



COUNCIL AGENDA MONDAY, AUGUST 2, 2021 - 7:00 P.M. CITY HALL COUNCIL CHAMBERS - SECOND FLOOR

- I. CALL TO ORDER AND ROLL CALL, 7:00 P.M.
- II. APPROVE/AMEND THE AGENDA
- III. APPROVAL OF THE JULY 19, 2021 REGULAR MEETING MINUTES
- IV. CITIZEN APPEARANCE:
 - A)
- V. PUBLIC HEARINGS:
 - A) Proposed Sale of Real Estate to TNL Development, LLC (Eby)
 - B)
- VI. LEGAL ITEMS:
 - A) Resolution No. 21-65 – Approving the Sale of City Owned Real Estate to TNL Development, LLC and Authorizing the Mayor and City Clerk to Execute a Deed for Same
 - B) Resolution No. 21-66 – Approving Executed Deed to TNL Development, LLC and Authorizing Delivery of Same to Said Grantee
 - C) Resolution No. 21-67 – Approving Agreement with Lafayette Township for the Joint Purchase of a Fire Truck and Authorizing Mayor and City Council to Execute Same
 - D) Resolution No. 21-68 – Approving Termination of City Real Estate Leases with the Roland-Story Community School District
 - E) Resolution No. 21-69 – To Fix a Date for a Public Hearing on a Loan Agreement in a Principal Amount Not to Exceed \$250,000 to Finance the Acquisition of a Street Sweeper
 - F)
- VII. ADMINISTRATIVE ITEMS:
 - A) Request to Approve Architectural/Engineering Services Agreement with the Farnsworth Group for Proposed City Hall Renovations Project

- B) Request to Approve Change Order No. 1 for the North Park Phase 3 Improvements Project
- C) City Hall Heating and AC – With Possible Action
- D)

VIII. PERMITS:

- A)

IX. MAYOR & CITY COUNCIL AGENDA ITEMS:

- A) Tax Abatements:
 - 1. Ross & Christie Thoreson – 1201 Wicks Way
 - 2.
- B)

X. APPROVE PAYMENT OF BILLS AND CLAIMS FOR JULY

XI. MAYOR AND CITY COUNCIL COMMENTS REGARDING NON-AGENDA ITEMS

XII. ADJOURNMENT

STORY CITY, IOWA

July 19, 2021

Mayor Jensen called the regular council meeting to order on July 19, 2021, at 7:00 pm in City Hall.

Present: Mayor Jensen, Administrator Jackson,
Council Members: Ostrem, Phillips, Solberg (7:04 p.m.), O'Connor, and Sporleder
Absent: None

Also Present: Nicole Engelhardt, ACT Insurance

Motion by Sporleder, seconded by O'Connor, to amend the agenda to include Legal Item D) Resolution No. 21-64- A Resolution Setting Forth A Proposal For The Sale Of City Owned Real Estate And Setting A Public Hearing Thereon.

Aye: Ostrem, Phillips, O'Connor, and Sporleder

Nay: None

Motion Carried

Motion by O'Connor, seconded by Ostrem, to approve the July 6th regular meeting minutes, and the July 12, 2021 special meeting minutes.

Aye: Ostrem, Phillips, O'Connor, and Sporleder

Nay: None

Motion Carried

CITIZEN APPEARANCE

- A) Nicole Engelhardt presented a check to council for an insurance refund of \$4,127.06.

PUBLIC HEARINGS

- A) Loan Agreement in a Principal Amount Not to Exceed \$400,000 for Financing Renovations and Improvements to City Hall
Mayor Jensen opened the public hearing. With no comment from the public, Mayor Jensen closed the public hearing.

LEGAL ITEMS

- A) **RESOLUTION NO. 21-61 – EXPRESSING INTENT TO ENTER INTO GENERAL OBLIGATION CITY HALL RENOVATIONS LOAN AGREEMENT**
Motion by Ostrem, seconded by Phillips, to approve Resolution No. 21-61 – Expressing Intent to Enter into General Obligation City Hall Renovations Loan Agreement

Aye: Ostrem, Phillips, O'Connor, and Sporleder

Nay: None

Motion Carried

B) **RESOLUTION NO. 21-62 – SETTING DATE FOR PUBLIC HEARING ON 2021-2 AMENDMENT TO URBAN RENEWAL PLAN FOR STORY CITY CONSOLIDATED URBAN RENEWAL AREA**

Motion by Phillips, seconded by O'Connor, to approve Resolution No. 21-62 – Setting Date for Public Hearing for August 2nd at 7 p.m. at city hall on 2021-2 Amendment to Urban Renewal Plan for Story City Consolidated Urban Renewal Area

Aye: Ostrem, Phillips, O'Connor, and Sporleder

Nay: None

Motion Carried

C) **RESOLUTION NO. 21-63 – APPROVING ECONOMIC DEVELOPMENT AGREEMENT WITH DOSE STEELWORKS, INC.**

Administrator Jackson outlined the proposed agreement with Dose Steelworks.

Motion by Sporleder, seconded by Ostrem, to approve Resolution No. 21-63 –

Approving Economic Development Agreement with Dose Steelworks, Inc.

Aye: Ostrem, Phillips, Solberg, O'Connor, and Sporleder

Nay: None

Motion Carried

D) **RESOLUTION NO. 21-64--A RESOLUTION SETTING FORTH A PROPOSAL FOR THE SALE OF CITY OWNED REAL ESTATE AND SETTING A PUBLIC HEARING THEREON.**

Administrator Jackson stated this is in regards to the Story City EDC's sale of the spec building to EBY.

Motion by O'Connor, seconded by Phillips, to approve Resolution No. 21-64- A

Resolution Setting Forth A Proposal For The Sale Of City Owned Real Estate And

Setting A Public Hearing for August 2nd at 7 p.m. at city hall.

Aye: Ostrem, Phillips, Solberg, O'Connor, and Sporleder

Nay: None

Motion Carried

ADMINISTRATIVE ITEMS

None

PERMITS

None

MAYOR & CITY COUNCIL AGENDA ITEMS

- A) Sidewalk Improvement Applications:
1. Gary & Becky Lorenz – 722 Lafayette
Motion by Sporleder, seconded by Solberg, to approve Sidewalk Improvement Application by Gary & Becky Lorenz – 722 Lafayette
Aye: Ostrem, Phillips, Solberg, O'Connor, and Sporleder
Nay: None
Motion Carried
- B) Request from Roland-Story PTO
General discussion about parking and safety.
Motion by Solberg, seconded by Phillips, to approve Request from Roland-Story PTO in addition to approving the closing of Forest from S. Henryson to Northridge but leaving intersections open from 4-8 p.m. October 9th.
Aye: Ostrem, Phillips, Solberg, O'Connor, and Sporleder
Nay: None
Motion Carried

MAYOR AND CITY COUNCIL COMMENTS REGARDING NON-AGENDA ITEMS

Administrator Jackson:

- a. Street Superintendent Mike Wright is moving forward in the process of a proposed purchase of a street sweeper.
- b. We are waiting on one engineering firm proposal before moving forward with the renovation to the baseball diamonds.
- c. Several community members have thanked the PD for the improvement in the noise issues.

CM Ostrem: Any updates on the North Park project timeline?

Mayor Jensen- Sounds like they are waiting on parts.

General discussion about making sure the area is safe during the upcoming Scandinavian Days events.

CM Sporleder: For the upcoming Fran Kinne Celebration of Life, is the public allowed to attend?

Mayor Jensen: Yes.

There being no further business before council, the meeting adjourned at 7:30 p.m.

ATTEST:

Heather Slifka, City Clerk

Mike Jensen, Mayor

The following resolution was offered by Councilperson _____,
who moved its adoption:

RESOLUTION NO. 21-65

**A RESOLUTION APPROVING THE SALE OF CITY OWNED REAL ESTATE TO
TNL DEVELOPMENT, LLC AND AUTHORIZING THE MAYOR AND CITY CLERK
TO EXECUTE A DEED FOR SAME**

WHEREAS, the City of Story City, Iowa (“ the City”) is the fee owner of real estate
legally described as follows:

“The West 40 Feet of Lot 2 in I-35 Business Park Subdivision Fifth Addition to Story
City, Story County, Iowa.”

AND ALSO

“Lot 1 in I-35 Business Park Subdivision Fifth Addition to Story City, Story County,
Iowa, except Lot 4A, I-35 Business Park Subdivision Fourth Addition to Story City,
Story County, Iowa, a/k/a Parcel “A” in Lot 4 of I-35 Business Park Subdivision Fourth
Addition to Story City, Iowa, as shown on the “Plat of Survey” filed in the office of the
Recorder of Story County, Iowa, on the 23rd day of July, 2014, and recorded as Inst. No.
14-06140, Slide 489, Page 3”

Hereinafter referred to as “the real estate”.

AND WHEREAS, the City is in receipt of an offer from TNL Development, LLC to
purchase the real estate (and other land) for the fair market value of \$1,000,000.00.

AND WHEREAS, the City Council believes the proposed sale is on terms that are fair
and commercially reasonable and will be in the best interests of the City and its citizens and
should therefore be approved.

AND WHEREAS, a public hearing was held on the aforesaid proposal on August 2,
2021, upon proper published public notice as required by Sections 364.7 and 362.3 of the Iowa
Code, with no objections being heard.

NOW THEREFORE, BE IT RESOLVED that the sale of the real estate to TNL Development, LLC is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to execute a Warranty Deed conveying the real estate to said buyer, said deed to be approved and the delivery of same to be authorized by further Resolution of this Council, as required by Section 569.7 of the Iowa Code.

This motion was seconded by Councilperson _____, and, upon roll call was carried by an aye and nay vote, as follows:

AYE: _____

NAY: _____

ABSENT: _____

WHEREUPON, the Mayor declared the Resolution duly adopted this 2nd day of August, 2021.

Mike Jensen, Mayor

ATTEST: _____
Heather Slifka, City Clerk

The following resolution was offered by Councilperson _____,
who moved its adoption:

RESOLUTION NO. 21-66

**A RESOLUTION APPROVING EXECUTED DEED TO TNL DEVELOPMENT, LLC
AND AUTHORIZING DELIVERY OF SAME TO SAID GRANTEE**

WHEREAS, the City Council of the City of Story City, Iowa, in Resolution No. 21-65, previously authorized and directed the Mayor and City Clerk to execute a Warranty Deed conveying real estate described as follows to TNL Development, LLC:

“The West 40 Feet of Lot 2 in I-35 Business Park Subdivision Fifth Addition to Story City, Story County, Iowa.”

AND ALSO

“Lot 1 in I-35 Business Park Subdivision Fifth Addition to Story City, Story County, Iowa, except Lot 4A, I-35 Business Park Subdivision Fourth Addition to Story City, Story County, Iowa, a/k/a Parcel “A” in Lot 4 of I-35 Business Park Subdivision Fourth Addition to Story City, Iowa, as shown on the “Plat of Survey” filed in the office of the Recorder of Story County, Iowa, on the 23rd day of July, 2014, and recorded as Inst. No. 14-06140, Slide 489, Page 3”

AND WHEREAS, said Deed has now been executed, pursuant to the authority of said Resolution No. 21-65, and a copy of same is attached hereto, marked Exhibit “A”, and by this reference made a part hereof.

AND WHEREAS, Section 569.7 of the Iowa Code requires that said executed Deed be approved by the City Council before delivery.

NOW, THEREFORE, BE IT RESOLVED that said Deed executed pursuant to the authority of Resolution No. 21-65 of this Council is hereby approved, and the Mayor and/or City Clerk are hereby authorized and directed to deliver said Deed to TNL Development, LLC upon receipt of the purchase price as described in said Resolution No. 21-65.

This motion was seconded by Councilperson _____, and, upon roll call was carried by an aye and nay vote, as follows:

AYE: _____

NAY: _____

ABSENT: _____

WHEREUPON, the Mayor declared the Resolution duly adopted this 2nd day of August, 2021.

Mike Jensen, Mayor

ATTEST: _____
Heather Slifka, City Clerk

CITY OF STORY CITY

504 Broad Street
Story City, IA 50248

515.733.2121

www.cityofstorycity.org



1913 Herschell-Spillman Carousel

To: The Honorable Mayor & City Council
From: Mark A. Jackson, City Administrator *MAJ*
Re: Resolution No. 21-67 – Approving Agreement with
Lafayette Township on Fire Truck Purchase
Date: August 2, 2021

Presented for Mayor & City Council consideration is Resolution No. 21-67 for the purpose of approving an agreement with Lafayette Township on the purchase of a Fire Truck. The estimated cost of the fire truck is \$587,339 of which the City Council and Lafayette Township have previously approved.

Fire Chief Lysle MacDonald is proposing to streamline from two existing trucks down to one multi-purpose truck. One fire truck is owned by Lafayette Township and the other truck is jointly owned between the City and the Township. Both of these trucks would be sold and the proceeds would be applied to the purchase of the proposed new fire truck.

The purchase of the new fire truck would be split two-thirds Township and one-third City. The loan would be taken out by the City and the Township would reimburse the City when payments are due (twice a year).

The following Resolution was offered by Councilperson _____,
who moved its adoption:

RESOLUTION NO. 21-67

**A RESOLUTION APPROVING AGREEMENT WITH LAFAYETTE TOWNSHIP FOR
THE JOINT PURCHASE OF A FIRE TRUCK AND AUTHORIZING MAYOR AND CITY
CLERK TO EXECUTE SAME**

WHEREAS, it is proposed that the City of Story City and Lafayette Township jointly purchase a fire truck for use by both parties;

AND WHEREAS, the City Attorney has prepared an Agreement to memorialize the proposal, a copy of which is attached hereto, marked Exhibit "A", and by this reference made a part hereof;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Story City, Iowa, that said proposed Agreement is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to execute same on behalf of the City of Story City.

The foregoing Resolution was seconded by Councilperson _____, and, upon roll call, was carried by an aye and nay vote, as follows:

AYE:

NAY:

ABSENT:

Whereupon, the Mayor declared Resolution 21-67 duly adopted this 2nd day of August, 2021.

Mike Jensen, Mayor

ATTEST: Heather Slifka, City Clerk

AGREEMENT FOR JOINT PURCHASE OF FIRE TRUCK

THIS AGREEMENT is made by and between Lafayette Township ("the Township") and the City of Story City, Iowa ("the City"):

WHEREAS, the Township and the City are both in need of a fire truck to carry firefighters and their equipment to the scenes of fires in the city limits and throughout Lafayette Township, in order to be able to properly meet the statutory duties of the parties to provide fire protection services;

AND WHEREAS, the Fire Chief has identified a suitable truck which he and the department believe would be adequate for their needs, which truck is available for purchase at a price that is believed to be fair and a good value to the taxpayers of the Township and the City;

AND WHEREAS, it is proposed that the Township and the City fund the purchase of said truck jointly, with the Township responsible for 2/3 of the cost and the City 1/3 of the cost.

NOW, THEREFORE, the parties hereto, in consideration of the foregoing and the mutual obligations and benefits hereinafter set out, hereby agree as follows:

1. The City will take out a loan for the purchase price of the truck in the name of the City, with an amortization period of 10 years, with the City as the responsible party.

2. Two existing fire trucks will be sold, with the proceeds of said sales to be applied to reduce the principal balance on said loan.

3. The Township shall timely pay 2/3 of each regular payment on said loan as said payments come due, and the City shall timely pay 1/3 of each regular payment as said payments come due. If either party is late with a payment or otherwise in default, the other party may take such steps as are needed to keep the loan from going into default, and shall then have the right to legal recourse from the defaulting party.

4. All other aspects of the ownership and operation of said vehicle shall be on the same terms as have been historically observed by the parties with respect to other jointly owned and operated firefighting vehicles and equipment, or as the parties shall otherwise agree from time to time.

5. This Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and assigns of the parties.

WHEREFORE, the parties hereto hereunto set their hands the day and year stated below.

LAFAYETTE TOWNSHIP BOARD OF TRUSTEES

By _____ Date

THE CITY OF STORY CITY, IOWA

By Mike Jensen, Mayor _____ Date

By Heather Slifka, City Clerk _____ Date

The following resolution was offered by Councilperson _____,
who moved its adoption:

RESOLUTION NO. 21-68

**A RESOLUTION APPROVING TERMINATION OF CITY REAL ESTATE LEASES
WITH THE ROLAND-STORY COMMUNITY SCHOOL DISTRICT**

WHEREAS the City of Story City, Iowa (“the City”) leases space in the football field complex at 1012 Broad Street from the Roland-Story Community School District (“the School”), which said space by the terms of the 90 year lease must be used by the Parks Department for storage of park maintenance equipment;

AND WHEREAS the School leases a building from the City on Market Avenue, used for the storage of school buses, said property known locally as the red building located on the South Half of Story County Property ID No. 01-12-151-100;

AND WHEREAS both lessees no longer use the leased premises for their intended purpose as aforesaid, having procured properties that are better suited for accomplishing those purposes, and therefore both parties desire to terminate the respective leases and to vacate the respective properties, leaving same to the respective lessors for future use as they shall deem appropriate.

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

- 1) The City’s obligation to perform under the terms of both existing leases is hereby terminated.
- 2) The property in the football complex used by the City’s Parks Department shall revert to the School, free and clear of any claim by the City to possess or otherwise use the property.
- 3) The school bus storage building on Market Avenue shall revert to the City, free and clear of any claim by the School to possess or otherwise use the property.
- 4) The City considers both leases to be paid in full, and no further compensation is due from either party to the other.
- 5) This Resolution shall be effective only upon the approval and execution by the School of a similar document with similar provisions.

The foregoing Resolution was seconded by Councilperson _____, and, upon roll call was carried by an aye and nay vote, as follows:

AYE: _____

NAY: _____

ABSENT: _____

WHEREUPON, the Mayor declared Resolution No. 21-68 duly adopted this 2nd day of August, 2021.

Mike Jensen, Mayor

ATTEST: _____
Heather Slifka, City Clerk

CITY OF STORY CITY

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515.733.2121

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1913 Herschell-Spillman Carousel

To: Honorable Mayor, and City Council
Mark A. Jackson, City Administrator
From: Mike Wright, Street Superintendent
Re: Purchase a new TYMCO 600 Street Sweeper
Date: Aug 2nd, 2021

I am requesting approval to purchase a new street sweeper. It is a new TYMCO 600 Sweeper on a 2022 Freightliner chassis. The purchase price is \$276,649. This new sweeper is capable of cleaning out intakes which we currently do by hand with shovels and will be able to clean up seal coat chips much faster without the need for any other equipment. The current sweeper has become a maintenance issue with almost every time we use it, we have to fix something. The main maintenance required on the new sweeper is just making sure to clean it out after every use and 80% of the cleaning is done by the sweeper.

We demoed a TYMCO 600 last fall and did a side-by-side comparison with our current sweeper and this new one did significantly better. The city would benefit greatly with this new sweeper especially with all the different ways we will put it to use. TYMCO also offers free maintenance and repair courses employees can go to so we can keep it running like new for several years to come.

This item is budgeted for \$285,000 for the 2021-2022 fiscal year. Thank you for your consideration in this purchase.

Respectfully Summited,

St. Supt. Mike Wright

RESOLUTION NO. 21-69

Resolution to fix a date for a public hearing on a loan agreement in a principal amount not to exceed \$250,000 to finance the acquisition of a street sweeper

WHEREAS, the City of Story City (the "City"), in Story County, State of Iowa, proposes to enter into a General Obligation Loan Agreement (the "Loan Agreement") in a principal amount not to exceed \$250,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the cost, to that extent, of acquiring a street sweeper, and it is necessary to fix a date of meeting of the City Council at which a public hearing will be held on the proposal to enter into the Loan Agreement and to give notice thereof as required by such law;

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

Section 1. The City Council shall meet on August 16, 2021, at the City Hall Council Chambers, Story City, Iowa, at 7:00 p.m., at which time and place a hearing will be held on the proposal to enter into the Loan Agreement.

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

NOTICE OF PUBLIC HEARING ON LOAN AGREEMENT IN A PRINCIPAL
AMOUNT NOT TO EXCEED \$250,000

(GENERAL OBLIGATION STREET SWEEPER)

The City Council of the City of Story City, Iowa, will meet on August 16, 2021, at the City Hall Council Chambers, at 7:00 p.m., for the purpose of holding a public hearing on a loan agreement (the "Loan Agreement") in a principal amount not to exceed \$250,000 for the purpose of paying the cost, to that extent, of acquiring a street sweeper.

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

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

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

Heather Slifka
City Clerk

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

Passed and approved August 2, 2021.

Mike Jensen, Mayor

Attest:

Heather Slifka, City Clerk

CITY OF STORY CITY


504 Broad Street
Story City, IA 50248

515.733.2121

www.cityofstorycity.org



1913 Herschell-Spillman Carousel

To: The Honorable Mayor & City Council
From: Mark A. Jackson, City Administrator 
Re: Agreement with Farnsworth Group for
Architectural Services for City Hall Renovations
Date: August 2, 2021

Presented for Mayor and City Council consideration is a request to approve an architectural and engineering services agreement with the Farnsworth Group in an amount not to exceed \$53,200 for the proposed City Hall Renovations Project.

Based upon the schematic design, the project will include: a) The renovation of the Police Department, b) Renovation of the former first floor council chambers to be utilized by the Police Department, and c) Renovation of the second floor for a multi-purpose room, council room, and staff break room. The preliminary estimated cost of the project is \$475,000. Financing of the proposed project will come from the issuance of a general obligation bond and General Fund reserves.

July 26, 2021

City of Story City, Iowa
504 Broad Street
Story City, Iowa 50248

RE: Project Services Agreement for City Hall Renovations Phase 2 – Story City, Iowa

Dear Mark:

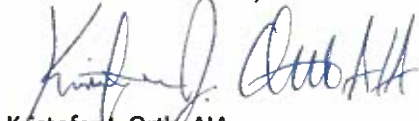
Thank you for contacting us with your desire to continue with the Phase 2 design for the renovation of portions of the existing City Hall building, located at 504 Broad Street, in Story City. Farnsworth Group, Inc. is pleased to present this Project Services Agreement to City of Story City, Iowa to provide architectural and engineering design services for the City Hall Renovations Phase 2 – Story City, Iowa located in Story City, Iowa. We have prepared this Project Services Agreement to match the scope of work as we understand it based on the Schematic Design, we completed during Phase 1 of this project.

Thank you again for the opportunity to provide you with this Project Services Agreement. Should you have any questions regarding this Project Services Agreement, we would be pleased to discuss them. Please indicate your acceptance of this Agreement, including the attached Schedule of Charges and General Conditions, by signing and returning one copy for our records.

We look forward to working with you on this exciting project.

Sincerely,

FARNSWORTH GROUP, INC.



Kristofer J. Orth, AIA
Architecture Principal



PROJECT SERVICES AGREEMENT

*City Hall Renovations
Phase 2 – Story City, Iowa*

City of Story City, Iowa

July 26, 2021

PROJECT OVERVIEW /

Our understanding of the project is based on the following documents and communications:

- A. City Hall Renovations - Phase 1 Schematic Design Documents, presented to the City Council on June 7, 2021
 - 1. Main Floor Plan, Upper Floor Plan, Preliminary Design Budget Estimate, and Project Schedule.

SCOPE OF PROFESSIONAL SERVICES /

SCOPE OF WORK

Farnsworth Group's scope of work includes a full-service approach within the parameters set by the scope identified within this proposal. We have included architecture, plumbing, mechanical and electrical design services, as well as necessary interface with the Client, review agencies, and other Client retained consultants and vendors. The scope of work includes the services generally described as follows:

- A. Architectural Design Services:
 - 1. Generate drawings and specifications for interior renovations of the existing City Hall Main Floor for Police Department functions and Upper floor for the City Council Room, Multipurpose Room, Break Room and Accessible Restrooms.
 - 2. Design Development, Construction Document, Pre-Bid, Bid Opening and Preconstruction: Eight (8) meetings on site including presentation to the City Council at the conclusion of Design Development and prior to issuing for bid.
 - 3. Construction Administration: Monthly Job Meetings (6), Site Visits (6), Substantial Completion (1), and Final Completion (1). Fourteen (14) trips to the site during construction.
- B. Plumbing and Mechanical Design Services:
 - 1. Generate drawings and specifications for new plumbing fixtures in the Accessible Restrooms and Break Room. Generate drawings and specifications for new HVAC work for the Upper Floor and to serve the former City Council Room on the Main Floor.
- C. Electrical Design Services:
 - 1. Generate drawings and specifications for new lighting, power for new equipment and convenience power serving the Upper Floor. Provide lighting and convenience power in renovated areas on the Main Floor.

DELIVERABLES

The scope of work includes the deliverables generally described as follows:

- A. Design Development:
 - 1. Drawings, Outline Specification, Updated Budget Estimate, and Updated Project Schedule
- B. Construction (Bid) Documents:
 - 1. Drawings, Specifications, and an Updated Budget Estimate
- C. Bidding and Negotiating Phase:
 - 1. Bid Tabulation and Recommendation
 - 2. Standard Form of Agreement Between Owner and Contractor

MAIN POINT OF CONTACT /

The Main Point of Contact with Farnsworth Group for this project will be:

Kristofer J. Orth, AIA

korth@f-w.com

515.225.3469

DESIGN TEAM

The Design Team selected for this project includes the following members:

Principal:	Kristofer J. Orth, AIA	Farnsworth Group, Inc.
Architectural Support:	Nathan Doggett	Farnsworth Group, Inc.
Mechanical/Plumbing Engineer:	To be determined	To be determined
Electrical Engineer:	To be determined	To be determined

PROFESSIONAL FEES /

Farnsworth Group, Inc. proposes to provide the described services for a Time & Materials (T&M) Not to Exceed (NTE) fee, based on an hourly basis per the attached Schedule of Charges, of **\$53,200 (Fifty-three thousand two hundred dollars)**, plus normal reimbursable expenses. Additional details regarding payment terms and related policies are included in the attached General Conditions.

If the cost of the project increases significantly after the contract is executed, the fee may be adjusted at that time.

PROJECT TIMELINE /

We understand the timeline of the project to be as follows:

- Project Award August 2, 2021
- Design Development September 6, 2021
- 90% Design Review October 20, 2021
- Issued for Construction November 1, 2021
- Construction Start January 10, 2022
- Substantial Completion July 29, 2022
- Final Completion August 31, 2022

ASSUMPTIONS AND CLARIFICATIONS /

The following assumptions and clarifications support the fees for this proposal.

A. General

1. The number of meetings, site visits or travel included in this proposal are mentioned in the scope of services section. Additional meetings, site visits or travel may be requested on an hourly basis.

2. Design revisions required as a result of code changes adopted after delivery of 100% construction documents are not included.
3. The following codes and standards apply to this project:
 - a. International Building Code 2003
 - b. State of Iowa Plumbing, Mechanical and Electrical Codes
4. Taxes or government fees are not included in the fee but are payable as provided in the General Conditions.
5. This work is expected to commence in August 2021. Significant delays in start date may require reassessing necessary services, schedule, and fees.
6. RFI's and submittals will be submitted electronically; samples shall be delivered or dropped off at the Architect's office.
7. We have assumed that no capacity or other upgrades or system evaluations are needed for the utility services.
8. We assume the construction contract will be awarded to a single prime contractor.
9. Energy modeling not included.
10. Life cycle cost analysis on equipment not included.
11. Record as-built drawings are not included; nor are Record As-Built drawing revisions and reformatting based on contractor provided as-built markups.
12. Detailed construction schedule is not included in the scope. Construction schedule shall be provided by the contractor.
13. Readily available access to the project site will be provided.
14. Opinion of Probable Cost or detailed cost estimates are not included in the scope.
15. Design services during startup, commissioning, response to 3rd Party Commissioning or performance validation activities are not included.
16. Consulting or completion of energy and utility rebate forms is not included, including LEED.
17. Multiple design alternatives finalized after Design Development phase are not included.
18. Revisions caused by Client, Tenants, Authority Having Jurisdiction (AHJ), other governmental review agencies or any other entity that causes work already performed to be revised is excluded.

B. Architecture

1. We have assumed that an architectural/life safety code study will not be required for permitting.
2. Client provided consultants, such as legal services and associated environmental analysis, etcetera, are excluded. We have included coordination with these consultants.
3. Fees for permits or agency reviews are not included.

4. Submittal or review fees shall be provided by Client.

C. Plumbing

1. Design includes piping in the building.
2. Design or layout of site utilities, including gas, storm, water and sewer are not included.

D. Mechanical

1. Geothermal design or consulting is not included.

E. Electrical

1. Modeling to determine breaker trip settings and arc flash analysis is not included but available upon request as a separate proposal.
2. Assumed there is adequate power distribution panel capacity to accommodate the new work. No new power distribution upgrades are included.
3. Assumed that metering of the existing service and panels will be done by Client if required.
4. Assumed that client will assign circuits based on load requirements from engineer. Engineer will then update one-line and panel schedules for client use.
5. Rough-in design of voice, data and cabling systems is included.
6. Design of audio/video systems and signaling or master clock systems not included.
7. Renewable energy design or consulting is not included.

ADDITIONAL SERVICES /

The following services are not included in the fees for this proposal, but may be relevant to the project and can be provided at your request for an additional fee:

- Multiple revisions and changes of scope both during and after each phase of service.
- Preparation of plans or specifications not specifically defined by this agreement.
- Cost Opinion Services.
- Value Engineering exercises.
- Interior Design services beyond interior finish and color selections.
- Attendance at additional meetings or site visits requested by the CLIENT
- Architectural Renderings or special presentation graphics.
- Special furniture or fixturing

CLIENT RESPONSIBILITIES /

The following services or items are required to be provided by you in order to allow Farnsworth to complete the scope of services outlined above.

- Hazardous Material Survey and Remediation (Asbestos, Lead Paint, Etc.)
- Provide any available drawings of existing building and previous renovations.
- All required notifications that originate with the Client (signs, public announcements, etc).
- Payment of any application fees, recording costs, and other fees that could be associated in the scope of the project.

AGREEMENT /

FARNSWORTH GROUP, INC.


Signature

Kristofer J. Orth, AIA
Typed Name

Architecture Principal
Title

July 26, 2021
Date

CITY OF STORY CITY, IOWA

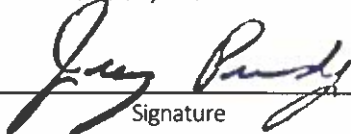
Signature

Mike Jensen
Typed Name

Mayor
Title

August 2, 2021
Date

FARNSWORTH GROUP, INC.


Signature

Jerry Purdy
Typed Name

Principal
Title

July 26, 2021
Date



Schedule of Charges - January 1, 2021
 (Effective Until January 1, 2022 Unless Otherwise Noted)

Engineering/Surveying Professional Staff	Per Hour
Administrative Support	\$ 70.00
Engineering Associate I/Cx Specialist I	\$ 118.00
Engineering Associate II/Cx Specialist II	\$ 132.00
Engineer/Land Surveyor/Senior Cx Specialist	\$ 140.00
Senior Engineer/Senior Land Surveyor/Cx Project Manager.....	\$ 148.00
Project Engineer/Project Land Surveyor/Senior Cx Project Manager	\$ 160.00
Senior Project Engineer/Senior Project Land Surveyor/Cx Manager	\$ 178.00
Engineering Manager/Land Surveying Manager/Senior Cx Manager	\$ 199.00
Senior Engineering Manager/Senior Land Surveying Manager/Senior Cx Director	\$ 210.00
 Technical Staff	
Technician I	\$ 76.00
Technician II	\$ 102.00
Cx Technician.....	\$ 112.00
Senior Technician	\$ 112.00
Chief Technician	\$ 130.00
Designer/Computer Specialist/Lead Technician	\$ 141.00
Senior Designer	\$ 146.00
Project Designer/Project Technician	\$ 160.00
Senior Project Designer/Systems Integration Manager.....	\$ 175.00
Design Manager/Government Affairs Manager.....	\$ 188.00
Technical Manager	\$ 194.00
Senior Technical Manager	\$ 210.00
 Architecture/Landscape Architecture/Interior Design Professional Staff	
Designer I	\$ 107.00
Senior Interior Designer/Designer II/Historical Preservation Technician.....	\$ 117.00
Architect/Interior Design Manager/Designer III/Project Coordinator	\$ 133.00
Senior Architect/Senior Project Coordinator	\$ 143.00
Project Architect/Project Manager/Historical Preservation Specialist I.....	\$ 153.00
Senior Project Architect/Senior Project Manager.....	\$ 170.00
Architectural Manager/Historical Preservation Specialist II.....	\$ 181.00
Senior Architectural Manager	\$ 190.00
Architecture Principal.....	\$ 210.00
 Firm Principals	
Firm Principal/Vice President	\$ 215.00
 Units	
Overtime, If Required by Client – Non-Exempt Employees	Only 1.25x billing rate
Expert Testimony	2x billing rate
Per diem	\$55.00/day
ATV & Trailer	\$11.00/hr
Field Vehicle	\$14.00/hr
Automobile mileage	\$0.59/mile
Software/CAD/Revit Station.....	\$15.00/hr
Hand Held GPS	\$11.00/hr
GPS Unit (each)	\$22.00/hr
Utility Locator/Robotic Total Station.....	\$26.00/hr
Stationary Scanner	\$300.00/day
Subconsultants & Other Reimbursable Expenses Related to Project*	Cost+ 10%

* Includes the actual cost of prints/copies, supplies, travel charges, testing services, conferencing services, and other costs directly incidental to the performance of the above services.



Date: July 26, 2021
Client: City of Story City, Iowa
Project: City Hall Renovations Phase 2 – Story City, Iowa

Standard of Care: Services performed by Farnsworth Group under the Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other representation expressed or implied, and no warranty or guarantee, is included or intended in the Agreement, or in any report, opinion, document, or otherwise.

Entire Agreement: These General Conditions and the signed document to which they are attached constitute the entire Agreement between Client and Farnsworth Group and are referred to hereinafter collectively as the "Agreement". The Agreement supersedes all prior communications, understandings and agreements, whether written or oral. Both parties have participated fully in the preparation and revision of the Agreement, and each party and its counsel have reviewed the final document. Any rule of contract construction regarding ambiguities being construed against the drafting party shall not apply in the interpreting of the Agreement, including any Section Headings or Captions.

Precedence: All purchases of Services are expressly limited to and conditioned upon acceptance of this Agreement. The Agreement shall take precedence over any inconsistent or contradictory provisions contained in any proposal, contract, purchase order, requisition, notice to proceed, or like document regarding Farnsworth Group's services. Any additional or conflicting terms or conditions contained in any purchase order, statement of work, or other document issued by Client will not be binding upon Farnsworth Group and are expressly rejected by Farnsworth Group.

Fee Schedule: Where lump sum fees have been agreed to between the parties, they shall be so designated in the signed document attached hereto and by reference made a part hereof. Where fees are based upon hourly charges for services and costs incurred by Farnsworth Group, they shall be based upon the hourly fee schedule annually adopted by Farnsworth Group, as more fully set forth in a Schedule of Charges attached hereto and by reference made a part hereof. Farnsworth Group. Such fees in the initial year of the Agreement shall be those represented by said Schedule of Charges, and these fees will annually change at the beginning of each calendar year after the date of the Agreement.

Opinions of Cost: Farnsworth Group's opinions of probable Project cost or construction cost for the Project will be based solely upon its own experience with construction. Since Farnsworth Group has no control over the cost of labor, materials or equipment, or over a contractor's method of determining prices, or over competitive bidding or market conditions, Farnsworth Group cannot and does not guarantee that proposals, bids, or the construction cost will not vary from its opinions of probable cost. If Client wishes greater assurance as to the construction cost, Client should employ an independent cost estimator.

Invoices: Client will pay Farnsworth Group the fees set forth in the Agreement (the "Fees"). Charges for services will be billed at least as frequently as monthly, and at the completion of Project. Client shall compensate Farnsworth Group for any sales or value added taxes which apply to the services rendered under the Agreement or any amendment thereto. Client shall reimburse Farnsworth Group for the amount of such taxes in addition to the compensation due for services. Payment of invoices shall not be subject to any discounts or set-offs by Client unless agreed to in writing by Farnsworth Group. Invoices are delinquent if payment has not been received within thirty (30) days from date of invoice. Amounts outstanding more than thirty (30) days will accrue interest at the rate of 1.5% per month (compounded), or if lower, the maximum rate permitted by applicable law. Should a past due amount exceed sixty (60) days, Farnsworth Group shall have the right to suspend all Services, without liability of any kind to Client, until full payment is received. All time spent and expenses incurred (including attorney's fees) in connection with collection of any delinquent amount

will be paid by Client to Farnsworth Group per Farnsworth Group's then current Schedule of Charges. Client will reimburse Farnsworth Group at the rate of cost plus 10% for reasonable meals and travel expenses incurred in connection with travel requested by Client outside the metropolitan area in which the individual employee or contractor of Farnsworth Group normally works.

Confidentiality: Each party shall retain as confidential all information and data furnished to it by the other party which are designated in writing by such other party as confidential at the time of transmission and are obtained or acquired by the receiving party in connection with the Agreement, and said party shall not reveal such information to any third party. However, nothing herein is meant to preclude either disclosing and/or otherwise using information (i) when the information is actually known to the receiving party before being obtained or derived from the transmitting party; or (ii) when the information is generally available to the public without the receiving party's fault at any time before or after it is acquired from the transmitting party; or (iii) where the information is obtained or acquired in good faith at any time by the receiving party from a third party who has the same in good faith and who is not under any obligation to the transmitting party in respect thereof; or (iv) is required by law or court order to be disclosed.

Compliance with Law: In the performance of services to be provided hereunder, Farnsworth Group and Client agree to comply with applicable federal, state, and local laws and ordinances and applicable lawful governmental or quasi-governmental order, rules, and regulations.

Modification to the Agreement: Client or Farnsworth Group may, from time to time, request modifications or changes in the scope of services to be performed hereunder. Such changes, including any increase or decrease in the amount of Farnsworth Group's compensation, to which Client and Farnsworth Group mutually agree shall be incorporated in the Agreement by a written amendment to the Agreement.

Notice: All notices required or permitted under this Agreement must be written and will be deemed given and received (a) if by personal delivery, on the date of such delivery, (b) if by electronic mail, on the transmission date if sent before 4:00 pm U.S. central time on a business day or, in any other case, on the next business day, (c) if by nationally recognized overnight courier, on the next business day following deposit for next business day delivery, or (d) if by certified mail, return receipt requested with postage prepaid, on the third business day following deposit. Notice must be addressed at the address or electronic mail address shown below for, or such other address as may be designated by notice by such Party:

If to Client:
City of Story City, Iowa
Attn: Mark Jackson, City Administrator
504 Broad Street
Story City, Iowa 50248
E-mail: majackson@cityofstorycity.org

If to Farnsworth Group:
Farnsworth Group, Inc.
Attn: Kristofer J. Orth, AIA
14225 University Avenue, Suite 110
Waukege, Iowa 50263
E-mail: korth@f-w.com

With a copy (which will not constitute notice) to:
Farnsworth Group, Inc.
Attn: Chris Grgurich
100 Walnut Street, Suite 200
Peoria, IL 61602
E-mail: cgrgurich@F-W.com

Facsimile; PDF Signatures. Execution and delivery of this Agreement by delivery of a facsimile or portable document format ("PDF") copy bearing the facsimile or PDF signature of any party hereto shall constitute a valid and binding execution and delivery of this Agreement by such party. Such facsimile and PDF copies shall constitute enforceable original documents.

Force Majeure: Obligations of either party under the Agreement, other than payment obligations, shall be suspended, and such party shall not be liable for damages or other remedies while such party is prevented from complying herewith, in whole or in part, due to contingencies beyond its reasonable control, including, but not limited to strikes, riots, war, fire, acts of God, injunction, compliance with any law, regulation, or order, whether valid or invalid, of the United States of America or any other governmental body or any instrumentality thereof, whether now existing or hereafter created, inability to secure materials or obtain necessary permits, provided, however, the party so prevented from complying with its obligations hereunder shall promptly notify the other party thereof.

Assignment: Client shall not transfer or assign any rights under or interest in the Agreement, without the written consent of Farnsworth Group.

Dispute Resolution: In an effort to resolve any conflicts that arise during the performance of professional services for the Project or following completion of the Project, Client and Farnsworth Group agree that all disputes shall first be negotiated between senior officers of Client and Farnsworth Group for up to thirty (30) days before being submitted to mediation. In the event negotiation and mediation are not successful, either Client or Farnsworth Group may seek a resolution in any state or federal court that has the required jurisdiction within 180 days of the conclusion of mediation.

Timeliness of Performance: Farnsworth Group will begin work under the Agreement upon receipt of a fully executed copy of the Agreement. Client and Farnsworth Group are aware that many factors outside Farnsworth Group's control may affect its ability to complete the services to be provided under the Agreement. Farnsworth Group will perform these services with reasonable diligence and expediency consistent with sound professional practices.

Suspension: Client or Farnsworth Group may suspend all or a portion of the work under the Agreement by notifying the other party in writing if unforeseen circumstances beyond control of Client or Farnsworth Group make normal progress of the work impossible. Farnsworth Group may suspend work in the event Client does not pay invoices when due, and Farnsworth Group shall have no liability whatsoever to Client, and Client agrees to make no claim for any delay or damage as a result of such suspension. The time for completion of the work shall be extended by the number of days work is suspended. If the period of suspension exceeds ninety (90) days, Farnsworth Group shall be entitled to an equitable adjustment in compensation for start-up, accounting and management expenses.

Termination: If either party defaults in performing any of the terms or provisions of the Agreement, and continues in default for a period of fifteen (15) days after written notice thereof, the party not in default shall have the right to immediately terminate the Agreement. The non-defaulting party shall be entitled to all remedies under Illinois law at the time of breach, including, without limitation, the right to recover as an element of its damages, reasonable attorney's fees and court costs.

Reuse of Documents: All documents including reports, drawings, specifications, and electronic media prepared by Farnsworth Group and/or any subconsultant pursuant to the Agreement are instruments of its services for use solely with respect to this Project. Farnsworth Group and/or any subconsultant shall be deemed the authors and Clients of their respective instruments of service and shall

retain all common law, statutory and other reserved rights, including copyrights. They are not intended or represented to be suitable for reuse by Client or others on extensions of the Project or on any other project. Any reuse without specific written verification or adaptation by Farnsworth Group will be at Client's sole risk, and without liability to Farnsworth Group, and Client shall indemnify and hold harmless Farnsworth Group or any subconsultant from all claims, damages, losses and expenses including court costs and attorney's fees arising out of or resulting therefrom. Any such verification or adaptation will entitle Farnsworth Group to further compensation at rates to be agreed upon by Client and Farnsworth Group.

Subcontracting: Farnsworth Group shall have the right to subcontract any part of the services and duties hereunder without the consent of Client.

Third Party Beneficiaries: Nothing contained in the Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either Client or Farnsworth Group, except as expressly provided herein. Farnsworth Group's services under the Agreement are being performed solely for Client's benefit, and no other party or entity shall have any claim against Farnsworth Group because of the Agreement; or the performance or nonperformance of services hereunder; or reliance upon any report or document prepared hereunder. Neither Farnsworth Group nor Client shall have any obligation to indemnify each other from third party claims, except as expressly provided herein. Client and Farnsworth Group agree to require a similar provision in all contracts with construction contractors and subconsultants, vendors, and other entities involved in the Project to carry out the intent of this provision.

Right of Entry: Client shall provide for Farnsworth Group's and/or any subconsultant's right to enter property owned by Client and/or others in order for Farnsworth Group and/or any subconsultant to fulfill the scope of services for this Project. Client understands that use of exploration equipment may unavoidably cause some damage, the correction of which is not part of the Agreement unless explicitly so provided.

Recognition of Risk: Client acknowledges and accepts the risk that: (1) data on site conditions such as geological, geotechnical, ground water and other substances and materials, can vary from those encountered at the times and locations where such data were obtained, and that this limitation on the available data can cause uncertainty with respect to the interpretation of conditions at Client's site; and (2) although necessary to perform the Agreement, commonly used exploration methods (e.g., drilling, borings or trench excavating) involve an inherent risk of contamination of previously uncontaminated soils and waters. Farnsworth Group's and/or any subconsultant's application of its present judgment will be subject to factors outlined in (1) and (2) above. Client waives any claim against Farnsworth Group and/or any subconsultant, and agrees to indemnify and hold Farnsworth Group and/or any subconsultant harmless from any claim or liability for injury or loss which may arise as a result of alleged contamination caused by any site exploration. Client further agrees to compensate Farnsworth Group and/or any subconsultant for any time spent or expenses incurred by Farnsworth Group and/or any subconsultant in defense of any such claim, in accordance with Farnsworth Group's and/or any subconsultant's prevailing fee schedule and expense reimbursement policy.

Authority and Responsibility: Client agrees that Farnsworth Group and any subconsultant shall not guarantee the work of any construction contractor or construction subconsultant, shall have no authority to stop work, shall have no supervision or control as to the work or persons doing the work, shall not have charge of the work, shall not be responsible for safety in, on, or about the job site, or have any control of the safety or adequacy of any equipment, building component, scaffolding, supports, forms, or other work aids.

Electronic Files Transfer.

(a) Farnsworth Group may prepare electronic files which contain machine-readable information or certain information for a project ("Project Files"). Client may request Project Files to facilitate Client's understanding of the project. The Parties recognize that the Project Files are subject to alteration, either intentionally or unintentionally, due to, among other causes, transmission, conversion, media degradation, software error or human error. The Parties further understand that the transfer of Project Files from the system and format used by Farnsworth Group to an alternate system or format cannot be accomplished without the introduction of anomalies and/or errors.

(b) Upon request, Farnsworth Group will supply Project Files to Client upon

the express terms and conditions set forth herein:

(i) The Project Files may not be used for any purpose not related specifically to the Client's project. Use of these files for development of other projects; additions to the project, or duplication of the project at any location is expressly prohibited.

(ii) The Project Files are provided for information purposes only and are not intended as an end product. The Project Files may be a work in process, and Farnsworth Group is under no obligation to provide Client with any updated version(s) of the Project Files.

(iii) Client acknowledges and understands that the Project Files may not reflect all data contained in the contract documents, addenda, or other pertinent contract-related documents. Client acknowledges and understands that the Project Files may contain data which is not included in the contract documents.

(c) **BIM Digital Files.** With regard to the transfer of Building Information Model (BIM) digital files, both Parties agree as follows:

(i) Farnsworth Group will provide only those BIM files created for Client's project. There is no representation the BIM files are comprehensive or comprise a complete model of the building.

(ii) The level of development of the model will be defined consistent with AIA Document G202-2013, as agreed by the parties. After reviewing and verifying the accuracy of the information contained within Farnsworth Group's BIM files, Client is authorized to develop its own model to a higher level of development for its own uses, but, in doing so, expressly agrees to assume all risks associated therewith.

Utilities: Client shall be responsible for designating the location of all utility lines and subterranean structures within the property line of the Project. Client agrees to waive any claim against Farnsworth Group and/or any subconsultant, and to indemnify and hold harmless from any claim or liability for injury or loss arising from Farnsworth Group and/or any subconsultant or other persons encountering utilities or other man-made objects that were not called to Farnsworth Group's attention or which were not properly located on documents furnished to Farnsworth Group. Client further agrees to compensate Farnsworth Group and/or any subconsultant for any time spent or expenses incurred by Farnsworth Group and/or any subconsultant in defense of any such claim, in accordance with Farnsworth Group's and/or any subconsultant's prevailing fee schedule and expense reimbursement policy.

Samples: All samples of any type (soil, rock, water, manufactured materials, biological, etc.) will be discarded sixty (60) days after submittal of Project deliverables. Upon Client's authorization, samples will be either delivered in accordance with Client's instructions or stored for an agreed charge.

Discovery of Unanticipated Hazardous Substances or Pollutants: Hazardous substances are those so defined by prevailing Federal, State, or Local laws. Pollutants mean any solid, liquid, gaseous, or thermal irritant or contaminant including smoke, vapor, soot, fumes, acids, alkalis, chemicals and waste. Hazardous substances or pollutants may exist at a site where they would not reasonably be expected to be present. Client and Farnsworth Group and/or any subconsultant agree that the discovery of unanticipated hazardous substances or pollutants constitutes a "changed condition" mandating a renegotiation of the scope of services or termination of services. Client and Farnsworth Group and/or any subconsultant also agree that the discovery of unanticipated hazardous substances or pollutants will make it necessary for Farnsworth Group and/or any subconsultant to take immediate measures to protect human health and safety, and/or the environment. Farnsworth Group and/or any subconsultant agree to notify Client as soon as possible if unanticipated known or suspected hazardous substances or pollutants are encountered. Client encourages Farnsworth Group and/or any subconsultant to take any and all measures that in Farnsworth Group's and/or any subconsultant's professional opinion are justified to preserve and protect the health and safety of Farnsworth Group's and/or any subconsultant's personnel and the public, and/or the environment, and Client agrees to compensate Farnsworth Group and/or any subconsultant for the additional cost of such measures. In addition, Client waives any claim against Farnsworth Group and/or any subconsultant, and agrees to indemnify and hold Farnsworth Group and/or any subconsultant harmless from any claim or liability for injury or loss arising from the presence of unanticipated known or suspected hazardous substances or pollutants. Client also agrees to compensate Farnsworth Group

and/or any subconsultant for any time spent and expenses incurred by Farnsworth Group and/or any subconsultant in defense of any such claim, with such compensation to be based upon Farnsworth Group's and/or any subconsultant's prevailing fee schedule and expense reimbursement policy. Further, Client recognizes that Farnsworth Group and/or any subconsultant has neither responsibility nor liability for the removal, handling, transportation, or disposal of asbestos containing materials, nor will Farnsworth Group and/or any subconsultant act as one who owns or operates an asbestos demolition or renovation activity, as defined in regulations under the Clean Air Act.

Job Site: Client agrees that services performed by Farnsworth Group and/or any subconsultant during construction will be limited to providing observation of the progress of the work and to address questions by Client's representative concerning conformance with the Contract Documents. This activity is not to be interpreted as an inspection service, a construction supervision service, or guaranteeing the construction contractor's or construction subconsultant's performance. Farnsworth Group and/or any subconsultant will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs. Farnsworth Group and/or any subconsultant will not be responsible for construction contractor's or construction subconsultant's obligation to carry out the work according to the Contract Documents. Farnsworth Group and/or any subconsultant will not be considered an agent of Client and will not have authority to direct construction contractor's or construction subconsultant's work or to stop work.

Shop Drawing Review: Client agrees that Farnsworth Group and/or any subconsultant shall review shop drawings and/or submittals solely for their general conformance with Farnsworth Group's and/or any subconsultant's design concept and general conformance with information given in the Contract Documents. Farnsworth Group and/or any subconsultant shall not be responsible for any aspects of a shop drawing and/or submittal that affect or are affected by the means, methods, techniques, sequences, and procedures of construction, safety precautions and programs incidental thereto, all of which are the construction contractor's or construction subconsultant's responsibility. The construction contractor or construction subconsultant will be responsible for dimensions, lengths, elevations and quantities, which are to be confirmed and correlated at the jobsite, and for coordination of the work with that of all other trades. Client represents that the construction contractor and construction subconsultant shall be made aware by Client of the responsibility to review shop drawings and/or submittals and approve them in these respects before submitting them to Farnsworth Group and/or any subconsultant.

LEED Certification and Energy Models: Client agrees that Farnsworth Group and/or any subconsultant do not guarantee the LEED certification of any facility for which Farnsworth Group and/or any subconsultant provides commissioning, LEED consulting or energy modeling services. The techniques and specific requirements for energy models used to meet LEED criteria have limitations that result in energy usage predictions that may differ from actual energy usage. Farnsworth Group and/or any subconsultant will endeavor to model energy usage very closely to actual usage, but Client agrees that Farnsworth Group and/or any subconsultant will not be responsible or liable in any way for inaccurate budgets for energy use developed from the predictions of LEED-compliant energy models. LEED certification and the number of LEED points awarded for energy efficiency are solely the responsibility of the U.S. Green Building Council and Green Building Certification Institute.

Environmental Site Assessments: No Environmental Site Assessment can wholly eliminate uncertainty regarding the potential for Recognized Environmental Conditions in connection with a Subject Property. Performance of an Environmental Site Assessment is intended to reduce, but not eliminate, uncertainty regarding potential for Recognized Environmental Conditions in connection with a Subject Property. In order to conduct the Environmental Site Assessment, information will be obtained and reviewed from outside sources, potentially including, but not limited to, interview questionnaires, database searches, and historical records. Farnsworth Group is not be responsible for the quality, accuracy, and content of information from these sources. Any non-scope items provided in the Phase I Environmental Site Assessment Report are provided at the discretion of the environmental professional for the benefit of Client. Inclusion of any non-scope finding(s) does not imply a review of any other non-scope items with the Environmental Site Assessment investigation or report. The Environmental Site Assessment report is prepared for the sole and exclusive use of Client. Farnsworth

Group does not intend, without its written consent, for the Phase 1 Environmental Site Assessment Report to be disseminated to anyone beside Client, or to be used or relied upon by anyone beside Client. Use of the report by any other person or entity is unauthorized and such use is at their sole risk.

Consequential Damages: Notwithstanding any other provision of the Agreement, and to the fullest extent permitted by law, neither Client nor Farnsworth Group, their respective officers, directors, partners, employees, contractors or subconsultants shall be liable to the other or shall make any claim for incidental, indirect, or consequential damages arising out of or connected in any way to the Project or Services performed under this Agreement. This mutual waiver of consequential damages shall include, but not be limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation and any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract and breach of strict and implied warranty. Both Client and Farnsworth Group shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in Project.

Personal Liability: It is intended by the parties to the Agreement that Farnsworth Group's services in connection with the Project shall not subject Farnsworth Group's individual employees, officers or directors to any personal legal exposure for the risks associated with this Project. Therefore, and notwithstanding anything to the contrary contained herein, Client agrees that as Client's sole and exclusive remedy, any claim, demand, or suit shall be directed and/or asserted only against "Farnsworth Group, Inc., an Illinois corporation," and not against any of Farnsworth Group's individual employees, officers or directors.

General Insurance and Limitation: Farnsworth Group is covered by commercial general liability insurance, automobile liability insurance and workers compensation insurance with limits which Farnsworth Group considers reasonable. Certificates of all insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, Farnsworth Group agrees to indemnify and hold Client harmless from any loss, damage or liability arising directly from any negligent act by Farnsworth Group. Farnsworth Group shall not be responsible for any loss, damage or liability beyond the amounts, limits and conditions of such insurance. Farnsworth Group shall not be responsible for any loss, damage or liability arising from any act by Client, its agents, staff, other consultants, independent contractors, third parties or others working on the Project over which Farnsworth Group has no supervision or control. Notwithstanding the foregoing agreement to indemnify and hold harmless, the parties agree that Farnsworth Group has no duty to defend Client from and against any claims, causes of action or proceedings of any kind.

Professional Liability Insurance and Limitation: Farnsworth Group is covered by professional liability insurance for its professional acts, errors and omissions, with limits which Farnsworth Group considers reasonable. Certificates of insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, Farnsworth Group agrees to indemnify and hold Client harmless from loss, damage or liability arising from errors or omissions by Farnsworth Group that exceed the industry standard of care for the services provided. Farnsworth Group shall not be responsible for any loss, damage or liability beyond the amounts, limits and conditions of such insurance. Farnsworth Group shall not be responsible for any loss, damage or liability arising from any act, error or omission by Client, its agents, staff, other consultants, independent contractors, third parties or others working on the Project over which Farnsworth Group has no supervision or control. Notwithstanding the foregoing agreement to indemnify and hold harmless, the parties agree that Farnsworth Group has no duty to defend Client from and against any claims, causes of action or proceedings of any kind.

ADDITIONAL LIMITATION: IN RECOGNITION OF THE RELATIVE RISKS AND BENEFITS OF THE PROJECT TO BOTH CLIENT AND FARNSWORTH GROUP, THE RISKS HAVE BEEN ALLOCATED SUCH THAT CLIENT AGREES THAT FOR THE COMPENSATION HEREIN PROVIDED, FARNSWORTH GROUP CANNOT EXPOSE ITSELF TO DAMAGES DISPROPORTIONATE TO THE NATURE AND SCOPE OF FARNSWORTH GROUP'S SERVICES OR THE COMPENSATION PAYABLE TO IT HEREUNDER. THEREFORE, TO THE MAXIMUM EXTENT PERMITTED BY LAW, CLIENT AGREES THAT THE LIABILITY OF FARNSWORTH GROUP TO CLIENT FOR ANY AND ALL CAUSES OF ACTION, INCLUDING, WITHOUT LIMITATION, CONTRIBUTION, ASSERTED BY CLIENT AND ARISING OUT OF OR RELATED TO THE NEGLIGENT ACTS, ERRORS OR OMISSIONS OF FARNSWORTH GROUP IN PERFORMING PROFESSIONAL

SERVICES SHALL BE LIMITED TO FIFTY THOUSAND DOLLARS (\$50,000) OR THE TOTAL FEES PAID TO FARNSWORTH GROUP BY CLIENT UNDER THE AGREEMENT, WHICHEVER IS GREATER ("LIMITATION"). CLIENT HEREBY WAIVES AND RELEASES (I) ALL PRESENT AND FUTURE CLAIMS AGAINST FARNSWORTH GROUP, OTHER THAN THOSE DESCRIBED IN THE PREVIOUS SENTENCE, AND (II) ANY LIABILITY OF FARNSWORTH GROUP IN EXCESS OF THE LIMITATION. IN CONSIDERATION OF THE PROMISES CONTAINED HEREIN AND FOR OTHER SEPARATE, VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, CLIENT ACKNOWLEDGES AND AGREES THAT (I) BUT FOR THE LIMITATION, FARNSWORTH GROUP WOULD NOT HAVE PERFORMED THE SERVICES, (II) CLIENT HAS HAD THE OPPORTUNITY TO NEGOTIATE THE TERMS OF THE LIMITATION AS PART OF AN "ARMS-LENGTH" TRANSACTION, (III) THE LIMITATION AMOUNT MAY BE LESS THAN THE AMOUNT OF PROFESSIONAL LIABILITY INSURANCE REQUIRED OF FARNSWORTH GROUP UNDER THE AGREEMENT, (IV) THE LIMITATION IS MERELY A LIMITATION OF, AND NOT AN EXCULPATION FROM, FARNSWORTH GROUP'S LIABILITY AND DOES NOT IN ANY WAY OBLIGATE CLIENT TO DEFEND, INDEMNIFY OR HOLD HARMLESS FARNSWORTH GROUP, (V) THE LIMITATION IS AN AGREED REMEDY, AND (VI) THE LIMITATION AMOUNT IS NEITHER NOMINAL NOR A DISINCENTIVE TO FARNSWORTH GROUP PERFORMING THE SERVICES IN ACCORDANCE WITH THE STANDARD OF CARE.

Subpoenas: Client is responsible, after notification, for payment of time charges and expenses resulting from the required response by Farnsworth Group and/or any subconsultant to subpoenas issued by any party other than Farnsworth Group and/or any subconsultant in conjunction with the services performed under the Agreement. Charges are based on fee schedules in effect at the time the subpoena is served.

Statutes of Repose and Limitation: All legal causes of action between the parties to the Agreement shall accrue and any applicable statutes of repose or limitation shall begin to run not later than the date of Substantial Completion. If the act or failure to act complained of occurs after the date of Substantial Completion, then the date of final completion shall be used, but in no event shall any statute of repose or limitation begin to run any later than the date Farnsworth Group's services are completed or terminated.

Severability: If any term or provision of the Agreement is held to be invalid or unenforceable under any applicable statute or rule of law, such holding shall be applied only to the provision so held, and the remainder of the Agreement shall remain in full force and effect.

Waiver: No waiver by either party of any breach, default, or violation of any term, warranty, representation, agreement, covenant, condition, or provision hereof shall constitute a waiver of any subsequent breach, default, or violation of the same or any other term, warranty, representation, agreement, covenant, condition, or provision hereof. All waivers must be in writing.

Survival: Notwithstanding completion or termination of the Agreement for any reason, all rights, duties, obligations of the parties to the Agreement shall survive such completion or termination and remain in full force and effect until fulfilled.

Governing Law: The Agreement shall be governed by and interpreted pursuant to the laws of the State of Illinois without regard to conflict of law principles.

Change Order No. 1

Date of Issuance: 7/16/2021 Effective Date: 7/16/2021

Project: Story City North Park Phase 3 Improvements	Owner: City of Story City	Owner's Contract No.:
Contract: Story City North Park Phase 3 Improvements		Date of Contract: 05/17/2021
Contractor: Caliber Concrete, LLC		Engineer's Project No.:
		08989015

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

Description:

See attached RFP #1

Attachments (list documents supporting change):

RFP #1

Email from Contractor

CHANGE IN CONTRACT PRICE:

CHANGE IN CONTRACT TIMES:

Original Contract Price:

\$350,795.99

Original Contract Times:

Working days

Calendar days

Substantial completion (days or date): April 1, 2022

Ready for final payment (days or date): May 1, 2022

~~(Increase)~~ ~~(Decrease)~~ from previously approved Change Orders
No. _____ to No. _____

\$0.00

~~(Increase)~~ ~~(Decrease)~~ from previously approved Change Orders
No. _____ to No. _____

Substantial completion (days): _____

Ready for final payment (days): _____

Contract Price prior to this Change Order:

\$350,795.99

Contract Times prior to this Change Order:

Substantial completion (days or date): April 1, 2022

Ready for final payment (days or date): May 1, 2022

~~(Increase)~~ ~~(Decrease)~~ of this Change Order:

\$4,070.00

~~(Increase)~~ ~~(Decrease)~~ of this Change Order:

Substantial completion (days or date): _____

Ready for final payment (days or date): _____

Contract Price incorporating this Change Order:

\$346,725.99

Contract Times with all approved Change Orders:

Substantial completion (days or date): April 1, 2022

Ready for final payment (days or date): May 1, 2022

RECOMMENDED:

By: 
Engineer (Authorized Signature)

Date: 07/16/2021

Approved by Funding Agency (if applicable): _____

ACCEPTED:

By: _____
Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: _____
Contractor (Authorized Signature)

Date: _____

Date: _____



PROPOSAL REQUEST

CONTRACTOR: <i>(Name and Address)</i>	Caliber Concrete, LLC 309 Audubon St Adair, IA 50002	PROPOSAL REQUEST NO.:	1
		DATE OF ISSUANCE:	06/07/2021
OWNER: <i>(Name and Address)</i>	City of Story City 504 Broad Street Story City, IA 50248	CONTRACT FOR:	Construction
		CONTRACT DATED:	May 17, 2021
PROJECT:	Story City North Park Phase 3 Improvements	ENGINEER'S PROJECT NO:	08989015
		ENGINEER: <i>(Name and Address)</i>	MSA Professional Services, Inc. 1555 SE Delaware Ave Suite F Ankeny, IA 50021 1 (515) 964-1920

Please submit an itemized proposal for changes in the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. Submit proposal within 10 days, or notify the Engineer in writing of the date on which you anticipate submitting your proposal.

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

Description: *(Insert a written description of the work.)*

Reduce thickness of Item Number 2.06 – Subbase Under Playground Area from 10" Thickness to 6" Thickness. Overall SY area will remain the same at 760 SY.

Reduce LS amount of Item 2.03 - Excavation, Class 10 accordingly.

Attachments: *(List attached documents that support description.)*

None

REQUESTED BY: MSA Professional Services, Inc.

Andrew Inhelder, PE

CC:

From: jasonmartin@caliber-concrete.com
Sent: Tuesday, June 8, 2021 5:29 AM
To: Andrew Inhelder; Jason Gettler {Caliber Concrete}
Subject: RE: Story City North Park RFP #1

Follow Up Flag: Follow up
Flag Status: Flagged

This would be a savings of \$4070.

----- Original Message -----

Subject: Story City North Park RFP #1
From: Andrew Inhelder <ainhelder@msa-ps.com>
Date: Mon, June 07, 2021 2:12 pm
To: Jason Martin {Caliber Concrete} <jasonmartin@caliber-concrete.com>, Jason Gettler {Caliber Concrete} <jasongettler@caliber-concrete.com>

Hi Jason,

Wondering if you can put a cost together for the attached as discussed during pre-con. Please let me know of questions.

Thanks,
Andrew

#08989015



Andrew Inhelder, PE | Project Engineer

MSA Professional Services, Inc.

100% Employee Owned

+1 (515) 635-3403



Comparison between HVAC install and Boiler Repair

	HVAC	Boiler
Main Floor Offices	\$20,850.00	\$20,129.00
Police/Old Council Rm.	\$16,002.00	included
Maintenance	\$800.00	\$4,080.00
Viking Hall	\$23,200.00	\$23,200.00
this is a cost estimate that eliminates using radiators in Viking Hall and switching to HVAC for heating and air conditioning		
Unknown:		
Johnson Controls-		\$5,000
new steam valves		?
First Year	\$60,852.00	\$52,409.00
Subsequent Years		
Annual Maintenance	\$950.00	\$4,080.00
10 year cost of maint.	\$9,500.00	\$40,800.00
Total after 10 years:	\$70,352.00	\$93,209.00

HVAC Estimate provided by Converse Conditioned Air

Boiler estimate provided by T. Hildreth



An Iowa Company, Specializing in Boiler Sales, Service and Repair. . . Since 1981

July 16, 2021

Heather Slifka
City Hall Story City
504 Broad St
Story City, Iowa 50248

RE: Radiator Valve and Boiler Work Quote

Provide labor and materials to install new temperature regulating steam flow control valves on the first floor radiators. Install one thermostat to control the on-off operation of the electric Lattner steam boiler. Install one new Lattner electric bundle in the boiler. The work scope is as follows:

1. Demolish and remove the old air compressor set and wiring in the boiler room. Remove old JCI thermostats and blank off with metal 2X4 covers. Remove the three old time clocks in the first floor police office.
2. Install one Honeywell T87 heat only dial thermostat in a customer designated place on the first floor. Wire back to the boiler control panel and install transformer and ice cube relay. Test operation of the thermostat.
3. On the first floor radiators except for the board room and filing room radiators, remove the JCI pneumatic steam valves and old TRV valves in the west and NW entry ways. Install new self contained temperature regulating valves on the radiators on the first floor.
4. Install one new Lattner electric 8" element bundle in the boiler. Close the water side and fill the boiler with water. Turn the boiler on and test the operation and test all safety controls and limits. This will include new low water cut-off gasket, gauge glass, and hand hole gasket. Drain the boiler and lay up dry for the rest of summer.
5. In the fall turn the boiler on and test the system for leaks. Set the TRV valves in the first floor office and open the radiator valves on the second floor as needed.

The cost to do this work is: **\$20,129.00**
(Sales tax is not included)

Notes:

1. Customer will need to adjust the TRVs in the office spaces.
2. Lead time on the Lattner bundle is 3-4 weeks at this time.
3. Removed 2nd floor radiator valves from work scope.
4. Added boiler work to the work scope

The above quote is valid for 30 days. Net is due 30 days from the completion of work.

If there are any questions or comments on the above quote, please contact me at our office.

Thank you,

Jonas Hildreth
President
12074



An Iowa Company, Specializing in Boiler Sales, Service and Repair. . . Since 1981

June 8, 2021

Heather Slifka
Story City – City Hall
504 Broad Street
Story City, IA 502489

RE: Monthly Service

Provide labor and materials to complete monthly service on the boiler. Once a Month complete TDS testing on the boiler water and add nitrite chemical to the system, as necessary. This work will include testing and checking all safety controls.

The cost to do this work per month is: **\$425.00.**
(Sales tax not included)

Please note the above cost does not include the start-up or lay-up service.

The above costs are valid for the 2021-2022 heating season. Net due upon completion of the work. If there are any questions or concerns, please contact our office.

Thank you,

Tiffany Petersen
Office Manager
12011



An Iowa Company, Specializing in Boiler Sales, Service and Repair. . . Since 1981

June 9, 2021

Heather Slifka
City of Story City
504 Broad St.
Story City, IA 50248

Boiler Service

Seasonal Lay-up

Provide labor and tools to drain, open, clean and lay-up the Lattner boiler dry for the non-heating season. This work will include a written report with any deficiencies found on the boiler systems.

The cost to do this work is: **\$505.00**
(Sales tax not included)

Seasonal Start-up

Provide labor and materials to close, fill and fire the Lattner boiler for the heating season.

The cost to do this work is: **\$600.00**
(Sales tax not included)

The above costs are valid for 1 year. If there are any questions or concerns, please contact our office.

Thank you,

Tiffany Petersen
Office Manager
12013

July 22, 2021

TO: City of Story City

RE: HVAC Upgrade – City Hall
504 Broad Street
Story City, Iowa

ATTN: Heather Slifka

TOTAL PAGES: 2

SCOPE OF WORK:

1. Selective demolition of existing HVAC system which serves the city offices and police department offices.
2. Haul away demo'd materials, proper recovery of refrigerant.
3. Provide and install a new Trane Air-To-Air Heat Pump, Air Handler, 15kw electric heater and all related accessories for the city offices area and for the police department area.
4. The new heat pumps will be hoisted to the roof, using a crane.
5. Necessary supply air and return air ductwork connections.
6. Necessary refrigerant piping connections. We will re-use the existing refrigerant line piping.
7. All necessary control voltage wiring from the thermostat location to the air handler and from the air handler to the heat pump are included.
8. Provide and install additional supply air ductwork into the city staff office spaces. We will add supply air for an additional four 4x10 floor supply air registers.
9. Necessary condensate drain piping from the air handler to the nearest floor drain.
10. Provide and install a mini-split heat pump system for the police department conference room space (Old Council Chambers).
 - a. New refrigerant piping to the heat pump, located on the roof.
 - b. Condensate piping routed to the nearest floor drain in the basement.
 - c. All necessary operational controls.
11. Provide and install a Trane Air-To-Air Heat Pump, Air Handler, electric heater and all related accessories for the second floor of the city hall building.
 - a. Refrigerant piping from air handler to heat pump.
 - b. Heat pump accessories.
 - c. Control wiring.
 - d. Condensate drain piping.

e.

12. Provide and install all necessary supply air and return air ductwork.
13. Provide and install all necessary supply air and return air registers, grilles and diffusers.
14. Provide and install all related operational controls.
15. All necessary hoisting, materials, labor and equipment are included.

EXCLUSIONS:

1. Payment and performance bond.
2. Design engineering fees, CAD drawings.
3. Electrical line voltage wiring to any HVAC equipment.
4. Drywall repair, paint – should we need to open a wall for the installation of any elements of this project.
5. Roof patch.
6. Sales tax. It is assumed that this project would be tax exempt.

TOTAL FOR ABOVE SCOPE OF WORK: ----- \$57,367.00

(Fifty-seven Thousand, One Hundred, Sixty-seven and no/100)

BREAKOUT:

1	City Offices:	\$9685.00	+ 2685	baseboard heaters
2	Police Department:	\$8480.00		
3	PD Conference Room:	\$16,002.00		
4	Second Floor HVAC:	\$23,200.00		

Please call with questions.

I will be out of the office beginning July 23, back in on August 2.



Matt Converse

Converse Conditioned Air, INC.

Residential Tax Abatement Application

City of Story City

504 Broad Street | 515-733-2121

Date: 7/23/21

Provides tax abatement for five years on the first \$75,000 of actual value added.

Address of Property: <u>1201 Wick's Way (lot 30)</u>
Legal Description: Site <u>Timberland Ridge SD 1st Add Lot 30</u>
Title Holder or Contract Buyer: <u>Ross + Christie Ingerson</u>
Address of Owner (if different than above):
Day Time Phone Number: <u>515 450 8866</u>

Existing Property Use: Residential Commercial Industrial Vacant


Proposed Property Use: (check two) Residential Commercial Industrial Vacant Owner-Occupied

Nature of Improvements: New Construction Addition General Improvements

Specify: _____

Estimated or Actual Date of Completion: Jan 22 2021

Estimated of Actual Cost of Improvements: 1.4 million

Signature: 

Date: 7/23/21



Claims Register Report

By Segment (Select Below)

Payable Dates 7/1/2021 - 7/31/2021

Vendor Name	Description (Payable)	Amount
Department: 1110 - POLICE DEPARTMENT		
WINDSTREAM	SERVICE	77.51
WELLMARK	GROUP HEALTH/DENTAL INSU	4,355.63
MET LIFE SMALL BUS CNTR	GROUP LIFE INSURANCE	96.00
LEXIPOL LLC	POLICY MANUAL	4,607.00
KEY COOPERATIVE	GAS	847.86
MGMC	JULY MEMBERSHIP	37.80
VERIZON WIRELESS	SERVICE	121.54
BENEFITS INC	PSF ANNUAL RENEWAL	64.28
BENEFITS INC	FLEX ADMIN FEES/MONTHLY	81.00
BENEFITS INC	FLEX ADMIN FEES/ANNUAL	42.86
GALLS INC	UNIFORM SHIRT/J.S.	59.79
COMPLETE COMMUNICATION	JUNE SERVICE	85.26
STORY COUNTY TREASURER	DISPATCH SERVICE/QTR 1 21-	5,300.90
GOOKIN FORD SALES INC	MAINT/REPAIRS	51.05
GOOKIN FORD SALES INC	MAINT/REPAIRS	192.86
Department 1110 - POLICE DEPARTMENT Total:		16,021.34
Department: 1150 - FIRE DEPARTMENT		
BLACK HILLS ENERGY	SERVICE	87.16
TRAVIS DOYLE	DOOR LATCH REPAIR	88.93
BLAZE PUBLICATIONS	ADVERTISING	98.25
KEY COOPERATIVE	GAS	36.49
COMPLETE COMMUNICATION	JUNE SERVICE	185.43
Department 1150 - FIRE DEPARTMENT Total:		496.26
Department: 1160 - FIRST RESPONDERS		
NUCARA PHARMACY	GLUCOSE/CONTOUR	36.73
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	23.00
BOUND TREE MEDICAL LLC	MASKS/SUPPLIES	529.88
KEY COOPERATIVE	GAS	105.98
BOUND TREE MEDICAL LLC	BANDAGES	31.77
Department 1160 - FIRST RESPONDERS Total:		727.36
Department: 1170 - BLDG INSPECTIONS		
SAFE BUILDING	PERMITS/BLDG/PLUMB/MEC	5,747.45
Department 1170 - BLDG INSPECTIONS Total:		5,747.45
Department: 1190 - ANIMAL CONTROL		
HEARTLAND PET HOSPITAL	IMPOUND FEES	17.79
Department 1190 - ANIMAL CONTROL Total:		17.79
Department: 2210 - STREET/ROADWAY MAINT		
BLACK HILLS ENERGY	SERVICE	33.80
WELLMARK	GROUP HEALTH/DENTAL INSU	3,624.76
MET LIFE SMALL BUS CNTR	GROUP LIFE INSURANCE	48.00
UNITY POINT CLINIC	TESTING/B.K./C.T.	42.00
KEY COOPERATIVE	GAS	1,147.53
MENARDS	TOOL CABINETS	899.98
VERIZON WIRELESS	SERVICE	125.40
BENEFITS INC	PSF ANNUAL RENEWAL	85.71
BENEFITS INC	FLEX ADMIN FEES/MONTHLY	81.00
BENEFITS INC	FLEX ADMIN FEES/ANNUAL	42.86
MENARDS	TOOLS	564.16
CAPITAL CITY EQUIPMENT	SKID LOADER BELT	21.61
INTERSTATE BATTERY/UPPER I	TRUCK BATTERIES	243.90
STORY CITY MARKET	POOL/CLEANING/SUPPLIES	8.43
JOHN DEERE FINANCIAL	DEHUMIDIFIER/SHOP SUPPLIE	253.69

Claims Register Report

Payable Dates: 7/1/2021 - 7/31/2021

Vendor Name	Description (Payable)	Amount
VAN WALL	AIR FILTER/SAW CHAIN/BOLTS	156.34
COMPLETE COMMUNICATION	JUNE SERVICE	298.48
STORY CITY BLDG PRODUCTS	PAINT/CONCRETE MIX	73.87
DIAMOND VOGEL PAINT	PAINT SPRAYER PARTS	119.95
JA CONCRETE CONSTRUCTION	REPLACE CURB/722 LAFAYETT	555.00
IOWA ONE CALL	ONE CALL CHARGES	24.90
PREFERRED PEST MANAGEME	JUNE SERVICE	45.00
MARTIN MARIETTA	SEAL COAT ROCK	1,134.70
CLAPSADDLE-GARBER INC	PROF SERV/2020 SC STREET I	1,006.10
MENARDS	HOSE REEL	114.47
MENARDS	DRILLBIT SET/TOOLS	263.09
MANATTS	ASPHALT	395.00

Department 2210 - STREET/ROADWAY MAINT Total: 11,409.73

Department: 2212 - SIDEWALKS

GARY & BECKY LORENZ	SIDEWALK REIMBURSEMENT	500.00
Department 2212 - SIDEWALKS Total:		500.00

Department: 4410 - LIBRARY

PETTY CASH	PETTY CASH LIBRARY	75.00
WELLMARK	GROUP HEALTH/DENTAL INSU	413.01
WELLMARK	GROUP HEALTH/DENTAL INSU	211.62
BENEFITS INC	PSF ANNUAL RENEWAL	16.07
BENEFITS INC	PSF ANNUAL RENEWAL	5.36
AMAZON CAPITAL SERVICES	BOOKS	18.33
JENNIFER HILL	CLEANING	200.00
QUILL.COM	SUPPLIES	118.62
AMAZON CAPITAL SERVICES	TECHNOLOGY	1,425.19
BAKER & TAYLOR	BOOKS	153.44
QUILL.COM	SUPPLIES	33.22
AMAZON CAPITAL SERVICES	BLDG SUPPLIES	39.46
CENTER POINT PUBLISHING	BOOKS	135.42
ACCESS SYSTEMS	COPIER	184.50
INGRAM LIBRARY SERVICES	BOOKS	197.33
INGRAM LIBRARY SERVICES	BOOKS	75.33
DEMCO	CATALOGING	574.94
DEMCO	CATALOGING	574.93
AMAZON CAPITAL SERVICES	BLDG SUPPLIES	54.93
AMAZON CAPITAL SERVICES	BLDG SUPPLIES	16.69
AMAZON CAPITAL SERVICES	BOOKS	5.98
AMAZON CAPITAL SERVICES	BOOKS	37.76
AMAZON CAPITAL SERVICES	BOOKS	4.99
GALE/CENGAGE LEARNING	BOOKS	111.70

Department 4410 - LIBRARY Total: 4,683.82

Department: 4430 - PARKS

MICHAEL SHUPP	FVL REFUND/COVID 19	250.00
MET LIFE SMALL BUS CNTR	GROUP LIFE INSURANCE	32.00
WELLMARK	GROUP HEALTH/DENTAL INSU	443.25
MENARDS	BUILDING SUPPLIES	111.60
UNITY POINT CLINIC	TESTING/B.K./C.T.	42.00
KEY COOPERATIVE	GAS	550.54
MGMC	JULY MEMBERSHIP	37.80
MENARDS	MOP/GARAGE DOOR OPENER	94.95
MENARDS	BATTERIES/SHELVES	285.29
VERIZON WIRELESS	SERVICE	101.88
BENEFITS INC	PSF ANNUAL RENEWAL	21.43
BENEFITS INC	FLEX ADMIN FEES/MONTHLY	162.00
BENEFITS INC	FLEX ADMIN FEES/ANNUAL	85.71
NAPA OF STORY CITY	SHOP SUPPLIES	4.99
GOOKIN FORD SALES INC	TRUCK MAINT	467.89
JOHN DEERE FINANCIAL	DEHUMIDIFIER/SHOP SUPPLIE	140.65

Claims Register Report

Payable Dates: 7/1/2021 - 7/31/2021

Vendor Name	Description (Payable)	Amount
STORY CITY BLDG PRODUCTS	PAINT/CONCRETE MIX	94.76
COMPLETE COMMUNICATION	JUNE SERVICE	274.36
ROBB'S TREE & STUMP SERVI	29 ASH TREES	18,850.00
STORY CITY MARKET	POOL/CLEANING/SUPPLIES	2.45
A&M SERVICES, INC.	JUNE SERVICE	25.32
MTI DISTRIBUTING INC	FUEL CAP	44.17
AMES LOCK & SECURITY	RE-KEY NEW SHOP	212.00
PREFERRED PEST MANAGEME	JUNE SERVICE	45.00
MENARDS	SHOP SUPPLIES	399.40
MENARDS	PAINT	57.96
PORTABLE PRO	SERVICE	75.00
Department 4430 - PARKS Total:		22,912.40
Department: 4440 - RECREATION DEPARTMENT		
TREASURER STATE OF IOWA	REC/POOL TAXES	11.00
MET LIFE SMALL BUS CNTR	GROUP LIFE INSURANCE	16.00
VISA/SC PURCHASING	PURCHASING	26.36
VISA/SC PURCHASING	PURCHASING	731.15
VERIZON WIRELESS	SERVICE	50.94
BENEFITS INC	FLEX ADMIN FEES/MONTHLY	66.00
BENEFITS INC	FLEX ADMIN FEES/ANNUAL	85.71
COMPLETE COMMUNICATION	JUNE SERVICE	139.53
STAPLES CREDIT PLAN	SUPPLIES	36.13
A&M SERVICES, INC.	JUNE SERVICE	76.12
CRAIG AUTOMOTIVE	REPAIR TIRE	20.00
MARY GREELEY MED CENTER	MAY-JULY UTILITIES	3,235.45
Department 4440 - RECREATION DEPARTMENT Total:		4,494.39
Department: 4445 - SWIMMING POOL		
TREASURER STATE OF IOWA	REC/POOL TAXES	2,431.00
BLACK HILLS ENERGY	SERVICE	1,438.20
SAM'S CLUB	CONCESSIONS/POOL	2,714.11
VISA/SC PURCHASING	PURCHASING	49.95
THE LIFEGUARD STORE	LIFEGUARDING SUPPLIES	347.00
ACCO UNLIMITED	CHLORINE	725.40
ACCO UNLIMITED	CHLORINE	289.00
ACCO UNLIMITED	CHLORINE	1,067.20
STORY CITY BLDG PRODUCTS	PAINT/CONCRETE MIX	2.98
SC MUN ELECTRIC UTILITY	SERVICE	1,134.48
COMPLETE COMMUNICATION	JUNE SERVICE	139.53
STORY CITY MARKET	POOL/CLEANING/SUPPLIES	32.73
PREFERRED PEST MANAGEME	JUNE SERVICE	55.00
PLUMB SUPPLY COMPANY	CAP	2.60
Department 4445 - SWIMMING POOL Total:		10,429.18
Department: 5520 - ECONOMIC DEVELOPMENT		
STORY CITY EDC	EDC CONTRIBUTIONS WATER	318.00
Department 5520 - ECONOMIC DEVELOPMENT Total:		318.00
Department: 6300 - PARTIAL SELF FUNDING		
BENEFITS INC	GROUP HEALTH	135.00
UNITED STATES TREASURY	FED TAXES FORM 720	101.08
Department 6300 - PARTIAL SELF FUNDING Total:		236.08
Department: 6611 - EXECUTIVE (MAYOR, ADM)		
MET LIFE SMALL BUS CNTR	GROUP LIFE INSURANCE	16.00
WELLMARK	GROUP HEALTH/DENTAL INSU	1,875.58
VISA/SC PURCHASING	PURCHASING	215.00
KEY COOPERATIVE	GAS	38.38
MGMC	JULY MEMBERSHIP	37.80
CIRTPA	FY 2022 CIRTPA ASSESSMENT	446.00
Department 6611 - EXECUTIVE (MAYOR, ADM) Total:		2,628.76

Claims Register Report

Payable Dates: 7/1/2021 - 7/31/2021

Vendor Name	Description (Payable)	Amount
Department: 6620 - FINANCIAL AD (CLERK,TREA)		
PETTY CASH	PETTY CASH/CH	114.74
STORY COUNTY RECORDER	FILING FEES	19.00
WELLMARK	GROUP HEALTH/DENTAL INSU	1,855.58
MET LIFE SMALL BUS CNTR	GROUP LIFE INSURANCE	26.40
HEATHER SLIFKA	GCMOA MEETING	12.68
MGMC	JULY MEMBERSHIP	37.80
VERIZON WIRELESS	SERVICE	37.23
BENEFITS INC	PSF ANNUAL RENEWAL	21.43
BENEFITS INC	FLEX ADMIN FEES/MONTHLY	81.00
BENEFITS INC	FLEX ADMIN FEES/ANNUAL	42.86
GATE HOUSE DB IOWA HOLDI	MINUTES/CLAIMS/HEARING	631.06
COMPLETE COMMUNICATION	JUNE SERVICE	172.51
STAPLES CREDIT PLAN	SUPPLIES	53.04
COMPASS BUSN SOLUTIONS	ENVELOPES	131.30
HEATHER SLIFKA	MILEAGE/CLERK CLASSES	79.74
Department 6620 - FINANCIAL AD (CLERK,TREA) Total:		3,316.37
Department: 6640 - LEGAL SERVICES		
LARSON LAW OFFICE	LEGAL FEES	600.00
Department 6640 - LEGAL SERVICES Total:		600.00
Department: 6650 - CITY HALL/SENIOR CENTER		
BLACK HILLS ENERGY	SERVICE	103.08
WELLMARK	GROUP HEALTH/DENTAL INSU	181.39
FARNSWORTH GROUP	PROF SERV/MILEAGE	47.20
DIV OF LABOR SERVICES	REINSPECTION FEE	300.00
BENEFITS INC	PSF ANNUAL RENEWAL	21.43
ANGELA HALLADAY	CLEANING/CH	200.00
PREFERRED PEST MANAGEME	SERVICE	75.00
JOHN DEERE FINANCIAL	DEHUMIDIFIER/SHOP SUPPLIE	5.99
A&M SERVICES, INC.	JUNE SERVICE	48.00
AMES LOCK & SECURITY	REPAIR LATCH	155.00
JOHNSON CONTROLS	ALARM/DETECTION	635.00
Department 6650 - CITY HALL/SENIOR CENTER Total:		1,772.09
Department: 8763 - STREET IMPROVEMENT		
MANATTS	PAY APP # 2 TIMBERLAND	61,089.11
FOX ENGINEERING ASSOC	PROF SERV/TIMBERLAND DR/	291.89
Department 8763 - STREET IMPROVEMENT Total:		61,381.00
Department: 8774 - RICH OLIVE STR PROJECT		
MANATTS	PAY APP #10 N.ELM/FACT. OU	10,133.60
CLAPSADDLE-GARBER INC	PROF SERV/2020 SC STREET I	116.00
Department 8774 - RICH OLIVE STR PROJECT Total:		10,249.60
Department: 8775 - SO & NO PARK PROJECT		
MSA PROFESSIONAL SERVICES	PROF SERV/N. PARK IMPROV.	600.00
Department 8775 - SO & NO PARK PROJECT Total:		600.00
Department: 8790 - CAP PROJECTS-FIRE DEPT.		
TOYNE INC	FIRE TRUCK	280,593.02
Department 8790 - CAP PROJECTS-FIRE DEPT. Total:		280,593.02
Department: 9211 - STORM DRAINAGE		
TREASURER STATE OF IOWA	LF, STORM, SEWER	638.00
Department 9211 - STORM DRAINAGE Total:		638.00
Department: 9810 - WATER UTILITY		
STORY CITY POSTMASTER	WATER UTILITY BILLS/JULY 21	177.18
SETH TWEDT	REFUND CREDIT FINAL BILL	101.45
RICHARD BREault	REFUND CREDIT FINAL BILL	100.38
DAVID PRICE	REFUND CREDIT FINAL BILL	2.24
TREASURER STATE OF IOWA	WET	3,200.00
BLACK HILLS ENERGY	SERVICE	41.73
WELLMARK	GROUP HEALTH/DENTAL INSU	1,552.43

Claims Register Report

Payable Dates: 7/1/2021 - 7/31/2021

Vendor Name	Description (Payable)	Amount
MET LIFE SMALL BUS CNTR	GROUP LIFE INSURANCE	32.00
VISA/SC PURCHASING	PURCHASING	60.00
IOWA DEPT OF NATURAL RES	DNR WATER USE FEE	391.56
KEY COOPERATIVE	GAS	103.00
MGMC	JULY MEMBERSHIP	37.80
FOX ENGINEERING ASSOC	PROF. SERV/LARSON AVE./WA	334.25
VERIZON WIRELESS	SERVICE	101.88
BENEFITS INC	PSF ANNUAL RENEWAL	42.86
HALL BACKHOE & TRENCHING	CURB REPAIR/123 HILLCREST	431.00
SC MUN ELECTRIC UTILITY	SERVICE	6,694.32
STORY CITY BLDG PRODUCTS	PAINT/CONCRETE MIX	42.84
VAN WALL	AIR FILTER/SAW CHAIN/BOLTS	43.20
HACH COMPANY	LAB CHEMICALS	535.95
HACH COMPANY	LAB CHEMICALS	31.10
BIG STATE INDUSTRIAL SUPPL	TOOL BAGS	239.60
IOWA ONE CALL	ONE CALL CHARGES	24.90
HAWKINS INC	TREATMENT CHEMICALS	6,250.41
GOOKIN FORD SALES INC	MAINT/REPAIRS	96.52
HACH COMPANY	LAB CHEMICALS	517.71
BIG STATE INDUSTRIAL SUPPL	TOOLS/OIL	251.88
CENTRAL IOWA DIST	PAPER TOWELS	90.60
GRAINGER PARTS OPERATION	FURNACE FILTERS	400.10
CUMMINS CENTRAL POWER	SERVICE GENERATORS	2,451.31
Department 9810 - WATER UTILITY Total:		24,380.20
Department: 9815 - SEWER UTILITY		
WINDSTREAM	SERVICE	59.58
STORY CITY POSTMASTER	WATER UTILITY BILLS/JULY 21	177.18
TREASURER STATE OF IOWA	LF, STORM, SEWER	37.00
BLACK HILLS ENERGY	SERVICE	46.48
ISAAC RAHTO	REIMB/CLOTH ALLOW/I.R.	123.04
STAR EQUIPMENT LTD	PUMP RENTAL	823.00
WELLMARK	GROUP HEALTH/DENTAL INSU	1,552.43
MET LIFE SMALL BUS CNTR	GROUP LIFE INSURANCE	32.00
KEY COOPERATIVE	GAS	127.21
MGMC	JULY MEMBERSHIP	37.80
MENARDS	FLOOR SQUEEGEE	49.98
VERIZON WIRELESS	SERVICE	101.88
BENEFITS INC	PSF ANNUAL RENEWAL	21.43
AGSOURCE LABORATORIES	LAB TESTING	331.00
SC MUN ELECTRIC UTILITY	SERVICE	3,997.63
JOHN DEERE FINANCIAL	DEHUMIDIFIER/SHOP SUPPLIE	205.98
MSA PROFESSIONAL SERVICES	PROF SERV/SUMP PUMP INSP	907.20
AGSOURCE LABORATORIES	LAB TESTING	148.00
AGSOURCE LABORATORIES	LAB TESTING	13.50
AGSOURCE LABORATORIES	LAB TESTING	165.50
IOWA ONE CALL	ONE CALL CHARGES	24.90
TRACKSIDE WELDING	PORTABLE WELDING	530.00
ACCUJET LLC	CLEAN LIFT STATIONS	618.26
JENSEN EXCAVATING	JETTING SANITARY LINE	2,155.00
ERA	TESTING	391.30
ARAMARK	CLOTHING ALLOW/D.W.	264.28
OMNISITE	LIFT STATION ALARM	122.50
CUMMINS CENTRAL POWER	SERVICE GENERATORS	2,092.73
Department 9815 - SEWER UTILITY Total:		15,156.79
Grand Total:		479,309.63

Report Summary

Fund Summary

Fund	Payment Amount
001 - GENERAL FUND	74,011.33
033 - GILBERT PUBLIC LIBRARY	905.45
110 - ROAD USE TAX	11,158.16
115 - PARTIAL SELF FUNDING	236.08
313 - STREET IMPROVEMENT	61,381.00
320 - TIF STREETS	10,249.60
324 - SO AND NO PARKS PROJECT	600.00
350 - EQUIPMENT REPLACEMENT FUND	280,593.02
600 - WATER UTILITY	24,045.95
602 - WATER IMPROVEMENT	334.25
610 - SEWER UTILITY	15,156.79
740 - STORM WATER DRAINAGE	638.00
Grand Total:	479,309.63

Account Summary

Account Number	Account Name	Payment Amount
001-1110-6150	INSURANCE, GROUP HE	4,639.77
001-1110-6181	CLOTHING ALLOWANCE	59.79
001-1110-6210	DUES & SUBSCRIPTIONS	37.80
001-1110-6331	MOTOR VEHICLE OPER.	847.86
001-1110-6332	VEHICLE REPAIR & MAIN	243.91
001-1110-6373	TELEPHONE	284.31
001-1110-6413	PAYMENTS TO OTHER A	5,300.90
001-1110-6490	PROFESSIONAL SERVICE	4,607.00
001-1150-6331	MOTOR VEHICLE OPER.	36.49
001-1150-6332	VEHICLE REPAIR & MAIN	88.93
001-1150-6371	UTILITIES	87.16
001-1150-6373	TELEPHONE	185.43
001-1150-6499	MISCELLANEOUS	98.25
001-1160-6331	MOTOR VEHICLE OPER.	105.98
001-1160-6507	MISC. OPERATING SUPP	621.38
001-1170-6490	PROFESSIONAL SERVICE	5,747.45
001-1190-6413	PAYMENTS TO OTHER A	17.79
001-2210-6150	INSURANCE, GROUP HE	209.57
001-2210-6490	PROFESSIONAL SERVICE	42.00
001-2212-6798	CAPITAL PROJECT	500.00
001-4410-6150	INSURANCE, GROUP HE	429.08
001-4410-6320	BUILDING & GROUNDS	200.00
001-4410-6501	BUILDING SUPPLIES	213.01
001-4410-6502	TECHNOLOGY	1,425.19
001-4410-6505	CATALOGING SUPPLIES	574.94
001-4410-6506	OFFICE SUPPLIES	184.50
001-4410-6508	PETTY CASH/POSTAGE	75.00
001-4410-6772	BOOKS	659.96
001-4410-6773	VIDEO	16.69
001-4430-6150	INSURANCE, GROUP HE	744.39
001-4430-6210	DUES & SUBSCRIPTIONS	37.80
001-4430-6320	BUILDING & GROUNDS	1,306.65
001-4430-6330	MOTOR VEHICLE MAINT	44.17
001-4430-6331	MOTOR VEHICLE OPER.	550.54
001-4430-6332	VEHICLE REPAIR & MAIN	467.89
001-4430-6372	SANITATION SERVICES	75.00
001-4430-6373	TELEPHONE	376.24
001-4430-6490	PROFESSIONAL SERVICE	42.00
001-4430-6498	CONTRACTUAL SERVICES	18,895.00
001-4430-6499	MISCELLANEOUS	275.32
001-4430-6507	MISC. OPERATING SUPP	97.40

Account Summary

Account Number	Account Name	Payment Amount
001-4440-6150	INSURANCE, GROUP HE	167.71
001-4440-6332	VEHICLE REPAIR & MAIN	20.00
001-4440-6371	UTILITIES	3,235.45
001-4440-6373	TELEPHONE	190.47
001-4440-6418	SALES TAX	11.00
001-4440-6499	MISCELLANEOUS	76.12
001-4440-6506	OFFICE SUPPLIES	36.13
001-4440-6507	MISC. OPERATING SUPP	26.36
001-4440-6727	CAPITAL EQUIPMENT	731.15
001-4445-6320	BUILDING & GROUNDS	5.58
001-4445-6371	UTILITIES	2,572.68
001-4445-6373	TELEPHONE	139.53
001-4445-6418	SALES TAX	2,431.00
001-4445-6490	PROFESSIONAL SERVICE	55.00
001-4445-6503	MERCHANDISE FOR RES	2,714.11
001-4445-6506	OFFICE SUPPLIES	49.95
001-4445-6507	MISC. OPERATING SUPP	2,461.33
001-5520-6413	PAYMENTS TO OTHER A	318.00
001-6611-6150	INSURANCE, GROUP HE	1,891.58
001-6611-6230	TRAVEL & TRAINING	661.00
001-6611-6331	MOTOR VEHICLE OPER.	38.38
001-6611-6499	MISCELLANEOUS	37.80
001-6620-6150	INSURANCE, GROUP HE	2,027.27
001-6620-6230	TRAVEL & TRAINING	92.42
001-6620-6373	TELEPHONE	209.74
001-6620-6402	PUBLICATION ADV/LEGA	631.06
001-6620-6490	PROFESSIONAL SERVICE	19.00
001-6620-6499	MISCELLANEOUS	37.80
001-6620-6506	OFFICE SUPPLIES	184.34
001-6620-6508	PETTY CASH/POSTAGE	114.74
001-6640-6490	PROFESSIONAL SERVICE	600.00
001-6650-6150	INSURANCE, GROUP HE	202.82
001-6650-6320	BUILDING & GROUNDS	1,370.99
001-6650-6371	UTILITIES	103.08
001-6650-6490	PROFESSIONAL SERVICE	47.20
001-6650-6499	MISCELLANEOUS	48.00
033-4410-6150	INSURANCE, GROUP HE	216.98
033-4410-6505	CATALOGING SUPPLIES	574.93
033-4410-6506	OFFICE SUPPLIES	33.22
033-4410-6772	BOOKS	80.32
110-2210-6150	INSURANCE, GROUP HE	3,672.76
110-2210-6320	BUILDING & GROUNDS	376.59
110-2210-6331	MOTOR VEHICLE OPER.	1,147.53
110-2210-6332	VEHICLE REPAIR & MAIN	243.90
110-2210-6350	EQUIPMENT REPAIR &	177.95
110-2210-6371	UTILITIES	33.80
110-2210-6373	TELEPHONE	423.88
110-2210-6490	PROFESSIONAL SERVICE	1,631.00
110-2210-6504	MINOR EQUIPMENT	1,727.23
110-2210-6507	MISC. OPERATING SUPP	119.95
110-2210-6526	ROAD MAINT. SUPPLIES	1,603.57
115-6300-6150	INSURANCE, GROUP HE	236.08
313-8763-6490	PROFESSIONAL SERVICE	291.89
313-8763-6798	CAPITAL PROJECT	61,089.11
320-8774-6490	PROFESSIONAL SERVICE	116.00
320-8774-6798	CAPITAL PROJECT	10,133.60
324-8775-6490	PROFESSIONAL SERVICE	600.00
350-8790-6727	CAPITAL EQUIPMENT	280,593.02

Account Summary

Account Number	Account Name	Payment Amount
600-9810-6150	INSURANCE, GROUP HE	1,627.29
600-9810-6210	DUES & SUBSCRIPTIONS	429.36
600-9810-6230	TRAVEL & TRAINING	60.00
600-9810-6320	BUILDING & GROUNDS	400.10
600-9810-6330	MOTOR VEHICLE MAINT	96.52
600-9810-6331	MOTOR VEHICLE OPER.	103.00
600-9810-6371	UTILITIES	6,736.05
600-9810-6373	TELEPHONE	101.88
600-9810-6418	SALES TAX	3,200.00
600-9810-6419	DATA PROCESSING	177.18
600-9810-6490	PROFESSIONAL SERVICE	2,907.21
600-9810-6499	MISCELLANEOUS	486.51
600-9810-6506	OFFICE SUPPLIES	90.60
600-9810-6507	MISC. OPERATING SUPP	7,630.25
602-9810-6490	PROFESSIONAL SERVICE	334.25
610-9815-6150	INSURANCE, GROUP HE	1,605.86
610-9815-6181	CLOTHING ALLOWANCE	387.32
610-9815-6210	DUES & SUBSCRIPTIONS	160.30
610-9815-6331	MOTOR VEHICLE OPER.	127.21
610-9815-6371	UTILITIES	4,044.11
610-9815-6373	TELEPHONE	161.46
610-9815-6418	SALES TAX	37.00
610-9815-6419	DATA PROCESSING	177.18
610-9815-6425	TESTING PERMITS	907.20
610-9815-6490	PROFESSIONAL SERVICE	6,470.19
610-9815-6499	MISCELLANEOUS	49.98
610-9815-6507	MISC. OPERATING SUPP	1,028.98
740-9211-6800	CAPITAL FEE	638.00
	Grand Total:	479,309.63

Project Account Summary

Project Account Key	Payment Amount
None	479,309.63
Grand Total:	479,309.63

City of Story City, IA**CONTACT INFORMATION:**

Jason Miller/Andrew Inhelder/Dan Molini

Phone: 515-964-1920

JMiller@MSA-PS.com

AInhelder@MSA-PS.com

DMolini@MSA-PS.com

**DATE:**

July 28, 2021

STORY CITY WASTEWATER - PHASE 1 IMPROVEMENTS**PROJECT DESCRIPTION:**

This project is to address the Phase 1 improvements identified in the Facility Plan. The proposed improvements include updates and replacement of the ultraviolet (UV) disinfection system.

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST:

\$1,085,000.00 (Base Bid)
\$88,000.00 (Bid Alternative #1)
\$1,173,000.00 (TOTAL)

ORIGINAL CONTRACT PRICE:

\$1,050,637.00

CHANGE ORDERS:

CO#1: -19,414.90 (APPROVED)
CO#2: -6,079.16 (APPROVED)

CURRENT CONTRACT PRICE:

\$1,025,142.94

STATUS:

The City, MSA, and Weidner met on site on June 30, 2021. At this meeting Weidner's request to move the final completion date of the contract from July 18, 2021 to September 15, 2021 was discussed. The reasoning cited by Weidner for the time extension is material delays. At the meeting it was decided:

- Weidner will focus on completing the punchlist items by the original final completion date of July 18, 2021.
- The extension would be considered to provide for seeding during the proper seeding window.

City of Story City, IA**CONSTRUCTION PROGRESS PHOTOS:**

City of Story City, IA**COMPLETED STEPS:**

- **May 4:** Weidner submitted Pay Application No. 1 to MSA for review
- **May 5:** Preconstruction meeting held with City staff, MSA, and Weidner Construction via Skype
- **May 12:** MSA returned reviewed Pay Application No. 1 to City
- **May 19:** Notice to Proceed
- **June 4:** Site visit to discuss construction phasing
- **June 16:** Weidner provides Change Order #1 for \$19,414.90 deduct
- **June 29 - July 6:** Mobilization, concrete debris removal and rip rap placement
- **July 10:** Weidner provides Change Order #2 for \$6,079.16 for deduct
- **July 14:** Weidner submitted Pay Application No. 2 to MSA for review. MSA returned reviewed Pay Application No. 2 to City.
- **September 22:** Weidner completed installation of the temporary weirs.
- **September 24:** Weidner completed the installation of the bypass piping.
- **September 30:** Weidner preparing foundation for new UV channel.
- **October 2:** MSA returned reviewed Pay Application No. 3 to City.
- **October 8:** Weidner installed rebar for the new UV structure slab.
- **October 12:** Weidner installed the waterstop that will be located between the slab and walls of the new UV structure.
- **October 13:** Weidner installed rebar for the piers that the shelter will be installed on later in the project.
- **October 14:** Construction progress meeting held with Weidner, MSA, and City staff.
- **October 15:** Weidner completed the concrete pour for the slab of the new UV structure.
- **October 20:** Weidner prepared the forms in preparation of the concrete pour for the center wall of the new UV structure.
- **October 21:** Weidner completed the concrete pour for the center wall of the new UV structure.
- **October 30:** Construction progress meeting held with Weidner, MSA, and City staff.

City of Story City, IA

- **November 8:** Weidner completed the rebar and forms for the exterior walls of new UV structure.
- **November 9:** Weidner completed the concrete pour for the exterior walls for the new UV structure.
- **November 20:** Weidner completed the concrete pour for the weir base and north piers.
- **November 30:** Construction progress meeting held with Weidner, MSA, and City staff.
- **December 2:** Weidner is preparing the boxouts to install the slide gates for the new UV structure.
- **December 4:** Weidner finished installing the slide gates for the new UV Structure.
- **December 11:** Construction progress meeting held with Weidner, MSA, and City staff.
- **December 15:** Weidner completed the installation of the pipe penetration in the existing UV building.
- **December 17:** Weidner completed installation of the pipe between the existing UV building and the new UV structure.
- **February 2:** Construction progress meeting held with Weidner, MSA, and City staff.
- **March 5:** Weidner completed pouring of the southwest and southeast pier footings.
- **March 9:** Weidner completed pouring of the piers for the shelter over the UV structure.
- **March 12:** Team Services took core samples of the UV structure footing.
- **March 31:** Weidner completed concrete pour for the UV structure steps and equipment pads.
- **April 14:** Representatives from Electric Pump are on site to start-up the Trojan UV disinfection system. The UV disinfection system is now operational.
- **April 15:** A representative from GPM is on site to start-up the composite sampler. The composite sampler is now operational.
- **May 7:** A construction meeting was held, and it was determined May 7, 2021 is the date the project was considered substantially complete. Weidner is close to complete with the shelter, only the roof and gutters are remaining.
- **June 9:** Sidewalk poured at UV structure.
- **June 23:** Chainlink fence is installed.
- **June 30:** The City, MSA, and Weidner met on site for a construction meeting.

City of Story City, IA**TENTATIVE CONSTRUCTION SCHEDULE (PROVIDED BY WEIDNER) & NEXT STEPS:**

- | | |
|-----------------------|--|
| July – August: | Remaining roofing materials come in and the roof can be finished. HVAC materials come in and can be installed. |
| September: | Seeding |



City of Story City, IA

CONTRACTOR PAY APPLICATION STATUS LOG:

Pay Application No.	Application Period	Total Completed and Stored to Date	Retainage	Recommended Payment	Balance to Finish + Retainage	Date Approved by Owner
1	4/1/2020 - 4/30/2020	\$15,000.00	\$750.00	\$14,250.00	\$1,036,387.00	May 5, 2020
2	5/1/2020 - 7/6/2020	\$186,719.02	\$9,335.95	\$163,133.07	\$847,759.87	July 21, 2020
3	7/7/2020 - 9/30/2020	\$276,029.02	\$13,801.45	\$84,844.50	\$762,915.37	October 5, 2020
4	10/1/2020 - 10/31/2020	\$591,850.37	\$29,592.52	\$300,030.28	\$462,885.09	November 16, 2020
5	11/1/2020 - 11/30/2020	\$668,424.37	\$33,421.22	\$72,745.30	\$390,139.79	December 21, 2020
6	12/1/2020 - 12/31/2020	\$751,193.76	\$37,559.68	\$78,630.93 - \$4,000.00 (Requested by Owner: Concrete) = \$74,630.93	\$311,508.86	February 15, 2021
7	1/1/2021 - 3/31/2021	\$804,118.76	\$40,205.93	\$50,278.75	\$261,230.11	April 6, 2021
8	02/01/2021 - 04/30/2021	\$925,449.76	\$46,272.49	\$119,264.44	\$145,965.67	May 17, 2021
9	05/01/2021 - 05/31/2021	\$937,449.76	\$46,872.49	\$11,400.00	\$134,565.67	June 21, 2021
10	06/01/2021 - 06/30/2021	\$989,417.76	\$49,470.89	\$49,368.60	\$85,196.07	July 6, 2021

City of Story City, IA

NORTH PARK PHASE 3

PROJECT DESCRIPTION: This project is for the design and construction administration of the third phase of the North Park improvements. Project is in the northeastern area of the park which will include such things as: trail routing, playground equipment improvements and rubber surfacing under playground equipment.

STATUS: Construction

RECENTLY COMPLETED STEPS:

- March 14th:** Council to set dates for bidding project
- April 15th:** Bids due & bid opening
- April 19th:** Council consider bids and award project to Caliber Concrete.
- May 13th:** Pre-construction meeting to discuss schedule & start date
- May 17th:** Council to review & approve construction contract, bonds & issue Notice to Proceed.
- July 27th:** Playground equipment delivered.

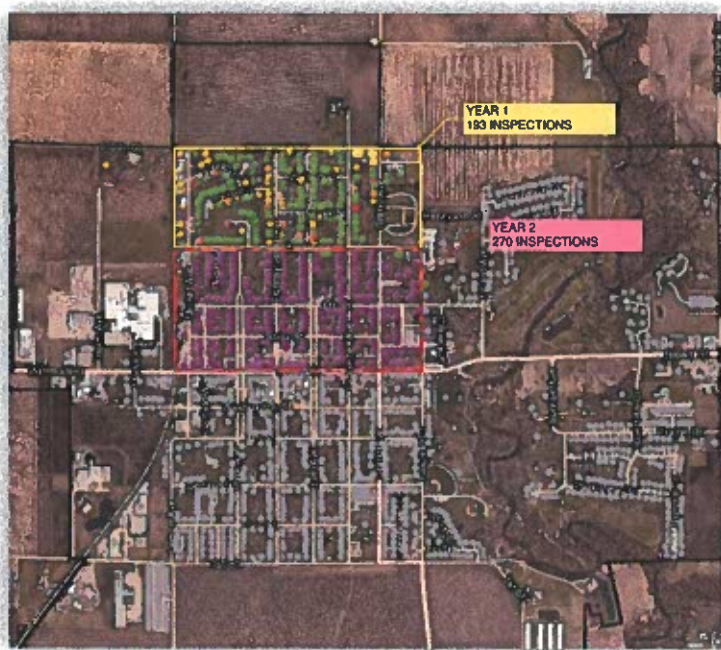
ANTICIPATED TIMELINE & NEXT STEPS:

- Mid July:** Caliber to Mobilize and begin site work
- Late August:** Playground installation
- Late September:** Rubber surfacing completed
- April 1, 2022:** Substantial Completion Date
- May 2, 2022:** Final Completion Date



City of Story City, IA
SUMP PUMP INSPECTIONS – YEAR 2
PROJECT DESCRIPTION:

This project is for sump pump inspections of approximately 193 properties during 2019 and 270 during 2021. This is year two of a seven-year project that coincides with the City's sewer televising program. Public outreach, education, and notifications are included as part of this project.

Year 2 Inspections Locations:

Year 1 Results

STATUS:

Year 1 inspections have been complete with 10 requiring corrective action. Year 2 inspections to begin in Fall of 2021.

RECENTLY COMPLETED STEPS:

June 9th: Council approval of project

ANTICIPATED TIMELINE & NEXT STEPS:

August 17th, 6-8PM: Public information meeting with residents – This may shift depending on when mailings can go out.

August/September: Perform sump pump inspections within Year 2 Area.



1913 Herschell-Spillman Carousel

CITY OF STORY CITY

504 Broad Street
Story City, IA 50248
515.733.2121
www.cityofstorycity.org

August 2, 2021

TO: Mayor, City Administrator and City Council

FROM: Cheryl Murken, Utility Clerk

RE: Water Utility Accounts

The following water utility account has been sent to the Story County Treasurer's office to be attached to the property tax assessment with an updated dollar amount.

Owner: ICH Properties, LC
Property Address: 614 Broad St.
Story City, IA 50248
Amount of Lien: \$249.49

Bertha Bartlett Public Library

Board Meeting

Thursday, July 22nd, 2021

6:00pm

Meeting held via Zoom and at Library

Present: Lynn Cummings, Matt Emerson, Duane Fournier (via Zoom), Kolleen Taylor (Director), City Council Representative Mary Kay Solberg, Jessica Hensch and Chris Feil.

Called to Order: 6:05p

Changes to and approval of the Agenda:

Add "Lights" to "Citizen's Appearance"

Add "Report Submission" to "New Business"

Approval of Minutes:

Motion to approve the June 2021 minutes by Cummings, seconded by Emerson, approved unanimously.

Citizen's Appearance:

City council representative Mary Kay Solberg reports that the GCC mentioned the LED lights were out that outline the building. The GCC offered to get an estimate. The repair is not required to be done.

Nelson Electric was asked to give an estimate of how much it would cost to fix it. An estimate has been presented to the board in the amount of \$735.00.

Treasurer's Report

P and L:

Story City:

Start of new fiscal year. There were some funds left over at the end of the last year.

Gilbert:

Slightly over what was budgeted.

June Bills:

"Piano maintenance" items are for polishing the piano.

The meeting owl and the TV are able to be funded by a grant earned by the library.

Hensch motions to approve July 2021 bills. Cummings seconds. Approved unanimously.

Circulation:

Circulation is up from this time last year. Taylor reports that the reference questions are increasing. Gilbert is also staying very busy 900 items going through circulation at that site.

Correspondence/Communications:

Taylor reports her email had gone out due to the email service being contracted through the state library.

What other options are there for communication methods? Something that needs to be ironed out. A group text will be sent out to everyone when emergent items come up. At that point it will be decided whether or not an emergency meeting is necessary.

Gilbert Update –

Circulation is high at the Gilbert site.

New Business

Authorization to begin advertising for Assistant Director – Full-Time/Salary Discussion

Motion to approve advertising the Assistant Director position as a full-time position by Hensch, seconded by Emerson. Approved unanimously.

Discussion on Communications – Discussed earlier

Report Submission by Taylor –

Motion to approve submission of the state report by Hensch, seconded by Hensch, approved unanimously.

Old Business

Architect Contract – Needs signed and board approval

Feil reports he asked for the contract to be split in two phases. Phase two will not be signed until phase 1 is complete.

Phase 1 includes programming and multiple concept designs for an amount not to exceed \$7,500.00.

Motion to sign the Phase 1 architecture contract by Hensch, seconded by Cummings, approved unanimously.

Wages for 2021 – 2022 Fiscal Year

Motion to increase the base wage to \$9.25 by Hensch, seconded by Emerson. Approved unanimously.

Motion to approve Library Director salary of \$66,330 by Emerson, seconded by Cummings. Approved unanimously.

Circulation Policies Reviewed (Patron Policy; Patron Registration Policy; Policy for Media Equipment; Fine Policy; Basic Circulation Policy)

Fine Policy – Increase fine amounts for replacements by \$2.00.

Patron Policy –

Remove “The library does not provide a babysitting service”.

For III, add “smoking/vaping/chewing tobacco”.

Motion to approve these policies with the suggested changes by Hensch, seconded by Cummings.

Approved unanimously.

Adjournment: Motion to adjourn Emerson, second Feil. Approved unanimously at 7:39p.

Next Meeting: Thursday, August 26th at 6pm at the library.

Jessica Hensch

Secretary

Board of Trustees