purposes are hereby appropriated to pay all costs of the improvements including legal publication, bond, design, engineering, survey and inspection, contract and contingency cost as estimated by the Engineer. The Finance Director is directed to advance all sums necessary from the project fund, and to set up on the books the obligations and receivables of the fund.

Section 5. The City Clerk is hereby directed to publish notice of hearing on plans, specifications, and form of contract and estimated cost in the manner provided by law for the public improvement outlined herein and that any person interested therein may appear and make objections thereto, if any he has. This Council will meet in the Council Chamber, Second Floor, 10 West State Street at Marshalltown, Iowa, at 5:30 o'clock P.M., local time on the 28th day of August, 2017, for the purpose of hearing all of said objections so made and for taking final action upon the plans, specifications, and form of contract now on file.

Section 6. The City Clerk is further directed to advertise for bids in the manner provided by law for the construction of said improvements, setting forth in said notice such necessary pertinent information as will advise prospective bidders thereof together with the proposed manner of payment of the work to be constructed and that such bids be filed and received in the office of the City Clerk of Marshalltown, Iowa, up to 14:00 P.M., local time, on the 19 day of September, 2017. The bids will be opened, read, and tabulated by the City Engineer or his designate at that time and will be acted upon by the City Council of said City at a meeting to be held in the Council Chambers, Second Floor, 10 West State Street, Marshalltown, Iowa, at 5:30 o'clock P.M., local time, on the 25 day of September, 2017, or at such later time and place as may then be fixed for considering such bids as shall be filed in connection with the improvement herein ordered and in compliance with the notice of taking bids therein, hereby ordered to be published.

Passed this 14 day of August, 2017, and signed this _ day of August, 2017.

CITY OF MARSHALLTOWN, IOWA

James L. Lowrance, Mayor
ATTEST:

Shari L. Coughenour, CMC, City Clerk

2017-

RESOLUTION ORDERING CONSTRUCTION OF THE MARSHALLTOWN POLICE
AND FIRE HEADQUARTERS: BID PACKAGE 08-1 AL STOREFRONTS,
CURTAINWALLS & GLAZING 011200.81 PROJECT BLD17001 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

WHEREAS there is now on file in the office of the City Clerk proposed plans, specifications, form of contract and estimated costs for the construction of the Marshalltown Police and Fire Headquarters: Bid Package 08-1 Al Storefronts, Curtainwalls & Glazing 011200.81 Project, Project No. BLD17001, in the City of Marshalltown, Iowa, as is fully set forth in the plans and specifications for Project No. BLD17001; and

WHEREAS the cost of the said improvement is in excess of \$135,000 and a public hearing on the plans, specifications, form of contract and the estimated cost of said improvement is required by law and that notice thereof shall be given as required by law; and

WHEREAS it is intended that the cost of said improvement shall be paid from such funds as the City may legally use for such purposes or from the proceeds from the issuance of such bonds as may be legally issued for said purposes or any combination of the above methods of financing.

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

Section 1. This Council does hereby order the construction of Marshalltown Police and Fire Headquarters: Bid Package 08-1 Al Storefronts, Curtainwalls & Glazing 011200.81 Project in the City of Marshalltown, Iowa, which public improvement is fully and particularly described in the plans and specifications for Project No. BLD17001, now on file in the office of the City Clerk of Marshalltown, Iowa.

Section 2. That the method of construction shall be by contract in accordance with the plans and specifications and general stipulations for the said improvement approved by the City Council.

Section 3. The Contractor will be paid in monthly estimates for work completed and materials on hand as set out in the specifications. The project shall begin on or near the appropriate starting date as specified on the form of proposal and shall be completed within the specified number of working days also indicated thereon.

Section 4. That the said improvements shall be paid for from such funds of the City as may be legally used for such purposes, or from the proceeds of the issuance of such bonds as may be legally issued for such purposes or from any combination of such methods of financing and will be paid in accordance with the Notice to Bidders duly published in connection therewith. The Finance Director shall establish on the books a Marshalltown Police and Fire Headquarters: Bid Package 08-1 Al Storefronts, Curtainwalls & Glazing 011200.81 Project fund and the bond proceeds or such funds of the City as may be legally used for such purposes are hereby appropriated to pay all costs of the improvements including legal publication, bond, design, engineering, survey and inspection, contract and contingency cost as estimated by the Engineer. The Finance Director is directed to advance all sums necessary from the project fund, and to set up on the books the obligations and receivables of the fund.

Section 5. The City Clerk is hereby directed to publish notice of hearing on plans, specifications, and form of contract and estimated cost in the manner provided by law for the public improvement outlined herein and that any person interested therein may appear and make objections thereto, if any he has. This Council will meet in the Council Chamber, Second Floor, 10 West State Street at Marshalltown, Iowa, at 5:30 o'clock P.M., local time on the 28th day of August, 2017, for the purpose of hearing all of said objections so made and for taking final action upon the plans, specifications, and form of contract now on file.

Section 6. The City Clerk is further directed to advertise for bids in the manner provided by law for the construction of said improvements, setting forth in said notice such necessary pertinent information as will advise prospective bidders thereof together with the proposed manner of payment of the work to be constructed and that such bids be filed and received in the office of the City Clerk of Marshalltown, Iowa, up to 14:00 P.M., local time, on the 19 day of September, 2017. The bids will be opened, read, and tabulated by the City Engineer or his designate at that time and will be acted upon by the City Council of said City at a meeting to be held in the Council Chambers, Second Floor, 10 West State Street, Marshalltown, Iowa, at 5:30 o'clock P.M., local time, on the 25 day of September, 2017, or at such later time and place as may then be fixed for considering such bids as shall be filed in connection with the improvement herein ordered and in compliance with the notice of taking bids therein, hereby ordered to be published.

Passed this 14 day of August, 2017, and signed this _ day of August, 2017.

CITY OF MARSHALLTOWN, IOWA

James L. Lowrance, Mayor
ATTEST:

Shari L. Coughenour, CMC, City Clerk

2017-

RESOLUTION ORDERING CONSTRUCTION OF THE MARSHALLTOWN POLICE
AND FIRE HEADQUARTERS: BID PACKAGE 09-1 GYPSUM WALL
ASSEMBLIES 011200.91 PROJECT BLD17001 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

WHEREAS there is now on file in the office of the City Clerk proposed plans, specifications, form of contract and estimated costs for the construction of the Marshalltown Police and Fire Headquarters: Bid Package 09-1 Gypsum Wall Assemblies 011200.91 Project, Project No. BLD17001, in the City of Marshalltown, Iowa, as is fully set forth in the plans and specifications for Project No. BLD17001; and

WHEREAS the cost of the said improvement is in excess of \$135,000 and a public hearing on the plans, specifications, form of contract and the estimated cost of said improvement is required by law and that notice thereof shall be given as required by law; and

WHEREAS it is intended that the cost of said improvement shall be paid from such funds as the City may legally use for such purposes or from the proceeds from the issuance of such bonds as may be legally issued for said purposes or any combination of the above methods of financing.

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

Section 1. This Council does hereby order the construction of Marshalltown Police and Fire Headquarters: Bid Package 09-1 Gypsum Wall Assemblies 011200.91 Project in the City of Marshalltown, Iowa, which public improvement is fully and particularly described in the plans and specifications for Project No. BLD17001, now on file in the office of the City Clerk of Marshalltown, Iowa.

Section 2. That the method of construction shall be by contract in accordance with the plans and specifications and general stipulations for the said improvement approved by the City Council.

Section 3. The Contractor will be paid in monthly estimates for work completed and materials on hand as set out in the specifications. The project shall begin on or near the appropriate starting date as specified on the form of proposal and shall be completed within the specified number of working days also indicated thereon.

Section 4. That the said improvements shall be paid for from such funds of the City as may be legally used for such purposes, or from the proceeds of the issuance of such bonds as may be legally issued for such purposes or from any combination of such methods of financing and will be paid in accordance with the Notice to Bidders duly published in connection therewith. The Finance Director shall establish on the books a Marshalltown Police and Fire Headquarters: Bid Package 09-1 Gypsum Wall Assemblies 011200.91 Project fund and the bond proceeds or such funds of the City as may be legally used for such purposes are hereby appropriated to pay all costs of the improvements including legal publication, bond, design, engineering, survey and inspection, contract and contingency cost as estimated by the Engineer. The Finance Director is directed to advance all sums necessary from the project fund, and to set up on the books the obligations and receivables of the fund.

Section 5. The City Clerk is hereby directed to publish notice of hearing on plans, specifications, and form of contract and estimated cost in the manner provided by law for the public improvement outlined herein and that any person interested therein may appear and make objections thereto, if any he has. This Council will meet in the Council Chamber, Second Floor, 10 West State Street at Marshalltown, Iowa, at 5:30 o'clock P.M., local time on the 28th day of August, 2017, for the purpose of hearing all of said objections so made and for taking final action upon the plans, specifications, and form of contract now on file.

Section 6. The City Clerk is further directed to advertise for bids in the manner provided by law for the construction of said improvements, setting forth in said notice such necessary pertinent information as will advise prospective bidders thereof together with the proposed manner of payment of the work to be constructed and that such bids be filed and received in the office of the City Clerk of Marshalltown, Iowa, up to 14:00 P.M., local time, on the 19 day of September, 2017. The bids will be opened, read, and tabulated by the City Engineer or his designate at that time and will be acted upon by the City Council of said City at a meeting to be held in the Council Chambers, Second Floor, 10 West State Street, Marshalltown, Iowa, at 5:30 o'clock P.M., local time, on the 25 day of September, 2017, or at such later time and place as may then be fixed for considering such bids as shall be filed in connection with the improvement herein ordered and in compliance with the notice of taking bids therein, hereby ordered to be published.

Passed this 14 day of August, 2017, and signed this _ day of August, 2017.

CITY OF MARSHALLTOWN, IOWA

James L. Lowrance, Mayor
ATTEST:

Shari L. Coughenour, CMC, City Clerk

RESOLUTION ORDERING CONSTRUCTION OF THE MARSHALLTOWN POLICE
AND FIRE HEADQUARTERS: BID PACKAGE 09-2 FLOOR COVERINGS
011200.92 PROJECT BLD17001 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

WHEREAS there is now on file in the office of the City Clerk proposed plans, specifications, form of contract and estimated costs for the construction of the Marshalltown Police and Fire Headquarters: Bid Package 09-2 Floor Coverings 011200.92 Project, Project No. BLD17001, in the City of Marshalltown, Iowa, as is fully set forth in the plans and specifications for Project No. BLD17001; and

WHEREAS the cost of the said improvement is in excess of \$135,000 and a public hearing on the plans, specifications, form of contract and the estimated cost of said improvement is required by law and that notice thereof shall be given as required by law; and

WHEREAS it is intended that the cost of said improvement shall be paid from such funds as the City may legally use for such purposes or from the proceeds from the issuance of such bonds as may be legally issued for said purposes or any combination of the above methods of financing.

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

Section 1. This Council does hereby order the construction of Marshalltown Police and Fire Headquarters: Bid Package 09-2 Floor Coverings 011200.92 Project in the City of Marshalltown, Iowa, which public improvement is fully and particularly described in the plans and specifications for Project No. BLD17001, now on file in the office of the City Clerk of Marshalltown, Iowa.

Section 2. That the method of construction shall be by contract in accordance with the plans and specifications and general stipulations for the said improvement approved by the City Council.

Section 3. The Contractor will be paid in monthly estimates for work completed and materials on hand as set out in the specifications. The project shall begin on or near the appropriate starting date as specified on the form of proposal and shall be completed within the specified number of working days also indicated thereon.

Section 4. That the said improvements shall be paid for from such funds of the City as may be legally used for such purposes, or from the proceeds of the issuance of such bonds as may be legally issued for such purposes or from any combination of such methods of financing and will be paid in accordance with the Notice to Bidders duly published in connection therewith. The Finance Director shall establish on the books a Marshalltown Police and Fire Headquarters: Bid Package 09-2 Floor Coverings 011200.92 Project fund and the bond proceeds or such funds of the City as may be legally used for such purposes are hereby appropriated to pay all costs of the improvements including legal publication, bond, design, engineering, survey and inspection, contract and contingency cost as estimated by the Engineer. The Finance Director is directed to advance all sums necessary from the project fund, and to set up on the books the obligations and receivables of the fund.

Section 5. The City Clerk is hereby directed to publish notice of hearing on plans, specifications, and form of contract and estimated cost in the manner provided by law for the public improvement outlined herein and that any person interested therein may appear and make objections thereto, if any he has. This Council will meet in the Council Chamber, Second Floor, 10 West State Street at Marshalltown, Iowa, at 5:30 o'clock P.M., local time on the 28th day of August, 2017, for the purpose of hearing all of said objections so made and for taking final action upon the plans, specifications, and form of contract now on file.

Section 6. The City Clerk is further directed to advertise for bids in the manner provided by law for the construction of said improvements, setting forth in said notice such necessary pertinent information as will advise prospective bidders thereof together with the proposed manner of payment of the work to be constructed and that such bids be filed and received in the office of the City Clerk of Marshalltown, Iowa, up to 14:00 P.M., local time, on the 19 day of September, 2017. The bids will be opened, read, and tabulated by the City Engineer or his designate at that time and will be acted upon by the City Council of said City at a meeting to be held in the Council Chambers, Second Floor, 10 West State Street, Marshalltown, Iowa, at 5:30 o'clock P.M., local time, on the 25 day of September, 2017, or at such later time and place as may then be fixed for considering such bids as shall be filed in connection with the improvement herein ordered and in compliance with the notice of taking bids therein, hereby ordered to be published.

Passed this 14 day of August, 2017, and signed this _ day of August, 2017.

CITY OF MARSHALLTOWN, IOWA

James L. Lowrance, Mayor
ATTEST:

Shari L. Coughenour, CMC, City Clerk

RESOLUTION ORDERING CONSTRUCTION OF THE MARSHALLTOWN POLICE
AND FIRE HEADQUARTERS: BID PACKAGE 09-3 PAINTING 011200.93
PROJECT BLD17001 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

WHEREAS there is now on file in the office of the City Clerk proposed plans, specifications, form of contract and estimated costs for the construction of the Marshalltown Police and Fire Headquarters: Bid Package 09-3 Painting 011200.93 Project, Project No. BLD17001, in the City of Marshalltown, Iowa, as is fully set forth in the plans and specifications for Project No. BLD17001; and

WHEREAS the cost of the said improvement is in excess of \$135,000 and a public hearing on the plans, specifications, form of contract and the estimated cost of said improvement is required by law and that notice thereof shall be given as required by law; and

WHEREAS it is intended that the cost of said improvement shall be paid from such funds as the City may legally use for such purposes or from the proceeds from the issuance of such bonds as may be legally issued for said purposes or any combination of the above methods of financing.

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

Section 1. This Council does hereby order the construction of Marshalltown Police and Fire Headquarters: Bid Package 09-3 Painting 011200.93 Project in the City of Marshalltown, Iowa, which public improvement is fully and particularly described in the plans and specifications for Project No. BLD17001, now on file in the office of the City Clerk of Marshalltown, Iowa.

Section 2. That the method of construction shall be by contract in accordance with the plans and specifications and general stipulations for the said improvement approved by the City Council.

Section 3. The Contractor will be paid in monthly estimates for work completed and materials on hand as set out in the specifications. The project shall begin on or near the appropriate starting date as specified on the form of proposal and shall be completed within the specified number of working days also indicated thereon.

Section 4. That the said improvements shall be paid for from such funds of the City as may be legally used for such purposes, or from the proceeds of the issuance of such bonds as may be legally issued for such purposes or from any combination of such methods of financing and will be paid in accordance with the Notice to Bidders duly published in connection therewith. The Finance Director shall establish on the books a Marshalltown Police and Fire Headquarters: Bid Package 09-3 Painting 011200.93 Project fund and the bond proceeds or such funds of the City as may be legally used for such purposes are hereby appropriated to pay all costs of the improvements including legal publication, bond, design, engineering, survey and inspection, contract and contingency cost as estimated by the Engineer. The Finance Director is directed to advance all sums necessary from the project fund, and to set up on the books the obligations and receivables of the fund.

Section 5. The City Clerk is hereby directed to publish notice of hearing on plans, specifications, and form of contract and estimated cost in the manner provided by law for the public improvement outlined herein and that any person interested therein may appear and make objections thereto, if any he has. This Council will meet in the Council Chamber, Second Floor, 10 West State Street at Marshalltown, Iowa, at 5:30 o'clock P.M., local time on the 28th day of August, 2017, for the purpose of hearing all of said objections so made and for taking final action upon the plans, specifications, and form of contract now on file.

Section 6. The City Clerk is further directed to advertise for bids in the manner provided by law for the construction of said improvements, setting forth in said notice such necessary pertinent information as will advise prospective bidders thereof together with the proposed manner of payment of the work to be constructed and that such bids be filed and received in the office of the City Clerk of Marshalltown, Iowa, up to 14:00 PM., local time, on the 19 day of September, 2017. The bids will be opened, read, and tabulated by the City Engineer or his designate at that time and will be acted upon by the City Council of said City at a meeting to be held in the Council Chambers, Second Floor, 10 West State Street, Marshalltown, Iowa, at 5:30 o'clock P.M., local time, on the 25 day of September, 2017, or at such later time and place as may then be fixed for considering such bids as shall be filed in connection with the improvement herein ordered and in compliance with the notice of taking bids therein, hereby ordered to be published.

Passed this 14 day of August, 2017, and signed this _ day of August, 2017.

CITY OF MARSHALLTOWN, IOWA

James L. Lowrance, Mayor
ATTEST:

Shari L. Coughenour, CMC, City Clerk

RESOLUTION ORDERING CONSTRUCTION OF THE MARSHALLTOWN POLICE
AND FIRE HEADQUARTERS: BID PACKAGE 14-1 ELEVATORS 011200.141
PROJECT BLD17001 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

WHEREAS there is now on file in the office of the City Clerk proposed plans, specifications, form of contract and estimated costs for the construction of the Marshalltown Police and Fire Headquarters: Bid Package 14-1 Elevators 011200.141 Project, Project No. BLD17001, in the City of Marshalltown, Iowa, as is fully set forth in the plans and specifications for Project No. BLD17001; and

WHEREAS the cost of the said improvement is in excess of \$135,000 and a public hearing on the plans, specifications, form of contract and the estimated cost of said improvement is required by law and that notice thereof shall be given as required by law; and

WHEREAS it is intended that the cost of said improvement shall be paid from such funds as the City may legally use for such purposes or from the proceeds from the issuance of such bonds as may be legally issued for said purposes or any combination of the above methods of financing.

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

Section 1. This Council does hereby order the construction of Marshalltown Police and Fire Headquarters: Bid Package 14-1 Elevators 011200.141 Project in the City of Marshalltown, Iowa, which public improvement is fully and particularly described in the plans and specifications for Project No. BLD17001, now on file in the office of the City Clerk of Marshalltown, Iowa.

Section 2. That the method of construction shall be by contract in accordance with the plans and specifications and general stipulations for the said improvement approved by the City Council.

Section 3. The Contractor will be paid in monthly estimates for work completed and materials on hand as set out in the specifications. The project shall begin on or near the appropriate starting date as specified on the form of proposal and shall be completed within the specified number of working days also indicated thereon.

Section 4. That the said improvements shall be paid for from such funds of the City as may be legally used for such purposes, or from the proceeds of the issuance of such bonds as may be legally issued for such purposes or from any combination of such methods of financing and will be paid in accordance with the Notice to Bidders duly published in connection therewith. The Finance Director shall establish on the books a Marshalltown Police and Fire Headquarters: Bid Package 14-1 Elevators 011200.141 Project fund and the bond proceeds or such funds of the City as may be legally used for such purposes are hereby appropriated to pay all costs of the improvements including legal publication, bond, design, engineering, survey and inspection, contract and contingency cost as estimated by the Engineer. The Finance Director is directed to advance all sums necessary from the project fund, and to set up on the books the obligations and receivables of the fund.

Section 5. The City Clerk is hereby directed to publish notice of hearing on plans, specifications, and form of contract and estimated cost in the manner provided by law for the public improvement outlined herein and that any person interested therein may appear and make objections thereto, if any he has. This Council will meet in the Council Chamber, Second Floor, 10 West State Street at Marshalltown, Iowa, at 5:30 o'clock P.M., local time on the 28th day of August, 2017, for the purpose of hearing all of said objections so made and for taking final action upon the plans, specifications, and form of contract now on file.

Section 6. The City Clerk is further directed to advertise for bids in the manner provided by law for the construction of said improvements, setting forth in said notice such necessary pertinent information as will advise prospective bidders thereof together with the proposed manner of payment of the work to be constructed and that such bids be filed and received in the office of the City Clerk of Marshalltown, Iowa, up to 14:00 P.M., local time, on the 19 day of September, 2017. The bids will be opened, read, and tabulated by the City Engineer or his designate at that time and will be acted upon by the City Council of said City at a meeting to be held in the Council Chambers, Second Floor, 10 West State Street, Marshalltown, Iowa, at 5:30 o'clock P.M., local time, on the 25 day of September, 2017, or at such later time and place as may then be fixed for considering such bids as shall be filed in connection with the improvement herein ordered and in compliance with the notice of taking bids therein, hereby ordered to be published.

Passed this 14 day of August, 2017, and signed this _ day of August, 2017.

CITY OF MARSHALLTOWN, IOWA

James L. Lowrance, Mayor
ATTEST:

Shari L. Coughenour, CMC, City Clerk

RESOLUTION ORDERING CONSTRUCTION OF THE MARSHALLTOWN POLICE
AND FIRE HEADQUARTERS: BID PACKAGE 21-1 FIRE SUPPRESSION
011200.211 PROJECT BLD17001 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

WHEREAS there is now on file in the office of the City Clerk proposed plans, specifications, form of contract and estimated costs for the construction of the Marshalltown Police and Fire Headquarters: Bid Package 21-1 Fire Suppression 011200.211 Project, Project No. BLD17001, in the City of Marshalltown, Iowa, as is fully set forth in the plans and specifications for Project No. BLD17001; and

WHEREAS the cost of the said improvement is in excess of \$135,000 and a public hearing on the plans, specifications, form of contract and the estimated cost of said improvement is required by law and that notice thereof shall be given as required by law; and

WHEREAS it is intended that the cost of said improvement shall be paid from such funds as the City may legally use for such purposes or from the proceeds from the issuance of such bonds as may be legally issued for said purposes or any combination of the above methods of financing.

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

Section 1. This Council does hereby order the construction of Marshalltown Police and Fire Headquarters: Bid Package 21-1 Fire Suppression 011200.211 Project in the City of Marshalltown, Iowa, which public improvement is fully and particularly described in the plans and specifications for Project No. BLD17001, now on file in the office of the City Clerk of Marshalltown, Iowa.

Section 2. That the method of construction shall be by contract in accordance with the plans and specifications and general stipulations for the said improvement approved by the City Council.

Section 3. The Contractor will be paid in monthly estimates for work completed and materials on hand as set out in the specifications. The project shall begin on or near the appropriate starting date as specified on the form of proposal and shall be completed within the specified number of working days also indicated thereon.

Section 4. That the said improvements shall be paid for from such funds of the City as may be legally used for such purposes, or from the proceeds of the issuance of such bonds as may be legally issued for such purposes or from any combination of such methods of financing and will be paid in accordance with the Notice to Bidders duly published in connection therewith. The Finance Director shall establish on the books a Marshalltown Police and Fire Headquarters: Bid Package 21-1 Fire Suppression 011200.211 Project fund and the bond proceeds or such funds of the City as may be legally used for such purposes are hereby appropriated to pay all costs of the improvements including legal publication, bond, design, engineering, survey and inspection, contract and contingency cost as estimated by the Engineer. The Finance Director is directed to advance all sums necessary from the project fund, and to set up on the books the obligations and receivables of the fund.

Section 5. The City Clerk is hereby directed to publish notice of hearing on plans, specifications, and form of contract and estimated cost in the manner provided by law for the public improvement outlined herein and that any person interested therein may appear and make objections thereto, if any he has. This Council will meet in the Council Chamber, Second Floor, 10 West State Street at Marshalltown, Iowa, at 5:30 o'clock P.M., local time on the 28th day of August, 2017, for the purpose of hearing all of said objections so made and for taking final action upon the plans, specifications, and form of contract now on file.

Section 6. The City Clerk is further directed to advertise for bids in the manner provided by law for the construction of said improvements, setting forth in said notice such necessary pertinent information as will advise prospective bidders thereof together with the proposed manner of payment of the work to be constructed and that such bids be filed and received in the office of the City Clerk of Marshalltown, Iowa, up to 14:00 P.M., local time, on the 19 day of September, 2017. The bids will be opened, read, and tabulated by the City Engineer or his designate at that time and will be acted upon by the City Council of said City at a meeting to be held in the Council Chambers, Second Floor, 10 West State Street, Marshalltown, Iowa, at 5:30 o'clock P.M., local time, on the 25 day of September, 2017, or at such later time and place as may then be fixed for considering such bids as shall be filed in connection with the improvement herein ordered and in compliance with the notice of taking bids therein, hereby ordered to be published.

Passed this 14 day of August, 2017, and signed this _ day of August, 2017.

CITY OF MARSHALLTOWN, IOWA

James L. Lowrance, Mayor
ATTEST:

Shari L. Coughenour, CMC, City Clerk

2017-

RESOLUTION ORDERING CONSTRUCTION OF THE MARSHALLTOWN POLICE
AND FIRE HEADQUARTERS: BID PACKAGE 22-1 PLUMBING & MECHANICAL
011200.221 PROJECT BLD17001 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

WHEREAS there is now on file in the office of the City Clerk proposed plans, specifications, form of contract and estimated costs for the construction of the Marshalltown Police and Fire Headquarters: Bid Package 22-1 Plumbing & Mechanical 011200.221 Project, Project No. BLD17001, in the City of Marshalltown, Iowa, as is fully set forth in the plans and specifications for Project No. BLD17001; and

WHEREAS the cost of the said improvement is in excess of \$135,000 and a public hearing on the plans, specifications, form of contract and the estimated cost of said improvement is required by law and that notice thereof shall be given as required by law; and

WHEREAS it is intended that the cost of said improvement shall be paid from such funds as the City may legally use for such purposes or from the proceeds from the issuance of such bonds as may be legally issued for said purposes or any combination of the above methods of financing.

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

Section 1. This Council does hereby order the construction of Marshalltown Police and Fire Headquarters: Bid Package 22-1 Plumbing & Mechanical 011200.221 Project in the City of Marshalltown, Iowa, which public improvement is fully and particularly described in the plans and specifications for Project No. BLD17001, now on file in the office of the City Clerk of Marshalltown, Iowa.

Section 2. That the method of construction shall be by contract in accordance with the plans and specifications and general stipulations for the said improvement approved by the City Council.

Section 3. The Contractor will be paid in monthly estimates for work completed and materials on hand as set out in the specifications. The project shall begin on or near the appropriate starting date as specified on the form of proposal and shall be completed within the specified number of working days also indicated thereon.

Section 4. That the said improvements shall be paid for from such funds of the City as may be legally used for such purposes, or from the proceeds of the issuance of such bonds as may be legally issued for such purposes or from any combination of such methods of financing and will be paid in accordance with the Notice to Bidders duly published in connection therewith. The Finance Director shall establish on the books a Marshalltown Police and Fire Headquarters: Bid Package 22-1 Plumbing & Mechanical 011200.221 Project fund and the bond proceeds or such funds of the City as may be legally used for such purposes are hereby appropriated to pay all costs of the improvements including legal publication, bond, design, engineering, survey and inspection, contract and contingency cost as estimated by the Engineer. The Finance Director is directed to advance all sums necessary from the project fund, and to set up on the books the obligations and receivables of the fund.

Section 5. The City Clerk is hereby directed to publish notice of hearing on plans, specifications, and form of contract and estimated cost in the manner provided by law for the public improvement outlined herein and that any person interested therein may appear and make objections thereto, if any he has. This Council will meet in the Council Chamber, Second Floor, 10 West State Street at Marshalltown, Iowa, at 5:30 o'clock P.M., local time on the 28th day of August, 2017, for the purpose of hearing all of said objections so made and for taking final action upon the plans, specifications, and form of contract now on file.

Section 6. The City Clerk is further directed to advertise for bids in the manner provided by law for the construction of said improvements, setting forth in said notice such necessary pertinent information as will advise prospective bidders thereof together with the proposed manner of payment of the work to be constructed and that such bids be filed and received in the office of the City Clerk of Marshalltown, Iowa, up to 14:00 P.M., local time, on the 19 day of September, 2017. The bids will be opened, read, and tabulated by the City Engineer or his designate at that time and will be acted upon by the City Council of said City at a meeting to be held in the Council Chambers, Second Floor, 10 West State Street, Marshalltown, Iowa, at 5:30 o'clock P.M., local time, on the 25 day of September, 2017, or at such later time and place as may then be fixed for considering such bids as shall be filed in connection with the improvement herein ordered and in compliance with the notice of taking bids therein, hereby ordered to be published.

Passed this 14 day of August, 2017, and signed this _ day of August, 2017.

CITY OF MARSHALLTOWN, IOWA

James L. Lowrance, Mayor
ATTEST:

Shari L. Coughenour, CMC, City Clerk

RESOLUTION ORDERING CONSTRUCTION OF THE MARSHALLTOWN POLICE
AND FIRE HEADQUARTERS: BID PACKAGE 26-1 ELECTRICAL,
COMMUNICATIONS & SECURITY 011200.261 PROJECT BLD17001 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

WHEREAS there is now on file in the office of the City Clerk proposed plans, specifications, form of contract and estimated costs for the construction of the Marshalltown Police and Fire Headquarters: Bid Package 26-1 Electrical, Communications & Security 011200.261 Project, Project No. BLD17001, in the City of Marshalltown, Iowa, as is fully set forth in the plans and specifications for Project No. BLD17001; and

WHEREAS the cost of the said improvement is in excess of \$135,000 and a public hearing on the plans, specifications, form of contract and the estimated cost of said improvement is required by law and that notice thereof shall be given as required by law; and

WHEREAS it is intended that the cost of said improvement shall be paid from such funds as the City may legally use for such purposes or from the proceeds from the issuance of such bonds as may be legally issued for said purposes or any combination of the above methods of financing.

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

Section 1. This Council does hereby order the construction of Marshalltown Police and Fire Headquarters: Bid Package 26-1 Electrical, Communications & Security 011200.261 Project in the City of Marshalltown, Iowa, which public improvement is fully and particularly described in the plans and specifications for Project No. BLD17001, now on file in the office of the City Clerk of Marshalltown, Iowa.

Section 2. That the method of construction shall be by contract in accordance with the plans and specifications and general stipulations for the said improvement approved by the City Council.

Section 3. The Contractor will be paid in monthly estimates for work completed and materials on hand as set out in the specifications. The project shall begin on or near the appropriate starting date as specified on the form of proposal and shall be completed within the specified number of working days also indicated thereon.

Section 4. That the said improvements shall be paid for from such funds of the City as may be legally used for such purposes, or from the proceeds of the issuance of such bonds as may be legally issued for such purposes or from any combination of such methods of financing and will be paid in accordance with the Notice to Bidders duly published in connection therewith. The Finance Director shall establish on the books a Marshalltown Police and Fire Headquarters: Bid Package 26-1 Electrical, Communications & Security 011200.261 Project fund and the bond proceeds or such funds of the City as may be legally used for such purposes are hereby appropriated to pay all costs of the improvements including legal publication, bond, design, engineering, survey and inspection, contract and contingency cost as estimated by the Engineer. The Finance Director is directed to advance all sums necessary from the project fund, and to set up on the books the obligations and receivables of the fund.

Section 5. The City Clerk is hereby directed to publish notice of hearing on plans, specifications, and form of contract and estimated cost in the manner provided by law for the public improvement outlined herein and that any person interested therein may appear and make objections thereto, if any he has. This Council will meet in the Council Chamber, Second Floor, 10 West State Street at Marshalltown, Iowa, at 5:30 o'clock P.M., local time on the 28th day of August, 2017, for the purpose of hearing all of said objections so made and for taking final action upon the plans, specifications, and form of contract now on file.

Section 6. The City Clerk is further directed to advertise for bids in the manner provided by law for the construction of said improvements, setting forth in said notice such necessary pertinent information as will advise prospective bidders thereof together with the proposed manner of payment of the work to be constructed and that such bids be filed and received in the office of the City Clerk of Marshalltown, Iowa, up to 14:00 PM., local time, on the 19 day of September, 2017. The bids will be opened, read, and tabulated by the City Engineer or his designate at that time and will be acted upon by the City Council of said City at a meeting to be held in the Council Chambers, Second Floor, 10 West State Street, Marshalltown, Iowa, at 5:30 o'clock P.M., local time, on the 25 day of September, 2017, or at such later time and place as may then be fixed for considering such bids as shall be filed in connection with the improvement herein ordered and in compliance with the notice of taking bids therein, hereby ordered to be published.

Passed this 14 day of August, 2017, and signed this _ day of August, 2017.

CITY OF MARSHALLTOWN, IOWA

James L. Lowrance, Mayor
ATTEST:

Shari L. Coughenour, CMC, City Clerk

RESOLUTION ORDERING CONSTRUCTION OF THE PROJECT 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

WHEREAS there is now on file in the office of the City Clerk proposed plans, specifications, form of contract and estimated costs for the construction of the Project, Project No. , in the City of Marshalltown, Iowa, as is fully set forth in the plans and specifications for Project No. ; and

WHEREAS the cost of the said improvement is in excess of \$135,000 and a public hearing on the plans, specifications, form of contract and the estimated cost of said improvement is required by law and that notice thereof shall be given as required by law; and

WHEREAS it is intended that the cost of said improvement shall be paid from such funds as the City may legally use for such purposes or from the proceeds from the issuance of such bonds as may be legally issued for said purposes or any combination of the above methods of financing.

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

Section 1. This Council does hereby order the construction of Project in the City of Marshalltown, Iowa, which public improvement is fully and particularly described in the plans and specifications for Project No. , now on file in the office of the City Clerk of Marshalltown, Iowa.

Section 2. That the method of construction shall be by contract in accordance with the plans and specifications and general stipulations for the said improvement approved by the City Council.

Section 3. The Contractor will be paid in monthly estimates for work completed and materials on hand as set out in the specifications. The project shall begin on or near the appropriate starting date as specified on the form of proposal and shall be completed within the specified number of working days also indicated thereon.

Section 4. That the said improvements shall be paid for from such funds of the City as may be legally used for such purposes, or from the proceeds of the issuance of such bonds as may be legally issued for such purposes or from any combination of such methods of financing and will be paid in accordance with the Notice to Bidders duly published in connection therewith. The Finance Director shall establish on the books a Project fund and the bond proceeds or such funds of the City as may be legally used for such purposes are hereby appropriated to pay all costs of the improvements including legal publication, bond, design, engineering, survey and inspection, contract and contingency cost as estimated by the Engineer. The Finance Director is directed to advance all sums necessary from the project fund, and to set up on the books the obligations and receivables of the fund.

Section 5. The City Clerk is hereby directed to publish notice of hearing on plans, specifications, and form of contract and estimated cost in the manner provided by law for the public improvement outlined herein and that any person interested therein may appear and make objections thereto, if any he has. This Council will meet in the Council Chamber, Second Floor, 10 West State Street at Marshalltown, Iowa, at 5:30 o'clock P.M., local time on the day of , for the purpose of hearing all of said objections so made and for taking final action upon the plans, specifications, and form of contract now on file.

Section 6. The City Clerk is further directed to advertise for bids in the manner provided by law for the construction of said improvements, setting forth in said notice such necessary pertinent information as will advise prospective bidders thereof together with the proposed manner of payment of the work to be constructed and that such bids be filed and received in the office of the City Clerk of Marshalltown, Iowa, up to ., local time, on the . The bids will be opened, read, and tabulated by the City Engineer or his designate at that time and will be acted upon by the City Council of said City at a meeting to be held in the Council Chambers, Second Floor, 10 West State Street, Marshalltown, Iowa, at 5:30 o'clock P.M., local time, on the , or at such later time and place as may then be fixed for considering such bids as shall be filed in connection with the improvement herein ordered and in compliance with the notice of taking bids therein, hereby ordered to be published.

Passed this , and signed this _ day of .

CITY OF MARSHALLTOWN, IOWA

James L. Lowrance, Mayor

ATTEST:

Shari L. Coughenour, CMC, City Clerk

Advertising

Great.Wstrn.Bnk/1	23.73
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Consulting & Professional Fees

AHLERS.COONEY/1	1,088.50
Bernie.Lowe/3	230.77
Bolton&Menk.Inc/2	18,536.00
Calhoun-Burns/1	916.30
CGA.Assoc/2	966.16
Great.Wstrn.Bnk/1	26.30
Grimes.Buck.Sch/3	4,935.00
GTG.Architects/1	2,975.00
Independent.Ins/1	9,767.00
Iowa.One.Call/2	284.40
Lynch.Dallas.PC/3	2,574.00
Prochaska.Assoc/1	140,465.09
Ruby,T/1	365.30
Snyder.Associat/1	19,543.92
Story.Constr/1	24,730.75
Telvent.DTN/1	504.00
Wellmark.Inc./1	10,290.47

Contracts

AAA.Septic/1	85.00
AllAmericn.Turf/2	697.77
Aramark.Unfrm/6	54.18
ARL/1	4,333.33
Calhoun-Burns/1	8,745.00
CFS.Inspection/4	1,816.00
EPS.Inc/1	19,850.00
ESRI.Inc./3	12,900.00
Fisher.Comm.Ctr/1	6,396.66
Great.Wstrn.Bnk/5	715.84
Ia.River.Wildlf/1	775.00
Jensen.Inc/4	59,613.00
M.Co.Recorder/1	10,312.50
Marsh.Co.Landfi/1	43.45
Marshall.Co. Em/1	2,419.08
Marshall.Co.Tax/3	30.00
MMIT.INC/2	86.77
Mtwn.Tumbling/1	220.00
Mtwn.Wtrwrks/1	42.13
Northstar.Mgmt/1	5,820.00
O.C.L.C.Inc/1	859.72
ONSITE.INFO.DES/3	120.00
Premier.Equip/8	293.33
Racom.Corp/1	929.38
Schendel.Pest.C/5	170.50
Servicemaster/2	2,772.00
Sirsidynix/1	13,365.00
Sje.Rhombus/2	3,713.00
Sold.Door/1	1,312.50
Sterling.Fire/1	67.50
Stone.Sanit/9	2,551.53
Unique.Mgmt.Svc/1	161.10
Xerox.Corp/6	114.61
YMCA.YWCA/1	13,044.53

Ziegler/2	1,708.79
Debt Service	
CRBT/2	8,707.57
Library Books	
Baker.Taylor/37	1,716.16
Cengage.Learng/11	716.92
CenterPoint.Prn/1	2,696.40
Great.Wstrn.Bnk/35	642.22
IA.Library/2	1,737.35
MicroMarketing./6	716.80
OVERDRIVE,INC./3	4,216.50
RECORDED.BOOKS/9	638.86
Medical	
Bernie.Lowe/3	1,242.82
HARTFORD.ACCTS/1	6,820.65
Medtrak.Service/4	993.52
Wellmark.Inc./4	127,751.07
Payroll.Deductions	
American.Educa./3	193.23
AXA/4	900.00
Collection.Svs./12	3,469.16
Colonial.Life/2	794.04
Fidelity.Securi/4	778.90
Fire.Union.Dues/2	1,200.00
Great.Wstrn.Bnk/2	232.98
I.M.W.C.A/1	9,522.00
I.P.E.R.S./7	69,596.91
I.R.S./12	177,427.86
IA.Treasurer/6	35,889.00
ICMA.457/22	18,559.14
IUPAT.PPME/1	919.06
M.F.P.R.S.I./5	116,597.39
Meskwaki Nation/2	645.76
Teamsters238/2	2,139.52
Texas.Child.Sup/4	505.14
TotalAdmin.Serv/16	23,291.13
UAW.Local 893/1	148.48
United.Way/4	852.46
Payroll.Net	
Payroll/1	563,964.03
Refund/Reimbursed	
Aragon,S/1	41.25
Arneson,O/1	16.00
Baker.Taylor/1	40.29
Brinker,K/1	13.99
Cengage.Learng/3	103.16
Christy,W/1	36.00
Garcia,P/1	55.00
GOODING.B/1	785.31
Hill,J/1	47.02
Iowa.Veteran.Hm/1	60.00
Jolley,N/2	21.94
Marquez.M/1	39.00
McGinnis,J/1	27.99
Moberg,R/1	22.49

Roe,A/1	39.88
Ruiz,A/1	22.11
S.E.Invst/1	100.00
Rents/Leases	
ABC.Rentals/2	588.00
Ackley.Housing/13	1,963.00
ALL.AMER.PROP/14	4,614.00
Altar.Proprty/2	561.00
AMES,STEVEN/2	315.00
Ames.Rental.Prp/1	194.00
ARGUS.WOOKIE/1	283.00
Arlington.Inv/5	1,591.00
ARMSTRONG,B/1	206.00
B.B.Rentals/2	567.00
Bahr,L/1	478.00
BLOOD,A/2	338.00
Borota,K/1	204.00
BOULDER.COOP.HS/2	402.00
BOWN,C/1	270.00
BROWN,B/2	396.00
Bryngelson.Corp/1	479.00
CIRSI/7	804.00
Citizen.Svgs.Ba/2	316.00
CLAWSON,J/1	245.00
CMHC.INVEST/1	334.00
Crestview.Apt/25	6,281.00
CROSSER,D/1	363.00
D.D.Rentals/2	375.00
DELGADILLO,L/1	453.00
Eakin,R/1	226.00
ECKLOR,S/3	944.00
Elwayne.Inc./2	514.00
EUBANKS,C/2	358.00
F.C.Rentals.LLC/2	511.00
Farrell.Proper/6	1,302.00
FISCHELS,R/3	577.00
Frese.Propts/1	550.00
FRIEND,T/1	236.00
Friendly.Apts/4	600.00
Gladbrook.Hsg/1	182.00
Glenda.Drive.LL/11	3,794.00
Grant.Park.LLC/24	4,885.00
Hala.Ventures/3	812.00
HANSEN,J/1	253.00
HANSEN,R/1	156.00
HARRIS,T/1	324.00
HATCH,J/3	1,094.00
Hatch,R/1	441.00
HAVELKA,W/1	500.00
Hilltop.Village/10	1,754.00
HOBSON,W/1	207.00
HOWARD,J/1	175.00
Hsg.Auth.CookCo/2	1,384.00
Hsg.Auth.Joliet/1	906.00
HUBBARD.MAPLE/5	767.00

JARED,S/3	595.00
JASPERS,M/1	128.00
JB.I.COOP.Assn/5	930.00
JKM.Coop/2	364.00
JN.Home.Rentals/1	386.00
Kramer,M/1	349.00
LAWSON,R/2	306.00
Lawthers.Prop.M/2	970.00
LUENSE,B/6	1,925.00
MANNSON.PROP/3	400.00
MARION.MANOR/1	246.00
Marion.Manor.II/1	559.00
Marshalltown.Sr/9	1,850.00
MATNEY,L/1	238.00
MtownWestownLLP/15	3,084.00
MURPHY,M/1	159.00
NAUGHTON,R/1	825.00
North.Tama.Hsg/3	425.00
OETKER,D/3	570.00
Oetker,J/1	471.00
OLMSTEAD,T/1	900.00
Palisade.Holdng/1	79.00
Park.Elms,LLC/4	938.00
Pinecrest.Park/1	141.00
Prairie.Home.Pp/1	261.00
Premier/4	693.00
PYLE,D/1	231.00
R.E.P.Corp/2	525.00
RA.Rental/2	546.00
REID,M/1	129.00
REM.Homes/1	507.00
River.Birch/9	3,591.00
River.Oaks/13	5,311.00
S.E.Invst/2	480.00
Sands.Time.LLC/1	250.00
SCENIC.CITY/1	199.00
SCHMIDT,M/3	588.00
SCHULER-VANLANG/1	231.00
SCOTT,L/1	358.00
SESKER,R/2	622.00
SMITH,N/3	528.00
SPECHT,G/1	468.00
STEELSMITH,INV/5	1,134.00
Stichter.Constr/1	139.00
Sunrise.Apt/2	142.00
Superior.Rental/6	2,224.00
SWITZER RENTAL/3	738.00
Tallcorn.Tower/14	4,196.00
TAYLOR,M/1	216.00
TOWN.APARTMENT/6	769.00
TR.Homes/1	450.00
TREVRON,LLC/1	310.00
TT.C.Coop.Hsg/2	506.00
VEST,L/1	309.00
VILLAGE.PARK/1	403.00

WARREN,C/1	226.00
WB.REALESTATE/1	188.00
WEATHERLY,PROP/1	471.00
WEICHERS,B/1	280.00
WEIDNER,R/1	226.00
WIEBENSOHN,L/1	106.00
WIND-HUSAK,D/1	399.00

Service/Repairs

A.S.C.A.P./1	343.92
Aponte,M/1	10.00
Atkins,T/1	27.00
Aureon.Comm.LLC/33	2,327.62
Bates,C/1	46.00
BDH/1	335.98
Becks.Painting/1	4,200.00
BLACKSTOCK,S/1	43.00
Bob's.Lawn.Care/1	980.00
Carmer,D/1	12.00
CARRIGAN,K/1	37.00
Carter,G/1	9.00
Central.Media.D/1	360.00
Century.Link/22	677.63
Cert.Pwr.Inc./1	190.43
Construct/1	127,922.06
Daniel,R/1	61.50
Dave.WrightCDRJ/1	233.15
Day.Constr/1	27,837.66
DeSautels,S/1	50.00
Devig.Srvcs/10	1,069.10
Dex.Media/1	254.46
Dirt.to.Turf/3	1,635.00
Eggers,T/1	50.00
FedEx/5	317.41
Fex.Steve.Ltd/19	13,375.00
Fink,K/1	37.70
Gale-Hazen,K/1	300.00
Gentry,S/3	2,500.00
Great.Wstrn.Bnk/44	5,650.07
Greenwood,S/1	63.00
Hartwig.Plmbg/2	161.04
Heart.of.Iowa/6	958.18
Hibbs,R/1	250.00
Home.Rental/1	96.25
HONEYCUTT,C/1	20.00
Hsg.Auth.CookCo/1	34.58
Hsg.Auth.Joliet/1	36.31
Ia.Div.Labor/1	80.00
IA.Pub.Transit/1	1,591.00
ICMA/1	1,136.00
Iowa.City.Co.Mg/1	300.00
Jensen.Inc/1	1,500.00
Kapaun.Brown/1	80.00
Kiwanis.PM/1	825.00
KROENER,L/1	50.00
Language.Line.S/1	196.95

Lenz,L/3	230.00
License.Fee/1	100.00
LUAL,S/1	63.00
M.Co.Recorder/3	51.00
Manatt's.Inc/2	550,697.93
Marsh.Co.Treas/1	143.88
Marshall.Glass/2	1,132.68
McAtee.Tire/4	1,395.97
Minerva.Val.Tel/1	50.00
Mtwn.Wtrwrks/3	8,383.18
Neave,G/1	37.00
Nikkel.Associat/1	3,932.97
ONE.SOURCE/1	15.00
Ortega,R/1	49.50
Precision.Bldrs/15	12,830.00
Racom.Corp/5	16,120.61
Ruff,R/1	375.00
S&S.Constr/1	507.00
S.S.Autobody/5	3,667.90
Scenic.City/1	112.00
Scharnweber.Wtr/1	27.00
Schendel.Pest.C/2	90.00
Science.Center/1	82.50
Scott.Tent/8	3,057.00
Scroggins,J/1	69.00
Servicemaster/1	185.16
Ship.Shape.Lawn/1	100.00
STREET-LOPEZ,J/1	47.00
Tele.Difference/1	200.00
Tom.Blake.Const/20	12,350.00
US CELLULAR/6	273.84
US.Bank.Equipmt/1	346.48
Verizon.Wireles/5	352.23
VF.Services/2	2,200.00
WICKHAM,M/1	510.00
Windstream/1	76.44
WOOD,A/1	42.00
Woodman.Control/1	1,100.00

Supplies/Parts

Acco.Unlimited/2	1,078.95
Action.Auto/1	200.00
Adland.Engrvg/2	87.34
Airgas.U.S.A./1	20.65
Arnold.Motor.Su/24	1,041.91
Baker.Taylor/9	795.37
BDH/2	590.00
Bituminous.Mat/4	3,189.41
Bound.Tree.Medi/1	293.70
Brentwood.Ind/4	3,520.92
Brown.Shoe.Fit/1	152.99
Carpenter.Unfrm/13	2,352.18
Cessford.Constr/2	987.89
City.Laundering/4	157.04
Cntrl.IA.Farm/3	533.83
Cntrl.Office/5	82.29

Concrete/4	565.73
Crescnt.Electrc/4	730.12
Crop.Production/1	247.50
Cummins.Cntrl.P/7	85.26
Dave.Wright.Bui/3	192.40
Dave.WrightCDRJ/3	299.00
Diamond.Vogel/4	1,964.70
Environ.Hazards/7	426.75
Environ.Resourc/3	305.08
Fastenal.Co/2	45.03
Galls.LLC/11	1,237.48
Gervich.Sons/3	91.70
Gillig.LLC/3	1,150.45
Great.Wstrn.Bnk/189	15,435.71
Hach.Co/1	292.89
IA.Prison.Ind/1	540.00
Iowa.Irrigation/1	154.00
Jensen.Inc/1	6,357.00
Keystone.Lab/1	64.00
Laville,J/1	12.15
MC2.Inc./1	4,431.86
Midland.Scienti/5	408.84
Midwest.Liq.Sys/1	3,712.20
Minuteman/2	60.20
Napa.Auto/6	187.82
Northern.Lights/5	2,641.60
Outdoor.Recr/1	1,600.00
Quality.Srvcs.C/1	483.89
Racom.Corp/4	17,783.97
RECORDED.BOOKS/1	3,292.14
Reliant.Fire.Ap/1	244.02
Ri.Rec.Industr/1	282.00
Ricken.Tiling/1	570.00
Sams.Club/2	583.60
Sherwin.William/2	87.56
Showcases,Inc/1	302.55
Sign.Creations/1	9.00
Storey.Kenwrthy/2	38.38
Tama.Co.K9.Prog/1	400.00
Terminal.Supply/1	190.33
Testamerica/2	163.20
Tri.State.Lock/1	75.60
Van.Meter.Inc/1	390.04
Verizon.Wireles/1	718.69
Witmer.Public.S/4	340.45
WW.Grainger/2	435.30
Zarnoth.Brush.W/1	2,513.96
Zebec.NA/1	1,494.50

Travel/Training

Accola,A/1	24.00
BROWN,J/1	43.68
CHANDLER,J/1	87.75
Fink,K/2	125.22
Great.Wstrn.Bnk/34	4,490.69
Laville,J/5	357.29

ROSENBLUM,S/5	1,130.13
Steiner,D/1	61.15
VAUGHN,R/1	124.02
Utilities	
Alliant/102	56,051.36
Cntrl.IA.Water/1	148.92
Great.Wstrn.Bnk/2	137.98
Mtwn.Wtrwrks/2	1,432.91
Total/1548	\$2,666,211.84



COUNCIL AGENDA
CITY HALL COUNCIL CHAMBERS, 10 W STATE STREET
August 14, 2017, at 5:30 PM

NOTICE TO PUBLIC: The Mayor and City Council welcome comment from the public during discussion. 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 in order that others may be given the opportunity to speak.

CALL TO ORDER: Mayor James L. Lowrance

PLEDGE OF ALLEGIANCE:

ROLL CALL: Gowdy, Greer, Hoop, Kester, Lamer, Martin, Wirin.

MAYOR, COUNCIL AND ADMINISTRATOR COMMENTS:

APPROVAL OF AGENDA:

CONSENT AGENDA: All items listed under the consent agenda will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time Council votes on the motion.

1. Approve Council meeting Minutes of July 24, 2017.
2. Approve Bill List in the amount of \$ 2,666,211.84.
3. Appoint to Cable TV Committee: Val Ruff.
4. Resolution 2017-131 Accepting and Awarding the Bid for providing Salt for Ice and Snow Control for the 2017-2018 year in the City of Marshalltown, Iowa, in the amount of \$ 67.93 per ton, Cargill Incorporated.
5. Resolution 2017-161 Approving Renewal of 28E Agreement with the Iowa Department of Inspections and Appeals, through August 22, 2018.
6. Resolution 2017-162 Approving Rehabilitation Agreements for parcels with Tax Certificates purchased on the Public Nuisance Tax Sale, 109 Helm Street and 320 N 11th Avenue.
7. Resolution 2017-163 Approving Agreement with the Marshall Gun Club, inc., relating to lease of real estate near the Marshalltown Airport for a period of Three Years, in the amount of \$75.00 per acre.
8. Resolution 2017-164 Approving Contract Change Order #2 for the Turner Street (East) Interceptor Sewer Project 590129009, no monetary change.
9. Liquor License Renewals: Express Mart 229 N 13th St, IN & Out BP Travel Plaza, Walmart SuperCenter, HyVee DrugStore

(end of consent agenda items)

RESOLUTIONS:

10. Tentative Resolution 2017-165 Providing for the Conveyance and Transfer of Title to the Property Herein Described from the City of Marshalltown, Iowa, to Marshalltown Church of Christ, setting public hearing for August 28.
11. Resolution 2017-166 Authorizing the City of Marshalltown to Approve the Completion and Submission of a Water Resources Restoration Sponsored Project Application for Clean Water SRF Water Resources restoration Sponsored Project Funds.

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PUBLIC HEARING – Amend Urban Renewal Plan for Area No 4 (Downtown)

12. Resolution 2017-167 Approving 2017 Amendment to Urban Renewal Plan for Marshalltown Urban Renewal Area No. 4. (Downtown Area)

PUBLIC HEARING – plans & specifications

13. Resolution 2017-168 Approving Plans, Specifications, Form of Contract and Cost for the West End Futsal Courts Project P&R17001, bids due August 21, 10:00 AM.

RESOLUTIONS (relating to Police and Fire Building Project BLD17001)

14. Resolution 2017-169 Amending Resolution 2017- Accepting Bid and Authorizing the Award of Contract for the Police and Fire Station Site Demolition and Earthwork Project in the City of Marshalltown, Iowa, Project BLD17001, with Con-Struct, Inc., in the amount of \$596,070.00.
15. Resolution 2017-170 Amending Resolution 2017- Approving Contract and Bond for Construction of the Police and Fire Station Site Demolition and Earthwork Project in the City of Marshalltown, Iowa, Project BLD17001, with Con-Struct, Inc., in the amount of \$596,070.00.
16. Resolution 2017-171 Approving Contract Change Order #1 for the Police and Fire Station Site Demolition and Earthwork project BLD 17001 in the amount of \$90,520.00.
17. Resolution 2017-172 Ordering Construction of the MARSHALLTOWN POLICE AND FIRE HEADQUARTERS: BID PACKAGE 02-2 SIDEWALKS & PAVING 011200.22 PROJECT BLD17001 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. Public Hearing Date: 8/28/2017; Bids Due 9/19/2017 at 2:00 PM
18. Resolution 2017-173 Ordering Construction of the MARSHALLTOWN POLICE AND FIRE HEADQUARTERS: BID PACKAGE 03-1 CONCRETE FOUNDATIONS & FLATWORK 011200.31 PROJECT BLD17001 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. Public Hearing Date: 8/28/2017; Bids Due 9/19/2017 at 2:00 PM
19. Resolution 2017-174 Ordering Construction of the MARSHALLTOWN POLICE AND FIRE HEADQUARTERS: BID PACKAGE 04-1 MASONRY 011200.41 PROJECT BLD17001 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. Public Hearing Date: 8/28/2017; Bids Due 9/19/2017 at 2:00 PM
20. Resolution 2017-175 Ordering Construction of the MARSHALLTOWN POLICE AND FIRE HEADQUARTERS: BID PACKAGE 05-1 STEEL 011200.51 PROJECT BLD17001 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. Public Hearing Date: 8/28/2017; Bids Due 9/19/2017 at 2:00 PM
21. Resolution 2017-176 Ordering Construction of the MARSHALLTOWN POLICE AND FIRE HEADQUARTERS: BID PACKAGE 06-1 GENERAL 011200.61 PROJECT BLD17001 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. Public Hearing Date: 8/28/2017; Bids Due 9/19/2017 at 2:00 PM

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22. Resolution 2017-177 Ordering Construction of the MARSHALLTOWN POLICE AND FIRE HEADQUARTERS: BID PACKAGE 07-1 MEMBRANE ROOFING & WALL PANELS 011200.71 PROJECT BLD17001 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. Public Hearing Date: 8/28/2017; Bids Due 9/19/2017 at 2:00 PM
23. Resolution 2017-178 Ordering Construction of the MARSHALLTOWN POLICE AND FIRE HEADQUARTERS: BID PACKAGE 08-1 AL STOREFRONTS, CURTAINWALLS & GLAZING 011200.81 PROJECT BLD17001 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. Public Hearing Date: 8/28/2017; Bids Due 9/19/2017 at 2:00 PM
24. Resolution 2017-179 Ordering Construction of the MARSHALLTOWN POLICE AND FIRE HEADQUARTERS: BID PACKAGE 09-1 GYPSUM WALL ASSEMBLIES 011200.91 PROJECT BLD17001 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. Public Hearing Date: 8/28/2017; Bids Due 9/19/2017 at 2:00 PM
25. Resolution 2017-180 Ordering Construction of the MARSHALLTOWN POLICE AND FIRE HEADQUARTERS: BID PACKAGE 09-2 FLOOR COVERINGS 011200.92 PROJECT BLD17001 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. Public Hearing Date: 8/28/2017; Bids Due 9/19/2017 at 2:00 PM
26. Resolution 2017-181 Ordering Construction of the MARSHALLTOWN POLICE AND FIRE HEADQUARTERS: BID PACKAGE 09-3 PAINTING 011200.93 PROJECT BLD17001 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. Public Hearing Date: 8/28/2017; Bids Due 9/19/2017 at 2:00 PM
27. Resolution 2017-182 Ordering Construction of the MARSHALLTOWN POLICE AND FIRE HEADQUARTERS: BID PACKAGE 14-1 ELEVATORS 011200.141 PROJECT BLD17001 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. Public Hearing Date: 8/28/2017; Bids Due 9/19/2017 at 2:00 PM
28. Resolution 2017-183 Ordering Construction of the MARSHALLTOWN POLICE AND FIRE HEADQUARTERS: BID PACKAGE 21-1 FIRE SUPPRESSION 011200.211 PROJECT BLD17001 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. Public Hearing Date: 8/28/2017; Bids Due 9/19/2017 at 2:00 PM
29. Resolution 2017-184 Ordering Construction of the MARSHALLTOWN POLICE AND FIRE HEADQUARTERS: BID PACKAGE 22-1 PLUMBING & MECHANICAL 011200.221 PROJECT BLD17001 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. Public Hearing Date: 8/28/2017; Bids Due 9/19/2017 at 2:00 PM

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30. Resolution 2017-185 Ordering Construction of the MARSHALLTOWN POLICE AND FIRE HEADQUARTERS: BID PACKAGE 26-1 ELECTRICAL, COMMUNICATIONS & SECURITY 011200.261 PROJECT BLD17001 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. Public Hearing Date: 8/28/2017; Bids Due 9/19/2017 at 2:00 PM

DISCUSSION:

1. Debt Policy and upcoming General Obligation Bond review
2. Request for Sole Source Purchase, Racom for dispatch equipment at new building
3. FY18 Budget Review
4. Hiring of Code Enforcement Inspector

PUBLIC COMMENT:

ADJOURNMENT:

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COUNCIL PROCEEDINGS

July 24, 2017

The Marshalltown City Council met in regular session on July 24, 2017, at 5:30 PM, in the Council Chambers at City Hall. Mayor Lowrance called the meeting to order and led the Pledge of Allegiance. Present: Gowdy, Greer, Hoop, Kester, Lamer, Martin, Wirin. Greer actively participated via speakerphone. Mayor Lowrance removed the salt bid resolution from the agenda to be considered at the next meeting. Lamer moved to approve the agenda, second by Kester. Motion approved 7-0.

CONSENT AGENDA:

Wirin moved to approve the Consent Agenda: Approve Council meeting Minutes of July 10, 2017; Approve Bill List in the amount of \$1,700,780.89; Receive Building Report for June 2017; Appoint to Uniform Fire Code Board of Appeals: Phyllis Mazour, Heidi Hogan and Wayne Waltermire, Jr.; Appoint to Cable TV Advisory Board: Deirdre Gruendler; Resolution 2017-154 to Approve the REAP Application for paving of a portion of the Iowa River Trail, 4,000 linear feet, from the Summit Street Bridge to Radio Tower Road; second by Greer. Consent agenda adopted 7-0.

RESOLUTIONS:

Lamer moved to adopt both Resolution 2017-155 Accepting Bid and Authorizing the Award of Contract for the Police and Fire Station Site Demolition and Earthwork Project in the City of Marshalltown, Iowa, being project BLD17001 in the amount of \$596,200.00 and Resolution 2017-156 Approving Contract and Bond for Construction of the Police and Fire Station Site Demolition and earthwork Project, in the City of Marshalltown, Iowa, project BLD17001, with ConStruct, Inc., in the amount of \$596,200.00, second by Greer. Site work and demolition of the KC Hall will begin in early August. Base bids were favorable and alternates were selected to prepare the site for a 24 car garage and a seventh apparatus bay should the construction bids be favorable when let. Resolutions adopted 7-0.

Wirin moved to adopt Resolution 2017-157 Ordering Construction on the West End Futsal Courts, set public hearing for August 14 and bids due on August 21 at 10:00 AM, second by Martin. Resolution adopted 7-0.

Kester moved to adopt Resolution 2017-158 Approving Purchase between the City of Marshalltown, Iowa, and Michael Marjama of A1A Sandblasting for the painting of the Main Aquatic Center Pool floor and walls in the amount of \$41,736, second by Gowdy. Resolution adopted 7-0.

PUBLIC HEARING – convey property

The public hearing regarding conveyance of property to Guadalupe Juarez was declared open by Mayor Lowrance at 5:47 pm. Housing and Community Director Spohnheimer recommended sale of property acquired for the Neighborhood Stabilization Program grant. The proposed buyer has met income and financing requirements. There were no written or public comments. Mayor Lowrance closed the public hearing at 5:49 pm.

Kester moved to adopt Resolution 2017-159 Conveyance and Transfer of Title to the property herein described (710 Wood Street) from the City Marshalltown, Iowa, to Guadalupe Juarez, second by Lamer. Resolution adopted 7-0.

ORDINANCES:

PUBLIC HEARING – vacate public use

The public hearing regarding vacation of a segment of South 1st Street and a segment of adjacent alley was declared open by Mayor Lowrance at 5:50 pm. The adjacent property owner has requested to purchase the street and alley, which will be conveyed by quit claim deed to Garrett Goodman following vacation of the public use. There were no written or public comments. Mayor Lowrance closed the public hearing at 5:50 PM

Lamer moved to adopt the third reading of and Ordinance #14965 to vacate a portion of South First Street Located in Anson's 1st Addition to Marshall, Marshall County, Iowa, and to Convey Same to Garrett Goodman, second by Greer. Third reading and Ordinance adopted 7-0.

COUNCIL PROCEEDINGS

July 24, 2017

PUBLIC HEARING -- convey property

The public hearing regarding vacation of a segment of South 1st Street and a segment of adjacent alley was declared open by Mayor Lowrance at 5:52 pm. The adjacent property owner has requested to purchase the street and alley, which will be conveyed by quit claim deed to Garrett Goodman. The previous ordinance vacated the public use. There were no written or public comments. Mayor Lowrance closed the public hearing at 5:53 PM

Greer moved to adopt Resolution 2017-160 Approving Conveyance and Transfer of Title to the property herein described from the City Marshalltown, Iowa, to Garrett Goodman, second by Wirin. Resolution adopted 7-0.

DISCUSSION

Council Manual Rules of Procedure are being reviewed by legal and the council will be considering the rules at a future meeting.

PUBLIC COMMENT:

Lamer stated he has received a few calls asking for the pool to be open later at night.

ADJOURNMENT

The meeting adjourned at 5:55.

Respectfully submitted,

Shari L. Coughenour, CMC, City Clerk

CITY OF MARSHALLTOWN

ATTEST:

James L. Lowrance, Mayor

Shari L. Coughenour, CMC, City Clerk



Board and Commission Roster

Cable TV Committee

Department: Mayor

Dept. Phone: (641) 754-5712

Cable TV Advisory Board to oversee the operations of the government/education Channel 12 on the TCI cable television system, in accordance with Franchise Agreement with TCI, Iowa Valley Community College and the City of Marshalltown. The committee shall consist of eight members and a chairman. Four representatives each from the college and the City. All members shall be confirmed by the City Council of Marshalltown. Operates under a 28E Agreement.

<u>Term End</u> <u>Date</u>	<u>Member Contact Information</u>		
Indefinite	Conrad DeJardin 109 Newcastle Rd Marshalltown, IA 50158		dejardin@willinet.net IVCCD Chair - on board 5/26/15 Appointed:
Indefinite	Denny Grabenbauer 112 S 29th St Marshalltown, IA 50158	(641) 754-6330	imagemaker81@mchsi.com IVCCD Rep Appointed:
Indefinite	Deirdre Grundler 506 Crestview LeGrand, IA 50142	(641) 753-2712 (312) 806-7626	deirdre.gruendler@unitypoint.org CITY rep Appointed:
Indefinite	Craig Huseboe 2706 Nelson Road Marshalltown, IA 50158	(641) 753-7893 (641) 752-4643	Need email IVCCD Rep Appointed:
Indefinite	Sue D Inhelder Marshalltown, IA 50158		Need email IVCCD Rep Appointed:
Indefinite	Mick Jurgensen 406 Summit Street Marshalltown, IA 50158	(641) 754-1070	Need email CITY rep Appointed:
Indefinite	Jessica Kinser Marshalltown, IA 50158		Need email NonVoting-City Administrator Appointed:

Friday, August 11, 2017



12/31/2017	James L. Lowrance 1502 S 12th St Marshalltown, IA 50158	(641) 351-8690 (641) 753-8814	mayor@ci.marshalltown.ia.us <i>CITY Mayor - on board 5/26/15</i> Appointed:
Indefinite	Steve Muntz PO BOX D Marshalltown, IA 50158	(641) 752-4643	Need email <i>NonVoting-Station Mgr</i> Appointed:
Indefinite	Val Ruff 2906 Nelson Rd Marshalltown, IA 50158	(641) 753-6645 (641) 751-2542	vruff@marshalltown.org <i>CITY rep</i> Appointed:
Indefinite	Craig Schwartz Marshalltown, IA 50158		Need email <i>NonVoting-McTV asst</i> Appointed:

State of Iowa gender equality statistics

Males - Count / %	7	63.64%
Females - Count / %	4	36.36%
Total Members	11	

RESOLUTION ACCEPTING AND AWARDING THE BID FOR PROVIDING SALT FOR ICE
AND SNOW CONTROL FOR THE 2017-2018 FISCAL YEAR IN THE CITY OF
MARSHALLTOWN, IOWA IN THE AMOUNT OF \$67.93 PER TON

WHEREAS the City of Marshalltown, Iowa, requested bids from various commercial salt suppliers, for salt for ice and snow control for the 2017-2018 fiscal year, therefor,

WHEREAS Cargill Incorporated Deicing Technology Business submitted a low bid of \$67.93 per ton delivered to the Public Works Department which is now before this Council for final approval.

<u>Name and Address</u>	<u>Bid Amount</u>
Cargill Incorporated Deicing Technology Business North Olmsted, Ohio	\$67.93 per ton
Independent Salt Company Kanopolis, Kansas	\$75.15 per ton

After consideration of all bids filed, it was determined by the Council that the bid of Cargill Incorporated Deicing Technology Business is the best and lowest responsible bid as is herein outlined.

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

That the bid Of Cargill Incorporated Deicing Technology Business for providing salt for ice and snow control in the City of Marshalltown, Iowa, in the amount of \$67.93 per ton is hereby accepted, approved, and awarded.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to approve and execute the contracts on behalf of the City of Marshalltown, Iowa.

Passed this 14th day of August 2017, and signed this _____ day of August 2017.

CITY OF MARSHALLTOWN

James L. Lowrance, Mayor

ATTEST:

Shari L. Coughenour, CMC, City Clerk



James L. Lowrance, Mayor
Jessica Kinser, Administrator
Justin Nickel, Public Works Director
24 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5734
Fax - (641) 754-5793

DEPARTMENT OF PUBLIC WORKS

6/7/2017

FORMAL BULK SALT BID 2017

The City of Marshalltown, Street Division, is requesting formal bids for bulk salt delivered to our storage facility at 905 E Main Street in Marshalltown, Iowa. This is for deicing salt, per ton. Consideration will be given for past performance in product delivery and availability.

Bids should be sent to City Hall, c/o Salt Bid, Public Works Department, Attn; Justin Nickel, 24 N Center Street, Marshalltown Iowa 50158. Bids must be received by Tuesday, July 20th 2017 at 10:00 A.M. Plainly mark envelope "Salt Bid". For more information contact Public Works Department at 641-754-5748.

Thank you

Jeff Roads
Street Superintendent

FORMAL BID

Date 06/22/2017

Company Name Independent Salt Company

Address P. O. Box 36 Kanopolis, Kansas 67454

Per ton: \$75.15 by truck Per ton: NO BID by rail

Signed 
S. K. Olson, VP-Distribution

City Council
Leon Lamer, Mike Gowdy, Joel Greer, Al Hoop
Bill Martin, Dan Kester, Bethany Wirin





James L. Lowrance, Mayor
Jessica Kinser, Administrator
Justin Nickel, Public Works Director
24 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5734
Fax - (641) 754-5793

DEPARTMENT OF PUBLIC WORKS

6/7/2017

FORMAL BULK SALT BID 2017

The City of Marshalltown, Street Division, is requesting formal bids for bulk salt delivered to our storage facility at 905 E Main Street in Marshalltown, Iowa. This is for deicing salt, per ton. Consideration will be given for past performance in product delivery and availability.

Bids should be sent to City Hall, c/o Salt Bid, Public Works Department, Attn: Justin Nickel, 24 N Center Street, Marshalltown Iowa 50158. Bids must be received by Tuesday, July 20th 2017 at 10:00 A.M. Plainly mark envelope "Salt Bid". For more information contact Public Works Department at 641-754-5748.

Thank you

Jeff Roads
Street Superintendent

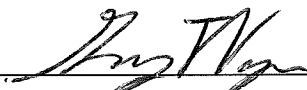
FORMAL BID

Date 07/17/2017

Company Name CARGILL INCORPORATED DEICING TECHNOLOGY BUSINESS

Address 24950 COUNTRY CLUB BLVD SUITE 450 NORTH OLMSTED OHIO
44070

Per ton: \$67.93 by truck Per ton: NO BID
by rail

Signed 

City Council
Leon Lamer, Mike Gowdy, Joel Greer, Al Hoop
Bill Martin, Dan Kester, Bethany Wirin





Housing & Community Development

James L. Lowrance, Mayor
36 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5756
Fax - (641) 754-5742

August 02, 2017

To: Mayor James L. Lowrance
Members of the City Council

From: Michelle Spohnheimer
Housing & Community Development Director

Re: Renewal of 28E Agreement with the Iowa Department of Inspections and Appeals

Policy Issue: The City administers the HUD Section 8 Housing Choice Voucher Program. As a part of that program it is our responsibility to enforce regulations and if necessary investigate participant fraud. The most common violations of fraud include unreported income and household members. Typically staff is able to conduct investigations in house with the assistance of local law enforcement. On a rare occasion a case may involve other State or Federal agencies such as the Department of Human Services. This agreement will authorize the City to engage the Iowa Department of Inspections and Appeals on these types of cases if needed.

Recommendation: Staff recommends approving the 28E agreement allowing the staff to work with the IDIA on significant fraud cases as needed.

Background: The staff has a lot of verbal communication with other agencies in an effort to identify and eliminate fraud as soon as it comes to our attention. We will continue to work with agencies as much as possible in ways that do not result in fees for service.

Budget Impact: Should the City need to engage the IDIA for paid services the expenses would be charged to the Section 8 program budget.

Attachment: Resolution & 28E Agreement

City Council
Leon Lamer, Mike Gowdy, Joel Greer, Al Hoop,
Dan Kester, Bill Martin, Bethany Wirin

Marshalltown



2012

2017-____

RESOLUTION APPROVING RENEWAL OF 28E AGREEMENT WITH THE IOWA
DEPARTMENT OF INSPECTIONS AND APPEALS, THROUGH AUGUST 22, 2018.

WHEREAS there is herewith submitted to the City Council of Marshalltown,
Iowa, a proposed renewal 28E Agreement by and between the City of Marshalltown and
the Iowa Department of Inspections and Appeals, expiring August 22, 2018; and

WHEREAS that the original agreement reference number M509299 was filed
with the Secretary of State of Iowa on 09/06/2017; and

WHEREAS the Council has fully examined the Agreement and has found it 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 RESOLVED BY THE CITY COUNCIL OF THE
CITY OF MARSHALLTOWN, IOWA:

Section 1. That the Agreement by and between the City of Marshalltown and the
Iowa Department of Inspections and Appeals, for investigation services related to the
HUD Section 8 Housing Choice Voucher Program, expiring August 22, 2018, is hereby
approved in all respects and particulars.

Section 2. That the Mayor and City Clerk are hereby authorized and directed to
execute said Agreement and any future Amendments for extension of term on behalf of
the City of Marshalltown.

Passed this _____ day of August, 2017, and signed this ____ day of August, 2017

CITY OF MARSHALLTOWN, IOWA

James L. Lowrance, Mayor

ATTEST:

Shari L. Coughenour, CMC, City Clerk

**INTERAGENCY AGREEMENT
BETWEEN
IOWA DEPARTMENT OF INSPECTIONS AND APPEALS
AND
CITY OF MARSHALLTOWN**

This agreement (Agreement) is entered into between the Iowa Department of Inspections and Appeals (DIA) and the City of Marshalltown (CM) pursuant to the authority of Iowa Code sections 28E.5 and 28E.12.

The parties hereto agree as follows:

Purpose: The purpose of this Agreement is to authorize the performance of Section 8 Voucher Program / Public Housing investigations of the City of Marshalltown (CM) by DIA.

Rights, Powers, and Responsibilities:

CM agrees to:

1. Refer, in writing, investigations for CM to DIA.
2. Approve, in writing, the inclusion of cases involving the CM programs when multiple state, local or federal agencies are involved in an investigation.
3. Provide the following to DIA:
 - a. Access to all case records pertinent to the investigations being conducted.
 - b. Calculations of any overpayments that occurred on cases under investigation.
 - c. Leasing Housing Specialists or other appropriate staff that are required to testify in court about the Section 8 Housing Choice Voucher Program / Public Housing records and determinations of overpayment amounts.
4. Collect all civil and criminal overpayments.

DIA agrees to:

1. Investigate, obtain evidence, and prepare and submit investigative reports to county attorneys or federal prosecutors for criminal prosecution on behalf of CM.
2. In criminal cases, request restitution through the courts on behalf of CM for the amount of overpayment(s).
3. In civil or administrative cases, submit a copy of the investigative report to CM for appropriate action.

Funding: DIA will bill CM for investigations conducted pursuant to this Agreement at the initial rate of sixty-eight dollars and 25 cents (\$68.25) per hour, modified annually, by the thirtieth (or last day) of each month. CM shall reimburse DIA within 30 days of receipt of a billing statement / invoice. If CM denies any part of the invoice, CM shall provide DIA with a detailed reason for the denial and give DIA the opportunity to provide further justification.

Duration: This Agreement shall be in full force and effect from August 23, 2017 to August 22, 2018, unless terminated earlier in accordance with the Termination section of this Agreement. CM and DIA shall meet at least thirty (30) days prior to the expiration of this Agreement to determine renewal and any modifications to the Agreement, including but not limited to, funding.

Legal or Administrative Entity Created: No new legal or administrative entity is created by this Agreement.

Property: Nothing in this Agreement shall be deemed to effect any change with respect to the ownership of the real or personal property of either party to this Agreement.

Dispute Resolution: The parties to this Agreement shall attempt to mediate disputes that arise under this Agreement by engaging in mediation with a mutually agreed-upon mediator. Each party will bear fifty percent (50%) of the costs of such mediation. In the event the parties are unable to reach agreement during the mediation, the parties shall submit their dispute to binding arbitration as provided for in Iowa Code section 679A.19.

Filing and Recording: Copies of this Agreement shall be filed with the Secretary of State before the Agreement shall be in full force and effect, all pursuant to Iowa Code section 28E.8

Termination: Either party to this Agreement may terminate this Agreement without cause by providing the other party a written notice of intent to terminate this Agreement, at least thirty (30) days prior to the intended date of termination. The notice shall specify the reasons for termination and shall be delivered by U.S. Certified Mail to either party.

The undersigned hereby execute and enter into this interagency 28E Agreement. Each signatory represents that he/she has been authorized in accordance with state law to sign and bind the agency represented.

Rodney A. Roberts, Director
IOWA DEPARTMENT OF INSPECTIONS AND APPEALS

James L. Lowrance, Mayor
CITY OF MARSHALLTOWN

Date

Date

**RESOLUTION APPROVING REHABILITATION AGREEMENTS FOR PARCELS WITH TAX
CERTIFICATES PURCHASED ON THE PUBLIC NUISANCE TAX SALE**

WHEREAS, the City of Marshalltown identified parcels as abandoned but for which there was a desire to rehabilitate or demolish the structures on the property as part of the public nuisance tax sale on June 19, 2017; and

WHEREAS, two of the bidders purchased the tax certificates on June 19, 2017, as follows:

- | | | |
|------------------|-----------------|-----------------------------------|
| • Anna Oswald | 8418-35-458-005 | 109 Helm Street |
| • Robert Gooding | 8418-25-330-008 | 320 North 11 th Avenue |

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARSHALLTOWN, IOWA, the attached agreements are hereby approved.

Passed this 14th day of August, 2017, and signed this _____ day of August, 2017.

CITY OF MARSHALLTOWN, IOWA

James L. Lowrance, Mayor

ATTEST:

Shari L. Coughenour, CMC, City Clerk

REHABILITATION AGREEMENT

(Iowa Code §446.19B)

This Rehabilitation Agreement ("Agreement") is entered into as of the date of the last signature set forth below ("Effective Date") by and between the **CITY OF MARSHALLTOWN, IOWA**, an Iowa municipal corporation (the "City"), and Anna Oswald ("Bidder").

NOW THEREFORE, pursuant to the provisions of Iowa Code §446.19B, and in consideration of the mutual covenants herein set forth and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Bidder hereby agree as follows:

1. The City has certified, or intends to certify, for purposes of a Public Nuisance Tax Sale to be held the 19th day of June, 2017, real estate located within the City of Marshalltown having the following physical address, tax parcel identification number, and legal description (hereinafter referred to as the "Property"):

	Parcel ID	Address	Legal Description
	8418-25-330-008	320 North 11 th Avenue	The East ½ of Lot 2 of Lot 4 of the Southwest quarter of the Northwest quarter of Section 25 in Township 84 North, Range 18 West of the 5 th P.M., Marshall County, Iowa
	8418-26-253-001	519 North Center Street	The West ½ of the North 55 feet of the West ½ of Lot 4 of the Southwest Quarter of the Northeast Quarter of Section Twenty-six in Township 84 North, Range 18 West of the 5 th P.M., Marshall County, Iowa
	8418-26-430-003	405 Union Street	Lot 14 in Block 3 in Swayze's Addition of the Town of Marshall, Marshall County, Iowa
	8418-34-279-009	616 West Nevada Street	Lot 8, Block 2 in Kirby's Addition to Marshall, Marshall County, Iowa
X	8418-35-458-005	109 Helm Street	The West ½ of Lots 1 and 2 in Block 2 in Sutton and Evans' Addition to the Town of Marshall, Marshall County, Iowa
	8418-36-331-018	902 East Anson Street	The South 55 feet of the West 100 feet of Lot 5 of Lot 2 of Lot 7 of Lot 4 in the Northeast quarter of the Southwest Quarter of Section 36 in Township 84 North, Range 18 West of the 5 th P.M., Marshall County, Iowa

2. Bidder desires to participate in the Public Nuisance Tax Sale as a bidder for the Property.
3. Bidder will bid no less than the full amount of taxes, penalties, and interest due on the Property.
4. In the event Bidder purchases the tax sale certificate to the Property, Bidder shall not assign

the certificate without the prior written approval of the City.

5. Upon the expiration of ninety (90) days from the date of sale, Bidder will immediately take all necessary steps to acquire a Tax Sale Deed to the Property.
6. Within no more than thirty (30) days from the date Bidder is issued a Tax Sale Deed to the Property, Bidder shall commence rehabilitation of the building(s), structure(s), or improvement(s) located upon the Property.
7. Bidder shall obtain all necessary permits and perform all rehabilitation and/or demolition work required pursuant to this Agreement in a workmanlike manner in compliance with all applicable provisions of federal, state, and local law to the satisfaction of the City Building Inspector and/or City Fire Marshal. Unless otherwise agreed by the City and Bidder in writing, all such work shall be completed within six (6) months from the date Bidder is issued a Tax Sale Deed to the Property (the "Completion Period").
8. If Bidder determines a building, structure, or improvement located on the Property cannot be rehabilitated for habitation as required pursuant to this Agreement, Bidder shall seek permission from the City pursuant to the provisions of Iowa Code §446.19B(6) to remove, dismantle, or demolish such building(s), structure(s), or improvement(s).
9. In the event Bidder determines it is necessary to remove, dismantle, or demolish all buildings, structures, and/or improvements on the Property and is unable or unwilling to remove, dismantle, or demolish such buildings, structures, and/or improvements for any reason within the Completion Period, Bidder agrees to offer title to the Property to the City for the sum of One Dollar and 00/100 (\$1.00). Nothing provided in this Agreement shall preclude Bidder from offering title to the Property to the City prior to the expiration the Completion Period. The determination of whether to accept Bidder's offer shall be at the sole discretion of the City Council.
10. Failure of the Bidder to comply fully with the terms of this Agreement and bring the property into compliance with the Marshalltown City Code within the Completion Period may subject Bidder to one or more municipal infractions, in addition to whatever other remedies the City may have with respect to nuisance conditions or other code violations existing on the Property.
11. The provisions of this Agreement inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.
12. This Agreement constitutes the entire agreement between the City and Bidder and there is no agreement to do or not to do any act or deed except as specifically provided herein.
13. If any term or provision of this Agreement is held to be invalid or unenforceable, the remaining terms and provisions shall not be affected.
14. This Agreement is made specifically contingent and subject to the approval of the City Council of Marshalltown, Iowa.

CAUTION: THIS IS A LEGALLY BINDING AGREEMENT
READ BEFORE SIGNING.

BIDDER:

Anna Oswald

Dated this 14 day of June, 2017.

By: Anna Oswald
(Name) (Title)

CITY:

CITY OF MARSHALLTOWN, IOWA,
an Iowa municipal corporation

Dated this 14th day of June, 2017

By: James L. Lowrance
By: James L. Lowrance, Mayor

ATTEST:

Jessica Kinney City Administrator in the
Shari L. Coughenour, City Clerk absence of the
city Clerk

Address : 1463 main st. Road
State Center, IA, 50247

Address : Marshalltown City Hall
Attention: City Administrator
24 North Center Street
Marshalltown, Iowa 50158

Telephone: (563) 513 - 7880

Telephone: (641) 754-5799

REHABILITATION AGREEMENT

(Iowa Code §446.19B)

This Rehabilitation Agreement ("Agreement") is entered into as of the date of the last signature set forth below ("Effective Date") by and between the **CITY OF MARSHALLTOWN, IOWA**, an Iowa municipal corporation (the "City"), and Robert Gooding ("Bidder").

NOW THEREFORE, pursuant to the provisions of Iowa Code §446.19B, and in consideration of the mutual covenants herein set forth and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Bidder hereby agree as follows:

1. The City has certified, or intends to certify, for purposes of a Public Nuisance Tax Sale to be held the 19th day of June, 2017, real estate located within the City of Marshalltown having the following physical address, tax parcel identification number, and legal description (hereinafter referred to as the "Property"):

	Parcel ID	Address	Legal Description
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	8418-26-253-001	519 North Center Street	The West ½ of the North 55 feet of the West ½ of Lot 4 of the Southwest Quarter of the Northeast Quarter of Section Twenty-six in Township 84 North, Range 18 West of the 5 th P.M., Marshall County, Iowa
	8418-26-430-003	405 Union Street	Lot 14 in Block 3 in Swayze's Addition of the Town of Marshall, Marshall County, Iowa
	8418-34-279-009	616 West Nevada Street	Lot 8, Block 2 in Kirby's Addition to Marshall, Marshall County, Iowa
	8418-35-458-005	109 Helm Street	The West ½ of Lots 1 and 2 in Block 2 in Sutton and Evans' Addition to the Town of Marshall, Marshall County, Iowa
	8418-36-331-018	902 East Anson Street	The South 55 feet of the West 100 feet of Lot 5 of Lot 2 of Lot 7 of Lot 4 in the Northeast quarter of the Southwest Quarter of Section 36 in Township 84 North, Range 18 West of the 5 th P.M., Marshall County, Iowa

2. Bidder desires to participate in the Public Nuisance Tax Sale as a bidder for the Property.
3. Bidder will bid no less than the full amount of taxes, penalties, and interest due on the Property.
4. In the event Bidder purchases the tax sale certificate to the Property, Bidder shall not assign

the certificate without the prior written approval of the City.

5. Upon the expiration of ninety (90) days from the date of sale, Bidder will immediately take all necessary steps to acquire a Tax Sale Deed to the Property.
6. Within no more than thirty (30) days from the date Bidder is issued a Tax Sale Deed to the Property, Bidder shall commence rehabilitation of the building(s), structure(s), or improvement(s) located upon the Property.
7. Bidder shall obtain all necessary permits and perform all rehabilitation and/or demolition work required pursuant to this Agreement in a workmanlike manner in compliance with all applicable provisions of federal, state, and local law to the satisfaction of the City Building Inspector and/or City Fire Marshal. Unless otherwise agreed by the City and Bidder in writing, all such work shall be completed within six (6) months from the date Bidder is issued a Tax Sale Deed to the Property (the "Completion Period").
8. If Bidder determines a building, structure, or improvement located on the Property cannot be rehabilitated for habitation as required pursuant to this Agreement, Bidder shall seek permission from the City pursuant to the provisions of Iowa Code §446.19B(6) to remove, dismantle, or demolish such building(s), structure(s), or improvement(s).
9. In the event Bidder determines it is necessary to remove, dismantle, or demolish all buildings, structures, and/or improvements on the Property and is unable or unwilling to remove, dismantle, or demolish such buildings, structures, and/or improvements for any reason within the Completion Period, Bidder agrees to offer title to the Property to the City for the sum of One Dollar and 00/100 (\$1.00). Nothing provided in this Agreement shall preclude Bidder from offering title to the Property to the City prior to the expiration the Completion Period. The determination of whether to accept Bidder's offer shall be at the sole discretion of the City Council.
10. Failure of the Bidder to comply fully with the terms of this Agreement and bring the property into compliance with the Marshalltown City Code within the Completion Period may subject Bidder to one or more municipal infractions, in addition to whatever other remedies the City may have with respect to nuisance conditions or other code violations existing on the Property.
11. The provisions of this Agreement inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.
12. This Agreement constitutes the entire agreement between the City and Bidder and there is no agreement to do or not to do any act or deed except as specifically provided herein.
13. If any term or provision of this Agreement is held to be invalid or unenforceable, the remaining terms and provisions shall not be affected.
14. This Agreement is made specifically contingent and subject to the approval of the City Council of Marshalltown, Iowa.

CAUTION: THIS IS A LEGALLY BINDING AGREEMENT
READ BEFORE SIGNING.

BIDDER:

Robert Gooding

Dated this 14 day of June, 2017.

By: Robert Gooding
(Name) (Title)

CITY:

CITY OF MARSHALLTOWN, IOWA,
an Iowa municipal corporation

Dated this 14th day of June, 2017.

James L. Lowrance
By: James L. Lowrance, Mayor

ATTEST:

Jessica Kinsey, City Administrator in
Shari L. Coughenour, City Clerk Absence of City Clerk

Address : 1914 Taylor Ave
Marshalltown, IA
50158

Telephone: (641) 751-2240

Address : Marshalltown City Hall
Attention: City Administrator
24 North Center Street
Marshalltown, Iowa 50158

Telephone: (641) 754-5799

2017-____

RESOLUTION APPROVING AGREEMENT WITH THE MARSHALL GUN CLUB, INC.,
RELATING TO LEASE OF REAL ESTATE NEAR THE MARSHALLTOWN AIRPORT, FOR
A PERIOD OF THREE YEARS,
IN THE AMOUNT OF \$75.00 PER ACRE.

WHEREAS the Council previously approved a lease on January 26, 1981, for lease of real estate;
and

WHEREAS the Council has fully examined and found the agreement is in the best interest of
the city of Marshalltown, Iowa, and that the agreement should be approved and accepted.

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

Section 1. The agreement with the Marshall Gun Club, Inc., providing for lease of real estate in
airport and is hereby fully approved in all respects and particulars and the Mayor and City Clerk
are hereby authorized and directed to execute same.

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 August, 2017, and signed on this __ day of August, 2017.

CITY OF MARSHALLTOWN, IOWA

James L. Lowrance, Mayor

ATTEST:

Shari L. Coughenour, CMC, City Clerk

**Non-Production Land Lease Between the City of
Marshalltown, Iowa, and The Marshall Gun Club, Inc.**

THIS LEASE AGREEMENT is made between: The City of Marshalltown (hereinafter called Lessor), and Marshall Gun Club, a/k/a The Marshall Gun Club, Inc. (hereinafter called Lessee).

The parties agree as follows:

Section 1: In consideration of annual rent of \$75 per acre, per year (the total annual rent is \$556.50) payable in one installment due on July 1 during each year this lease is in effect, Lessor rents to Lessee the land shown in the attached aerial photo, consisting of approximately 7.42 acres, located off of Reed Avenue and Southwest of the Marshalltown Municipal Airport. If Lessee's use of the property is disallowed as a result of airport usage by the Lessor, rental shall be prorated for that period of time in which use is denied.

Section 2: The term of this lease shall begin on July 1, 2017, and shall end on June 30, 2020. Lessee shall notify Lessor at least one month prior to lease expiration if the Lessee desires to enter into a new Lease Agreement, Lessee agrees that any new Lease Agreement may provide for additional rent and additional terms.

If neither party wishes to enter into a new Lease Agreement this lease shall continue for automatic renewals of two years until such time as one party shall give the other party notice in writing of the termination of the Lease on the desire to enter into a new Lease. Any such notice shall provide that the party giving notice intends to terminate the Lease Agreement at the end of the current Lease period.

Section 3: Lessee agrees to use the leased premises to provide a zone for shot from shotgun shells to fall, and Lessee shall not allow shot to fall beyond the leased premises.

Section 4: Lessee agrees that this lease is subject to any and all existing and future, statutes, ordinances, rules, regulations and grant agreements promulgated by Lessor, the City of Marshalltown, the Federal Aviation Administration or any other authority with jurisdiction over the airport.

Section 5: Lessee shall not sell, assign, transfer or convey its interest in this lease without the written consent of the Lessor.

Section 6: Lessee accepts the land in its "as is" condition; further, Lessee accepts the disclaimer of Lessor as to any warranty, either express or implied, as to the condition of the land; Lessee shall not make any additions or modifications to the property without Lessor's written permission.

Section 7: Lessee shall keep the land in good condition. Lessee shall furnish any equipment necessary to maintain the land. All mowing is the responsibility of the Lessee and grass must be kept below a maximum of 12 inches in height. No ground cover other than grass shall be allowed. Lessee shall not be allowed to use the land for any production.

Section 8: Lessee assumes all responsibility for the removal of lead deposits on the land. Removal of deposited shot shall be the responsibility of the Lessee. Removal of lead deposits shall be accomplished at least once every three years, and shall be completed at the termination of this Lease.

Section 9: Lessee agrees to indemnify, defend and hold Lessor, its officers, agents and employees harmless against any and all liability or loss resulting from claims arising directly or indirectly out of the acts of Lessee and/or Lessee's guests. This indemnification specifically includes the payment of reasonable attorney fees and costs incurred by Lessor in defending any such claims. Lessee shall maintain liability insurance with Lessor as named insured in an amount not less than \$1,000,000.00.

Section 10: Lessee acknowledges receipt of a copy of this lease. Lessee agrees that it shall be bound by any and all Rules and Regulations promulgated by the City of Marshalltown Iowa during the term of this Lease.

Section 11: Upon the termination or expiration of this Lease, Lessee shall surrender the leased premises to Lessor in as good a condition as when said premises were received by Lessee, reasonable use and wear expected. Lessee shall repair any damage to the premises occasioned by its use or by removal of Lessee's fixtures, furnishing or equipment. If Lessee fails to make such repairs, Lessor shall make such repairs as are necessary and the cost thereof shall be paid by Lessee.

Section 12: If Lessee fails to pay the rent due hereunder in a timely manner or is in default of any term under this Lease, Lessor may provide Lessee written notice of the default and Lessee shall have 30 days within which to cure the default. If either party should commence an action for a breach or default of any terms in this Lease, the Court may award attorney fees to the successful party.

Section 13: Either party may terminate this Lease Agreement upon 30 days written notice.

Each party to this Agreement has caused same to be executed at Marshalltown, Iowa, on the ____ day of _____, 2017.

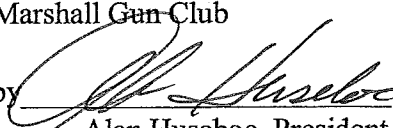
City of Marshalltown, Iowa

by _____
Mayor

Attest:

City Clerk

Marshall Gun Club

by 
Alan Huseboe, President

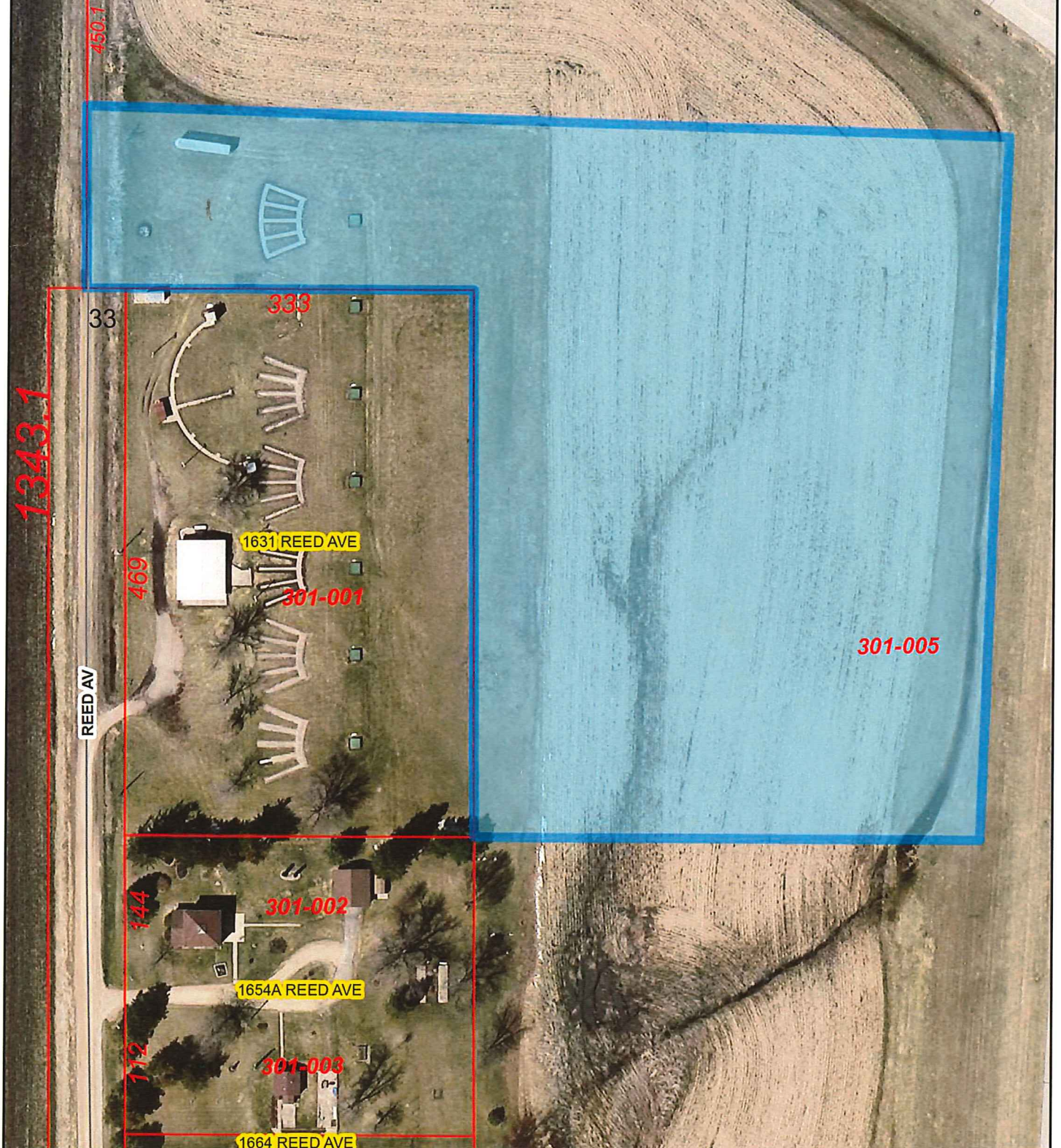
Leased land from City of Marshalltown
Iowa to Marshall Gun Club, Inc.

Drawn: April 3rd, 2017

323,214.67 SF; 7.42 Acres



1 inch = 120 feet





James L. Lowrance, Mayor
Jessica Kinser, Administrator
Justin Nickel, Public Works Director
24 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5734
Fax - (641) 754-5793

DEPARTMENT OF PUBLIC WORKS

August 7, 2017

**To: Mayor James L. Lowrance
Members of the City Council**

From: Justin Nickel
Director of Public Works

Re: Change Order #2 – Geislinger & Sons, Inc. for Turner Street Force Main Project
(59012009)

Policy Issue: City policy requires Governing Body approval of all change orders.

Recommendation: Staff recommends approving the Change Order with Geislinger to adjust the payment retainage to 1% equal to \$40,051.19 resulting in no monetary change to the contract.

Background: The change order allows for release of funds to the contractor as construction is completed.

Budget Impact: None

Attachment: Change Order #2

cc: Jessica Kinser, City Administrator

City Council
Leon Lamer, Mike Gowdy, Joel Greer, Al Hoop
Bill Martin, Robert Schubert, Bethany Wirin



RESOLUTION APPROVING CONTRACT CHANGE ORDER #2 FOR THE TURNER
STREET (EAST) INTERCEPTOR SEWER PROJECT NUMBER 59012009
NO MONETARY CHANGE

WHEREAS the City of Marshalltown, Iowa, has heretofore entered into a contract with
Gesilinger & Sons, Inc. of Watkins, Minnesota, for the labor and material for the Turner Street
(East) Interceptor Sewer Project 59012009; and

WHEREAS the reduction in retainage held is requested from 5% to 1%

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

Section1. That the contract Change Order #2 for Turner Street (East) Interceptor Sewer Project
59012009, reducing retainage from 5% to 1% is hereby accepted and approved.

Passed this 14th day of August 2017 and signed this _____ day of _____, 2017.

CITY OF MARSHALLTOWN, IOWA

James L. Lowrance, Mayor

ATTEST:

Shari L. Coughenour, CMC, City Clerk

Change Order No. 2

Project: Turner Street Force Main	Date of Contract: June 27, 2016
Owner: City of Marshalltown	Owner's Contract No.: 59012009
Engineer: FOX Engineering	Engineer's Project No.: 2407-12E
Contractor: Geislinger & Sons, Inc.	Date of Issuance: 8/04/2017

The Contract Documents are modified as follows upon execution of this Change Order:

DESCRIPTIONS:

Item 1 Change the retainage withheld from 5% to approximately 1%, or \$40,051.19. This is anticipated to be over 200% of the value of the work remaining to final completion.

Attachments: Early release of retainage request

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$4,215,155.25

☐ Increase ☒ Decrease from previously approved Change Orders:

\$5,297.34

Contract Price prior to this Change Order:

\$4,209,857.91

☐ Increase ☐ Decrease of this Change Order:

\$0.00

Contract Price incorporating this Change Order:

\$4,209,857.91

CHANGE IN CONTRACT TIMES:

Original Contract ☐ Working ☒ Calendar

Substantial completion: June 2, 2017

Ready for final payment: July 3, 2017

☒ Increase ☐ Decrease from previously approved Change Orders:

Substantial completion (days): 2

Ready for final payment (days): 0

Contract Times prior to this Change Order:

Substantial completion: June 4, 2017

Ready for final payment: July 3, 2017

☐ Increase ☐ Decrease of this Change Order:

Substantial completion (days): 0

Ready for final payment (days): 0

Contract Times with all approved Change Orders:

Substantial completion: June 4, 2017

Ready for final payment: July 3, 2017

RECOMMENDED:

By: [Signature]
Engineer (Authorized Signature)

Date: 8/4/17

ACCEPTED:

By: _____
Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: [Signature]
Contractor (Authorized Signature)

Date: 8-4-17



511 Central Ave. S.
PO Box 437
Watkins, MN 55389
Phone – 320.764.2006
Fax – 320.764.2007

GEISLINGER AND SONS, INC. General Contractors

8-4-17

RE: retainage reduction request

Mr. Soupir, Geislinger and Sons, Inc. is requesting that the retainage on the Turner street project be reduced. We are asking that the retainage be reduced from 5% to 1%.

The project has been signed off as substantially complete and the 1% retainage which equals about \$40,000.00 will cover 200% of the open punchlist items that need to be addressed.

Sincerely

Gunnar Smith
Project Manager.

Enclosed: Subcontractor letter- notifying them of intent to request retainage release



511 Central Ave. S.
PO Box 437
Watkins, MN 55389
Phone – 320.764.2006
Fax – 320.764.2007

GEISLINGER AND SONS, INC. General Contractors

12-19-16

Notice of early retainage release request

"NOTICE OF CONTRACTOR'S REQUEST FOR EARLY RELEASE OF RETAINED FUNDS"

You are hereby notified that **Geislinger and Sons, Inc.** will be requesting an early release of funds on a public improvement project or a highway, bridge, or culvert project designated as **Turner street forcemain** for which you have or may have provided labor or materials. The request will be made pursuant to Iowa Code section 26.13. The request may be filed with the **City of Marshalltown, Iowa** after ten calendar days from the date of this notice. The purpose of the request is to have **Marshalltown, Iowa** release and pay funds for all work that has been performed and charged to **Marshalltown, Iowa** as of the date of this notice. This notice is provided in accordance with Iowa Code section 26.13."

Sincerely
Gunnar Smith
Project Manager

Marshalltown *church of Christ*

Office 23 1/2 South Center St.  Building 2205 S. Center St.

Marshalltown, Iowa 50158

Office 641-753-6467 • Building 641-753-6380

David Shearer, Evangelist

751-6997

August 8, 2017

Honorable Mayor
City Council
City of Marshalltown
23 N. Center Street
Marshalltown, Iowa 50158

To City Council,

Marshalltown church of Christ proposes the purchase of the West Ferner street right of way just west of 4th street between 1111 South 4th and 1201 South 4th Street.

We offer \$50.00 (Fifty dollars) and other valuable consideration providing the City of Marshalltown provides clear title and Deed.

Thank you for your kind consideration.

David Shearer

President



Jeff Crookshank

Secretary and Treasurer



RECEIVED AUG 08 2017

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 convey and transfer by Quit Claim Deed the following described properties in Marshalltown, Marshall County, Iowa, legally described as:

Parcel "A" located in Paglia's Second Addition of Marshall, Marshall County, Iowa, and Parcel "B" located in Paglia's Addition and Paglia's Second Addition of Marshall, Marshall County, Iowa, as described in Plat of Survey filed April 24, 2017, at File 2017-00002028 in the office of the Recorder of Marshall County, Iowa;

from the City of Marshalltown to MARSHALLTOWN CHURCH OF CHRIST. The consideration for such conveyance shall be the sum of \$ 17,097.00 (seventeen thousand ninety-seven and 00/100) Dollar, plus other good and valuable consideration, and costs of transfer and publication.

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 August 28, 2017, 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.

2017-_____

TENTATIVE RESOLUTION PROVIDING FOR THE
CONVEYANCE AND TRANSFER OF TITLE
TO THE PROPERTY HEREIN DESCRIBED
FROM THE CITY OF MARSHALLTOWN, IOWA
TO MARSHALLTOWN CHURCH OF CHRIST

WHEREAS the Council of the City of Marshalltown, Iowa finds it is in the best interest of the City and proposes to transfer property set out and described in Section 1 hereof to the adjacent property owners, MARSHALLTOWN CHURCH OF CHRIST; and

WHEREAS the consideration for the transfer of the real estate to MARSHALLTOWN CHURCH OF CHRIST, as set forth in Section 1, is the full sum of \$ 17,097.00 (seventeen thousand ninety-seven and 00/100) Dollars including costs of transfer and publication, said sum payable to the City of Marshalltown; and

WHEREAS the property being transferred by the City of Marshalltown, Iowa to MARSHALLTOWN CHURCH OF CHRIST is real estate which is not being used to the full advantage of the City, and is not required for any other public purpose, and no rights of private persons will be adversely affected; and

WHEREAS the City of Marshalltown hereby proposes the transfer of said property, subject to easements being retained and rights of way of utilities, and access to and maintenance of said utilities. Said easements, rights of way and access will be retained until such time as the utility no longer utilizes or needs facilities in this location.

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

Section 1. The City of Marshalltown, Iowa, by this Tentative Resolution, proposes to transfer and convey title by Quit Claim Deed to the following described property MARSHALLTOWN CHURCH OF CHRIST and said property is described as follows, to-wit:

As described:, legally described as follows:

Parcel "A" located in Paglia's Second Addition of Marshall, Marshall County, Iowa, and Parcel "B" located in Paglia's Addition and Paglia's Second Addition of Marshall, Marshall County, Iowa, as described in Plat of Survey filed April 24, 2017, at File 2017-00002028 in the office of the Recorder of Marshall County, Iowa.

Section 2. That the consideration for the above-referred to real estate being transferred in Section 1 to MARSHALLTOWN CHURCH OF CHRIST, shall be the sum of \$ 17,097.00 (seventeen thousand ninety-seven and 00/100) Dollars, including costs of transfer and publication, payable to the City of Marshalltown, Iowa.

Section 3. The City of Marshalltown hereby proposes the transfer of said property, subject to easements being retained and rights of way of utilities, and access to and maintenance

of said utilities. Said easements, rights of way and access will be retained until such time as the utility no longer utilizes or needs facilities in this location.

Section 4. The City Clerk shall cause to be published the notice required by law, by publication once in the Marshalltown Times-Republican, a newspaper having general circulation in the City of Marshalltown, Iowa, the publication to be not less than four (4) days nor more than twenty (20) days prior to the date hereinafter fixed in the City Hall, 10 W State Street, Marshalltown, Iowa, on August 28, 2017, to consider any and all comments filed with the City Clerk or made in open council to the proposal for conveyance as herein contained and to take final action thereon.

Passed this 14th day of August, 2017, and signed this ___ day of August, 2017.

CITY OF MARSHALLTOWN, IOWA

James L. Lowrance

ATTEST:

Shari L. Coughenour, CMC, City Clerk



James L. Lowrance, Mayor
Jessica Kinser, Administrator
Justin Nickel, Public Works Director
24 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5734
Fax - (641) 754-5793

DEPARTMENT OF PUBLIC WORKS

August 9, 2017

**To: Mayor James L. Lowrance
Members of the City Council**

From: Justin Nickel
Director of Public Works

Re: Resolution Approving the Completion and Submission of a Project Application for Clean Water SRF Sponsored Project Funds

Policy Issue: City policy requires Governing Body approval of all applications for Funding

Recommendation: Staff recommends approving the resolution for sponsored project funds

Background: The funds received would be used for a water quality demonstration project yet to be determined. Iowa law allows municipalities to accept funds equal to 10% of the State Revolving Fund Loan for water quality projects. The City would use the SRF funds for the next sanitary sewer project required by the Iowa DNR consent order.

Budget Impact: TBD

Attachment: None

cc: Jessica Kinser, City Administrator

City Council
Leon Lamer, Mike Gowdy, Joel Greer, Al Hoop
Dan Kester, Bill Martin, Bethany Wirin



RESOLUTION _____

A RESOLUTION AUTHORIZING THE CITY OF MARSHALLTOWN TO APPROVE THE COMPLETION AND SUBMISSION OF A WATER RESOURCES RESTORATION SPONSORED PROJECT APPLICATION FOR CLEAN WATER SRF WATER RESOURCES RESTORATION SPONSORED PROJECT FUNDS

WHEREAS, during the 2009 Iowa General Assembly session, legislation was passed to allow a new method of funding water quality protection. SF 339 amended the Iowa Code to add a new category of projects that can be financed with sewer revenues. This new category, called "water resource restoration sponsored projects," includes locally directed, watershed-based projects to address water quality problems, and

WHEREAS, this program will be implemented through the Clean Water State Revolving Fund (CWSRF), a loan program for construction of water quality facilities and practices. On a typical CWSRF loan, the utility borrows principal and repays principal plus interest and fees. On a CWSRF loan with a sponsored project, a portion of the interest due on the loan is used to fund the work of the sponsored project, so the utility's ratepayers do not pay any more than they would have for just the wastewater improvements. Instead, two water quality projects are completed for the cost of one, and

WHEREAS, the Wastewater Department is listed on the CWSRF FY 2018 Intended Use Plan project list with a CWSRF project in the wastewater collection system. The City of Marshalltown staff is in the process of identifying projects that may meet the criteria for this program for water resources restoration projects. The City of Marshalltown is working on an application for use of a portion of the interest due on the CWSRF loan repayment to cover the cost of one or more projects to be identified, if eligible, and

WHEREAS, the applications are due on September 1, 2017 with the notice of award expected in December 2017, and

WHEREAS, the city staff recommends that the City Council approve the resolution authorizing the City of Marshalltown to apply for Water Resources Restoration Sponsored Project funding and designating Justin Nickel, Public Works Director, as the Authorized Representative for the City for the application process, and

THEREFORE, Be It Resolved BY THE CITY COUNCIL OF THE CITY OF MARSHALLTOWN, IOWA, acting as the local governing body, that the City of Marshalltown staff be authorized to make application for Clean Water SRF Water Resources Restoration Sponsored Project funding, and that Justin Nickel, Public Works Director, is hereby designated as the Authorized Representative for the City of Marshalltown for the application process.

RESOLUTION _____

A RESOLUTION AUTHORIZING THE CITY OF MARSHALLTOWN TO APPROVE THE
COMPLETION AND SUBMISSION OF A WATER RESOURCES RESTORATION
SPONSORED PROJECT APPLICATION FOR CLEAN WATER SRF WATER RESOURCES
RESTORATION SPONSORED PROJECT FUNDS

Moved by _____

Seconded by _____

ROLL CALL VOTE:

AYES: _____

NAYS: _____

ABSENT: _____

**WHEREUPON, the Mayor declared Resolution No. _____ duly adopted on
this _____ day of _____, 2017**

Attest:

Shari Coughenour, City Clerk

James Lowrance, Mayor

Affidavit of Publication

STATE OF IOWA,
Marshall County, ss.

City of Marshalltown
Notice of Hearing on 2017 Amendment to Urban Renewal
Plan for M'town Urban Renewal Area No. 4

I, LeAnn Siemens, being first duly sworn, on oath depose and say that Marshalltown Newspaper, LLC is a corporation for pecuniary profit organization under the law of the State of Iowa, with its principal place of business in Marshalltown, Iowa; that the "Times-Republican" is a daily newspaper of general circulation printed wholly in the English language and published by said corporation at the city of Marshalltown, in Marshall County, Iowa; that I am the Accounting Manager of said corporation and a full time employee of the said newspaper, and have personal knowledge of the facts stated herein; that the Notice hereto attached in the above entitled action was published in the regular daily edition of the said "Times-Republican" once each week for:

One

consecutive weeks on the days and dates as follows, to-wit:
July 25, 2017

Statutory fees for publishing said notice are:
47.71

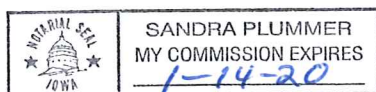


Sworn to before me and subscribed in my
presence by the said LeAnn Siemens, this
Twenty-fifth Day of July, 2017



Sandra Plummer, Notary Public
Marshall County, Iowa
Commission No. 766297
Commission Expires January 14, 2020

Account No. and Account Name
L02000 City of Marshalltown



Legals NOTICE OF PUBLIC HEARING

NOTICE OF HEARING
ON 2017 AMENDMENT
TO URBAN RENEWAL
PLAN FOR
MARSHALLTOWN
URBAN RENEWAL
AREA NO. 4

Notice Is Hereby Given:
That at 5:30 o'clock p.m.,
at the Council
Chambers, Marshalltown,
Iowa, on the 14th day of
August, 2017, the City
Council of the City of
Marshalltown, Iowa, will
hold a public hearing on
the question of amending
the urban renewal plan
for the Marshalltown Ur-
ban Renewal Area No. 4
to include a list of urban
renewal projects that
could be undertaken in
the City's Downtown
area for which
incremental property tax
revenues could be
expended,
including the following:
-Public Facility
Improvements to City
Hall/Carnegie Building,
Library, Veterans
Memorial Coliseum and
Senior Center
-Public Improvements,
including demolition of
blighted structures,
security camera network,
parking lot improve-
ments, sidewalk
improvements, Farmer's
Market improvement,
storm water drainage
improvements, alley
renovations, Highway 14
improvements, State
Street Visioning and
Streetscape project and
street lighting
replacement
-Community Develop-
ment Programs,
including Marshalltown
Central Business District
and Main Street
program, facade restora-
tion grant program,
development incentive
program to improve
buildings, public art
program and
Marshalltown Central
Business District
Development Program.
A copy of the
amendment is on file for
public inspection in the
office of the City Clerk.
At the hearing any
interested person may

file written objections or
comments and may be
heard with respect to the
subject matter of the
hearing.

Shari L. Coughenour,
CMC, City Clerk
City of Marshalltown
— — — 23621

August 8, 2017

Marshalltown City Council Members and Mayor Lowrance,

Our Iowa Great Places core grant team in Marshalltown encourages you to approve the upcoming amendment to the Urban Renewal Area # 4 Downtown 2000 plan on August 14th. In our review of the public information provided at the July 10th city council meeting, we were reassured of the continued value the city identified in efforts made by community partners and their collaboration with city projects.

As a currently designated Iowa Great Place, our community has an opportunity this fall to make an additional application to fund a community project that meets the state's program criteria. We are excited about the potential the Coliseum project has in Marshalltown and believe it has the strongest case for support to leverage these state grant dollars. Critical to our application is the local funding components for the proposed project, specifically allocating 75% of the total project cost from TIF dollars, as outlined in the amendment. Without this proposed financial commitment, our application will not meet the local funding partner criteria.

We understand the amendment allows the city council to consider each project proposed in the amendment on a case-by-case basis before approving a project or expense. We also recognize the importance of passing the amendment to allow for further investment in public improvements, public facility improvements and community development programs. These are the opportunities that will continue to make Marshalltown a great place. Again, we ask you to approve the amendment to the Urban Renewal Area # 4 Downtown 2000 plan.

In partnership,

Marshalltown Iowa Great Places core grant team:



Heidi Dalal, Manager of Community & Grantee Relations - Martha-Ellen Tye Foundation
Amber Danielson, Executive Director of the Marshall County Arts & Culture Alliance
Val Ruff, Executive Director Marshalltown Convention & Visitors Bureau
Michelle Spohnheimer, City of Marshalltown Housing & Community Development Director

Zimbra

scoughenour@ci.marshalltown.ia.us

Fwd: Monday's council meeting

From : Jim Lowrance <jlowrance@ci.marshalltown.ia.us>

Thu, Aug 10, 2017 10:22 AM

Subject : Fwd: Monday's council meeting**To :** Shari Coughenour <scoughenour@ci.marshalltown.ia.us>

Shari:

Please include a copy of this email with Council packet. Thank you.

jim

From: "Ruth Yordy" <ryordy7@gmail.com>**To:** "Jim Lowrance" <mayor@ci.marshalltown.ia.us>**Sent:** Tuesday, August 8, 2017 10:51:03 AM**Subject:** Monday's council meeting

Hi Jim,

At Monday's meeting, when you are discussing the City's Urban Renewal Area Plan, PLEASE include an expansion to our library - It is used SO much and we need more room! Thanks - Ruth Yordy

--

Ruth Yordy



City Administrator's Office

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

August 1, 2017

Marshall County Board of Supervisors
1 E. Main St.
Marshalltown, IA 50158

To the Board of Supervisors:

Thank you for submitting additional comments in writing to the consultation for an amendment to Urban Renewal Area #4, Amendment #2. As required by Iowa Code, this written response is being submitted seven days prior to the public hearing, which is scheduled for August 14, 2017 at 5:30pm in City Council Chambers.

You asked a question about what specific regional benefits are there to the County and School District residents if TIF is used to fund each of these building projects? Each of the building projects creates additional opportunities for individuals who live in or outside of Marshalltown to visit the Marshalltown. In addition to the benefit of a vibrant downtown in Marshalltown, we offer the following responses by projects:

A. City Hall/Carnegie Building Project

This project is focused on determining and moving forward with the best ways to disconnect the Police Department from City Hall, with the intent that the Police Department building has a use other than as a City-owned facility, if there is one to be had. If this building goes back on the tax rolls, it has a value to other taxing entities and residents.

B. Library Addition

A number of County residents utilize the Library every year for a variety of programming. To construct an additional space for programming helps meet a need that serves anyone looking to host a small meeting or get together in Marshalltown and to be able to do so in an updated facility, free of charge.

C. Veterans Memorial Coliseum

The Coliseum is currently a facility of the Parks and Recreation Department. The Parks and Recreation Department does not limit participation in activities to only City residents, nor do we charge a higher fee to those outside of the City of

City Council
Leon Lamer, Bill Martin, Joel Greer, Al Hoop,
Dan Kester, Michael Gowdy, Bethany Wirin



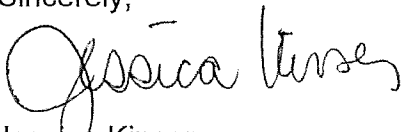
Marshalltown. The Coliseum provides a county-wide recreational programming and space, and the rehabilitation of the facility will only enhance this. If the proposed plan moves forward, this would become one of the largest event spaces in Marshall County, seating up to 1,000 people, and would be available for rent for any individual or organization.

D. Senior Center

The scope of the project for the Senior Center is unknown and very broad. The programming offered in the building from the first floor through the Senior Citizen's Center is programming available to all of Marshall County. The Northeast Iowa Area Agency on Aging occupies the top floor providing services to all residents of Marshall County. If the City decides to improve the space, a facility that supports the needs of these organizations provides direct benefits to senior citizens within Marshall County. If the City decides to remove the Senior Center, it leaves an opportunity for more than half a block to be redeveloped.

Again, thank you for your comments. They have been duly noted as part of the record.

Sincerely,



Jessica Kinser
City Administrator

City Council
Leon Lamer, Bill Martin, Joel Greer, Al Hoop,
Dan Kester, Michael Gowdy, Bethany Wirin



MARSHALL COUNTY

RECEIVED JUL 3 1 2017

OFFICE OF

COUNTY BOARD OF SUPERVISORS

COURTHOUSE

MARSHALLTOWN, IOWA 50158

TELEPHONE 641-754-6330

BOARD OF SUPERVISORS

**Bill Patten
Dave Thompson
Steve Salasek**

To: The City of Marshalltown,

This letter is to notify the City of Marshalltown that Marshall County is opposed to the **tax exempt** projects listed on the 2017 Amendment for the Urban Renewal Plan Area #4.

Taxing entities within Marshall County have enjoyed the benefits of having additional valuation to work with when preparing their budgets over the last couple of years. This is partially due to the Wind Farm value increases, and to the release of TIF Increment by the City of Marshalltown & the City of State Center. This in turn increases the funds in all their General Funds. When a municipality asks for additional TIF funds, it causes taxing entities to raise their levy rates to offset the value that has been pulled from their budget calculation. It is not "free", and taxpayers bear the burden with higher rates.

The City of Marshalltown is proposing a 2017 amendment to the Urban Renewal Plan Area #4. The proposed projects total \$28.4 million and have beginning/completion dates 2017-2025. Out of this \$28.4 million, only \$10 million of these projects are taxable. The remaining \$18.4 million are for Tax Exempt projects, meaning taxing entities will never have an increase in the tax base from these projects. Pulling money from taxable properties to pay for tax exempt projects will further burden the taxpayers, and will not provide additional revenue in the future. TIF funds are typically used on projects that will increase your tax base, resulting in increased future valuation, and the resulting higher revenue stream.

Iowa law requires an analysis of alternative development options and funding for the projects and reasons why such options are less feasible. There are 4 public buildings in the TIF proposal. Under the Public Building Analysis for each states this as their reason: "The issuance of General Obligation bonds, payable from a debt service levy would require the City to follow State of Iowa statutory rules that require providing notice to voters of their right to petition the City for a referendum on the issuance of bonds. If a referendum was petition and if the necessary 60% approval was not obtained, the City would not be able to finance the project utilizing General Obligation Bonds."

This country is based on democracy and the rights of the people. Shouldn't these very same people who will be required to pay for these projects also have the right to at least vote for it? 60% approval is not impossible, so we believe it is feasible.

Another concern is the future for the State of Iowa, Counties, and Cities in regards to the continuing budget shortfalls and in particular the future of the Business Property Tax Credit and the many other credits that are currently back-filled. These could be removed in the very near future, increasing the burden on the City and the

County for budgetary purposes. In addition, there are significant increases in Utility and Water service rates that will be affecting taxpayers. Any additional increases due to tax exempt property being TIF'd causes increased concern to our taxpaying community.

Thank you for your time and consideration in regards to the amendment of this Urban Renewal Plan.

- 1) What specific regional benefits are there to the County and school district residents if TIF is used to fund each of these public building projects?

Marshall County Board of Supervisors



Bill Patten, Chairman

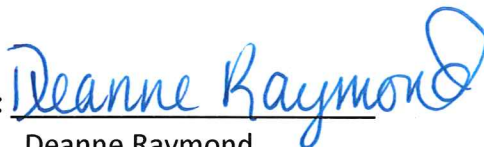


Dave Thompson, Vice Chairman



Steve Salasek, Member

Attest:



Deanne Raymond
Marshall County
Auditor and Recorder



City Administrator's Office

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

July 24, 2017

CONSULTATION Amendment No. 2 to Urban Renewal Area No. 4/Downtown

Attendees

<u>Marshall County</u>	<u>Marshalltown School District</u>	<u>City of Marshalltown</u>
-Bill Patten, Supervisor	-Theron Schutte, Superintendent	-Mayor Jim Lowrance
-Steve Salasek, Supervisor		-Council Member Mike Gowdy
-Deanne Raymond, Auditor		-Council Member Dan Kester
-Whitney Hunt, Auditor's Office		-Michelle Spohnheimer, Housing & - Community Development Director

Other Attendee: David Barajas, Marshalltown Regional Partnership

The meeting started at 11:00 AM in City Council Chambers at 10 West State Street. City Administrator Jessica Kinser welcomed those in attendance and asked anyone with the School District or County to come forward with any comments.

Deanne Raymond, County Auditor, spoke of her concerns with most of the projects identified in the plan being planned for exempt properties. An example is the Coliseum improvements. Raymond stated that because the property does not generate tax revenue, any improvements will not result in the other taxing entities seeing additional taxable value as a result of the improvements. She stated that TIF was better used on taxable properties. Raymond also discussed the amount of work that goes into the calculating TIF tax rates, which change annually. The tax levy set for this fiscal year by all entities actually went down because there was additional TIF value available to all taxing entities. She expressed a concern that using TIF in the future will impact the ability of the other taxing entities to continue to grow their budgets and services. Raymond calculated that all the projects listed in the plan total \$24.1 million, resulting in \$7 million of increment needed to repay the debt on a draft schedule she put together. She reminded the attendees that this will hurt the City's finances as well and that TIF is not free and we are all facing some financial threats. Raymond said she and Whitney

City Council
Leon Lamer, Bill Martin, Joel Greer, Al Hoop,
Dan Kester, Michael Gowdy, Bethany Wirin



Hunt have been speaking with Council members as they feel that they should let them know the numbers and provide an overview.

Whitney Hunt, also with the County Auditor's Office, spoke next. She stated that taxes actually did not drop for residential property this year due to an increase and the roll back and that property owners will likely not see any decrease in taxes next year due to increasing property assessments. They talk to people in their office who want to know why their taxes are going up and they take the time to explain how it all works. The projects in the plan are projects that need to be completed but TIF is not the best way to pay for them. Hunt questioned some specific projects including the project related to improvements to the City Hall/Carnegie Building and the current Police Station and why it was sold to the public that a new Police Station was needed. Hunt said she did like the proposed project to help rehab buildings in the downtown as this would result in improvements which would increase the taxable value.

With no further comments, the consultation concluded at 11:24am.

Respectfully Submitted,
Jessica Kinser
City Administrator

City Council
Leon Lamer, Bill Martin, Joel Greer, Al Hoop,
Dan Kester, Michael Gowdy, Bethany Wirin



RESOLUTION NO. _____

A resolution to approve 2017 Urban Renewal Plan Amendment for the Marshalltown Urban Renewal Area No. 4

WHEREAS, the City Council of the City of Marshalltown, Iowa (the "City") has created the Marshalltown Urban Renewal Area No. 4 (the "Urban Renewal Area") and has approved an urban renewal plan for the Urban Renewal Area; and

WHEREAS, Chapter 403 of the Code of Iowa requires that, before a city approves any new urban renewal projects, a city must amend the existing urban renewal plan to include those new projects in that plan; and

WHEREAS, an amendment to the urban renewal plan for the Urban Renewal Area has been prepared which describes a list of urban renewal projects that could be undertaken in the City's downtown area, including improvements to public buildings; and

WHEREAS, notice of a public hearing by the City Council of the City on the proposed urban renewal plan amendment for the Urban Renewal Area was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Council has conducted said hearing; and

WHEREAS, copies of the urban renewal plan amendment, notice of public hearing and notice of a consultation meeting with respect to the urban renewal plan amendment were sent to Marshall County and the Marshalltown Community School District; the consultation meeting was held and responses to any comments or recommendations received following the consultation meeting were made as required by law;

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

Section 1. It is hereby determined by this City Council as follows:

A. The 2017 Amendment to the Urban Renewal Plan for the Marshalltown Urban Renewal Area No. 4 conforms to the general plan of the City.

B. The projects described in the 2017 Amendment to the Urban Renewal Plan for the Marshalltown Urban Renewal Area No. 4 are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 2. The 2017 Amendment to the Urban Renewal Plan for the Marshalltown Urban Renewal Area No. 4, in the form previously presented to the City Council, is hereby made a part of this Resolution and is hereby in all respects approved.

Section 3. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved August 14, 2017.

Mayor

Attest:

City Clerk

* * * *

There being no further business to come before the meeting, it was upon motion adjourned.

Mayor

Attest:

City Clerk

AMENDMENT NO. 2

to the

CITY OF MARSHALLTOWN URBAN RENEWAL AREA NO. 4 DOWNTOWN 2000 PLAN

for the

URBAN RENEWAL AREA NO. 4 DOWNTOWN 2000 URBAN RENEWAL AREA

CITY OF MARSHALLTOWN, IOWA

Original Plan – July 1998

Amendment No. 1 – February 2013

Amendment No. 2 – August 2017

Local Government Professional Services

DBA Simmering-Cory

AMENDMENT NO. 2
to the
URBAN RENEWAL AREA NO. 4
DOWNTOWN 2000 URBAN RENEWAL PLAN
for the
URBAN RENEWAL AREA NO. 4
DOWNTOWN 2000 URBAN RENEWAL AREA
CITY OF MARSHALLTOWN, IOWA

The Urban Renewal Area No. 4 Downtown 2000 Urban Renewal Plan (the “Plan” or “Urban Renewal Plan”) for the Urban Renewal Area No. 4 Downtown 2000 Urban Renewal Area (the “Area” or “Urban Renewal Area”), adopted in 1998 and amended in 2013 is being further amended for the purpose of identifying new urban renewal projects to be undertaken within the Urban Renewal Area by this Amendment No. 2 (“Amendment No. 2” or “Amendment”) in accordance with the provisions of Chapter 403 of the *Code of Iowa*.

Except as modified by this Amendment, the provisions of the Urban Renewal Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control.

AREA DESIGNATION

The Urban Renewal Area was originally designated as both an economic development area appropriate for the promotion of commercial and industrial development and an area in which blighted conditions exist that is appropriate for blight remediation activities.

This Amendment makes no change in the Area designation.

ELIGIBLE URBAN RENEWAL PROJECTS (AMENDMENT NO. 2)

In addition to previously authorized projects, the eligible urban renewal projects under this Amendment No. 2 include:

1. Public Improvements:

Project	Estimated Date	Estimated Cost to be Funded by TIF Funds	Rationale
Demolition of Blighted Structures	2017-2022	\$1,000,000	Funding to acquire, demolish, and clean up dangerous and dilapidated buildings that contribute to blighted conditions within the Urban Renewal Area. These would include, but are not limited to, properties currently owned by the City at 4 W. Grant St. and 6 W. Grant St.
Security Camera Network	2017-2020	\$250,000	A contributing factor to the Area's blighting designation was increased crime and police calls for service. Installation of a security camera network within the Central Business District will aid in crime prevention and remediation of blighting influences.
Parking Lot Improvements	2017-2025	\$500,000	Improvements to City owned parking lots including replacement of concrete and needed structural repairs. Parking lots that may be included within this project include Lots A, D, F, H, J, K, N, O, P, T, W, and Z.
Sidewalk Improvements	2018-2025	\$200,000	A safe pedestrian transportation system is an important component to a successful economic environment in a downtown business district. The City anticipates providing funding to improve pedestrian access within the Central Business District and meet ADA accessibility standards. Combined these improvements will enhance the economic vitality of the Area.
Farmer's Market Improvement	2018-2025	\$250,000	Replacement of the existing pavilion to a more modern facility, including restrooms, to increase the role of the farmer's market in the overall economy of the downtown area.
Storm Water Infrastructure Improvements	2018-2025	\$1,000,000	This project would improve storm water management and treatment utilizing green infrastructure within the downtown area to remediate potential flash flooding events and damage to local infrastructure and minimize loss of access to the business district.

Alley Renovations	2018-2025	\$100,000	Project includes improvements to alleyways within the Central Business District to improve pedestrian access while creating and enhancing an atmosphere that is conducive to economic development and growth in housing within the area.
Highway 14 Improvements	2018-2021	\$500,000	Improvements to Highway 14 within the Area, including a section of 3 rd Avenue to 5 th Avenue from Bromley Street to Madison Street, in coordination with the Iowa DOT, to enhance safety and accessibility within the downtown business district.
State Street Visioning and Streetscape Project	2017-2020	\$1,000,000	Enhancements to a major downtown corridor to include enhancements to remediate blight and stimulate the economic development. Potential projects include improving safety and access for pedestrians and creating a more aesthetic environment.
Street Lighting Replacement	2017-2025	\$700,000	This project would result in improved street lighting within the Central Business District. Improved lighting will help to revitalize the downtown area, create a safe atmosphere to conduct business, enhance livability of the area, and support existing and new businesses. In addition, these improvements may stimulate other investment in the downtown area.

2. Public Facility Improvements:

A. City Hall/Carnegie Building. This project involves the restoration and renovation of City Hall. The City is currently constructing a new Police Station and will move the department out of their current building in 2018-2019 which is attached to City Hall. The two buildings share critical mechanical systems and ADA access facilities. In addition, City Hall has several façade issues including deteriorating brick and stone and water damage inside the building. Improvements to City Hall are needed to ensure ADA accessibility, efficient and reliable building systems, and the long-term preservation of the building.

The City plans to utilize a consultant to identify potential solutions and cost options on both the police facility and City Hall. Upon completion of the study the City plans a project that will ensure long term use of the City Hall building including ADA improvements, updates to the building's critical systems (heating, cooling, electrical, etc.) and restoring the façade and exterior condition of the building to improve safety and

remediate current deteriorating conditions. Improvements could potentially involve the use of the existing Police Station.

It is anticipated that renovations and restoration to the two buildings will occur in 2019-2023. Total project costs are estimated to not exceed \$1,500,000. It is estimated that approximately \$500,000 of the project costs will be paid from a combination of property taxes, General Obligation Bonds, and grants, and no more than \$1,000,000 of the project costs will be paid with funds from tax increment financing ("TIF").

B. Library Addition. The City expects to undergo a project to expand the current Marshalltown Library facilities to include additional space for increased programming that will also be available to local and regional groups for meetings and events. The library is well utilized by both residents of the community and the surrounding area. The library's strategic location, near the central business district, contributes to a healthy and vibrant downtown area.

The City anticipates construction of the project in 2018-2020. Total project costs are estimated not to exceed \$1,000,000. It is estimated that approximately \$300,000 of the project costs will be paid from a combination of community donations, grants, and local sources, and no more than \$700,000 of the project costs will be paid with funds from TIF.

C. Veterans Memorial Coliseum. The City has conducted a feasibility and use study to determine needed improvements and renovations to make the facility ADA compliant and to provide more usable space for local and regional activities organized by the City's Parks and Recreation Department. The facility is used for weddings, birthdays, meetings, and various community events and for several recreational programs run by the City's Parks and Recreation Department. These Parks and Recreation programs are attended by youth from the surrounding rural areas, students from the Marshalltown School District as well as three other regional school districts. Following the study the City anticipates renovation of the facility during 2019-2025. Total project costs are estimated to not exceed \$6,000,000. It is estimated that \$1,500,000 of the project costs will be paid from a combination of property taxes, General Obligation Bonds, and grants, and no more than \$4,500,000 of the project costs will be paid with funds from TIF.

D. Senior Center. This project involves conducting a feasibility and use study to determine the possibility of potential updates and renovations to the existing facility used as a Senior Center and built in the 1920's. Since its original construction, the building has had minimal updates or upgrades. Improvements to the facility may include ADA accessibility and enhancements to the building's core systems such as lighting, electrical, plumbing, and heating and cooling systems. Based on the results of the facility and use study the City may also consider demolition of the building. A facility and use study and project development plans are expected to be completed during 2018-2020 with construction during 2020-2022. The total project cost is estimated not to exceed \$4,000,000. It is estimated that approximately \$2,000,000 of the project costs will be

paid from a combination of property taxes, General Obligation Bonds, and grants, and no more than \$2,000,000 of the project costs will be paid with funds from TIF.

3. **Community Development Programs**

The City Council acknowledges the importance of the role that local community organizations play in the overall growth and sustainability of the Area. These groups working in partnership with the City provide support for the ongoing promotion of economic development and blight remediation activities in the Urban Renewal Area.

A. **Marshalltown Central Business District.** The Marshalltown Central Business District provides daily operations of the Marshalltown Main Street program and support to the City and businesses in the Central Business District through promotion, beautification, and operation of grant and low interest loan programs within the district to support a growing economic and draw people to the area.

The City anticipates continuation of the existing partnership with the Marshalltown Central Business District with an annual contribution not to exceed \$50,000 to be used for business recruitment and retention within the Area.

B. **Façade Restoration Grant Program.** The City anticipates providing increment funds to the Marshalltown Central Business District in the amount of \$50,000 annually to fund a Façade Restoration and Protection Grant Program. The grant program is administered by the Marshalltown Central Business District and will provide funding to match private investment for the long-term preservation of buildings within the central business district and to encourage future economic development within the Area.

Funding through this program will also help to remediate blighting influences and blighted buildings within the Area.

C. **Development Incentive Program.** The City also anticipates the funding of a new Development Incentive Program, in conjunction with the Marshalltown Central Business District, to assist property owners within the Area to make improvements to their buildings including energy efficiency improvements, creation and restoration of second story housing, and funds for planning and construction of improvements for historical preservation. These improvements will be designed to preserve and improve the overall economic conditions of the Area and remediate blighting influences.

Funding for this program, with the Marshalltown Central Business District, is anticipated to be on an annual basis in an amount not-to-exceed \$100,000 annually from available increment funds.

D. **Public Art Program.** The City anticipates potential funding of a new Public Art Program in partnership with the Marshall County Arts and Culture Alliance to provide grants to fund public art projects within the Urban Renewal Area. Projects will be designed to improve the overall economic conditions of the area and remediate blighting influences.

Funding for this program, with the Marshall County Arts and Culture Alliance, is anticipated to be on an annual basis in an amount not-to-exceed \$100,000 annually from available increment funds.

E. **Marshalltown Central Business District Development Program.** The City acknowledges the importance of various partners as well as individual business owners and developers in the ongoing promotion of economic development within the Urban Renewal Area. As such, the City expects to consider requests for Development Agreements for projects that are consistent with this Plan, in the City's sole discretion.

The City anticipates that priority funding will be given to projects that involve construction of public infrastructure improvements and facilitate the development of upper floor residential uses. It is the goal of the project is to assist the Marshall County Arts and Culture Alliance and Marshalltown Central Business District, as well as, potentially private developers and property owners, in achieving projects that enhance the overall economic development and blight remediation efforts of the central business district.

Projects may include wayfinding signage, development and implementation of a comprehensive private signage plan, energy efficiency projects, and providing assistance to property owners for rehabilitation and historic preservation of buildings within the Area. The costs of such agreements will not exceed \$1,000,000 individually or \$10,000,000 in total.

4. Planning, Engineering Fees (for Urban Renewal Plans), Attorney Fees, Administrative, and Other Related Costs to Support Urban Renewal Projects and Planning:

Project	Estimated Date	Estimated Cost to be Funded by TIF Funds
Fees & Costs	Undetermined	Not to Exceed \$100,000

FINANCIAL INFORMATION

1.	July 1, 2016 Constitutional Debt Limit:	\$68,225,606
2.	Outstanding General Obligation Debt:	\$33,430,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects (Amendment No. 2) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on	\$23,800,000 plus \$300,000 in annual funding to economic development and blight remediation programs. This does not include

	the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area, as amended. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects (Amendment No. 2) as described above will be approximately as stated in the next column:	financing costs related to debt issuance, which may be incurred over the life of the Area.
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PUBLIC BUILDING ANALYSIS

Amendment No. 2 includes four projects that would involve public buildings. If these projects are approved by the City, the City intends to finance some of the costs through tax increment financing. Specifically, under these circumstances, Iowa law requires an analysis of alternative development options and funding for the projects and reasons why such options would be less feasible than the use of incremental tax revenues for the projects.

City Hall/Carnegie Building:

This project involves a public building. The project involves the renovation of two existing buildings, City Hall and the current Police Station, to improve service delivery and ensure long term use of the facilities for City business, including economic development activities. If the project is ultimately approved by the City, the City intends to finance a portion of the cost of the project through tax increment financing. For the costs of this project to be paid with tax increment funds, the City proposes to issue general obligation bonds and abate a part of the principal and interest payments utilizing available incremental tax revenues within the Area, if available. The City anticipates that tax increment revenue, if available, will fund up to \$1,000,000 of the total project costs. Total project costs for renovations and updates to the facility are estimated to not exceed \$1,000,000.

Marshalltown's City Hall building is a historic building and is connected to the historic Carnegie Building. Both facilities have façade deterioration causing safety issues around the exterior and water damage inside the buildings. In addition, ADA improvements and upgrades to critical building systems, including heating, cooling, and emergency electrical backup components are needed. Completion of these projects will ensure the long-term preservation of the historic building and the safety of the citizens who utilize the building.

The facility houses the City Council Chambers and administration offices, including Finance, Housing, Community Development, Engineering, and Parks and Recreation Departments. The building is also available for and used by various groups for meetings including the Iowa League of Cities, State Fire Marshall's office and others. The rehabilitation efforts outlined in the proposed project are critical for the long-term use of the building by all the various groups as well as the continued use by City staff working to enhance economic development opportunities within the City. Additional economic development activity and an increased tax base benefits the community as a whole, including the school district and the County. The rehabilitation of

this building will improve a resource that provides regional benefits. The City has estimated that 20% of the building usage is related to and provides benefits to the overall economic vitality of the region including benefits that extend to the school district and the County.

Alternative Funding Options:

One alternative funding option for this project would have the City go through a process that would result in the issuance of general obligation bonds paid only by the City's debt service levy. The issuance of General Obligation Bonds, payable from a debt service levy would require the City to follow State of Iowa statutory rules that require providing notice to voters of their right to petition the City for a referendum on the issuance of bonds. If a referendum was petitioned, and if the necessary 60% approval was not obtained, the City would not be able to finance the project utilizing General Obligation Bonds.

A second alternative for funding the project is through use of the City's General Fund levy. The City is currently at the \$8.10 per thousand dollars of taxable valuation rate which is the maximum rate allowable under state law. Additionally, the City is allowed to establish a capital improvement reserve fund and certify taxes to fund the projects within a specific capital improvement plan. The City has established this fund and is levying taxes at the maximum allowed by law for this levy. The taxes received under this levy are allocated for other projects and would not be available for the proposed project.

The use of Local Option Sales Tax (LOST) funding received by the City is another alternative for funding of this project. LOST revenues are not available for this project, as the City has already obligated available LOST revenues to fund other projects and tax relief.

Other alternatives for funding this project could include grant programs available for historic restoration. The City will be pursuing grant opportunities as they become available. However, funding from grant programs is extremely competitive and, even if successful, generally only provides a small percentage of the total capital needed for a renovation project.

Based on the analysis of potentially available resources for funding this project the most feasible method of financing the proposed eligible project is through the use of a combination of tax increment financing funds along with other available revenues as they are available. In addition, the proposed project demonstrates regional benefits to both County and school district residents and the use of tax increment to pay for a portion of the project is appropriate. For the aforementioned reasons, the use of tax increment revenue (debt abated by incremental tax revenues) for this project is the most feasible and equitable mechanism for helping to fund the proposed project.

Library Addition:

This project involves a public building. The project involves the expansion of the existing Marshalltown Public Library to provide additional meeting space for library and community

events. If this project is ultimately approved by the City, the City intends to finance a portion of the cost of the project through tax increment financing. For the costs of this project to be paid with tax increment funds, the City proposes to issue general obligation bonds and abate a part of the principal and interest payments utilizing available incremental tax revenues within the Area, if available. The City anticipates that tax increment revenues, if available, will fund up to \$700,000 of the total project costs. Total project costs for the Library expansion project are estimated not to exceed \$1,000,000. Specifically, under these circumstances, Iowa law requires an analysis of alternative development options and funding for the project and reasons why such options would be less feasible than the use of incremental tax revenues for the project.

The Marshalltown Public Library is a facility utilized by both local residents, County citizens, area groups, and school district residents. Library records show that 25% of the registered users live outside the City of Marshalltown. In addition, groups and organization from outside the corporate limits of Marshalltown account for 15% of the use of the existing meeting room space.

Public libraries are an important part of communities, providing access to free programing and materials for all classes of residents. Libraries can be an important quality of life factor for employers and companies choosing to locate or expand their business. Additionally, facilities such as the Marshalltown Public Library are a factor for employees when choosing a place to live. The City recognizes the importance of providing a high quality-of-life and public library amenities in order to retain and draw new businesses to the City and the region.

Alternative Funding Options:

One alternative funding option for this project would have the City go through a process that would result in the issuance of general obligation bonds paid only by the City's debt service levy. The issuance of General Obligation Bonds, payable from a debt service levy would require the City to follow State of Iowa statutory rules that require providing notice to voters of their right to petition the City for a referendum on the issuance of bonds. If a referendum was petitioned, and if the necessary 60% approval was not obtained, the City would not be able to finance the project utilizing General Obligation Bonds.

A second alternative for funding the project is through use of the City's General Fund levy. The City is currently at the \$8.10 per thousand dollars of taxable valuation rate which is the maximum rate allowable under state law. Additionally, the City is allowed to establish a capital improvement reserve fund and certify taxes to fund the projects within a specific capital improvement plan. The City has established this fund and is levying taxes at the maximum allowed by law for this levy. The taxes received under this levy are allocated for other projects and would not be available for the proposed project.

The use of Local Option Sales Tax (LOST) funding received by the City is another alternative for funding of this project. LOST revenues are not available for this project, as the City has already obligated available LOST revenues to fund other projects and tax relief.

Other alternatives for funding this project could include grant programs and private donations for library renovations and expansion, and establishing library user fees. The Library Board will be pursuing grant opportunities as they become available. However, funding from most grant programs is extremely competitive and, even if successful, generally only provides a small percentage of the total capital needed for an expansion project.

Another potential funding source could be user fees. The Iowa Library Association urges libraries not to charge user fees for the use of a library. Libraries have historically been a free service for patrons.

Based on the analysis of potentially available resources for funding this project the most feasible method of financing the proposed eligible project is through the use of a combination of tax increment financing funds along with other available revenues as they are available. In addition, the proposed project demonstrates regional benefits to both County and school district residents and the use of tax increment to pay for a portion of the project is appropriate. For the aforementioned reasons, the use of tax increment revenue (debt abated by incremental tax revenues) for this project is the most feasible and equitable mechanism for helping to fund the proposed project.

Veterans Memorial Coliseum:

This project involves a public building. The project involves the renovation of the existing 1929 building to include improved and more efficient building systems, heating, cooling, lighting, electrical, plumbing, ADA accessibilities upgrades, as well as, repairs to the general exterior of the building to potentially include, façade improvements and window and roof replacement. If this project is ultimately approved by the City, the City intends to finance a portion of the cost of the project through tax increment financing. For the costs of this project to be paid with tax increment funds, the City proposes to issue general obligation bonds and abate a part of the principal and interest payments utilizing available incremental tax revenues within the Area, if available. The City anticipates that tax increment revenue, if available, will fund up to \$4,500,000 of the total project costs. Total project costs for renovations and updates to the facility are estimated to not exceed \$6,000,000.

Originally constructed in 1929, the Coliseum has served as a community gathering facility, hosting various community and regional activities including sporting events, recreational leagues, community exhibits and shows. According to the City's Parks and Recreation Department, utilization of the building, including participation in their programs, draws residents of Marshalltown as well as rural families and students from three surrounding school districts. In addition to community programming facilitated by the Parks and Recreation Department they also provide specific programs on behalf of the Marshalltown School District.

The Coliseum has historically drawn people to the downtown area for recreational and community-based activities. The City hopes that renovation of the building will continue to

draw individuals to the downtown area as well as, increase the amount of traffic in the Central Business District. Recreational activities, such as those occurring in the Coliseum, are an important quality-of-life factor for existing residents and companies choosing to locate or expand their business. Facilities such as the Coliseum are also factors for employees when choosing a place to live. The City recognizes the importance of providing a high quality-of-life and recreational amenities in order for existing and potential employers to locate and expand within the City and the region.

Alternative Funding Options:

One alternative funding option for this project would have the City go through a process that would result in the issuance of general obligation bonds paid only by the City's debt service levy. The issuance of General Obligation Bonds, payable from a debt service levy would require the City to follow State of Iowa statutory rules that require providing notice to voters of their right to petition the City for a referendum on the issuance of bonds. If a referendum was petitioned, and if the necessary 60% approval was not obtained, the City would not be able to finance the project utilizing General Obligation Bonds

A second alternative for funding the project is through use of the City's General Fund levy. The City is currently at the \$8.10 per thousand dollars of taxable valuation rate which is the maximum rate allowable under state law. Additionally, the City is allowed to establish a capital improvement reserve fund and certify taxes to fund the projects within a specific capital improvement plan. The City has established this fund and is levying taxes at the maximum allowed by law for this levy. The taxes received under this levy are allocated for other projects and would not be available for the proposed project.

The use of Local Option Sales Tax (LOST) funding received by the City is another alternative for funding of this project. LOST revenues are not available for this project, as the City has already obligated available LOST revenues to fund other projects and tax relief.

Other alternatives for funding this project could potentially include grant programs available for buildings of this type and use including the Martha Ellen Tye Foundation and the CDBG program. However, funding from most grant programs is extremely competitive and, even if successful, generally only provides a small percentage of the total capital needed for an expansion project.

The City may also investigate the potential for involving a private developer in the restoration and rehabilitation of the building.

Based on the analysis of potentially available resources for funding this project the most feasible method of financing the proposed eligible project is through the use of a combination of tax increment financing funds along with other available revenues as they are available. In addition, the proposed project demonstrates regional benefits to both County and school district residents

and the use of tax increment to pay for a portion of the project is appropriate. For the aforementioned reasons, the use of tax increment revenue (debt abated by incremental tax revenues) for this project is the most feasible and equitable mechanism for helping to fund the proposed project.

Senior Center:

This project involves a public building. The project involves conducting a feasibility and use study to determine options and potential costs of renovations of the Marshalltown Senior Center which is owned by the City of Marshalltown. If this project is ultimately approved by the City, the City intends to finance a portion of the cost of the project through tax increment financing. For the costs of this project to be paid with tax increment funds, the City proposes to issue general obligation bonds and abate a part of the principal and interest payments utilizing available incremental tax revenues within the Area, if available. The City anticipates that tax increment revenue, if available, will fund up to \$2,000,000 of the total project costs. Total project costs for renovations and updates to the facility are estimated not to exceed \$4,000,000.

The current facility was constructed in 1920 and has had limited updates to the building since that time. The City currently leases the building to two agencies who provide programing and services for senior citizens in Marshalltown and the surrounding region. Based on the results of a feasibility study the City may choose to expend funds to renovate and update the existing facility to include ADA accessibility updates, building system upgrades, and other general facility improvements as determined by the results of the study. The City may also choose to relocate the existing services provided in the building to another facility and demolish the existing structure to open up the area for future economic development uses.

An efficient, functional, and accessible senior center facility can be a quality-of-life asset for a community. Marshalltown's Senior Center provides benefits not only for Marshalltown residents but also residents of the surrounding area. The City recognizes the importance of providing a high quality-of-life in order for existing and potential employers to locate and expand within the City and region.

Alternative Funding Options:

One alternative funding option for this project would have the City go through a process that would result in the issuance of general obligation bonds paid only by the City's debt service levy. The issuance of General Obligation Bonds, payable from a debt service levy would require the City to follow State of Iowa statutory rules that require providing notice to voters of their right to petition the City for a referendum on the issuance of bonds. If a referendum was petitioned, and if the necessary 60% approval was not obtained, the City would not be able to finance the project utilizing General Obligation Bonds

A second alternative for funding the project is through use of the City's General Fund levy. The City is currently at the \$8.10 per thousand dollars of taxable valuation rate which is the

maximum rate allowable under state law. Additionally, the City is allowed to establish a capital improvement reserve fund and certify taxes to fund the projects within a specific capital improvement plan. The City has established this fund and is levying taxes at the maximum allowed by law for this levy. The taxes received under this levy are allocated for other projects and would not be available for the proposed project.

The use of Local Option Sales Tax (LOST) funding received by the City is another alternative for funding of this project. LOST revenues are not available for this project, as the City has already obligated available LOST revenues to fund other projects and tax relief.

Other alternatives for funding this project could include grant programs and private donations for renovations to the senior center. The City will be pursuing grant opportunities as they become available. However, funding from most grant programs is extremely competitive and, even if successful, generally only provides a small percentage of the total capital needed for a renovation project.

The City may also investigate the potential for involving a private developer in the restoration and rehabilitation of the building.

Based on the analysis of potentially available resources for funding this project the most feasible method of financing the proposed eligible project is through the use of a combination of tax increment financing funds along with other available revenues as they are available. In addition, the proposed project demonstrates regional benefits to both County and school district residents and the use of tax increment to pay for a portion of the project is appropriate. For the aforementioned reasons, the use of tax increment revenue (debt abated by incremental tax revenues) for this project is the most feasible and equitable mechanism for helping to fund the proposed project.

EFFECTIVE PERIOD

This Amendment No. 2 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document, the Urban Renewal Plan shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the “division of revenue,” as those words are used in Chapter 403 of the *Code of Iowa*, will be consistent with Chapter 403 of the *Code of Iowa*. The division of revenues shall continue on the Area for the maximum period allowed by law.

At the time the original Urban Renewal Area was adopted in 1998, the plan was designated as a mixed economic development and blighted area and therefore the Area is not subject to the statutorily required expiration on the ability to collect incremental taxes set out in the *Code of Iowa* section 403.17(10). Amendment No. 1, adopted in 2013, removed a self-imposed

expiration date and clarified that the division of revenue in the Area is not subject to any sunset. This Amendment No. 2 makes no change to the effective period of the Area.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the *Code of Iowa*) by the City for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

REPEALER

Any parts of the Plan, as previously amended, in conflict with this Amendment are hereby repealed.

SEVERABILITY CLAUSE

If any part of this Amendment No. 2 is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole or the previous amendments to the Plan, or any part of the Plan not determined to be invalid or unconstitutional.

Affidavit of Publication

STATE OF IOWA,
Marshall County, ss.

City of Marshalltown

Notice of Public Hearing on August 14 on the proposed plans, specifications and form of contract for the West End FUTSAL Courts

I, LeAnn Siemens, being first duly sworn, on oath depose and say that Marshalltown Newspaper, LLC is a corporation for pecuniary profit organization under the law of the State of Iowa, with its principal place of business in Marshalltown, Iowa; that the "Times-Republican" is a daily newspaper of general circulation printed wholly in the English language and published by said corporation at the city of Marshalltown, in Marshall County, Iowa; that I am the Accounting Manager of said corporation and a full time employee of the said newspaper, and have personal knowledge of the facts stated herein; that the Notice hereto attached in the above entitled action was published in the regular daily edition of the said "Times-Republican" once each week for:

One

consecutive weeks on the days and dates as follows, to-wit:
August 1, 2017

Statutory fees for publishing said notice are:
14.91



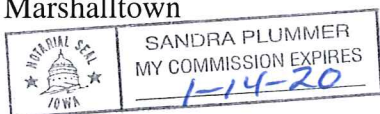
Sworn to before me and subscribed in my
presence by the said LeAnn Siemens, this
Fourth Day of Aug., 2017



Sandra Plummer, Notary Public
Marshall County, Iowa
Commission No. 766297
Commission Expires January 14, 2020

Account No. and Account Name
L02000

City of Marshalltown



NOTICE OF PUBLIC HEARING

Public Hearing will be held at 5:30 p.m. local time on Monday, August 14, 2017, in the Council Chambers, 10 W State, Marshalltown, Iowa, on the proposed plans, specifications and form of contract for the WEST END FUTSAL COURTS Project P&R17001 and at said hearing any interested person may appear and file objections thereto.

Sealed proposals will be received by the City Clerk of the City of Marshalltown, Iowa, City Hall, 24 North Center Street, Marshalltown, Iowa 50158 until 10:00 AM. local time on Monday, August 21, 2017.

Proposals will be acted upon by the City Council at a regular meeting to be held in the Council Chambers, 10 W State, at 5:30 p.m. local time on August, 28, 2017, or at such place and time as may then be fixed.
/s/ Shari L. Coughenour, CMC
City of Marshalltown
-- -23719

2017-

RESOLUTION APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND COST FOR THE WEST END FUTSAL COURTS PROJECT, IN THE CITY OF MARSHALLTOWN, IOWA, BEING PROJECT NO. P&R17001.

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 WEST END FUTSAL COURTS Project, Project No. P&R17001, 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

Section 1. 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. P&R17001, being the WEST END FUTSAL COURTS Project in the city of Marshalltown, Iowa.

Passed this 14 day of August, 2017, and signed this _ day of August, 2017.

CITY OF MARSHALLTOWN, IOWA

James L. Lowrance, Mayor

ATTEST:

Shari L. Coughenour, CMC, City Clerk



James L. Lowrance, Mayor
Jessica Kinser, Administrator
Justin Nickel, Public Works Director
24 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5734
Fax - (641) 754-5793

DEPARTMENT OF PUBLIC WORKS

August 8, 2017

**To: Mayor James L. Lowrance
Members of the City Council**

From: Justin Nickel
Director of Public Works

Re: Award Construction Contract – Con-Struct Inc. for Police and Fire Site Demolition Project (BLD 17001) amount of \$596,170.00 including Alternates 2, 3 and 4.

Policy Issue: City policy requires Governing Body approval of Agreements when consideration exceeds \$36,000.

Recommendation: Staff recommends accepting the bid and awarding the construction contract to Con-Struct for the Police and Fire Site Demolition and Earthwork Project for an amount equal to \$596,170.00. The Engineers Estimate of probable cost was \$780,000.00. The resolutions approved at the July 24th contained an error, stating the contract price was \$596,200.

Background: Construction includes pavement demolition and earthwork in preparation for the new Police and Fire building.

Budget Impact: This project will be funded with general obligation bond revenues.

Attachment: Bid tabulation and Agreement.

cc: Jessica Kinser, City Administrator

City Council
Leon Lamer, Mike Gowdy, Joel Greer, Al Hoop
Bill Martin, Dan Kester, Bethany Wirin



AMENDED RESOLUTION ACCEPTING BID AND AUTHORIZING THE AWARD OF
CONTRACT FOR THE POLICE AND FIRE STATION SITE DEMOLITION AND
EARTHWORK PROJECT IN THE CITY OF MARSHALLTOWN, IOWA BEING PROJECT
NO. BLD 17001
IN THE AMOUNT OF \$596,070.00

WHEREAS notice to bidders has been duly given as required by law publication in the Marshalltown Times-Republican for the Police and Fire Station Site Demolition and Earthwork Project, being Project No. BLD 17001, in the City of Marshalltown, as described in the plans and specifications therefore, and

WHEREAS, there has been filed with the City Clerk in response to the published notice to the bidders referred to above, certain proposals for the construction of the above designated improvement with the required certified checks or bid bond accompanying each proposal from the following bidders, to-wit:

<u>Name and Address of Bidders</u>	<u>Amount of Bid</u>
Con-Struct, Inc., Marshalltown, IA	\$596,070.00
Vieth Const., LLC, Cedar Falls, IA	\$606,000.00

After consideration of all bids filed, there was determined by the Council that the bid of Con-Struct, Inc., Marshalltown, Iowa is the best and lowest responsible bid for the public improvement as is herein outlined.

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

Section 1. That the bid Con-Struct, Inc., Marshalltown, Iowa, and the same is hereby accepted for the construction of the improvement as described in the plans and specifications therefore, as previously ordered by the Council, and that the contract for the construction of same is now awarded to said contractor in the total amount Five Hundred Ninety Six Thousand Seventy and .00/100 (\$596,070.00) Dollars.

Section 2. The Mayor and Clerk of the City of Marshalltown, Iowa are hereby authorized and directed to execute the contract with the contractor for the public improvement as is herein referred to, and that upon the contractor filing the required bond that the said bond and contract be then submitted to this Council for final approval as provided by law.

Section 3. The final settlement upon the contract, as referred to herein with said contractor, shall be upon the basis of the unit prices as are set forth in the bid of said contractor and for the actual quantities for each item of materials furnished or work performed in the construction of this public improvement. The said contract is subject to all of the conditions as are contained in the resolution ordering construction of this improvement, the notice to bidders as published, the terms of the bidders written proposal, the plans and specifications as are provided therefore, all of which are made a part of this resolution and the said bidders contract by

reference as though the same were set out herein verbatim and in specific detail.

Section 4. This resolution as now adopted shall be in full force and binding effect upon the City of Marshalltown, Iowa, upon the final approval of the completed contract with the successful bidder and the approval of the contractor's surety bond by resolution of this Council.

Passed this 14th day of August, 2017, and signed this _____ day of _____, 2017.

CITY OF MARSHALLTOWN, IOWA

James L. Lowrance, Mayor

ATTEST:

Shari L. Coughenour, CMC, City Clerk

AMENDED RESOLUTION APPROVING CONTRACT AND BOND FOR CONSTRUCTION
OF THE POLICE AND FIRE STATION SITE DEMOLITION AND EARTHWORK PROJECT
IN THE CITY OF MARSHALLTOWN, IOWA, BEING PROJECT NO. BLD 17001 IN THE
AMOUNT OF \$596,070.00

WHEREAS the City of Marshalltown, Iowa, did by resolution duly adopted by the Council, accept the bid of Con-Struct, Inc., Marshalltown, Iowa, for construction of the Police and Fire Station Site Demolition and Earthwork Project, Project No. BLD 17001, as required by plans and specifications therefore and in the City of Marshalltown, Iowa, as covered by resolution ordering said construction, and,

WHEREAS the said Con-Struct, Inc., Marshalltown, Iowa, has executed a contract for the construction of said improvement and has filed its construction bond covering the full amount of said improvement with adequate sureties thereon, and that the said contract is now before this Council for final approval.

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

That the contract of Con-Struct, Inc., Marshalltown, Iowa, duly executed by said company and the surety bond for the performance of said contract, duly executed by said company, together with the surety, are now filed with the City Clerk for the construction of the public improvement as fully set forth in the plans and specifications for Project No. BLD 17001, the Police and Fire Station Site Demolition and Earthwork Project in the City of Marshalltown, Iowa, and therein specifically described, be and the same are hereby accepted and approved.

BE IT FURTHER RESOLVED that the Mayor and City Clerk be authorized and directed to execute the contract for and on behalf of the City of Marshalltown, Iowa.

Passed this 14th day of August 2017, and signed this ____ day of _____ 2017.

CITY OF MARSHALLTOWN, IOWA

James L. Lowrance, Mayor

ATTEST:

Shari L. Coughenour, CMC, City Clerk



James L. Lowrance, Mayor
Jessica Kinser, Administrator
Justin Nickel, Public Works Director
24 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5734
Fax - (641) 754-5793

DEPARTMENT OF PUBLIC WORKS

August 9, 2017

**To: Mayor James L. Lowrance
Members of the City Council**

From: Justin Nickel
Director of Public Works

Re: Change Order #1 – ConStruct, Inc. for Police and Fire Site Demolition and Earthwork (BLD17001) for additional building foundation stabilization at a price TBD

Policy Issue: City policy requires Governing Body approval of all change orders.

Recommendation: Staff recommends approving the Change Order with ConStruct for over excavation of soil, removal and replacement with moisture and density controlled soil and crushed concrete resulting in an increase of \$90,520.00 (Option 1).

Background: Two options are presented to Council with this change order. When the soil has been excavated staff will determine if crushed concrete is necessary. If the crushed concrete is not necessary, ConStruct will replace the over excavated soil with moisture and density-controlled soil resulting in an increase of \$36,800 (Option 2).

Budget Impact: TBD

Attachment: Change Order #1

cc: Jessica Kinser, City Administrator

City Council
Leon Lamer, Mike Gowdy, Joel Greer, Al Hoop
Dan Kester, Bill Martin, Bethany Wirin



RESOLUTION APPROVING CONTRACT CHANGE ORDER #1 FOR THE POLICE AND
FIRE STATION SITE DEMOLITION AND EARTHWORK PROJECT IN THE CITY OF
MARSHALLTOWN, IOWA BEING PROJECT NO. BLD 17001
IN THE AMOUNT OF \$90,520.00

WHEREAS the City of Marshalltown, Iowa, has heretofore entered into a contract with
ConStruct, Inc. of Marshalltown, Iowa, for the labor and material for the Police and Fire
Project BLD17001; and

WHEREAS a request to increase the contract for \$90,520.00 has been received.

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

Section1. That the contract Change Order #1 for the Police and Fire Site demolition and
earthwork Project No. BLD17001, in the increased amount of \$90,520.00 is hereby accepted
and approved.

Passed this 14th day of August 2017 and signed this _____ day of _____, 2017.

CITY OF MARSHALLTOWN, IOWA

James L. Lowrance, Mayor

ATTEST:

Shari L. Coughenour, CMC, City Clerk



300 South Bell Avenue
Ames, Iowa 50010
515-232-4358
www.storycon.com

August 8, 2017

Justin Nickel, P.E.
Director of Public Works
City of Marshalltown
24 N. Center Street
Marshalltown, Iowa 50518

RE: Over-excavation for the Building Limits
New Public Safety Facility
City of Marshalltown
Marshalltown, Iowa

Dear Justin:

The Demolition and Earthwork package was released as an early bid package and thus an early start of the work. At the time of this release, the civil design was complete but the structural design was not. As a placeholder, the civil design placed a requirement of over-excavation and re-compaction in the building area to be 2' deep. This was the basis of the bid. When the structural and foundation calculations and design was completed, a requirement of 5' over-excavation and re-compaction was determined to be necessary to support the structure.

The Team wants to find the most expedient and cost-effective way to meet the design requirements and still maintain the progress that the early release of the Earthwork Bid Package has provided. The best solution would be to issue Change Order #1 to Con-Struct, the demolition and earthwork contractor, to perform the required additional excavation and re-compaction.

Con-Struct has provided a quote (request for price #2) of \$36,800.00 to incorporate this work into their scope.

This price represents the over-excavation and re-compaction of 3,680 cy of dirt at \$10/cy. Story Construction believes that this is a fair price for the additional work and recommends the approval of and the issuance of Change Order #1 for this extra work.

There is another option that would provide a level of engineering above the recommendation of the structural engineer. That option would install a 1' layer of crushed rock under the foundation and slab of the building. This option would help "bridge" the building loads across the rock. This request for price #1 work can be installed for \$90,520.00

The Team looks for direction on how to proceed.

Sincerely,



STORY CONSTRUCTION CO.

A handwritten signature in black ink, appearing to read 'Mike Welter', with a stylized, cursive script.

Mike Welter
Project Manager

cc: Curt Field, Prochaska & Associates
Ethan Dix, Story Construction

Con-Struct Inc.
1710 E. Main Street
Marshalltown, Iowa 50158
641-752-1865
FAX-752-5905

Request for Price #1

Date: 8/8/17

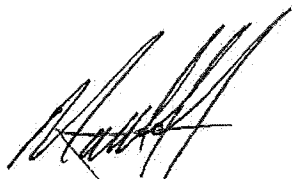
Project Name: Marshalltown Police and Fire Headquarters

Scope: Over excavate an extra 2.33' under the building footprint plus 2'. Replace bottom foot with 1' of crushed concrete and bring the rest back to grade with moisture density controlled existing compacted dirt.

Price:

Haul away 1580cy x \$8/cy =	\$12,640.00
Remove and Replace dirt – 2100cy x \$10/cy =	\$21,000.00
Haul and Place 1' of Crushed Concrete – 3160tn x \$18/tn =	\$56,880.00

Total = \$90,520.00



Matthew A. Jensen
Vice President

Con-Struct Inc.
1710 E. Main Street
Marshalltown, Iowa 50158
641-752-1865
FAX-752-5905

Request for Price #2

Date: 8/8/17

Project Name: Marshalltown Police and Fire Headquarters

Scope: Over excavate an extra 2.33' under the building footprint plus 2'. Replace to grade with moisture and density controlled existing compacted dirt.

Price:

Remove and Replace dirt – 3680cy x \$10/cy = \$36,800.00

Total = \$36,800.00



Matthew A. Jensen

Vice President



James L. Lowrance, 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

August 9, 2017

**To: Mayor James L. Lowrance
Members of the City Council**

From: Diana Steiner, Finance Director 

Re: Debt Policy & Upcoming General Obligation Bond Review for Police & Fire Building

The City's Debt Policy has several limitations in the amount of debt the City can have and the maximum the debt service levy can be. Under Iowa statute, the City is limited to total outstanding debt for general purposes of 5% of its total assessed valuation. Based on current assessed valuations, the City will continue to meet this statute.

The Council that approved the policy in 1997 also dictated that no more than 60% of the statutory limit shall be issued in either general obligations or tax increment financing or any combination of the two. Due to the Police/Fire Building debt issuance, this will put the debt allowed over the limit.

The other area the policy addresses, which the City has also self-imposed, is that the debt service levy cannot exceed \$5 per \$1,000 of property tax valuations. According to the schedule prepared by Speer Financial and the assumptions used for future interest rates, we will be able to stay under \$5 until FY2022. Assumptions include (a) \$3 million of borrowing each year beginning in FY19 for streets and capital improvement projects with 15 year repayments, (b) buy down of the debt service levy with the \$102,000 of additional Local Option Sales Tax re-allocation, (c) .5% decrease in property tax valuations for multi-residential units until FY2024 and (d) future bond sales will be bank qualified with shorter matures, so the interest rate will be better.

See the computations on the next page for the debt capacity.

City Council
Leon Lamer, Mike Gowdy, Joel Greer, Al Hoop
Dan Kester, Bill Martin, Bethany Wirin



100% Property Tax Valuations excluding military exemptions	1,452,830,148
times	<u>5.00%</u>
Iowa Statutory Limit of 5%	72,641,507
times	<u>60.00%</u>
Council imposed limit	<u>43,584,904</u>
Outstanding GO debt/other loans 6/30/17	30,084,337
Police/Fire Building GO bond closing 10/10/17	<u>12,720,000</u>
	42,804,337
Urban Renewal Rebates (see note 1 below)	<u>3,990,000</u>
Outstanding GO debt/other loans 10/10/17	<u>46,794,337</u>

Note 1: The Iowa Supreme Court ruled that Urban Renewal Agreements that do not have a clause stating that payments are subject to an annual appropriation are required to be included when computing the City's constitutional debt limit.

Attachment: (1) Debt Policy and (2) Bond Spreadsheet

cc: Jessica Kinser, City Administrator

City Council
Leon Lamer, Mike Gowdy, Joel Greer, Al Hoop
Dan Kester, Bill Martin, Bethany Wirin



CITY OF MARSHALLTOWN

DEBT POLICY

Approved by the City Council
June 09, 1997

RESOLUTION APPROVING CITY OF MARSHALLTOWN DEBT POLICY

WHEREAS, City of Marshalltown personnel have drafted a Debt Policy; and

WHEREAS, said Debt Policy should be approved by the Council of the City of Marshalltown, Iowa.

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

1. There is presently on file in the office of the Marshalltown City Clerk a copy of the statement entitled City of Marshalltown Debt Policy.

2. This Debt Policy statement is hereby approved and ratified by the Council of the City of Marshalltown, Iowa.

Passed this 9 day of June, 1997, and signed this 11 day of June, 1997.

CITY OF MARSHALLTOWN

BY:

T.R. Thompson, Jr., Mayor

ATTEST:

Mary Skartvedt
Mary Skartvedt, City Clerk

The City of Marshalltown recognizes the issuance of debt is a integral financing component of the capital improvement process and that a debt policy ensures maintenance of a sound debt position and protection of the City's credit and a means of control of the City's tax rate. Therefore, this debt policy is adopted with the understanding that it is need to be periodically reviewed as a component of the capital improvement process and tax rate management.

- 1) Debt will be used to finance long-lived capital and operating assets. Debt maturities shall be for the shortest time possible under the circumstances, and in no situation will debt maturities exceed the useful life of the asset being acquired or constructed.
- 2) Debt shall be managed in such a way that the City's debt service property tax levy shall be maintained at a fairly consistent level, avoiding wide movement either up or down.
- 3) The City shall utilize a financial consultant specializing in the issuance of municipal debt. Unless extenuating circumstances dictate, debt shall only be sold on a competitive bid basis with the bid being awarded to the bidder submitting the lowest net interest cost (NIC). General obligation debt to be repaid with AdValorem taxes shall only be utilized when the asset being acquired will serve the overall public good. Other forms of debt to be utilized include revenue debt, when sufficient revenues are available to make such debt feasible; capital loan notes, where some source of revenues, other than General Fund revenues are available to service the debt, and tax increment bonds, when feasible. Lease purchase financing arrangements may be used for the acquisition of equipment when practical, but only if no other financing method is feasible.
- 4) Debt management will provide for compliance with debt instrument provisions and appropriate disclosures to investors, underwriters and rating agencies.
- 5) The City's debt shall be rated by Moody's Investor Services, or from time to time by Standard's And Poor's as may be appropriate. It shall be the policy of the City to protect its current "A" rating with a goal to upgrade that rating to the traditional "AA" rating enjoyed by the City until 1992.
- 6) The City Finance Director, or it's designee shall serve as the registrar for all debt incurred by the City.
- 7) Under Iowa Law, the City is limited to total outstanding

debt for general purposes of five percent (5%) of its total assessed valuation. It shall be the policy of the City that no more than 60% of the statutory limit shall be issued in either general tax obligations or tax increment financing or any combination of the two. Furthermore, the Council has elected to control the tax rate relating to debt service retirement to an amount not to exceed \$5.00 per 1,000 dollars of valuation. Over the next five years, the City Council has directed that the debt service levy be reduced to an amount not to exceed \$4.00 per 1,000 dollars of valuation.

- 8) Each year, the Finance Director shall survey similar size communities and advise the Council of the average of the ratio of debt service to total operating budget for each. This ratio shall be used as a measurement for future economic measures and goals for the City of Marshalltown.

This policy shall remain in full force until the Council deems an amendment necessary. The Council may suspend this policy if natural disaster or emergency are declared within the City. This suspension shall require a super majority vote of the City Council.

City of Marshalltown, Marshall County, Iowa

SPEER FINANCIAL, INC.

\$12,720,000 General Obligation Municipal Building Bonds, Series 2017

Date of Bonds: Oct. 10, 2017		(A)	(B)	20 Year Maturity	(C)	(D)=(A)+(C)	(E) Total by FY	(F) Existing Debt	(G) New Debt	(H)=(E)+(F)+(G)	(I) Local Option Tax	(J)=(H)-(I)	(K)	(L) = (J) * 1000 / (K); (M) = (L) / 1000 * 56939

Net Interest Rate

4.086386%

SPEER FINANCIAL, INC.



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

City Administrator's Office

To: Mayor Lowrance and the City Council
From: Jessica Kinser, City Administrator
Date: August 7, 2017
RE: Sole Source of Dispatch Equipment

Many months ago a question was asked about whether the City could utilize a single vendor with no bidding process for the purchase and installation of new equipment for the Communications Center in the new Police and Fire Facility. We took this question to Lynch Dallas, P.C. to see if this equipment was included as part of the public improvement project ("Project"), and therefore subject to the State of Iowa bidding requirements. After a careful review of the bid documents for both the architect and the construction manager and the resulting contracts for each, Lynch Dallas determined that the equipment purchase and installation was not part of the greater Project, as it was not specifically outlined in the scope of work for each bid or contract. Therefore, it was not subject to that State of Iowa's bidding requirements.

While the purchase of the new equipment for the Communications Center in the new Police and Fire Facility is not subject to the State of Iowa's bidding requirements, the City of Marshalltown Purchasing Policy addresses the purchase. This policy states:

Sole Economically Feasible Source: This method is permissible when a competitive bid or competitive quotation is not required by state law or by this purchasing policy and a product or service is only available from a single supplier, such as parts available only from an OEM, or under an existing warranty.

Because this purchase requires direct connectivity and integration to the existing digital land mobile radio system and integration between our existing 911 telephone system and our computer aided dispatch system, it is only available from a sole economically feasible source. Additionally, the purchase, installation, and maintenance of this communications-related equipment must be done in such a manner that ensures the safety of Marshalltown citizens and employees, which currently has a guaranteed 30 minute response time in case of an outage.

Therefore, in order to harmonize the dollar amounts listed in the purchasing policy and the fact that this product is available from a sole economically feasible source, the City Council would need to approve a resolution waiving the dollar amount requirements listed in the City of Marshalltown Purchasing Policy for the procurement of communications-related equipment and installation. If this is something the Council would like to proceed with, a resolution will appear on the August 28th agenda.

City Council

Leon Lamer, Bill Martin, Joel Greer, Al Hoop,
Dan Kester, Michael Gowdy, Bethany Wirin

Marshalltown



2012



James L. Lowrance, Mayor
Jessica Kinser, Administrator
Diana Steiner, Finance Director
24 North Center Street
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Fax - (641) 754-5781

FINANCE DEPARTMENT

August 9, 2017

**To: Mayor James L. Lowrance
Members of the City Council**

From: Diana Steiner, Finance Director

Handwritten initials "DS" in blue ink.

Re: FY2018 Budget Update

Policy Issue: When the FY2018 budget was prepared last spring, Council approved a budget that showed expenses exceeding revenue by \$253,337 in the General Fund 001. If you recall, our proposed \$228,175 deficit was updated prior to approval for library wages of \$25,162.

Recommendation: Now that the Local Option Sales Tax re-allocation has been approved by the voters, funds are available to transfer \$193,044 to the General Fund to cover the deficit and adjust for other items that the Council approved since our budget was developed. Also, the hospital has shown an interest in maintaining the current contract. This was not budgeted before.

Background:

The transfer amount is computed as follows:

Budgeted Deficit	(253,337)
EnerGov Software 10 Licenses	(4,550)
Parking Module/Maintenance	(5,153)
Revenue from hospital	69,996
	(193,044)

City Council

Leon Lamer, Mike Gowdy, Joel Greer, Al Hoop
Dan Kester, Bill Martin, Bethany Wirin



Funds available from Council Designated Local Option Sales Tax – current year

Revenue	555,333
Transfer to GF in adopted budget	<u>(170,000)</u>
	385,333

Moody's looks at the financial health of the General Fund as one area that impacts the overall bond rating. Moving forward with this transfer will balance the General Fund and allow us to discuss the overall financial health of the General Fund in a positive way. An official budget amendment will be completed later in the fiscal year.

Budget Impact: The budget for the General Fund 001 will be back in balance. This transfer of funds would also allow the City to forgo fee increases or departmental reductions at this point.

Attachment: NA

cc: Jessica Kinser, City Administrator

City Council
Leon Lamer, Mike Gowdy, Joel Greer, Al Hoop
Dan Kester, Bill Martin, Bethany Wirin





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

City Administrator's Office

To: Mayor Lowrance and the City Council
From: Jessica Kinser, City Administrator
Date: August 7, 2017
RE: Proposal for Code Enforcement Inspector

One of major inefficiencies of our organization through this year has been the lack of a full-time individual dedicated to nuisance and other code enforcement issues. As we have communicated throughout the year, there has been general agreement that we need to address this issue as soon as feasible. With the successful reallocation of local option sales tax, we will have additional funding in the current fiscal year with which to make this change.

Since May 2012, the Police Department included the position of Code Enforcement Officer. This was a civilian position, which when vacated in 2015 was not refilled. This resulted in a sworn officer taking on the duties of nuisance enforcement. In early 2017, the Police Department no longer was able to have an assigned officer dedicated to this function due to staffing shortages, so Chief Tupper took on the responsibility. Since May, his efforts have been supported by an officer assigned to light duty.

I would like to propose to the Council that the City move forward with hiring a full-time civilian dedicated to Code Enforcement, but with a few changes.

First, the title of "code enforcement" does not match the job description. Code enforcement encompasses nuisance enforcement, property maintenance enforcement, and zoning enforcement, along with the dangerous building ordinance and essentially any other issue which could be a violation of the Code of Ordinances of the City of Marshalltown. The current job description (attached) focuses mostly on nuisance and parking issues, excluding the others. I am proposing that a job description be created for a Code Enforcement Inspector, which would add in the other areas not currently in the job description and reflect a position that meets the needs of multiple areas within the City. Some examples of additional duties include the following:

- Zoning code enforcement on items such as fence or sign violations.
- Assistance with dangerous building identification when related to a public nuisance or property maintenance violation.

City Council
Leon Lamer, Bill Martin, Joel Greer, Al Hoop,
Dan Kester, Michael Gowdy, Bethany Wirin



- Enforcement of the property maintenance code.
- Enforcement of general City code violations related to things like swimming pools without proper fencing.

Changing the position from Code Enforcement Officer to Inspector and adding additional duties and qualifications will also result in the position starting in a different pay classification. Currently, the hiring level for a pay grade 16 is \$19.99 per hour. Moving this to be consistent with other Inspector positions within the City would be at a grade of 18, with a starting wage of \$22.22 per hour, or \$46,217 annual wages.

Second, I would propose that this position be placed in the Housing and Community Development Department. The Police Department and personnel have done a great job trying to keep up with a growing issue in the community while holding true to their policing mission. Prior to the civilian position in the Police Department, it was housed and managed by the Housing and Community Development Director. Neither department head is opposed to this change.

The hiring process can be a lengthy one, and this is a civil service position that will require a testing process and certification of a hiring list. Therefore, I am requesting the Council approve moving forward with the change in title and pay classification and allow the position to be posted. A formal resolution to adjust the budget and fund the position would come on the August 28th meeting.

City Council

Leon Lamer, Bill Martin, Joel Greer, Al Hoop,
Dan Kester, Michael Gowdy, Bethany Wirin

Marshalltown



2012

Class Title	Code Enforcement Officer
FLSA Classification	Non-exempt (hourly)
Civil Service Classification	Covered
Pay Grade Assignment	16
Adopted	July 1, 2008

General Statement of Duties

Enforces various nuisance laws, parking laws, certain other municipal code provisions, policies, rules, and regulations established by the City and/or State of Iowa; does related work as required.

Distinguishing Features of the Class

This is responsible and difficult law and code enforcement work involving the enforcement of a wide variety of public safety and health laws, policies, rules, and regulations pertaining but not limited to garbage, junk, and abandoned vehicles, dangerous public sidewalks, unshoveled snow on sidewalks, dangerous and dilapidated buildings, low hanging tree branches, tree and shrubs on private property, and enforcement of parking laws. The work is performed under the general direction and supervision of the Housing Director but considerable leeway is granted for the exercise of independent judgment and initiative. The nature of the work performed requires that an employee in this class establish and maintain close cooperative working relationships with the Housing Director, City Administrator, Mayor, members of the City Council, City department and division managers, other City employees, representatives of county and state government, private property owners, and the general public.

Examples of Essential Work (Illustrative Only)

- Locates, documents, investigates, and photographs nuisance conditions within the City and prepares appropriate reports;
- Researches and identifies property and vehicle owners relating to nuisance violations;
- Prepares and sends notices and citations to violators and follows procedures to abate nuisances in accordance with local and state laws and regulations;
- Works with the City Attorney to initiate legal actions to remove or abate nuisance violations as necessary;
- Appears and testifies in court concerning nuisance violations as required;
- Coordinates and contacts independent contractors to bid and conduct nuisance abatement actions in accordance with established policies and procedures;
- Coordinates nuisance abatement actions with other local and state officials as necessary;
- Ensures that the general public is informed concerning current nuisance abatement laws, regulations, policies and procedures;

- Prepares and submits monthly, annual, and special reports pertaining to nuisance abatement activities and needs to appropriate officials;
- Attends meetings, conferences, and workshops as requested and authorized;
- Writes parking violation tickets;
- Performs related work as required.

Required Knowledge, Skills, and Abilities

- Thorough knowledge concerning the full scope of nuisance conditions that pose public safety hazards;
- Thorough knowledge of local and state laws, policies, rules and regulations relating to nuisances;
- Thorough knowledge of nuisance abatement techniques, processes, and procedures that are available to property owners and to the City;
- Thorough knowledge of the resources available to private property owners and the City to remove or abate nuisance conditions;
- Thorough knowledge of local and state law, policies, rules, and regulations relating to parking;
- Use of skill in communications, negotiations, tact, and persuasion with private property owners and private contractors;
- Ability to communicate well with others both orally and in writing, using both technical and non-technical language;
- Ability to write or print legibly;
- Ability to establish and maintain effective working relationships with supervisory Police personnel, City Administrator, Mayor, members of the City Council, City department and division managers, other City employees, representatives of other appropriate local and state agencies, private contractors, and the general public;
- Ability to prepare accurate and reliable reports containing findings, conclusions, and recommendations;
- Ability to operate a personal computer using standard word processing, spreadsheet, and database applications appropriate to assigned duties;
- Ability to use logical and creative thought processes to develop solutions according to written specifications and/or oral instructions;
- Ability to perform a wide variety of communications, negotiations, coordination and law enforcement tasks with accuracy and speed under the pressure of time-sensitive deadlines;
- Ability to quickly learn and put to use new skills and knowledge brought about by rapidly changing information and/or technology;
- Ability to exercise ingenuity and inventiveness in the performance of assigned tasks;
- Ability to consistently maintain regular and punctual attendance at work.
- Ability to communicate in English.

Acceptable Experience and Training

- Graduation from high school supplemented by six to twelve months additional training in property maintenance, property management, building trades, construction or closely related fields or educational training as a required minimum; and
- Some experience in code enforcement work with a City government preferred, preferably in the State of Iowa; or
- Any equivalent combination of experience and training that provides the knowledge, skills, and abilities necessary to perform the work.

Required Special Qualifications
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- Possession of a valid Driver's License issued by the State of Iowa.

Essential Physical Abilities

- Sufficient clarity of speech and hearing, with or without reasonable accommodation, which permits the employee to communicate effectively with others in person and by telephone;
- Sufficient vision, with or without reasonable accommodation, which permits the employee to observe and evaluate nuisance conditions and their removal or abatement in accordance with local and state laws;
- Sufficient manual dexterity, with or without reasonable accommodation, which permits the employee to operate a manual transmission vehicle and make detailed investigations of nuisance conditions;
- Sufficient personal mobility, with or without reasonable accommodation, which permits the employee to visit the sites of alleged parking and nuisance violations and to undertake the required investigations and actions to remove or abate such violations, including traversing rough terrain; ability to climb or balance; stoop, kneel, crouch, or crawl; smell;
- Ability to work outside during all seasons of the year;
- Ability to walk 75 percent of the day;
- Ability to pass employment physicals including drug testing;

Essential Working Conditions

- The noise level in the work environment is usually moderate.
- Employee has some exposure to outside weather conditions.

APPROVED & SIGNED BY
CITY ADMINISTRATOR: _____

DATE: _____

APPROVED & SIGNED BY
DEPT. MANAGER: _____

DATE: _____

SIGNED BY & COPY RECEIVED
BY EMPLOYEE: _____

DATE: _____