



CITY OF ANAMOSA
CITY COUNCIL AGENDA – REGULAR SESSION

MONDAY, SEPTEMBER 23, 2024 – 6:00 P.M.

ANAMOSA LIBRARY & LEARNING CENTER

600 EAST 1ST STREET, ANAMOSA, IA 52205

Zoom Meeting Link (Viewing Only)
<https://us02web.zoom.us/j/8012629567>

Meeting ID: 801 262 9567

Passcode: Anamosa

Join by Telephone
+1 312 626 6799 US
Meeting ID: 801 262 9567
Passcode: 4952698

*To address the City Council, please wait for the Mayor to open the floor for public comment on an agenda item.
Before speaking, approach the podium, provide your name and address, and limit comments to five (5) minutes per agenda item.
Profane, obscene, or slanderous language will not be permitted.*

- 1.0) **Roll Call**
- 2.0) **Pledge Of Allegiance**
- 3.0) **Consent Agenda (Review & Approve):**
 - a) Minutes from September 9, 2024 – Regular Session
 - b) Current bills
- 4.0) **Public Hearings:**
 - 4.1) **Public Hearing – To approve the rezoning request of the Kouba Subdivision and the Final Plat of the Kouba Subdivision-First Addition**
 - a) *Mayor opens the public hearing.*
 - b) *Proceedings.*
 - c) *Mayor closes the public hearing.*
 - 4.2) **Resolution 2024-51 – Approving the Final Plat of the Kouba Subdivision First Addition. Roll Call.**
 - 4.3) **Ordinance 963 – Rezoning the property, entitled the Kouba Subdivision, in Anamosa, Iowa, from 4R-2 (Multi-Family Residential) to 5-R1 (Single Family Residential). Roll Call. Possible Waiver of 2nd and 3rd Readings.**
- 5.0) **Proclamations: (None)**
- 6.0) **Postponed Items:**
 - 6.1) **Ordinance 961 – 2nd Reading – An Ordinance repealing Ordinance 953 pertaining to the Vacant Building Permit and Inspection Process (First Reading). Roll Call. Possible Waiver of 3rd Reading.**
 - 6.2) **Ordinance 962 – 2nd Reading – Rezoning the property, entitled the Northlands Subdivision, in Anamosa, Iowa, from A-1 (Agricultural) to 8-R1 (Residential Single Family), C-2 (Arterial Commercial), and M-1 (Light Industrial). Roll Call. Possible Waiver of 3rd Reading.**
- 7.0) **Council Action Items:**
 - 7.1) **Project Status Update – HR Green (documents only).**
 - 7.2) **Resolution 2024-52 – To hire and set the wages for the position of Part Time Library Clerk for Fiscal Year ending June, 30, 2025. Roll Call.**
 - 7.3) **Review & Approve (Consent Agenda) – Pay requests, totaling \$261,121.19.**
 - a) From Peak Construction, in the amount of \$259,021.18, for Phase 2 of the Downtown Revitalization Project.
 - b) From HR Green, in the amount of \$2,100.01, for the WTP Disinfection System CPS Project.
- 8.0) **City Administrator's Report**
- 9.0) **Mayor & Council Reports**
 - 9.1) Mayor's report
 - 9.2) Council reports
- 10.0) **Public Comment For Items Not On The Agenda**
- 11.0) **Adjournment**

STATEMENT OF COUNCIL PROCEEDINGS

September 9, 2024

The City Council of the City of Anamosa met in Regular Session September 9, 2024, at the Anamosa Library & Learning Center at 6:00 p.m. with Mayor Rod Smith presiding. The following Council Members were present: Rich Crump, Dan Smith, Todd Weimer, Brooke Gombert, Teresa Tuetken and Kay Smith. Also present were Jeremiah Hoyt, City Administrator and Penny Lode, City Clerk.

Mayor Rod Smith called the meeting to order at 6:02 p.m. Roll call was taken with a quorum present.

Motion by Crump, seconded by D. Smith approving consent agenda items: Minutes of 08/26/24 Regular Session; Current bills; Liquor Licenses and Noise/Street closure permits. Ayes – all. Nays: none. Motion carried.

Mayor Smith opened the Public Hearing on the rezoning request of the Northlands Subdivision and the Final Plat of the Northlands Subdivision Second Addition at 6:05 p.m. There was no public comment. Mayor closed the Public Hearing at 6:06 p.m.

Motion by Weimer, seconded by D. Smith approving Resolution 2024-48 approving the Final Plat of the Northlands Subdivision Second Addition. Roll vote: Ayes-D. Smith, K. Smith, Tuetken, Weimer, Crump, Gombert. Nays-none. Motion carried.

Motion by Crump, seconded by Weimer approving Ordinance 962 rezoning the property entitled Northlands Subdivision in Anamosa, IA from A-1 Agricultural to 8-R-1 Single Family Residential, C-2 Arterial Commercial, and M-1 Light Industrial. Roll vote: Ayes-K. Smith, Tuetken, Weimer, Crump, Gombert, D. Smith. Nays-none. Motion carried.

Motion by K. Smith, seconded by Weimer to waive the 2nd and 3rd readings of Ordinance 962. Roll vote: Ayes-none. Nays-Tuetken, Weimer, Crump, Gombert, D. Smith, K. Smith. Motion failed.

Motion by Crump, seconded by Gombert approving Ordinance 961 repealing Ordinance 953 pertaining to the Vacant Building Permit and Inspection Process. Roll vote: Ayes-Weimer, Tuetken, D. Smith, Gombert, Crump. Nays-K. Smith. Motion carried.

Melissa Clow from HR Green provided a project status update on the 3rd Street Sidewalk project and the Dillon Military Bridge.

Motion by D. Smith, seconded by Weimer approving Resolution 2024-45 amending the deadline for the consideration of bids and setting the award date for the Flow Equalization Improvement Project. Roll vote: Ayes-Tuetken, K. Smith, D. Smith, Gombert, Crump, Weimer. Nays-none. Motion carried.

Motion by Crump, seconded by Tuetken approving Resolution 2024-46 approving the salary change request submitted by the Assistant Streets Department Superintendent, due to satisfying probationary requirements. Roll vote: Ayes-K. Smith, D. Smith, Gombert, Crump, Weimer, Tuetken. Nays-none. Motion carried.

Motion by Crump, seconded by Weimer approving Resolution 2024-47 setting the date for Public Hearing on rezoning request for Kouba Subdivision and Final Plat of Kouba Subdivision Second Addition. Roll vote: Ayes-D. Smith, Gombert, Crump, Weimer, Tuetken, K. Smith. Nays-none. Motion carried.

Motion by K. Smith, seconded by Crump approving Resolution 2024-49 approving the placement of two stop signs at McNamara Drive and Maquoketa Street. Roll vote: Ayes-Gombert, Crump, Weimer, Tuetken, K. Smith, D. Smith. Nays-none. Motion carried.

Motion by Crump, seconded by Weimer amending and setting the date for the first regular City Council meeting in November 2024. Roll vote: Ayes – Crump, Gombert, D. Smith, K. Smith, Tuetken, Weimer. Nays-none. Motion carried.

Motion by Gombert, seconded by Weimer to move forward with Conservation Easement for the historic Anamosa Public Library (former Anamosa Police Department) building located at 100 E 1st Street. All ayes. Motion carried.

Motion by Weimer, seconded by Crump approving the temporary waiver of Anamosa Personnel Policy 9.06 for the Anamosa Firefighter’s Fall Fundraiser on September 28, 2024. All ayes. Motion carried.

Motion by Crump, seconded by Weimer to accept the resignation of City Clerk, Penny Lode. Ayes-K. Smith, Tuetken, Weimer, Crump, D. Smtih. Nays-Gombert. Motion carried.

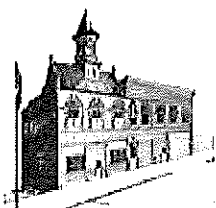
Motion by Crump, seconded by K. Smith approving consent agenda pay requests totaling \$339,546.49. All ayes. Motion carried.

Meeting adjourned at 7:06 p.m.

Rod Smith, Mayor

ATTEST:

Jeremiah Hoyt, City Administrator



City of Anamosa, IA

Expense Approval Report

By Fund

Post Dates 9/10/2024 - 9/23/2024

Vendor Name	Post Date	Description (Item)	Account Number	Amount
Fund: 001 - GENERAL FUND				
VISA	09/18/2024	WAL-MART	001-110-6504	17.76
VISA	09/18/2024	AMAZON	001-110-6504	75.78
VISA	09/18/2024	US POSTMASTER	001-110-6508	9.68
VISA	09/18/2024	US POSTMASTER	001-110-6508	9.96
VISA	09/18/2024	US POSTMASTER	001-110-6508	9.96
VISA	09/18/2024	WAL-MART	001-110-6535	12.42
VISA	09/18/2024	WAL-MART	001-110-6535	40.68
VISA	09/18/2024	WHEN I WORK RENEWAL	001-622-6490	2,416.80
VISA	09/18/2024	ZOOM	001-622-6430	15.99
IPERS COLLECTIONS	09/13/2024	IPERS	001-000-2203	-95.06
941 TAX EFT PAYMENT	09/13/2024	MEDICARE TAX	001-000-2206	-17.76
941 TAX EFT PAYMENT	09/13/2024	SOCIAL SECURITY TAX	001-000-2202	-75.94
941 TAX EFT PAYMENT	09/13/2024	FEDERAL TAX	001-000-2200	-68.93
TREASURER STATE OF IOWA	09/13/2024	STATE TAX	001-000-2201	-32.74
TREASURER STATE OF IOWA	09/13/2024	STATE TAX	001-000-2201	-3.06
IPERS COLLECTIONS	09/13/2024	IPERS	001-000-2203	261.76
THE HARTFORD	09/13/2024	AD&D	001-000-2208	54.00
WELLMARK BLUE CROSS BLUE	09/13/2024	ALLIANCE HEALTH INSURANC	001-000-2205	22,891.60
WELLMARK BLUE CROSS BLUE	09/13/2024	BLUE ADVANTAGE HEALTH IN	001-000-2205	5,189.09
COLLECTION SERVICES CENTE	09/13/2024	COLLECTION SERVICES	001-000-2204	257.55
DELTA DENTAL PLAN OF IOWA	09/13/2024	DELTA DENTAL INSURANCE	001-000-2205	1,277.62
CITY OF ANAMOSA	09/13/2024	FLEXIBLE - CHILDCARE	001-000-2204	96.15
CITY OF ANAMOSA	09/13/2024	FLEX - MEDICAL	001-000-2204	123.23
IPERS COLLECTIONS	09/13/2024	IPERS	001-000-2203	7,668.84
THE HARTFORD	09/13/2024	LIFE INSURANCE	001-000-2208	405.00
THE HARTFORD	09/13/2024	LTD	001-000-2208	358.57
IPERS COLLECTIONS	09/13/2024	IPERS	001-000-2203	3,873.14
VSP Insurance Co	09/13/2024	VSP INSURANCE	001-000-2205	343.64
941 TAX EFT PAYMENT	09/13/2024	MEDICARE TAX	001-000-2206	2,192.82
941 TAX EFT PAYMENT	09/13/2024	SOCIAL SECURITY TAX	001-000-2202	9,375.94
941 TAX EFT PAYMENT	09/13/2024	FEDERAL TAX	001-000-2200	5,191.50
TREASURER STATE OF IOWA	09/13/2024	STATE TAX	001-000-2201	2,547.79
				64,423.78
Fund 001 - GENERAL FUND Total:				64,423.78
Fund: 041 - LIBRARY FUND				
BAKER & TAYLOR	09/16/2024	BOOKS	041-410-6501	738.30
BLADE PEST MANAGEMENT L	09/16/2024	PEST CONTROL	041-410-6475	70.00
OFFICE EXPRESS	09/16/2024	COPY PAPER	041-410-6535	85.80
EDWARDS SANITATION	09/16/2024	TRASH REMOVAL	041-410-6475	47.50
PETTY CASH	09/16/2024	BOOK PURCHASE/AUTHOR VI	041-410-6502	16.00
VISA	09/16/2024	LEARNING CIRCUIT REGISTRAT	041-410-6445	25.00
VISA	09/16/2024	AMAZON - DVDS	041-410-6501	19.96
VISA	09/16/2024	AMAZON - DVDS	041-410-6501	58.89
VISA	09/16/2024	AMAZON - DVDS	041-410-6501	24.99
VISA	09/16/2024	US POSTMASTER- INTERLIBRA	041-410-6508	16.04
VISA	09/16/2024	WAL-MART	041-410-6535	12.26
VISA	09/16/2024	WAL-MART	041-410-6535	41.31
VISA	09/16/2024	AMAZON	041-410-6537	13.99
VISA	09/16/2024	AMAZON - DVDS	041-410-6537	10.36
VISA	09/16/2024	WAL-MART	041-410-6537	9.52
VISA	09/16/2024	AMAZON	041-410-6537	176.35
VISA	09/16/2024	WAL-MART	041-410-6537	59.95

Expense Approval Report

Post Dates: 9/10/2024 - 9/23/2024

Vendor Name	Post Date	Description (Item)	Account Number	Amount
VISA	09/16/2024	AMAZON	041-410-6540	12.48
				<u>1,438.70</u>
Fund 041 - LIBRARY FUND Total:				<u>1,438.70</u>
Fund: 043 - PARKS & RECREATION				
VISA	09/18/2024	MUSIC IN THE PARK	043-430-6490	149.96
VISA	09/18/2024	MUSIC IN THE PARK	043-430-6490	147.98
VISA	09/18/2024	FLAG FOOTBALL	043-430-6531	2,692.00
VISA	09/18/2024	AMAZON	043-430-6535	36.38
VISA	09/18/2024	WAL-MART	043-430-6535	25.28
VISA	09/18/2024	AMAZON	043-430-6535	112.99
				<u>3,164.59</u>
Fund 043 - PARKS & RECREATION Total:				<u>3,164.59</u>
Fund: 044 - AQUA COURT				
VISA	09/18/2024	US POSTMASTER	044-440-6470	30.45
VISA	09/18/2024	POOL CONCESSIONS	044-440-6546	133.48
				<u>163.93</u>
Fund 044 - AQUA COURT Total:				<u>163.93</u>
Fund: 046 - LAWRENCE COMMUNITY CENTER FUND				
VISA	09/18/2024	WAL-MART	046-460-6541	96.65
				<u>96.65</u>
Fund 046 - LAWRENCE COMMUNITY CENTER FUND Total:				<u>96.65</u>
Fund: 122 - LOCAL OPTION TAX 65%				
5 STAR PLUMBING, INC	09/16/2024	BACKFLOW DEVICE	122-410-6727	1,455.30
MIDWEST TAPE LLC	09/16/2024	HOOPLA	122-410-6725	144.77
KONICA PREMIER FINANCE	09/16/2024	COPIER LEASE	122-410-6727	680.29
VISA	09/16/2024	SYCAMORE MEDIA CORP	122-410-6725	44.00
VISA	09/16/2024	PAYPAL	122-410-6725	55.00
VISA	09/16/2024	CALICO PIE	122-410-6725	66.77
				<u>2,446.13</u>
Fund 122 - LOCAL OPTION TAX 65% Total:				<u>2,446.13</u>
Fund: 600 - WATER FUND				
US POSTMASTER	09/16/2024	UB POSTAGE	600-810-6508	394.22
				<u>394.22</u>
Fund 600 - WATER FUND Total:				<u>394.22</u>
Fund: 610 - WASTEWATER FUND				
VISA	09/18/2024	WAL-MART	610-815-6535	50.88
VISA	09/18/2024	IOWA RURAL WATER	610-815-6445	235.00
VISA	09/18/2024	AMAZON	610-815-6504	282.98
VISA	09/18/2024	AMAZON	610-815-6535	50.81
VISA	09/18/2024	AMAZON	610-815-6554	78.99
US POSTMASTER	09/16/2024	UB POSTAGE	610-815-6508	394.23
				<u>1,092.89</u>
Fund 610 - WASTEWATER FUND Total:				<u>1,092.89</u>
Grand Total:				<u><u>73,220.89</u></u>

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
001 - GENERAL FUND	64,423.78	64,423.78
041 - LIBRARY FUND	1,438.70	1,438.70
043 - PARKS & RECREATION	3,164.59	3,164.59
044 - AQUA COURT	163.93	163.93
046 - LAWRENCE COMMUNITY CENTER FUND	96.65	96.65
122 - LOCAL OPTION TAX 65%	2,446.13	2,446.13
600 - WATER FUND	394.22	394.22
610 - WASTEWATER FUND	1,092.89	1,092.89
Grand Total:	73,220.89	73,220.89

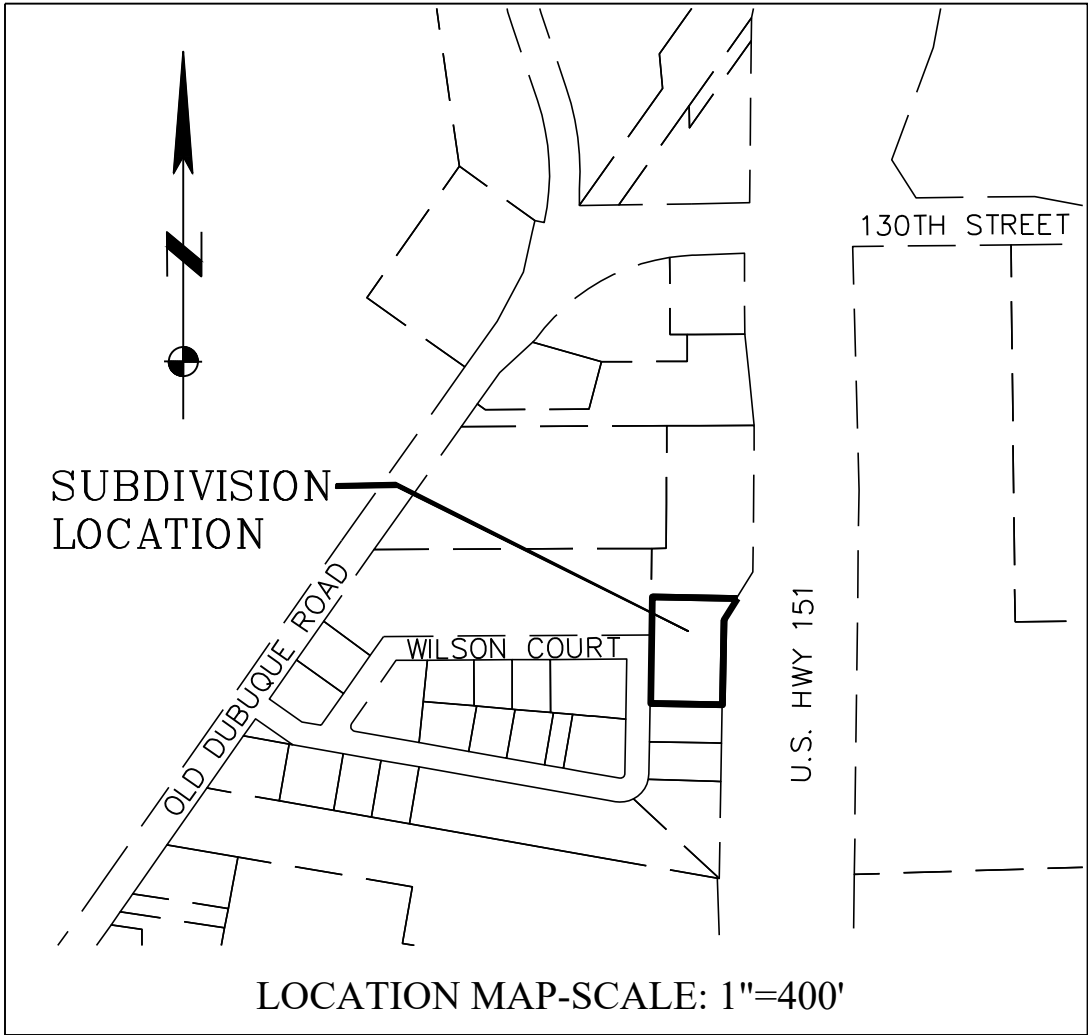
Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
001-000-2200	FIT HOLDING	5,122.57	5,122.57
001-000-2201	SIT HOLDING	2,511.99	2,511.99
001-000-2202	FICA HOLDING	9,300.00	9,300.00
001-000-2203	IPERS HOLDING	11,708.68	11,708.68
001-000-2204	PEDC HOLDING	476.93	476.93
001-000-2205	HEALTH & CANCER INS.	29,701.95	29,701.95
001-000-2206	MEDICARE HOLDING	2,175.06	2,175.06
001-000-2208	LIFE HOLDING	817.57	817.57
001-110-6504	EQUIPMENT, SMALL	93.54	93.54
001-110-6508	SUPPLIES, POSTAGE	29.60	29.60
001-110-6535	SUPPLIES, OFFICE	53.10	53.10
001-622-6430	MEMBERSHIP DUES & S	15.99	15.99
001-622-6490	MAINT. CONTRACT SOFT	2,416.80	2,416.80
041-410-6445	TRAINING, REGISTRATIO	25.00	25.00
041-410-6475	MAINTENANCE, BLDGS	117.50	117.50
041-410-6501	BOOKS AND PERIODOCA	842.14	842.14
041-410-6502	ADULT PROGRAM SUPPL	16.00	16.00
041-410-6508	SUPPLIES, POSTAGE	16.04	16.04
041-410-6535	SUPPLIES, OFFICE	139.37	139.37
041-410-6537	SUPPLIES,CHILDRENS PR	270.17	270.17
041-410-6540	SUPPLIES, BLDGS. & GR	12.48	12.48
043-430-6490	EVENT EXPENSES	297.94	297.94
043-430-6531	SUPPLIES, REC. PROGRA	2,692.00	2,692.00
043-430-6535	SUPPLIES, OFFICE	174.65	174.65
044-440-6470	PROF SERV-TESTING & I	30.45	30.45
044-440-6546	MERCHANDISE FOR RES	133.48	133.48
046-460-6541	SUPPLIES, JANITORIAL M	96.65	96.65
122-410-6725	EQUIPMENT	310.54	310.54
122-410-6727	MAINTENANCE EQUIPM	2,135.59	2,135.59
600-810-6508	SUPPLIES, POSTAGE	394.22	394.22
610-815-6445	TRAINING, REGISTRATIO	235.00	235.00
610-815-6504	EQUIPMENT, SMALL	282.98	282.98
610-815-6508	SUPPLIES, POSTAGE	394.23	394.23
610-815-6535	SUPPLIES, OFFICE	101.69	101.69
610-815-6554	MAINTENANCE, GENERA	78.99	78.99
Grand Total:		73,220.89	73,220.89

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
None	73,220.89	73,220.89
Grand Total:	73,220.89	73,220.89

INDEX LEGEND Location: LOT 12, BLOCK 3, WILSON'S GREEN MEADOWS Requestor: FORGE, INC. Proprietors: FORGE, INC. Surveyor: GREGG E. SAMPSON, P.L.S. Company/Return to:SUSAN FORINASH HALL & HALL ENGINEERS, INC. 1860 BOYSON ROAD HIAWATHA, IOWA 52233 1-319-362-9548	SPACE RESERVED FOR RECORDING PURPOSES
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LEGAL DESCRIPTION:

A PORTION OF LOT TWELVE (12), BLOCK THREE (3) OF WILSON'S GREEN MEADOWS, CITY OF ANAMOSA, JONES COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 12;

THENCE NORTH 89°00'04" WEST ON THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12 AND THE EAST RIGHT OF WAY LINE OF WILSON COURT;

THENCE NORTH 0°59'56" EAST ON SAID EAST RIGHT OF WAY LINE AND THE WEST LINE OF SAID LOT 12, A DISTANCE OF 142.07 FEET TO THE SOUTHEAST CORNER OF LOT ONE (1), BLOCK ONE (1) OF SAID WILSON'S GREEN MEADOWS;

THENCE CONTINUING NORTH 0°59'56" EAST ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 79.76 FEET;

THENCE NORTH 89°00'04" WEST, 177.03 FEET TO THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 151 AND THE EAST LINE OF SAID LOT 12

THENCE SOUTH 31°47'08" WEST ON SAID EAST LINE AND SAID WEST RIGHT OF WAY LINE, 52.80 FEET;

THENCE SOUTH 0°59'56" WEST ON SAID EAST LINE AND SAID WEST RIGHT OF WAY LINE, 176.46 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 0.78 ACRE.

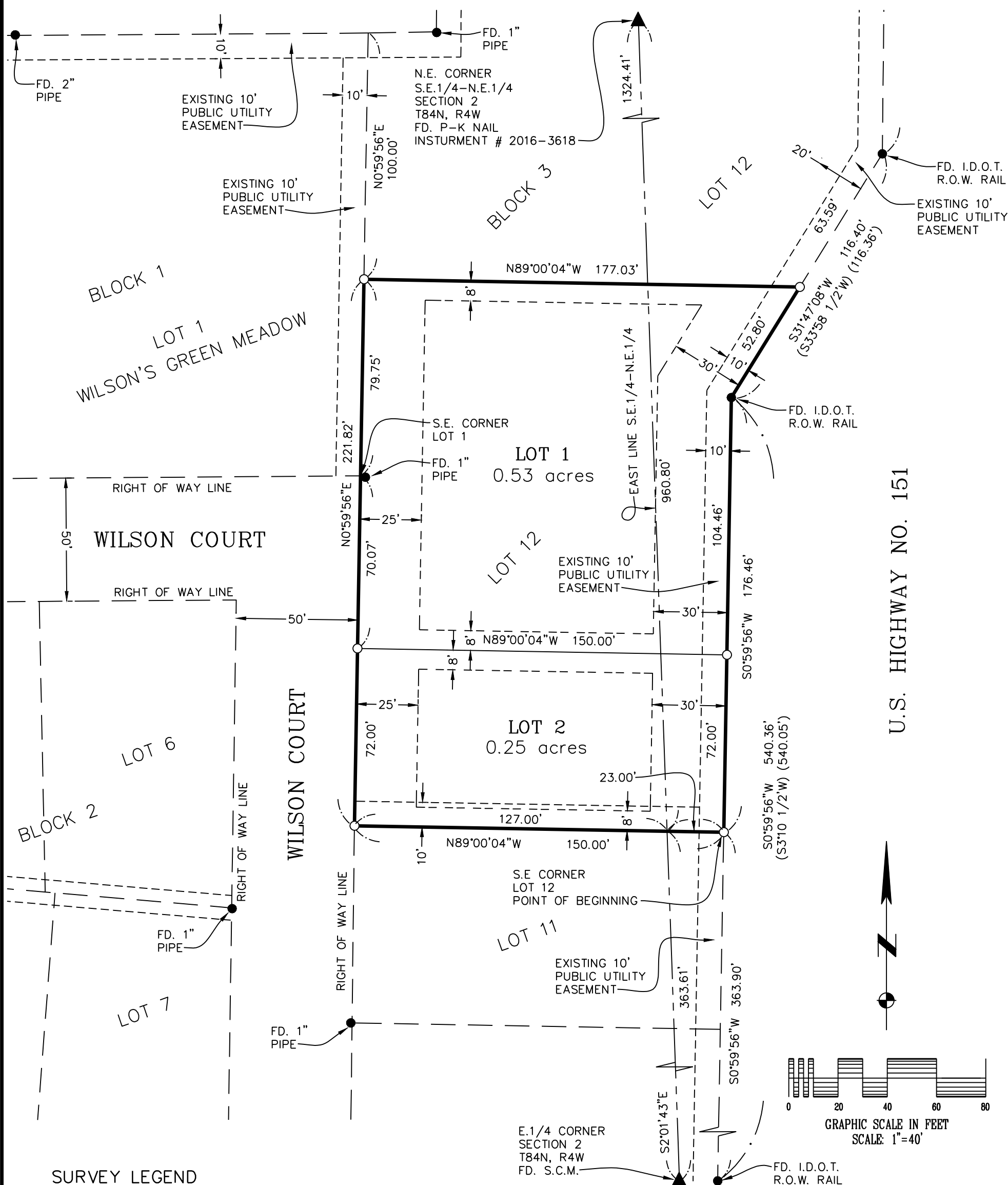
OWNER:
FORGE, INC. PO BOX 106 ANAMOSA, IOWA 52205
APPLICANT:
FORGE, INC. PO BOX 106 ANAMOSA, IOWA 52205

	I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa. Signed: _____ Date: _____ GREGG E. SAMPSON, P.L.S. Iowa License No. 14809 My license renewal date is December 31, 2024 ENTIRE SUBMISSION IS COVERED BY THIS SEAL UNLESS SPECIFIED BELOW:
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10806-24-1	Project Number:	1 of 2	Sheet:	Scale: 1"=40'	Field Book No: 268	Date: 9/4/2024	Sheet Title: FINAL PLAT KOUBA FIRST ADDITION IN THE CITY OF ANAMOSA, JONES COUNTY, IOWA
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HALL & HALL ENGINEERS, INC. <i>Leaders in Land Development Since 1953</i>		
1860 BOYSON ROAD, HIAWATHA, IOWA 52233 PHONE: (319) 362-9548 FAX: (319) 362-7595		
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE LAND SURVEYING • LAND DEVELOPMENT PLANNING www.halleng.com		
Designed by:DLK	Drawn by:DLK	Checked by:GES

FINAL PLAT
KOUBA FIRST ADDITION
IN THE CITY OF ANAMOSA, JONES COUNTY, IOWA



SURVEY LEGEND

- SET 1/2" REBAR W/ YELLOW
PLASTIC CAP NO. 14809
UNLESS OTHERWISE NOTED
- FD. MONUMENT AS NOTED
- () RECORDED AS
- EASEMENT LINE
- - - - - SETBACK LINE
- ===== PLAT BOUNDARY
- ____ _ EXISTING LOT LINE
- _____ SECTION LINE

TOTAL AREA:
0.78 ACRE

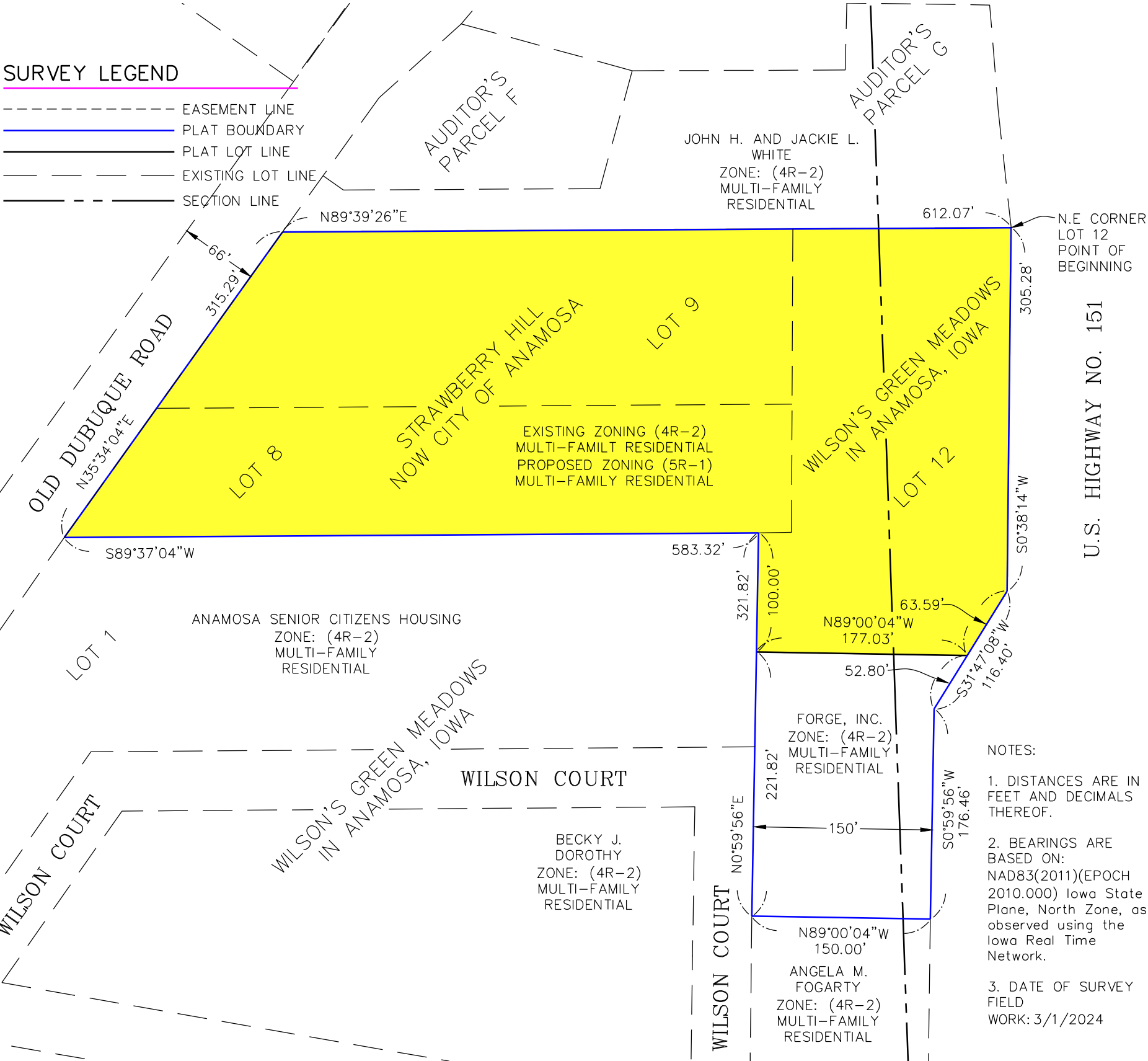
NOTES:

1. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS ARE BASED ON: NAD83 (2011) Iowa RCS Zone 10 (Cedar Rapids), as observed using the Iowa Real Time Network.
3. DATE OF SURVEY FIELD WORK: 3/5/2024
4. SETBACK LINES AS SHOWN HEREON ARE CURRENT AT THE TIME OF PLATTING. VERIFY WITH THE CITY OF ANAMOSA PRIOR TO BEGINNING CONSTRUCTION.

Sheet Title: FINAL PLAT KOUBA FIRST ADDITION IN THE CITY OF ANAMOSA, JONES COUNTY, IOWA	HALL & HALL ENGINEERS, INC. <i>Leaders in Land Development Since 1953</i>  1860 BOYSON ROAD, HIAWATHA, IOWA 52233 PHONE: (319) 362-9548 FAX: (319) 362-7595 CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE LAND SURVEYING • LAND DEVELOPMENT PLANNING www.halleng.com		
	Date: 9/4/2024	Field Book No: 268	Scale: 1"=40'
Sheet: 2 of 2	Project Number: 10806-24-1		

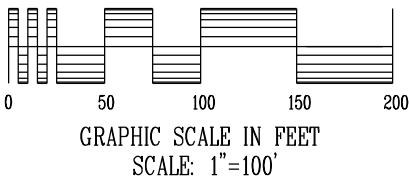
SURVEY LEGEND

- EASEMENT LINE
- PLAT BOUNDARY
- PLAT LOT LINE
- EXISTING LOT LINE
- SECTION LINE



REZONING EXHIBIT

PARTS OF OUTLOTS 8 AND 9, STRAWBERRY HILL NOW ANAMOSA AND LOT 12, WILSON'S GREEN MEADOW, ANAMOSA, JONES COUNTY, IOWA



DIMENSION STANDARDS

LOT REQUIREMENTS	5 R-1	4 R-2
	SINGLE FAMILY RESIDENTIAL	MULTI FAMILY RESIDENTIAL
LOT SIZE (SF, MIN)	5,000	8,000
LOT WIDTH (FT, MIN)	50	60
HEIGHT (FT, MAX)	37.5	45

BUILDING PLACEMENT	5 R-1	4 R-2
	SINGLE FAMILY RESIDENTIAL	MULTI FAMILY RESIDENTIAL
SETBACKS (FT)		
FRONT	25	25
SIDE, INTERNAL	6	8
SIDE, CORNER	10	15
REAR	20	30

EXISTING ZONING: (4R-2) MULTI-FAMILY RESIDENTIAL

PROPOSED ZONING: (5R-1) MULTI-FAMILY RESIDENTIAL

OWNER/APPLICANT: FORGE, INC.
PO BOX 106
ANAMOSA, IOWA 52205

CONTACT: HALL & HALL ENGINEERS, INC.
1860 BOYSON ROAD
HIAWATHA, IOWA 52233
319-362-9548

LEGAL DESCRIPTION – ZONE (5R-1) MULTI-FAMILY RESIDENTIAL:

PARTS OF OUTLOT 9 AND 10 OF STRAWBERRY HILL, NOW ANAMOSA AND PART OF LOT 12 OF WILSON'S GREEN MEADOWS IN ANAMOSA, IOWA AS RECORDED IN IN BOOK F, PAGE 114 IN THE OFFICE OF THE JONES COUNTY, IOWA RECORDER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12; THENCE S0°38'14"W ON THE EAST LINE OF SAID LOT 12, A DISTANCE OF 305.28 FEET; THENCE S31°47'08"W ON SAID EAST LINE, 63.59 FEET; THENCE N89°00'04"E, 177.03 FEET TO THE WEST LINE OF SAID LOT 12; THENCE N0°59'56"E ON SAID WEST LINE, 100.00 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID WILSON'S GREEN MEADOWS AND THE SOUTH LINE OF SAID LOT 8; THENCE S89°37'04"W ON THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 583.32 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8 AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF OLD DUBUQUE ROAD; THENCE N35°34'04"E ON SAID SOUTHEASTERLY RIGHT OF WAY LINE, 315.29 FEET; THENCE N89°39'26"E ON THE NORTH LINE OF SAID LOT 12 AND ITS WESTERLY PROLONGATION, A DISTANCE OF 612.07 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 4.59 ACRES.

REZONING EXHIBIT

PARTS OF OUTLOTS 8 AND 9, STRAWBERRY HILL NOW ANAMOSA AND LOT 12, WILSON'S GREEN MEADOW, ANAMOSA, JONES COUNTY, IOWA

Sheet Title:

Date: 09/03/2024

Field Book No: 268

Scale: 1"=100'

Sheet: 1 of 1

Project Number: 10806-24-1

HALL & HALL ENGINEERS, INC.

1860 BOYSON ROAD, HIAWATHA, IOWA 52233

PHONE: (319) 362-9548 FAX: (319) 362-7595

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE

LAND SURVEYING • LAND DEVELOPMENT PLANNING

www.halleng.com

Checked by:

Drawn by: DLK

Designed by: DLK

Legal Description - Preliminary Plat

Lot 12, Block 3 of Wilson's Green Meadows to the City of Anamosa, Jones County, Iowa, according to the recorded plat thereof,

Subject to the rights of the public in all roads, easements, agreements and restrictive covenants of record.

And

Part of Out lots 8 and 9, Strawberry Hill, now Anamosa; Commencing 1.35 chains west of a certain corner stone on the line between Sections 1 and 2, Township 84, North, Range 4, West of the 5th P.M., said corner stone standing on the center between the quarter section post and the Northwest corner of SW1/4 NW1/4 of said Section 1; thence West 9.86 chains to the center of the Military Road; thence North 36° East along the center of said road 4.76 chains; thence East 7.06 chains; thence South 3.87 chains to the place of beginning; containing 3.27 acres.

Subject to the rights of the public in all highways and to all easements of record.

LEGAL DESCRIPTION - ZONE (5R-1) MULTI-FAMILY RESIDENTIAL:

PARTS OF OUTLOT 9 AND 10 OF STRAWBERY HILL, NOW ANAMOSA AND PART OF LOT 12 OF WILSON'S GREEN MEADOWS IN ANAMOSA, IOWA AS RECORDED IN IN BOOK F, PAGE 114 IN THE OFFICE OF THE JONES COUNTY, IOWA RECORDER DESCRIBED AS FOLLOWS:

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DESCRIBED PARCEL CONTAINS 4.59 ACRES.

City of Anamosa - Rezoning Request Application

Date of Application: May 17, 2024

Fee Required with Application: \$100.00

Address of property that is being requested to be rezoned: 419 Old Dubuque Road, 223 Wilson Court

Applicant(s) Name: Forge, Inc.

Applicant Address: PO Box 106, Anamosa IA 52205

Applicant Telephone: (319) 462-4435

Do Applicant(s) own the ground that is being requested for rezoning? ☒ YES ☐ NO

If NO, then the following is required:

Property Owner(s): _____

Property Owner Address: _____

Property Owner Telephone: _____

Signature of approval from property owner(s): _____

Current zoning of property: 4-R-2

Current use of the property: Single Family Residential

Requested zoning of property: 5-R-1 and R-R-2

Proposed use of property: Single Family Residential

Attach to this application the following:

- Legal description and a map/plat of property showing, but not limited to, locations, dimensions and use of all properties within 200' feet, including streets, alleys, right of ways and other physical features. The map/plat must be done to scale.
- Names and addresses of adjoining property owners within 200 feet.
- \$100.00 application fee payable to The City of Anamosa.

Signature of Applicant(s):  Date: 5/14/24

RESOLUTION NO. 2024-51

RESOLUTION APPROVING THE FINAL PLAT OF THE KOUBA SUBDIVISION FIRST ADDITION, IN ANAMOSA, IOWA.

WHEREAS, Hall & Hall Engineers, Inc. has submitted a preliminary and final plat, on behalf of the proprietor, Forge, Inc., for land owned in Jones County, Iowa, which is entitled the Kouba Subdivision First Addition, in Anamosa, Iowa; and,

WHEREAS, the preliminary plat for the Kouba Subdivision, has previously been reviewed and approved by the Zoning Administrator, Planning & Zoning Commission and City Council; and,

WHEREAS, the final plat for the Kouba Subdivision First Addition, was reviewed and approved by the Zoning Administrator and Planning & Zoning Commission on September 10, 2024; and,

WHEREAS, the final plat was determined to be satisfactory and is now being recommended to Council for approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ANAMOSA, IOWA, that the City of Anamosa does hereby approve the final plat of the Kouba Subdivision First Addition, in Anamosa, Iowa.

Councilmember _____ introduced this Resolution and moved for its adoption.

Councilmember _____ seconded the motion to adopt.

The roll was called and the following indicates the result of the vote.

COUNCIL MEMBER	AYES	NAYS	ABSENT	ABSTAIN
CRUMP				
K. SMITH				
TUETKEN				
D. SMITH				
WEIMER				
GOMBERT				

PASSED AND APPROVED this 23rd day of September, 2024.

ROD SMITH, MAYOR

ATTEST:

JEREMIAH HOYT, CITY ADMINISTRATOR

ORDINANCE NO. 963

ORDINANCE RE-ZONING THE PROPERTY, ENTITLED THE KOUBA SUBDIVISION, IN ANAMOSA, IOWA, FROM 4R-2 (MULTI-FAMILY RESIDENTIAL) TO 5-R1 (SINGLE FAMILY RESIDENTIAL A-1).

WHEREAS, Forge, Inc. has made a request to re-zone the property entitled the Kouba Subdivision, in Anamosa, Iowa, from 4R-2 (Multi-Family Residential) to 5-R1 (Single Family Residential); and

WHEREAS, the Planning and Zoning Commission previously reviewed this request and have forwarded their recommendation to rezone this subdivision to the Anamosa City Council; and

WHEREAS, advanced notice of this public hearing held this date was published as required by law; and

WHEREAS, no objections were voiced to date regarding the re-zoning request.

NOW, THEREFORE BE IT ENACTED BY THE CITY COUNCIL OF ANAMOSA, IOWA that the property, entitled the Kouba Subdivision, in Anamosa, Iowa, from 4R-2 (Multi-Family Residential) to 5-R1 (Single Family Residential).

FUTHERMORE, the City of Anamosa Zoning Map and Land Use Plan shall be amended to reflect the same.

SECTION 1. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

Councilmember _____ introduced this Ordinance and moved for its first reading.

Councilmember _____ seconded the motion.

The roll was called and the following indicates the result of the vote.

COUNCIL MEMBER	AYES	NAYS	ABSENT	ABSTAIN
CRUMP				
SMITH				
TUETKEN				
ZUMBACH				
STOUT				
GOMBERT				

PASSED AND APPROVED this _____ day of _____ , _____

ORDINANCE NO. 963

ORDINANCE RE-ZONING THE PROPERTY, ENTITLED THE KOUBA SUBDIVISION, IN ANAMOSA, IOWA, FROM 4R-2 (MULTI-FAMILY RESIDENTIAL) TO 5-R1 (SINGLE FAMILY RESIDENTIAL A-1).

ROD SMITH, MAYOR

ATTEST:

JEREMIAH HOYT, CITY ADMINISTRATOR

First Reading: _____
Second Reading: _____
Third Reading: _____

Possible Waiver of 2nd and 3rd Readings

Councilmember _____ moved for the waiving of subsequent readings.

Councilmember _____ seconded the motion.

The roll was called and the following indicates the result of the vote.

COUNCIL MEMBER	AYES	NAYS	ABSENT	ABSTAIN
CRUMP				
SMITH				
TUETKEN				
ZUMBACH				
STOUT				
GOMBERT				

PASSED AND APPROVED this _____ day of _____ , _____

I certify that the foregoing was published as Ordinance No. _____ , on the _____ day of _____ , _____

City Clerk

ROD SMITH, MAYOR

ATTEST:

JEREMIAH HOYT, CITY ADMINISTRATOR

Ordinance No. 953

An Ordinance Regulating Vacant Residential and Commercial Properties within the City of Anamosa and Establishing a Vacant Building Permit and Inspection Process

SECTION 1: The City Council hereby adopts the following language to establish regulations on vacant and residential properties in the City of Anamosa.

SECTION 2: PURPOSE.

The purpose of this ordinance is to establish a program for identifying and registering vacant residential and commercial buildings; to determine the responsibilities of the owners and/or persons in control of vacant buildings and structures, including but not limited to a lender or servicing company as the result of a foreclosure or default; and to speed the rehabilitation of the vacant buildings. Shifting the cost of burden from the general citizenry to the owners of the vacant buildings will be the result of this Ordinance.

SECTION 3: DEFINITIONS.

The following definitions shall apply in this Section:

- (1) **Accessory Building/Structure.** A detached building or structure on the same lot, with and of a nature customarily incidental and subordinate to the principle building or structure or use of the land; i.e. a garden house, greenhouse, garage, carport, shed, fence, or retaining wall.
- (2) **Building.** Any structure used or intended for supporting or sheltering any use of occupancy.
- (3) **Exterior Premises.** The open space on the premises or the portion of the premises upon which there is not a structure.
- (4) **Good Repair.** "Good Repair" shall mean free from blighting and hazardous conditions, clean and sanitary, and in safe condition.
- (5) **Imminent Hazard.** A condition which could cause serious or life-threatening injury or death at any time.
- (6) **Mixed Occupancy.** Occupancy of a structure in part for residential use and in part for some other use not accessory thereto.
- (7) **Occupant.** An occupant is any person who leases or lawfully resides in a building or premises, or a portion of a building or premises.
- (8) **Owner.** Any person having a title to the premises, as recorded in the Office of the Recorder for Jones County, or as recorded on the Jones County assessment rolls.
- (9) **Partially Vacant.** A multi-storied building or structure that has one (1) or more stories vacant, including the ground level store front. For the purpose of this ordinance the ground floor store front must be vacant to be deemed partially vacant.
- (10) **Responsible Person.** A natural person who is the owner, operator or manager of any building, structure, or premises and is responsible for the property's maintenance and management.
- (11) **Rubbish.** Combustible and noncombustible waste materials, except garbage. The term shall include the residue from the burning of wood, coal, coke, and other combustible materials, papers, rags, cartons, boxes, wood excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery, and dust and other similar materials.

- (12) **Structure.** Anything constructed or erected, which requires location on the ground or attached to something having location on the ground.
- (13) **Vacant.** A commercial or industrial building or structure shall be deemed to be vacant if it is unoccupied and/or no person or persons currently operate a lawful business open regularly for business (4-5 days a week between the hours of 9am and 10pm) with the exception of holidays, and meets one or more of the following:
- a. Unsecured or secured by means other than those used in the design of the building;
 - b. Declared unfit for occupancy as determined by the Building Inspector;
 - c. Non-compliant with International Property Code or other City and State building codes as adopted by the City;
 - d. Existence of housing, building, fire, health and safety, or zoning code violations; or
 - e. Not receiving service by public utilities.
- (14) **Evidence of Vacancy.** “Evidence of vacancy” means any condition that on its own or combined with other conditions present would lead a reasonable person to believe the property is vacant. Such conditions include, but are not limited to:
- a. Significantly below standard utility usage
 - b. Overgrown and/or dead vegetation
 - c. Accumulation of newspapers, circulars, flyers, and/or mail
 - d. Accumulation of trash, junk, and/or debris
 - e. Broken or boarded up windows
 - f. Abandoned vehicles, auto parts or materials
 - g. Absence of window coverings, such as curtains, blinds, and/or shutters
 - h. Absence of furnishings and/or personal items consistent with habitation or occupation
 - i. Statement by governmental employee(s) that the property is vacant.
- (15) **Waste.** “Waste” shall mean garbage, ashes, rubbish or trash.
- (16) **Weeds.** “Weeds” or “Noxious Weeds” shall be those as defined by the local jurisdictions of the City of Anamosa and Jones County.

SECTION 4: APPLICABILITY

- (1) **General.** The provisions of this section shall apply to all manufacturing, commercial, industrial, residential, and mixed occupancy buildings vacant for one hundred eighty (180) consecutive days, and all manufacturing, commercial, industrial and mixed occupancy buildings, which have been partially vacant for one hundred eighty (180) days, in any commercial or industrial zoned district.
- (2) **Conflict.** In any case where a provision of this Section is found to be in conflict with a provision of the Zoning Code or any other provisions of the Code of General Ordinances, the provision which established the higher standard for the protection of the public health, safety, and welfare shall prevail.
- (3) **Application of Other Ordinances.** Nothing contained herein shall be deemed to authorize the use of a structure or premises contrary to any other provision of the Code of Ordinances for the Zoning Code. Repairs, additions or alterations to a structure shall be done in accordance with the procedures and provisions of State law, applicable chapters of this Code of Ordinances and NFPA 70 (National Electric Code). Nothing in this Section shall be construed to cancel, modify or set aside any provision of the City Zoning Code or Building Code.

- (4) **Existing Remedies.** The provisions in this Section shall not be construed to abolish or impair existing remedies of the City, or its officers or agencies, under State laws or this Code of Ordinances, including the Zoning Code, relating to the removal or demolition of any structure which is dangerous, unsafe and unsanitary, or the abatement of public nuisances.
- (5) **Historic Buildings.** The provisions of this Section shall apply to structures designated by the Federal Government, State or City as historic buildings. Any work to said structures shall also comply with current International Building Code as adopted by the City.

SECTION 5: VACANT PROPERTY/BUILDING REGISTRATION

- (1) **Vacant Building Permit.** The owner of any vacant or partially vacant building or structure which this Section applies shall obtain a Vacant Building Permit within thirty (30) days of becoming vacant or partially vacant. Upon enactment of this chapter of the City Code, any building vacant or partially vacant must apply for a Vacant Building Permit no later than December 30, 2021.
- (2) **Application.** Application for a Vacant Building Permit shall be made by completing a Vacant Building Registration Form, which shall be submitted to the Building Inspector or the Zoning Official. The owner must maintain a valid Vacant Building Permit for any building or structure to which this Section applies and must continue to renew the permit as long as the building or structure remains vacant or partially vacant, subject to this Section.
- (3) **Vacant Building Permit Process.** When completing the Vacant Building Registration Form, which is available to be downloaded from the City website, or obtained at City Hall or from the Building Inspector, applicants shall disclose all measures to be taken to ensure that the building will be kept weathertight, secure from trespassers, and safe for entry by police officers and firefighters in times of exigent circumstances or emergency. The application shall include, but not be limited to, the following:
 - a. Contact information for each owner. If the owner does not reside within Jones County or within ten miles of the City of Anamosa, the owners shall provide the name, address, and telephone number of an agent who is available for service of process within the State of Iowa. If the owner is other than a natural person or persons, the following shall apply, as appropriate:
 - 1. If the owner is a corporation, limited liability company, limited or general partnership, the registration statement shall provide the names and residence addresses of all responsible persons and the name and business address of the registered agent for service of process appointed pursuant to the Iowa Code.
 - 2. If an estate, the name and business address of the personal representative of the estate.
 - 3. If a trust, the names and addresses of the trustee or trustees.
 - 4. If a partnership, the names and residence addresses of the partner or partners.
 - 5. If a foreclosure or default property, the names and contact information for the responsible party at the bank or lending company that is responsible for the property.
 - b. Contact information for a responsible person, as defined by this Section, who is a natural person who may be contacted at all times for inspections, emergency repairs, or maintenance, and who can respond to the vacant building or structure when requested.
 - c. Any rehabilitation or demolition plans for the building or structure. If the building is to be demolished, a demolition plan indicating the proposed time frame for demolition, which

includes starting within thirty (30) days of acceptance of the proposed demolition timeline and completion, according to the plan, and does not exceed one year.

- d. An acknowledgement by the owner that grass and weeds shall not exceed a height of eight (8) inches and a plan for how the owner will comply with this requirement.
- e. An acknowledgement by the owner that snow and ice shall be removed from the public right-of-way within twenty-four (24) hours of snowfall and a plan for how the owner will comply with this requirement.
- f. An acknowledgement by the applicant that the owner is aware of and understands the Vacant Building Maintenance Standards in this Section.
- g. All applicable laws and codes shall be complied with by the owner or person in control. The owner or person in control shall notify the Property Maintenance Officer/Building Inspector of any changes in the information of their vacant building registration within thirty (30) days of the change. If the plan or timetable for the vacant building is revised in any way, the revision(s) must be in writing and must meet the approval of the Property Maintenance Officer/Building Inspector and/or Zoning Administrator.
- h. The owner or person in control and subsequent owners or persons in control shall keep the building secured and safe and the building and grounds properly maintained as laid out in this Section.
- i. A new owner(s) or person in control shall register or re-register the vacant building with the Property Maintenance Officer/Building Inspector within thirty (30) days of any transfer or an ownership interest in the vacant building if the building continues to remain vacant after transfer. The new owner(s) shall comply with the approved plan and timetable submitted by the previous owner until any proposed changes are submitted and meet the approval of the Property Maintenance Officer/Building Inspector and/or Zoning Administrator.
- j. The failure of the owner or person in control of the vacant building to obtain a deed for the property or to file the deed with the County Recorder shall not excuse the property owner or person in control from registering the property.
- k. Failure of the owner or person in control or any subsequent owner(s) or persons in control to maintain the building and premises that result in remedial action taken by the City shall be grounds for revocation of the approved plan and shall be subject to any applicable penalties provided by the law.
- l. The Property Maintenance Officer/Building Inspector shall include in the file any property specific written statements from community organizations, other interested parties, or citizens regarding the history, problems, status, or blighting influence of a vacant building.
- m. The registration and all associated processes must be completed in its entirety annually for so long as the property remains vacant or partially vacant.
- n. The owner of a building or house kept vacant shall acquire or otherwise maintain general liability insurance in an amount not less than \$300,000 for buildings

designed

primarily for use as residential units, including buildings containing no more than four dwelling units; and not less than \$1,000,000 for any other building, including

but

not limited to buildings designed for manufacturing, industrial, storage or commercial uses, including buildings containing five or more dwelling units. Any

insurance policy shall provide for written notice to the Building Administrator within 30 days of any lapse, cancellation or change in coverage. Upon request, the owner shall provide evidence of the insurance to the Chief of Police, the Fire Chief, Code Enforcement Officer, or the City Administrator.

- (4) **Vacant Building Permit Renewal.** Any applicant seeking to renew a permit must submit and updated Vacant Building Registration Form and shall pay the required fee as established by the City Council.

- (5) **Vacant Building Permit Requirements.** A permit may only be issued or renewed if the building or structure which is subject to the application satisfies the following requirements:

(A) **Code Compliant.** All buildings or structures subject to the application shall comply with all

building, fire, property maintenance, zoning, and other applicable sections of the Code of Ordinances, and shall apply for all necessary permits, if any are required to bring the building into compliance, upon application for a Vacant Building Permit.

- (B) **Vacant Building Maintenance Standards.** All buildings or structures subject to the application shall adequately protect the building from intrusion by trespassers and pests, and from deterioration by the weather. The buildings must also comply with the following Vacant Building Maintenance Standards:

(i). **Building Openings.** Doors, windows, areaways, and other openings shall be weathertight and secured against entry by birds, vermin, and trespassers. Missing or broken glass in doors, windows, and other such openings shall be repaired/replaced with glass. No building openings shall be boarded. All first floor or ground floor windows, doors and openings shall be free of any posters, paper or fabric coverings.

(ii). **Waste Removal.** All waste, debris, rubbish and garbage shall be removed from the interior of the building or structure and surrounding premises.

(iii). **Roofs.** The roof and flashings shall be sound and tight, not admit moisture, or have defects which might admit moisture, rain, or roof draining and shall allow for sufficient drainage to prevent dampness or deterioration in the interior of the building.

(iv). **Drainage.** The building storm drainage system shall be functional and installed in an approved manner, and allow discharge in an approved manner.

(v). **Building Structure.** The building shall be maintained in good repair and structurally sound. The building shall be maintained in a sanitary manner and in a manner that does not pose a threat to the public health, safety, and welfare.

(vi). **Structural Members.** The structural members shall be free of deterioration and capable of safely bearing imposed dead and live loads.

(vii). **Foundation Walls.** The foundation walls shall be maintained structurally sound and in a sanitary condition so as not to pose a threat to the public health, safety and welfare, shall be capable of supporting the load which normal use may cause to be placed thereon, and shall be free from open cracks and breaks free from leaks, and be animal and rat-proof.

(viii). **Exterior Walls.** The exterior walls shall be free of holes, breaks, and loose or rotting materials. Exposed metal, wood, or other surfaces shall be protected from the elements and against decay or rust by periodic applications of

weather-coating materials, such as paint or similar surface treatment.

- (ix). **Decorative Features.** The cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be safe, anchored and in good repair. Exposed metal, wood, or other surfaces shall be protected from the elements and against decay or rust by periodic applications of weather-coating materials, such as paint or similar surface treatment.
 - (x). **Overhanging Extensions.** All balconies, canopies, marquees, signs, metal awnings, stairways, fire escapes, standpipes, exhaust ducts and similar features shall be in good repair, anchored, safe and sound. Exposed metal, wood, or other surfaces shall be protected from the elements against decay or rust by periodic applications of weather-coating materials, such as paint or similar surface treatment.
 - (xi). **Appurtenance.** Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof shall be of sufficient strength or stability, and anchored so as to be capable of resisting wind pressure of one-half (1/2) of that specified in the building code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the building code for such buildings.
 - (xii). **Chimneys and Towers.** Chimneys, cooling towers, smokestacks and similar appurtenances shall be structurally safe and in good repair. Exposed metal, wood, or other surfaces shall be protected from the elements and against decay or rust by periodic applications of weather-coating materials, such as paint or similar surface treatment.
 - (xiv). **Walkways.** Public walkways shall be in good repair, shall be safe for pedestrian travel, and shall be free of snow and ice. Snow and ice removal shall be completed within twenty-four (24) hours of a snowfall.
 - (xv). **Accessory Building/Structures.** Accessory buildings/structures such as garages, sheds, and fences shall be free from safety, health and fire hazards, and shall comply with these Vacant Building Maintenance Standards.
 - (xvi). **Exterior Premises.** The surrounding premises upon which the structure or building is located shall be clean, safe, sanitary, free from waste, rubbish, garbage, excessive vegetation, shall not be used for exterior storage, and shall not pose a threat to public health, welfare, or safety.
- (6) **Issuance of Vacant Building Permit.** The Building Inspector shall issue or renew a Vacant Building Permit upon being satisfied that the building has been inspected and is in compliance with all applicable provisions of this Code and the Vacant Building Maintenance Standards set forth in this Section, and is adequately protected from intrusion by trespassers and from deterioration by the weather. This Permit shall be effective for a period of three hundred sixty-five (365) days from the date of issuance or renewal.
- (7) **Vacant Building Permit Conditions.** All permits issued are subject to all other applicable conditions of the Code of Ordinances and the following additional conditions:
- (A) **Consent to Entry.** All applicants and owners holding a permit consent to the entry of duly authorized officials of the City at all reasonable hours and upon reasonable notice for the purpose of inspection. Refusal to consent to entry shall be a violation of this Section. In addition to issuing a municipal infraction citation in the event of refusal, the City may file a complaint under oath to any Court of competent jurisdiction and said Court shall thereupon issue its Order authorizing the appropriate person to enter such establishment

to inspect.

(B) **Consent to Emergency Inspections/Emergency Repairs.** All applicants and owners holding a permit consent to the entry of duly authorized officials of the City if such official

has reason to believe that an emergency situation exists with respect to the building or structure that tends to create an imminent hazard to health, welfare or safety of the general public, in the discretion of such official, then such official may enter the building to inspect the premises, without notifying the responsible party or obtaining a warrant. If such official finds an emergency situation exists in fact, which presents an imminent hazard to the health, welfare or safety of the general public, then such official may cause any reasonable action, including the employment of necessary labor and materials, to perform emergency repairs to alleviate the hazard. City employees will confer with legal counsel prior to entering or causing entry to be made to premises and/or performing any emergency repairs without prior owner notification and consent. Costs incurred in the performance of emergency repairs may be paid by the City and if so paid, the City may levy a special assessment against the property to recover those costs.

(C) **Cooperation by Owner or Responsible Person.** All owners holding a permit or responsible persons identified in a permit application shall cooperate with and facilitate inspections of the premises at reasonable times pursuant to reasonable notice to determine compliance with the requirements of this Section. Obstructing a duly authorized inspection, including refusing entry or access to portions of the building subject to the permit, shall be a violation of this Section. The owner shall notify the Building Inspector within thirty (30) business days of any changes to the contact information of the owner or responsible person.

(D) **Continued Compliance.** For the Vacant Building Permit to remain valid, the building or structure subject to the permit shall continue to comply with all of the requirements of the Vacant Building Maintenance Standards.

(8) **Enforcement.**

(A) **Authorized Officials.** The Zoning Administrator and the Building Inspector shall have the

authority to enforce the provisions of this Section and to exercise the powers and duties specified in this Section and may delegate their authority to appropriate City personnel as his/her designee.

(B) **Right of Entry.** An authorized official has the right to enter buildings, structures, or premises subject to this Section at reasonable times, with the express or implied consent of the owner, responsible person, or occupant, to inspect in accordance with the City's policy and procedure for entering onto private property to conduct administrative interior and exterior inspections for Code administration and enforcement. If entry is refused, it shall be a violation of this ordinance for which a municipal infraction citation may be issued.

(C) **Inspections.** An authorized official may inspect the premises and structures to determine compliance with this Section at their discretion. All reports of such inspections shall be in writing, signed, or initialed and dated. An authorized official may engage any expert opinion as deemed necessary to report upon unusual technical issues that arise in the course of their duties, in accordance with City policy. An authorized official, or his/her designee(s), may conduct inspections made pursuant to the provisions of this Section in conjunction with other inspectors of the Department, police officers, fire fighters, or

inspectors from other governmental bodies.

- (i). Vacant or partially vacant properties will be both internally and externally inspected at the start of each registration period (new and renewal) and when the registration is terminated by the property owner or the person in control.
- (ii). Vacant or partially vacant properties will be both internally and externally inspected upon acquisition of the property by a new owner or person in control and prior to an issuance of an Occupancy Permit.
- (iii). Any inspection that is to take place within thirty (30) days of a previous inspection may or may not be conducted at the discretion of the Property Maintenance Officer/Building Inspector.

(D) Issuance of Orders to Repair. Upon inspection, an authorized official or his/her designee,

shall issue orders to repair for work needed:

- (i). To adequately protect the building from intrusion by trespassers and from deterioration by the weather;
- (ii). To comply with the Vacant Building Maintenance Standards set forth in this

Section;

- (iii). To ensure that allowing the building to remain will not be detrimental to public health, safety and welfare, will not unreasonably interfere with the reasonable and lawful use and enjoyment of other premises within the neighborhood; or
- (iv). To eliminate any hazards to police officers or firefighters that may enter the premises in times of emergency.

When issuing Orders to Repair, the authorized official shall specify the deadline for completion of the repair required and shall mail the notice to the owner or responsible person identified in the permit. All work done pursuant to this Section shall be done in compliance with any applicable codes and ordinances.

(E) Reinspections. Reinspections may be conducted after the deadline for repair as stated in the Order. Reinspections are subject to applicable reinspection fees.

(F) Notices and Orders. An authorized official may issues notices and orders to owners, responsible persons, operators, or occupants to obtain compliance with this Section.

(G) Revocation, Reinstatement Measures. If a vacant building permit is revoked by the Building Inspector for noncompliance with any provisions of this code, the owner of the building shall be given thirty (30) days to comply with the provisions of this code. Extensions of such thirty (30) day period may be granted at the discretion of the Building Inspector. Upon expiration of the thirty (30) day period, or any extension thereof, if the building continues to be noncompliant, a municipal infraction will be issued.

- (9) Process and Timeline.** No later than January 1, 2022, following passage of this ordinance, and subsequently within thirty (30) days of a manufacturing, commercial, industrial, residential, or mixed occupancy building becoming vacant or partially vacant as defined herein, a building owner must complete a Vacant Building Registration Form, which serves as an application for a Vacant Building Permit.

SECTION 6: ESCROW

Each demolition of a vacant building requires that the owner or person in control hold in escrow with the City a deposit of ten thousand (\$10,000.00) dollars for a residential building and seventy-five thousand (\$75,000.00) dollars for a commercial building. If the amount to be set up in escrow cannot be paid in

full, the City will place a lien on the property for the amount previously specified. The City will use these funds to complete the plans submitted by the owner or person in control in the event that the owner does not comply with the deadlines as previously submitted in the owners' or person in control's vacant building plan. Escrow funds will be released upon completion of the work or transfer of ownership, provided that all fees have been paid in full. New owners or persons in control must sign a form accepting responsibility for completing the demolition. All deposits received under this section shall be placed in the Code Enforcement Violations line item.

SECTION 7: VACANT BUILDING FEES AND PENALTIES.

The fees shall be reasonably related to the administrative costs for registering and processing the vacant building owner registration form and for the costs incurred by the City in monitoring the vacant or partially vacant building site. The annually increased fee amounts shall be reasonably related to the costs incurred by the City for the demolition and hazard abatement of or repairs to vacant buildings, as well as the continued normal administrative costs stated above.

- (1) The owner or person in control of a vacant residential building shall pay an annual fee of two hundred (\$200.00) dollars for the first year the building remains vacant. For every consecutive year that the building remains vacant, the annual fee will be assessed at double the previous year's amount for a maximum annual fee equaling the five (5) year of three thousand two hundred (\$3200.00) dollars to be used for the fifth and for all consecutive years of vacancy.
- (2) The owner or person in control of a vacant commercial building shall pay an annual fee of four hundred (\$400.00) dollars for the first year the building remains vacant. For every consecutive year that the building remains vacant, the annual fee will be assessed at double the previous year's fee amount for a maximum annual fee equaling the five (5) years of six thousand four hundred (\$6400.00) dollars to be used for the fifth and all consecutive subsequent years of vacancy.
- (3) The first annual fee shall be paid at the time the building is registered. If the fee is not paid, the penalties for the municipal infractions for this chapter shall be:
 - A) First offense: \$250.00
 - B) Second offense: \$750.00
 - C) Third and subsequent offenses: \$1,000.00
- (4) The fee shall be paid in full prior to the issuance of any building permits unless the property is granted an exemption.
- (5) All delinquent fees shall be paid by the owner or person in control prior to any transfer of ownership interest in the vacant building. A lien may be placed on the property to collect delinquent fees.
- (6) Late fees shall be paid in addition to the annual registration and will be equal to the annual fee of one thousand (\$1000.00) dollars, whichever is less.
- (7) All fees received under this section shall be deposited under the Code Enforcement Violations line item.
- (8) Reinspection Fees.
 - A. To compensate the City for its inspection and administrative costs reasonably related to the enforcement, an escalating fee established by the Council through resolution, may be charged for any reinspection following the initial inspection which resulted in an order for corrective action, and the first inspection to determine compliance with an order for corrective action issued hereunder.
 - B. Failure to pay reinspection fees within thirty (30) days of mailing an invoice to the property

owner of record shall constitute a violation of this ordinance for which a municipal infraction citation may be issued.

SECTION 8: EXEMPTIONS

- A. A building under active construction/renovation and having a valid building permit(s) at the time of the initial inspection shall be exempt from registration until the expiration of the longest running, currently active building permit.
- B. A building which has suffered fire damage or damage caused by extreme weather conditions shall be exempt from the registration requirement for a period of ninety (90) days after the date of the fire or extreme weather event if the property owner or person in control submits a request for exemption in writing to the Property Maintenance Officer. This request shall include the names and addresses of the owner or owners or person or persons in control, and a statement of intent to repair and reoccupy the building in an expedient manner, or the intent to demolish the building.
- C. A building that has been granted an exemption pursuant to the following: Any owner or person in control of a vacant building may request an exemption from the provisions of this Chapter by filing a written application with the Property Maintenance Officer who shall timely consider same. In determining whether a request for exemption should be granted, the Property Maintenance Officer shall consider the following: The applicants prior record as it pertains to City Housing Code, Building Code, or Property Maintenance Code violations; The amount of vacant property the applicant currently has within the City; and the length of time that the building for which the exception is sought has been vacant.
- D. The application of this Ordinance shall not be inconsistent with or contrary to any and all requirements for historical structures established by any City, State, or Federal Agency.
- E. All requests for an exemption shall be made to the Property Maintenance Officer. The Property Maintenance Officer shall make a decision and notify the applicant within seven (7) days of the filing of the request for exemption.

SECTION 9: APPEALS

Any owner or person in control who is served a notice of vacant property registration may, within ten (10) calendar days of receipt of such notice, apply for an exemption or appeal the findings of the Property Maintenance Officer as set forth in the codified ordinances of the City of Anamosa.

SECTION 10: This Ordinance shall take effect and be in force from and after its passage, approval by the Mayor and the earliest period allowed by law.

PASSED AND APPROVED this 13th day of December, 2021.

Rod Smith, Mayor

ATTEST:

Beth Brincks, City Clerk

Published in the Anamosa Journal-Eureka December 23, 2021

RECORD OF COUNCIL PROCEEDINGS

First Reading: April 26, 2021

Councilmember Smith introduced the foregoing **Ordinance No. 953** and moved for its first reading. Councilmember Machart seconded the motion to adopt. The roll was called and the following indicates the result of the vote.

<u>COUNCIL MEMBER</u>	<u>VOTING AYE</u>	<u>VOTING NAY</u>	<u>ABSENT</u>
CRUMP	X		
SMITH	X		
MACHART	X		
ZUMBACH	X		
STOUT	X		
CAPRON	X		

Second Reading: November 22, 2021

Councilmember Machart made a motion to approve the second reading of **Ordinance No. 953**. Councilmember Crump seconded the motion. The roll was called and the following indicates the result of the vote.

<u>COUNCIL MEMBER</u>	<u>VOTING AYE</u>	<u>VOTING NAY</u>	<u>ABSENT</u>
CRUMP	X		
SMITH	X		
MACHART	X		
ZUMBACH			X
STOUT	X		
CAPRON	X		

Third Reading: December 13, 2021

Councilmember Zumbach made the motion to give final consideration and adopt **Ordinance No. 953**. Councilmember Capron seconded the motion. The roll was called and the following indicates the result of the vote.

<u>COUNCIL MEMBER</u>	<u>VOTING AYE</u>	<u>VOTING NAY</u>	<u>ABSENT</u>
CRUMP	X		
SMITH	X		
MACHART	X		
ZUMBACH	X		
STOUT	X		
CAPRON	X		

ORDINANCE NO. 961

AN ORDINANCE REPEALING ORDINANCE 953 PERTAINING TO THE VACANT BUILDING PERMIT AND INSPECTION PROCESS

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

SECTION 1. CHAPTER REPEALED. The Anamosa Code of Ordinances, Anamosa, Iowa, is hereby amended by repealing Ordinance 953, pertaining to pertaining to the Vacant Building Permit and Inspection Process, in its entirety.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

Councilmember _____ introduced this Ordinance and moved for its final reading.

Councilmember _____ seconded the motion.

The roll was called and the following indicates the result of the vote.

COUNCIL MEMBER	AYES	NAYS	ABSENT	ABSTAIN
CRUMP				
SMITH				
TUETKEN				
ZUMBACH				
STOUT				
GOMBERT				

PASSED AND APPROVED this _____ day of _____ , _____

ROD SMITH, MAYOR

ATTEST:

JEREMIAH HOYT, CITY ADMINISTRATOR

First Reading: _____

Second Reading: _____

Third Reading: _____

I certify that the foregoing was published as Ordinance No. _____ , on the _____ day of _____ , _____

City Clerk

ORDINANCE NO. 962

ORDINANCE RE-ZONING THE PROPERTY, ENTITLED THE NORTHLANDS SUBDIVISION, IN ANAMOSA, IOWA, FROM A-1 (AGRICULTURAL) TO 8-R1 (RESIDENTIAL SINGLE FAMILY), C-2 (ARTERIAL COMMERCIAL), AND M-1 (LIGHT INDUSTRIAL).

WHEREAS, Forge, Inc. has made a request to re-zone the property entitled the Northlands Subdivision, in Anamosa, Iowa, from A-1 (Agricultural) to 8-R1 (Residential Single Family), C-2 (Arterial Commercial), and M-1 (Light Industrial); and

WHEREAS, the Planning and Zoning Commission previously reviewed this request and have forwarded their recommendation to rezone this subdivision to the Anamosa City Council; and

WHEREAS, advanced notice of this public hearing held this date was published as required by law; and

WHEREAS, no objections were voiced to date regarding the re-zoning request.

NOW, THEREFORE BE IT ENACTED BY THE CITY COUNCIL OF ANAMOSA, IOWA that the property, entitled the Northlands Subdivision, in Anamosa, Iowa, from A-1 (Agricultural) to 8-R1 (Residential Single Family), C-2 (Arterial Commercial), and M-1 (Light Industrial).

FUTHERMORE, the City of Anamosa Zoning Map and Land Use Plan shall be amended to reflect the same.

SECTION 1. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

Councilmember _____ introduced this Ordinance and moved for its first reading.

Councilmember _____ seconded the motion.

The roll was called and the following indicates the result of the vote.

COUNCIL MEMBER	AYES	NAYS	ABSENT	ABSTAIN
CRUMP				
SMITH				
TUETKEN				
ZUMBACH				
STOUT				
GOMBERT				

PASSED AND APPROVED this _____ day of _____ , _____

ORDINANCE NO. 962

ORDINANCE RE-ZONING THE PROPERTY, ENTITLED THE NORTHLANDS SUBDIVISION, IN ANAMOSA, IOWA, FROM A-1 (AGRICULTURAL) TO 8-R1 (RESIDENTIAL SINGLE FAMILY), C-2 (ARTERIAL COMMERCIAL), AND M-1 (LIGHT INDUSTRIAL).

ROD SMITH, MAYOR

ATTEST:

JEREMIAH HOYT, CITY ADMINISTRATOR

First Reading: _____
Second Reading: _____
Third Reading: _____

Possible Waiver of 2nd and 3rd Readings

Councilmember _____ moved for the waiving of subsequent readings.

Councilmember _____ seconded the motion.

The roll was called and the following indicates the result of the vote.

COUNCIL MEMBER	AYES	NAYS	ABSENT	ABSTAIN
CRUMP				
SMITH				
TUETKEN				
ZUMBACH				
STOUT				
GOMBERT				

PASSED AND APPROVED this _____ day of _____ , _____

I certify that the foregoing was published as Ordinance No. _____ , on the _____ day of _____ , _____

City Clerk

ROD SMITH, MAYOR

ATTEST:

JEREMIAH HOYT, CITY ADMINISTRATOR

To: Jeremiah Hoyt, City of Anamosa

From: HR Green

Subject: Anamosa Project Status

Date: September 19, 2024

1. 3rd Street Sidewalk

- The DRAFT 2025-2028 Statewide Transportation Improvement Program (STIP), updated on 8/5/2024 includes \$1,057,000 of Federal Aid and \$292,000 in Regional Funding for a total of \$1,177,500.
- Concept sidewalk/trail alignment and opinion of construction cost have been updated per the changes discussed at the 10/10/23 Public Meeting.
- A scope of work will be provided to address potential school queuing issues resulting from the 4-lane to 3-lane conversion and to provide educational materials about this conversion and how it works to improve roadway efficiency. It is estimated to cost \$9,500.

Action Items: Availability of the local match to be approved by the City via resolution. Award letters and funding agreements will be sent to the City after October 1. The City Council is required to review and approve the funding agreements. A Proposed Service Agreement and Scope of Services for the Final Design of this project will be sent to the City for review shortly.

2. Sidewalk Program

- Submitted draft Sidewalk Inspection Guidelines and policy.

Action Items: Met with City staff to gather feedback on 6/21/23. ON HOLD until further direction from the City is provided. HR Green has provided recommendations and costs to perform a City-wide survey of existing sidewalk and ADA ramp conditions that would provide the information necessary to begin drafting a fair implementation plan and schedule for the Program.

3. Well 7 siting study

- City investigated available land for sale, the seller was not interested in parceling off an area or including an easement.
- Options will be sent to the City for potential next steps.
- Draft Ordinance for the radius of control for existing Well 5 was sent to City staff.

Action Items: HR Green to send next steps to City for land acquisition.

4. Water Treatment Plant Disinfection – Liquid Chlorine (bleach)

- Shaffer Plumbing has completed demolition work, completed containment curb & coating, and set new tanks and feed equipment.
- Meeting with Contractor occurred on 7/23 to identify outstanding items for startup and project completion.
- Final plumbing & piping materials arrived the week of 9/16 for Contractor installation.

Action Items: Final installation is nearing completion for startup. The project is currently 90% complete.

5. Sewer in Alley between Ford and N Huber

- HR Green will apply for a new IDNR construction permit when all necessary easements have been obtained.
- Bidding schedule TBD (after homeowners sign all easement documents).
- City Staff, HR Green, and the City Attorney met on 10/26/23. It was determined that the City would reach out to all affected property owners to obtain signatures on updated documents and distribute checks for completed acquisition and easement agreements. The City Attorney will pursue eminent domain for the remaining properties.
- The City mailed letters to residents in February 2024, requesting homeowners visit City Hall to sign the agreements and collect compensation. As of July 2024, at least 10 homeowners have not signed the easement agreements and may need to be pursued through eminent domain.
- HR Green can modify the sanitary sewer alignment to avoid FN Holdings property if preferred by the City. A contract amendment would be necessary for the redesign (approximately \$3,000).
- Bidding and construction phases can proceed once the eminent domain process is initiated (eminent domain is estimated to take approximately 4 months).

Action Items: City to send out eminent domain notification letters to homeowners who have been contacted directly and refuse to sign the agreements. All other homeowners should sign the agreements and be compensated accordingly.

6. City GIS

- Cemetery Mapping Project
 - Work is ongoing on updating Headstones and Plots.
- Lead Service Line Inventory
 - Steve and Robert are working on Inventory and obtaining surveys from residents.
- Fire Department Map
 - Map has been sent to the printers. Once finalized, map will be delivered to Fire Chief.
- City Hall Map
 - Map has been delivered to City Hall.

7. Dillon Military Bridge

- Modjeski & Masters completed the on-site bridge inspection on May 21 – 23. A final report was provided to the City on July 12, 2024.
- A technical memorandum, including opinion of costs for both, rehabilitation in place and relocation, has been provided by HR Green to the City on August 21, 2024.

Action Items: According to the State Historical Society of Iowa, the bridge is a contributing resource to the National Register-listed Wapsipinicon Park Historic District and is, therefore, considered listed. Based on this new information, HR Green is working to gather additional information from Federal and State Agencies regarding funding opportunities for rehabilitation in place or relocation.

RESOLUTION NO. 2024-52

**RESOLUTION TO HIRE AND SET THE WAGES FOR THE POSITION OF PART TIME LIBRARY CLERK
FOR FISCAL YEAR ENDING JUNE 30, 2025.**

WHEREAS, the City Council regularly approves the hiring of new staff; and,

WHEREAS, the Anamosa Library & Learning Center needs to fill a vacant permanent part-time position; and,

WHEREAS, the below employee has been reviewed and recommended by the Library Director and the Library Board to fill the vacant positions; and,

WHEREAS, such a recommendation is now forwarded onto the City Council for their review and consideration.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ANAMOSA, IOWA, that the following hire be approved with an effective date of September 24, 2024:

Position	Employee Name	Hourly Wage
Part-Time Library Clerk	Paul Carlile	\$12.66/hour

Councilmember _____ introduced this Resolution and moved for its adoption.

Councilmember _____ seconded the motion to adopt.

The roll was called and the following indicates the result of the vote.

COUNCIL MEMBER	AYES	NAYS	ABSENT	ABSTAIN
CRUMP				
K. SMITH				
TUETKEN				
D. SMITH				
WEIMER				
GOMBERT				

PASSED AND APPROVED this 23rd day of September, 2024.

ROD SMITH, MAYOR

ATTEST:

JEREMIAH HOYT, CITY ADMINISTRATOR

APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE ONE OF 9 PAGES

TO OWNER:
City of Anamosa
107 South Ford
Anamosa, IA 52205
FROM CONTRACTOR:
Peak Construction Group, Inc.
660 Liberty Way Unit C
North Liberty, IA 52317

PROJECT:
Anamosa Downtown Façade Revitalization - Phase II
100 East Main Street
Anamosa, IA 52205
VIA ARCHITECT:
Martin Gardner Architecture

APPLICATION #: 5.2
PERIOD TO: 08/31/24
PROJECT NOS: 023-023
CONTRACT DATE: 10/23/23

CONTRACT FOR: General Construction

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM-----	\$	1,100,000.00
2. Net change by Change Orders-----	\$	-59,330.76
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	\$	1,040,669.24
4. TOTAL COMPLETED & STORED TO DATE-\$		814,938.60

(Column G on Continuation Sheet)

5. RETAINAGE:

- a. 5.0% of Completed Work \$ 40,746.93
(Columns D+E on Continuation Sheet)
b. 5.0% of Stored Material \$

Total Retainage (Line 5a + 5b or

Total in Column 1 of Continuation Sheet----- \$ 40,746.93

6. TOTAL EARNED LESS RETAINAGE----- \$ 774,191.67
(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)----- \$ 515,170.49

8. CURRENT PAYMENT DUE----- \$ 259,021.18

9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) \$ 266,477.57

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown therein is now due.

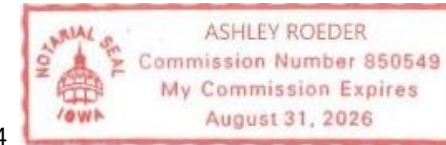
CONTRACTOR:

Signed by: Kris Chyko Date: 9/3/24
FE91FBE54C9C4DD...

State of: Iowa
County of: Johnson

Subscribed and sworn to before
me this 3rd day of September, 2024

Notary Public: Ashley Roeder
My Commission expires: 08/31/26



CERTIFICATE FOR PAYMENT

In accordance with Contract Documents, based on on-site observations and the data comprising application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ----- \$ 259,021.18

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: Bethany Jordan Date: 9/16/24

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		-\$4,801.72
Total approved this Month		-\$54,529.04
TOTALS		-\$59,330.76
NET CHANGES by Change Order		-\$59,330.76

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION

Page 2 of 9 Pages

APPLICATION NUMBER: 5.2
APPLICATION DATE: 09/03/24
PERIOD TO: 31-Aug-24
PEAK PROJECT NO: 023-023

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not In D or E)	G		H Balance To Finish (C - G)	I Retainage
			From Previous Application (D + E)	This Period		Total Completed And Stored To Date (D + E + F)	% (G/C)		
1	100 East Main								
2	General Conditions	9,500.00	5,050.00	3,580.00		8,630.00	91%	870.00	431.50
3	Concrete Material	4,500.00						4,500.00	
4	Concrete Labor	3,000.00						3,000.00	
5	Masonry Repair Material	20,000.00	13,000.00	5,500.00		18,500.00	93%	1,500.00	925.00
6	Masonry Repair Labor	17,765.00	10,000.00	6,765.00		16,765.00	94%	1,000.00	838.25
7	Aluminum Railing	3,500.00						3,500.00	
8	Decorative Metal Panels	5,640.00						5,640.00	
9	Finish Carpentry Material	4,761.52	2,038.08	2,523.00		4,561.08	96%	200.44	228.05
10	Finish Carpentry Labor	3,174.35	1,457.90	1,516.00		2,973.90	94%	200.45	148.70
11	Sheet Metal Flashing and Trim Material	400.00		400.00		400.00	100%		20.00
12	Sheet Metal Flashing and Trim Labor	225.00	18.00	207.00		225.00	100%		11.25
13	Joint Sealants	1,250.00		1,000.00		1,000.00	80%	250.00	50.00
14	Aluminum Storefronts Material	15,000.00		15,000.00		15,000.00	100%		750.00
15	Aluminum Storefronts Labor	14,716.88		14,716.88		14,716.88	100%		735.84
16	Aluminum Windows Labor	5,700.60	5,700.60			5,700.60	100%		285.03
17	Aluminum Windows Material	6,000.00	6,000.00			6,000.00	100%		300.00
18	Door Hardware	10,085.00						10,085.00	
19	Exterior Painting Material	2,000.00		1,000.00		1,000.00	50%	1,000.00	50.00
20	Exterior Painting Labor	1,581.00		790.00		790.00	50%	791.00	39.50
21	Panel Signage	265.08						265.08	
22	Awning	9,718.57						9,718.57	
23	Electrical Material	4,000.00	2,167.00			2,167.00	54%	1,833.00	108.35
24	Electrical Labor	3,417.00	1,134.00			1,134.00	33%	2,283.00	56.70
25	102 East Main								
26	General Conditions	9,160.00	5,290.00	2,990.00		8,280.00	90%	880.00	414.00
27	Submittals	780.00	780.00			780.00	100%		39.00
28	Masonry Repair Material	1,416.60	1,416.60			1,416.60	100%		70.83
	SUBTOTALS PAGE 2	157,556.60	54,052.18	55,987.88		110,040.06	70%	47,516.54	5,502.00

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION

PROJECT:

Page 3 of 9 Pages

APPLICATION NUMBER: 5.2

APPLICATION DATE: 09/03/24

PERIOD TO: 31-Aug-24

PEAK PROJECT NO: 023-023

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not In D or E)	G		H Balance To Finish (C - G)	I Retainage
			From Previous Application (D + E)	This Period		Total Completed And Stored To Date (D + E + F)	% (G/C)		
29	Masonry Repair Labor	944.40	944.40			944.40	100%		47.22
30	Finish Carpentry Material	11,076.43	6,622.93	3,553.00		10,175.93	92%	900.50	508.80
31	Finish Carpentry Labor	5,100.00	3,330.00	1,350.00		4,680.00	92%	420.00	234.00
32	Sheet Metal Flashing and Trim Labor	375.00		375.00		375.00	100%		18.75
33	Sheet Metal Flashing and Trim Material	250.00		250.00		250.00	100%		12.50
34	Joint Sealants	1,250.00		1,000.00		1,000.00	80%	250.00	50.00
35	Door Hardware	350.00						350.00	
36	Exterior Painting Material	1,954.20		980.00		980.00	50%	974.20	49.00
37	Exterior Painting Labor	1,302.80		650.00		650.00	50%	652.80	32.50
38	Awning	5,421.57						5,421.57	
39	Electrical Material	1,631.40		1,100.00		1,100.00	67%	531.40	55.00
40	Electrical Labor	1,087.60		700.00		700.00	64%	387.60	35.00
41	106 East Main								
42	General Conditions	1,145.00	559.80	475.00		1,034.80	90%	110.20	51.74
43	Submittals	780.00	780.00			780.00	100%		39.00
44	Masonry Repair Material	29,005.80	20,550.00	8,455.80		29,005.80	100%		1,450.29
45	Masonry Repair Labor	19,337.20	15,793.00	1,544.20		17,337.20	90%	2,000.00	866.86
46	Finish Carpentry Material	12,526.16	5,482.09	6,080.00		11,562.09	92%	964.07	578.10
47	Finish Carpentry Labor	8,350.78	4,335.08	3,195.00		7,530.08	90%	820.70	376.50
48	Sheet Metal Flashing and Trim Labor	375.00		375.00		375.00	100%		18.75
49	Sheet Metal Flashing and Trim Material	250.00		250.00		250.00	100%		12.50
50	Joint Sealants	1,250.00		1,000.00		1,000.00	80%	250.00	50.00
51	Aluminum Windows Material	501.04		501.04		501.04	100%		25.05
52	Aluminum Windows Labor	334.02		334.02		334.02	100%		16.70
53	Exterior Painting Material	378.00		190.00		190.00	50%	188.00	9.50
54	Exterior Painting Labor	252.00		125.00		125.00	50%	127.00	6.25
55	Electrical Material	3,489.00						3,489.00	
56	Electrical Labor	2,326.00						2,326.00	
	SUBTOTALS PAGE 3	268,600.00	112,449.48	88,470.94		200,920.42	75%	67,679.58	10,046.02

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ATTACHMENT TO PAY APPLICATION

PROJECT:

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APPLICATION NUMBER: 5.2
APPLICATION DATE: 09/03/24
PERIOD TO: 31-Aug-24
PEAK PROJECT NO: 023-023

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not In D or E)	G		H Balance To Finish (C - G)	I Retainage
			From Previous Application (D + E)	This Period		Total Completed And Stored To Date (D + E + F)	% (G/C)		
57	Demolition	1,200.00		1,200.00		1,200.00	100%		60.00
58	Metal Paneling Patching	800.00		800.00		800.00	100%		40.00
59	112 East Main								
60	General Conditions	2,519.00	1,304.75	1,114.00		2,418.75	96%	100.25	120.94
61	Submittals	780.00	780.00			780.00	100%		39.00
62	Masonry Repair Material	7,831.20	7,831.20			7,831.20	100%		391.56
63	Masonry Repair Labor	5,220.80	4,959.76	261.04		5,220.80	100%		261.04
64	Finish Carpentry Material	13,871.40	5,959.71	6,550.00		12,509.71	90%	1,361.69	625.49
65	Finish Carpentry Labor	9,247.60	5,239.81	2,900.00		8,139.81	88%	1,107.79	406.99
66	Sheet Metal Flashing and Trim Labor	375.00		375.00		375.00	100%		18.75
67	Sheet Metal Flashing and Trim Material	250.00		250.00		250.00	100%		12.50
68	Joint Sealants	1,250.00		1,000.00		1,000.00	80%	250.00	50.00
69	Door Hardware	1,005.00						1,005.00	
70	Exterior Painting Material	1,548.00		805.60		805.60	52%	742.40	40.28
71	Exterior Painting Labor	1,032.00		545.00		545.00	53%	487.00	27.25
72	Panel Signage	70.00						70.00	
73	Panel Signage	6,000.00						6,000.00	
74	Painting	4,000.00						4,000.00	
75	113 North Ford								
76	General Conditions	17,175.00	11,789.75	2,885.00		14,674.75	85%	2,500.25	733.74
77	Submittals	780.00	780.00			780.00	100%		39.00
78	Abatement	1,632.00	1,632.00			1,632.00	100%		81.60
79	Masonry Repair Material	24,480.00	24,480.00			24,480.00	100%		1,224.00
80	Masonry Repair Labor	16,320.00	16,320.00			16,320.00	100%		816.00
81	Finish Carpentry Material	31,955.41	24,168.79	3,741.00		27,909.79	87%	4,045.62	1,395.49
82	Finish Carpentry Labor	21,303.60	16,362.52	1,341.00		17,703.52	83%	3,600.08	885.18
83	Roofing Material	14,655.00	1,400.00	13,255.00		14,655.00	100%		732.75
84	Roofing Labor	9,770.00		8,350.00		8,350.00	85%	1,420.00	417.50
	SUBTOTALS PAGE 4	463,671.01	235,457.77	133,843.58		369,301.35	80%	94,369.66	18,465.07

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 APPLICATION NUMBER: 5.2
 APPLICATION DATE: 09/03/24
 PERIOD TO: 31-Aug-24
 PEAK PROJECT NO: 023-023

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored (Not In D or E)	Total Completed And Stored To Date (D + E + F)	% (G/C)	Balance To Finish (C - G)	Retainage
			From Previous Application (D + E)	This Period					
85	Sheet Metal Flashing and Trim Material	375.00		375.00		375.00	100%		18.75
86	Sheet Metal Flashing and Trim Labor	250.00		250.00		250.00	100%		12.50
87	Joint Sealants	1,250.00		1,000.00		1,000.00	80%	250.00	50.00
88	Aluminum Storefronts Material	13,474.18	13,474.18			13,474.18	100%		673.71
89	Aluminum Storefronts Labor	8,982.78	7,563.78			7,563.78	84%	1,419.00	378.19
90	Aluminum Windows Material	5,228.75	5,228.75			5,228.75	100%		261.44
91	Aluminum Windows Labor	3,485.84	3,485.84			3,485.84	100%		174.29
92	Door Hardware	3,822.00	764.40	1,157.60		1,922.00	50%	1,900.00	96.10
93	Exterior Painting Labor	1,320.00		660.00		660.00	50%	660.00	33.00
94	Exterior Painting Material	880.00		440.00		440.00	50%	440.00	22.00
95	Panel Signage	136.27						136.27	
96	Awning	6,134.57						6,134.57	
97	Window Shades Material	4,155.36						4,155.36	
98	Window Shades Labor	2,770.24						2,770.24	
99	Electrical Material	4,898.40	4,506.70			4,506.70	92%	391.70	225.34
100	Electrical Labor	3,265.60	2,432.70			2,432.70	74%	832.90	121.64
101	115 North Ford								
102	General Conditions	13,680.00	8,137.20	3,842.00		11,979.20	88%	1,700.80	598.96
103	Submittals	780.00	780.00			780.00	100%		39.00
104	Masonry Repair Material	2,170.20	2,170.20			2,170.20	100%		108.51
105	Masonry Repair Labor	1,446.80	1,446.80			1,446.80	100%		72.34
106	Finish Carpentry Material	16,120.27	11,578.18	2,042.00		13,620.18	84%	2,500.09	681.01
107	Finish Carpentry Labor	10,746.84	7,760.45	1,086.00		8,846.45	82%	1,900.39	442.32
108	Sheet Metal Flashing and Trim Labor	375.00		375.00		375.00	100%		18.75
109	Sheet Metal Flashing and Trim Material	250.00		250.00		250.00	100%		12.50
110	Joint Sealants	1,250.00		1,000.00		1,000.00	80%	250.00	50.00
111	Aluminum Storefronts Material	3,506.19	1,051.80	690.39		1,742.19	50%	1,764.00	87.11
112	Aluminum Storefronts Labor	2,337.46	701.00	460.46		1,161.46	50%	1,176.00	58.07
	SUBTOTALS PAGE 5	576,762.76	306,539.75	147,472.03		454,011.78	79%	122,750.98	22,700.59

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 APPLICATION NUMBER: 5.2
 APPLICATION DATE: 09/03/24
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 PEAK PROJECT NO: 023-023

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored (Not In D or E)	Total Completed And Stored To Date (D + E + F)	% (G/C)	Balance To Finish (C - G)	Retainage
			From Previous Application (D + E)	This Period					
113	Door Hardware	3,838.00						3,838.00	
114	Exterior Painting Material	3,948.00		1,980.00		1,980.00	50%	1,968.00	99.00
115	Exterior Painting Labor	2,632.00		1,320.00		1,320.00	50%	1,312.00	66.00
116	Panel Signage	136.27						136.27	
117	Awning	4,599.57						4,599.57	
118	Window Shades Material	1,916.64						1,916.64	
119	Window Shades Labor	1,277.76						1,277.76	
120	Electrical Labor	3,593.40	1,136.00			1,136.00	32%	2,457.40	56.80
121	Electrical Labor	2,395.60	983.00			983.00	41%	1,412.60	49.15
122	116 East Main								
123	General Conditions	7,980.00	5,389.00	1,675.00		7,064.00	89%	916.00	353.20
124	Submittals	780.00	780.00			780.00	100%		39.00
125	Masonry Repair Labor	3,748.80	3,561.36			3,561.36	95%	187.44	178.07
126	Masonry Repair Material	2,499.20	2,499.20			2,499.20	100%		124.96
127	Finish Carpentry Labor	26,035.47	19,324.83	3,410.00		22,734.83	87%	3,300.64	1,136.74
128	Finish Carpentry Material	17,356.98	13,249.89	2,307.00		15,556.89	90%	1,800.09	777.84
129	Sheet Metal Flashing and Trim Labor	375.00		375.00		375.00	100%		18.75
130	Sheet Metal Flashing and Trim Material	250.00		250.00		250.00	100%		12.50
131	Joint Sealants	1,250.00		1,000.00		1,000.00	80%	250.00	50.00
132	Aluminum Storefronts Material	10,563.86	10,563.86			10,563.86	100%		528.19
133	Aluminum Storefronts Labor	7,042.58	4,929.81			4,929.81	70%	2,112.77	246.49
134	Door Hardware	2,043.00		1,438.00		1,438.00	70%	605.00	71.90
135	Exterior Painting Labor	4,494.60		2,250.00		2,250.00	50%	2,244.60	112.50
136	Exterior Painting Material	2,996.40		1,500.00		1,500.00	50%	1,496.40	75.00
137	Panel Signage	132.54						132.54	
138	Awning	1,451.57						1,451.57	
139	Awning Labor	3,000.00						3,000.00	
140	Demolition	2,000.00		2,000.00		2,000.00	100%		100.00
	SUBTOTALS PAGE 6	695,100.00	368,956.70	166,977.03		535,933.73	77%	159,166.27	26,796.69

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APPLICATION NUMBER: 5.2
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A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not In D or E)	G		H Balance To Finish (C - G)	I Retainage
			From Previous Application (D + E)	This Period		Total Completed And Stored To Date (D + E + F)	% (G/C)		
141	117 North Ford								
142	General Conditions	10,000.00	4,995.00	4,050.00		9,045.00	90%	955.00	452.25
143	Submittals	780.00	780.00			780.00	100%		39.00
144	Abatement	1,088.00	1,088.00			1,088.00	100%		54.40
145	Allowance 2 - Bowl Sign	40,000.00		40,000.00		40,000.00	100%		2,000.00
146	Masonry Repair Labor	4,422.00	3,758.70	663.30		4,422.00	100%		221.10
147	Masonry Repair Material	2,948.00	2,948.00			2,948.00	100%		147.40
148	Finish Carpentry Labor	31,540.30	14,466.12	14,100.00		28,566.12	91%	2,974.18	1,428.31
149	Finish Carpentry Material	21,026.87	10,550.75	9,400.00		19,950.75	95%	1,076.12	997.54
150	Roofing Labor	22,740.00	1,650.00	17,450.00		19,100.00	84%	3,640.00	955.00
151	Roofing Material	15,160.00		15,160.00		15,160.00	100%		758.00
152	Sheet Metal Flashing and Trim Labor	375.00		375.00		375.00	100%		18.75
153	Sheet Metal Flashing and Trim Material	250.00		250.00		250.00	100%		12.50
154	Joint Sealants	950.00		650.00		650.00	68%	300.00	32.50
155	Aluminum Storefronts Material	3,860.18	3,860.18			3,860.18	100%		193.01
156	Aluminum Storefronts Labor	2,573.45	2,573.45			2,573.45	100%		128.67
157	Aluminum Windows Labor	9,346.07	9,346.07			9,346.07	100%		467.30
158	Aluminum Windows Material	6,230.72	6,230.72			6,230.72	100%		311.54
159	Door Hardware	2,231.00		2,231.00		2,231.00	100%		111.55
160	Exterior Painting Labor	5,863.80		2,950.00		2,950.00	50%	2,913.80	147.50
161	Exterior Painting Material	3,909.20		1,950.00		1,950.00	50%	1,959.20	97.50
162	Panel Signage	70.00						70.00	
163	Electrical Labor	2,727.60	1,858.31			1,858.31	68%	869.29	92.92
164	Electrical Material	1,818.40	1,318.34			1,318.34	73%	500.06	65.92
165	Demolition	18,353.65	1,687.50	16,666.15		18,353.65	100%		917.68
166	Sheet metal and joint sealants	12,235.76	1,500.00	4,545.00		6,045.00	49%	6,190.76	302.25
167	206 West Main								
168	General Conditions	14,100.00	9,310.00	3,350.00		12,660.00	90%	1,440.00	633.00
	SUBTOTALS PAGE 7	929,700.00	446,877.84	300,767.48		747,645.32	80%	182,054.68	37,382.27

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			From Previous Application (D + E)	This Period					
169	Submittals	780.00	780.00			780.00	100%		39.00
170	Masonry Repair Labor	17,838.60	15,838.60			15,838.60	89%	2,000.00	791.93
171	Masonry Repair Material	11,892.40	11,892.40			11,892.40	100%		594.62
172	Finish Carpentry Labor	25,198.69	18,739.08	4,220.00		22,959.08	91%	2,239.61	1,147.95
173	Finish Carpentry Material	19,799.12	15,309.38	2,850.00		18,159.38	92%	1,639.74	907.97
174	Sheet Metal Flashing and Trim Labor	375.00		375.00		375.00	100%		18.75
175	Sheet Metal Flashing and Trim Material	250.00		250.00		250.00	100%		12.50
176	Joint Sealants	1,250.00		1,000.00		1,000.00	80%	250.00	50.00
177	Aluminum Storefronts Material	4,749.65		4,749.65		4,749.65	100%		237.48
178	Aluminum Storefronts Labor	3,166.44		3,166.44		3,166.44	100%		158.32
179	Aluminum Windows Labor	6,324.61	6,324.61			6,324.61	100%		316.23
180	Aluminum Windows Material	4,216.40	4,216.40			4,216.40	100%		210.82
181	Door Hardware	3,726.00						3,726.00	
182	Ceramic Tile Labor	1,200.00						1,200.00	
183	Ceramic Tile Material	800.00						800.00	
184	Exterior Painting Labor	3,908.40		1,940.00		1,940.00	50%	1,968.40	97.00
185	Exterior Painting Material	2,605.60		1,300.00		1,300.00	50%	1,305.60	65.00
186	Panel Signage	1,030.52						1,030.52	
187	Awning	8,332.57						8,332.57	
188	Electrical Labor	4,713.60	1,688.40			1,688.40	36%	3,025.20	84.42
189	Electrical Material	3,142.40	1,500.00			1,500.00	48%	1,642.40	75.00
190	208 West Main								
191	General Conditions	5,700.00	3,275.00	1,850.00		5,125.00	90%	575.00	256.25
192	Submittals	780.00	780.00			780.00	100%		39.00
193	Allowance 3	2,300.00						2,300.00	
194	Masonry Repair Labor	8,693.40	7,824.06	869.34		8,693.40	100%		434.67
195	Masonry Repair Material	5,795.60	5,795.60			5,795.60	100%		289.78
196	Finish Carpentry Labor	3,748.81	2,287.08	995.00		3,282.08	88%	466.73	164.10
	SUBTOTALS PAGE 8	1,082,017.81	543,128.45	324,332.91		867,461.36	80%	214,556.45	43,373.07

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			From Previous Application (D + E)	This Period		Total Completed And Stored To Date (D + E + F)	% (G/C)		
197	Finish Carpentry Material	2,499.40	1,929.79	240.00		2,169.79	87%	329.61	108.49
198	Sheet Metal Flashing and Trim Labor	375.00		375.00		375.00	100%		18.75
199	Sheet Metal Flashing and Trim Material	250.00		250.00		250.00	100%		12.50
200	Joint Sealants	1,250.00		1,000.00		1,000.00	80%	250.00	50.00
201	Aluminum Windows Labor	1,216.93	1,216.93			1,216.93	100%		60.85
202	Aluminum Windows Material	811.28	811.28			811.28	100%		40.56
203	Exterior Painting Labor	1,172.40		590.00		590.00	50%	582.40	29.50
204	Exterior Painting Material	781.60		395.00		395.00	51%	386.60	19.75
205	Awning	9,625.58						9,625.58	
206									
207	Change Orders								
208	Change order #1	(4,801.72)	(4,801.72)			(4,801.72)	100%		(240.09)
209	Change order #2	0.00					100%		
210	Change order #3	(54,529.04)		(54,529.04)		(54,529.04)	100%		(2,726.45)
211									
212									
213									
214									
215									
216									
217									
218									
219									
220									
221									
222									
223									
224									
	SUBTOTALS PAGE 9	1,040,669.24	542,284.73	272,653.87		814,938.60	78%	225,730.64	40,746.93



Please Remit To:
HR Green, Inc.
PO Box 8213
Des Moines, IA 50301-8213
319-841-4000

Jeremiah Hoyt
City of Anamosa, IA
107 S Ford Street
Anamosa, IA 52205-1841

September 16, 2024
Project No: 220409.01
Invoice No: 179068
Invoice Total: \$2,100.01

Project 220409.01 Anamosa, IA - WTP Disinfection System CPS
Water Treatment Plant
Hypochlorite Improvements - CPS

Professional Services Through September 06, 2024

Fee

Total Fee	19,100.00		
Percent Complete	80.6283	Total Earned	15,400.01
		Previous Fee Billing	13,300.00
		Current Fee Billing	2,100.01
		Total Fee	2,100.01

Billing Limits

	Current	Prior	To-Date
Total Billings	2,100.01	13,300.00	15,400.01
Limit			19,100.00
Remaining			3,699.99

Total this Invoice **\$2,100.01**