CITY OF ANAMOSA

CITY COUNCIL AGENDA – REGULAR SESSION

MONDAY, OCTOBER 26, 2026 – 6:00 P.M.
ANAMOSA LIBRARY & LEARNING CENTER
600 E. 1ST STREET, ANAMOSA, IA 52205

Zoom Meeting Link (Viewing Only)	Join by Telephone
https://us02web.zoom.us/j/86089851793	+1 312 626 6799 US
Meeting ID: 860 8985 1793	Meeting ID: 860 8985 1793
Passcode: Anamosa	Passcode: 7681616

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 October 7, 2026 – Special Session.
- **b)** Minutes from October 12, 2026 – Regular Session.
- **c)** Current bills.
- **d)** Liquor License.

4.0) Presentations:
- **4.1) Project Status Update –** HR Green
- **4.2) Project Status Update –** Downtown Façade Revitalization Project (JCED)

5.0) Postponed Items/Unfinished Business:
- **5.1) Review & Approve –** Dillon Military Bridge Sales Agreement.

6.0) Council Action Items:
- **6.1) Resolution 2026-55 –** Approving the appointment to the Library Board of Trustees, to fill term ending June 30, 2029. **Roll Call.**
- **6.2) Resolution 2026-56 –** Setting the date and time for annual Trick-or-Treat Night in the City of Anamosa. **Roll Call.**
- **6.3) Review & Approve –** Change Order #6, from Cornerstone Commercial Contractors, in the amount of $0.00 (zero dollars), for the Downtown Façade Revitalization project.
- **6.4) Review & Approve –** Change Directive #1, from Martin Gardner Architecture, for the Downtown Façade Revitalization project.
- **6.5) Review & Approve (Consent Agenda):** Pay requests totaling $5,768.40.
  - **a)** From ECICOG, in the amount of $1,050.00, for the Downtown Façade Revitalization Project.
  - **b)** From ECICOG, in the amount of $1,000.00, for the Anamosa Comprehensive Plan 2026-2036.
  - **c)** From HR Green, in the amount of $3,000.00, for the WTP Aerator Equipment Replacement Project.
  - **d)** From HR Green, in the amount of $718.40, for Elm & Hickory Sanitary Sewer Rehab Project.

7.0) City Administrator's Report

8.0) Mayor & Council Reports
- **8.1)** Mayor's report
- **8.2)** Council reports

9.0) Public Comment For Items Not On The Agenda

10.0) Adjournment

STATEMENT OF COUNCIL PROCEEDINGS
October 12, 2026

The City Council of the City of Anamosa met in Regular Session on October 12, 2026, at the Anamosa Library and Learning Center at 6:00 p.m. with Mayor Rod Smith presiding. The following Council Members were present: Rich Crump (via Zoom), Kay Smith, Tim Shada, Todd Weimer, Dan Smith, and Brian Hurt. Absent: none. Also present were Jeremiah Hoyt, City Administrator and Kaylee Palmer, City Clerk.

Mayor Rod Smith called the meeting to order at 6:01 p.m. Roll call was taken with a quorum present.

Motion by Hurt, seconded by D. Smith approving the consent agenda items: Minutes of the Regular Session 09/28/26, current bills, and Noise/Street Closure Applications. Roll vote: Ayes- K. Smith, Shada, Weimer, D. Smith, Hurt, Crump. Nays- none. Motion carried.

Mayor Smith turned the floor over to City Administrator Jeremiah Hoyt, who presented the Fiscal Year 2024 State Audit to the Council and summarized its findings. Hoyt noted that the audit was similar to the Fiscal Year 2023 audit and discussed areas where the City could improve its financial procedures and internal controls. He also acknowledged that certain limitations are difficult to address due to the City's limited staffing at City Hall. Overall, the audit went well, and Hoyt expressed hope that the Fiscal Year 2025 audit would be completed soon as well.

Mayor Smith opened the public hearing at 6:05 p.m. on the proposal to enter into a 5-year service agreement with Time Clock Plus to upgrade the employee time tracking software. Hoyt explained why the change was necessary and provided Council with the details of the contract. Council discussion followed.

Mayor Smith opened the floor to public comment. No comment was made.

Mayor Smith closed the public hearing at 6:11 p.m.

Motion by K. Smith, seconded by Weimer approving the 5-year service agreement with Time Clock Plus, in the amount of $6,705.30 for the first year and $1,875.30 each year thereafter, to upgrade the employee time tracking software. Roll vote: Ayes- Shada, Weimer, D. Smith, Hurt, Crump, K. Smith. Nays- none. Motion carried.

Motion by K. Smith, seconded by D. Smith approving Resolution 2026-54, a resolution approving the amended Final Plat for the Kouba Subdivision Second Addition. Roll vote: Ayes- Weimer, D. Smith, Hurt, Crump, K. Smith, Shada. Nays- none. Motion carried.

Motion by Weimer, seconded by K. Smith approving the amended Site Plan for Kouba Subdivision Second Addition. Roll vote: Ayes- D. Smith, Hurt, Crump, K. Smith, Shada, Weimer. Nays- none. Motion carried.

Motion by K. Smith, seconded by D. Smith approving the Site Plan for the Northlands Subdivision Second Addition. Roll vote: Ayes- Hurt, Crump, K. Smith, Shada, Weimer, D. Smith. Nays- none. Motion carried.

Motion by Crump, seconded by K. Smith approving the Statement of Final Completion and Owner's Acceptance of Work, from HR Green and Woodruff Construction, for the Water Treatment Plant Aerator Replacement Project. Roll Vote: Ayes- D. Smith, Weimer, Shada, K. Smith, Crump, Hurt. Nays- none. Motion carried.

Motion by Weimer, seconded by D. Smith approving Change Order #5, from Cornerstone Commercial Contractors, in the amount of $0.00 (zero dollars), for the Downtown Facade Revitalization Project. Roll vote: Ayes- Weimer, Shada, K. Smith, Crump, Hurt, D. Smith. Nays- none. Motion carried.

Motion by Weimer, seconded by Hurt approving Change Order #5, from Tschiggfrie Excavating, reflecting a credit amount of $6,964.48, for the Ford & Huber Sanitary Sewer Project. Roll vote: Ayes- Shada, K. Smith, Crump, Hurt, D. Smith, Weimer. Nays- none. Motion carried.

Motion by K. Smith, seconded by Shada approving the Professional Services Agreement with HR Green for the 2nd Street Reconstruction Project. Roll vote: Ayes- K. Smith, Crump, Hurt, D. Smith, Weimer, Shada. Nays- none. Motion carried.

Motion by Weimer, seconded by D. Smith approving the Consent agenda pay requests totaling $122,980.57. Roll vote: Ayes- Crump, Hurt, D. Smith, Weimer, Shada, K. Smith. Nays- none. Motion carried.

Mayor Smith opened the floor to public comment for items not on the agenda.

No comment was made.

Meeting adjourned at 6:37 p.m.

_____
Rod Smith, Mayor

ATTEST:

_____
Kaylee Palmer, City Clerk

STATEMENT OF COUNCIL PROCEEDINGS
October 7, 2026

The City Council of the City of Anamosa met in Special Session on October 7, 2026, at the Anamosa City Council Chambers at 6:00 p.m. with Mayor Rod Smith presiding. The following council members were present: Kay Smith, Tim Shada, Todd Weimer, Dan Smith, and Brian Hurt. Absent: Rich Crump. Also present were Jeremiah Hoyt, City Administrator and Kaylee Palmer, City Clerk.

Mayor Rod Smith called the meeting to order at 5:58 p.m. Roll call was taken with a quorum present.

Mayor Smith turned the floor over to City Attorney Pat O'Connell. O'Connell summarized the proposed agreement regarding the sale and conveyance of the Dillon Military Bridge to the Anamosa Dam Bridge Foundation. Under the agreement, the bridge would be sold for $1.00, with the City and Jones County collectively contributing up to $100,000.00 toward restoration costs.

The agreement would transfer ownership and responsibility for the bridge to the Foundation, release the City and County from future liability, and require the Foundation to maintain appropriate insurance during construction and thereafter. The Foundation would also be required to secure the bridge against pedestrian access during restoration and obtain the necessary permits and approvals from applicable state, county, DNR, and DOT authorities. Plans and specifications would require approval by a licensed Iowa engineer.

It was noted that restoration must be completed within three years unless an extension is approved. If the bridge is not restored within the required timeframe, it may need to be removed and demolished. The Foundation indicated its goal was to complete the abutment work by the end of the year and agreed to pursue the necessary permits following closing.

Mayor Smith emphasized the importance of following established procedures to protect the City and all parties involved. Additional discussion addressed the legal description and easements needed for construction access, ensuring that work would not obstruct county or state roadways. Council also discussed requiring proof of insurability for the full value of the bridge, maintaining a performance bond to protect the City if the project is not completed, and allowing City and County access to the bridge in an emergency.

Council also discussed the possibility of the Foundation proposing to sell the bridge back to the City or State after restoration is complete. It was clarified that any future transfer would require a separate proposal and Council consideration.

Motion by D. Smith, seconded by Weimer approving the sale and conveyance of the Dillon Military Bridge, to the Anamosa Dam Bridge Foundation, subject to the amendments discussed and agreed upon by Council. Roll vote: Ayes- Shada, Weimer, D. Smith, Hurt, Kay Smith. Nays- none. Motion carried.

Representatives of the Anamosa Dam Bridge Foundation thanked the Council and community for their cooperation and support in working toward restoration of the bridge.

Meeting adjourned at 7:21 p.m.

_____
Rod Smith, Mayor

ATTEST:

_____
Kaylee Palmer, City Clerk

Anamosa
pumpkin capital of IOWA

CITY OF ANAMOSA
LIQUOR LICENSE APPROVAL FORM

Complete: Class C Beer/Liquor Sunday: ☐ Yes ☒ No
☐ New ☒ Renewal ☐ Amend

Name of Applicant:
Trade Name (DBA): Tuckers Tavern
Street Address: 201 E. Main St.
Phone Number: 319 462-9909

ALCOHOL COMPLIANCE TRAINING CERTIFICATION

As per Ordinance No. 898 adopted by the Anamosa City Council on the 9th day February, 2015 and enacted on the 19th day of February, 2015, all persons involved in the selling, serving or dispensing of alcoholic beverages shall participate in and complete a free alcohol training program (in person or online) offered by the Iowa Alcoholic Beverage Division's approved training, the Anamosa Police Department or it's designee.

All persons required to complete training shall do so within ninety (90) days of the date on which the person becomes subject to the training requirement (date of hire or enactment of this ordinance). If such training is not offered within ninety days, the person subject to the requirements of this ordinance shall notify the Anamosa Police Department of that fact and the date upon which the employee can complete the required training. All persons completing the training required by this section shall maintain active certification.

Approval of liquor license applications is contingent on all servers/sellers completing the required training within the 90 day timeframe mentioned above. If a business fails a compliance check, all servers/sellers who do not hold the in-person certification must complete the in-person classroom training with the Anamosa Police Department or its designee within 90 days of the violation.

By signing below, the owner or authorized representative of the liquor license applicant (business) identified above certifies that they have read the ordinance statement above and acknowledge that all persons working at the business as of this date have either completed the required Alcohol Compliance Training or that the Anamosa Police Department has been notified of when the individual(s) will complete the required training.

[signature] — 10.19.26
Owner or Authorized Person's Signature — **Date**

Teresa Tuetken
Owner or Authorized Person's Printed Name

The undersigned have by the signatures of the officials noted below, certify that the above-mentioned structure conforms to all laws within the jurisdictional limits of enforcement of said officials and may receive approval of this application.

ANAMOSA FIRE DEPARTMENT
(phone 319-462-4434 for an appointment)
[signature] — **Fire Chief or Designee Signature** — 10/19/26 **Date**

ANAMOSA POLICE DEPARTMENT
[signature] — **Police Chief or Designee Signature** — 10/20/26 **Date**

PLEASE RETURN FORM & $35.00 CHECK TO THE DEPUTY CITY CLERK AT CITY HALL.

For office use only:

JONES COUNTY PUBLIC HEALTH & IOWA FOOD CODE ☒ **Approved** ☐ **Not Approved** 10/20/26

Received at City Hall on 10/20/26 **for the** 10/26/26 **Council Meeting.**

Revised 8/26/26

8710 Earhart Lane SW
Cedar Rapids, IA 52404
Main 319.841.4000 + **Fax** 713.965.0044

HRGREEN.COM

To:	Jeremiah Hoyt, City of Anamosa
From:	HR Green
Subject:	Anamosa Project Status
Date:	October 26, 2026

1. **Sidewalk Program**
   - HR Green has completed preliminary exhibits and cost estimates for each of the six Regions, identifying the locations where sidewalk repair/replacement is needed. These have been shared for future discussion with City Council.

2. **Sewer in Alley between Ford and N Huber**
   - Project to be closed out after record drawings are completed.

3. **City GIS**
   - GIS Administration - Ongoing
   - New Experience Builder applications being built to align with depreciation of the Web App Builder. All existing apps will be converted to the new application design. Applications have been rolled out to the city. Steve requested to add an All Utility map back on so we are adding that now with a roll out by the end of the week of October 19th.

4. **Sanitary Sewer Rehab Near Elm St. & Hickory St.**
   - Contractor to sign Substantial Completion form and complete punch list items before Final Completion is issued and final payment is made.

5. **Hamilton & 2nd Street Reconstruction**
   - Survey work is beginning October 20, and preliminary engineering will begin the week of November 2.

6. **City of Anamosa Master Services Agreement**
   - September project status report, attendance at the September 28 City Council Meeting and attendance at the October 7 Special Meeting for the Dillon Military Bridge.
   - Kouba 2nd Addition final construction plans: review revisions to accommodate detention and meet SUDAS requirements for October 12 City Council approval.
   - Northlands 2nd Addition final construction plans: review of 2024 comments for October 12 City Council approval.
   - Citizen's State Bank: review Site Plan Submittal No. 2 for October 12 City Council approval.
   - Ford Street Reconstruction Project: Pre-Application to ECICOG for STBG funding.
   - Division Street Bridge Reconstruction: City Bridge Funding Request coordination to the Iowa DOT.

PURCHASE, TRANSFER, ASSUMPTION OF LIABILITY, RESTORATION, AND REMOVAL AGREEMENT

DILLON MILITARY BRIDGE

This Purchase, Transfer, Assumption of Liability, Restoration, and Removal Agreement ("Agreement") is made and entered into this ___ day of _____, 2026, by and among the **City of Anamosa, Iowa**, an Iowa municipal corporation ("City"), **Jones County, Iowa**, an Iowa county ("County"), and **Anamosa Dam Bridge Foundation, Inc.**, an Iowa nonprofit corporation and recognized Internal Revenue Code Section 501(c)(3) organization ("Buyer").

The City and County are sometimes collectively referred to herein as the "Sellers."

RECITALS

WHEREAS, the structure commonly known as the Dillon Military Bridge spans the Wapsipinicon River in Jones County, Iowa and has historically served as a crossing between lands located within the City and lands located within Jones County; and

WHEREAS, the City and County previously entered into a 28E Agreement to share responsibility for maintenance of the Bridge, which expires and terminates on June 30, 2027; and

WHEREAS, disputes subsequently arose concerning ownership and maintenance obligations, resulting in litigation between the City and County regarding the Bridge; and

WHEREAS, the parties desire to permanently transfer to Buyer any and all right, title, interests, claims, responsibilities, duties, and obligations they may possess relating to the Bridge; and

WHEREAS, Buyer desires to acquire the Bridge for purposes of preservation, restoration, maintenance, and operation as a pedestrian facility; and

WHEREAS, the City and County have determined that a one-time financial contribution toward preservation of the Bridge serves a public purpose and have agreed to contribute funds toward restoration upon the terms set forth herein; and

WHEREAS, the City and County expressly intend to permanently divest themselves of all future ownership, maintenance, operational, nuisance-abatement, and liability responsibilities associated with the Bridge following Closing;

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties agree as follows:

ARTICLE 1. DEFINITIONS.

For purposes of this Agreement, the term "Bridge" means the Dillon Military Bridge together with all trusses, decks, railings, abutments, approaches, structural members, fixtures, improvements, easement interests, appurtenances, and associated rights conveyed pursuant to this Agreement.

The term "Closing" means the date on which the conveyance documents described herein are delivered and recorded.

The term "Restoration Deadline" means the date occurring three (3) years after Closing.

ARTICLE 2. CONVEYANCE.

At Closing, the City shall convey to Buyer all of the City's right, title, and interest, if any, in the Bridge by Quit Claim Deed.

At Closing, the County shall convey to Buyer all right, title, and interest, if any, in the Bridge by Quit Claim Deed.

The County agrees to obtain a survey for the purposes of conveying any interest in the land immediately adjacent to the bridge. The City may use this same legal description to convey any of its interest in said land.

The parties acknowledge that the County disputes ownership of the Bridge and therefore makes no representations or warranties concerning title.

The conveyances contemplated by this Agreement shall include all ownership interests, possessory interests, easement rights, access rights, maintenance rights, contractual rights, and appurtenant interests held by the City and County relating to the Bridge. The City and County agree to permit access to the bridge approach rights-of-way owned by them, respectively, for the purpose of staging equipment and other work by the Buyer to a distance of one-hundred feet from the bridge. The Buyer agrees not to encroach upon any State park land and not to obstruct any City or County road traffic.

ARTICLE 3. PURCHASE PRICE.

Buyer shall pay One Dollar ($1.00) to the City and One Dollar ($1.00) to the County.

Receipt and sufficiency of the consideration are acknowledged.

ARTICLE 4. CITY AND COUNTY RESTORATION CONTRIBUTIONS.

The City agrees to contribute up to One Hundred Thousand Dollars ($100,000.00) toward qualified restoration expenditures.

The County agrees to contribute up to One Hundred Thousand Dollars ($100,000.00) toward qualified restoration expenditures.

The parties acknowledge and agree that such contributions are voluntary public expenditures intended to assist historic preservation efforts and are not consideration for continued ownership, future maintenance obligations, liability assumption, or future financial assistance.

No funds shall be advanced. All reimbursement requests shall be supported by paid invoices, proof of payment, contractor lien waivers, evidence of permit compliance, and engineer certifications reasonably requested by the City or County. All submitted requests for reimbursement shall be split equally between the City and the County as the work progresses. Payment of all invoices related to the restoration shall be reimbursed by the City and the County within thirty (30) days of receipt of the invoice.

The City and County shall have no obligation whatsoever to provide funds in excess of the amounts stated herein.

ARTICLE 5. ACCEPTANCE OF PROPERTY.

Buyer acknowledges that the Bridge has been closed to public traffic and may contain structural deficiencies, deterioration, defects, hazards, or conditions requiring repair, stabilization, demolition, or removal.

Buyer accepts the Bridge in its present condition, AS IS, WHERE IS, AND WITH ALL FAULTS, WHETHER KNOWN OR UNKNOWN.

Buyer expressly waives and releases any future claim against the City or County arising from the condition of the Bridge.

ARTICLE 6. ASSUMPTION OF RESPONSIBILITY.

Upon Closing, Buyer shall become solely responsible for all ownership obligations relating to the Bridge.

Buyer shall assume all responsibility for inspection, maintenance, repair, restoration, operation, security, nuisance abatement, public safety, permitting, environmental compliance, demolition, removal, engineering review, and structural integrity.

This assumption of responsibility shall survive Closing and shall bind Buyer and all successors and assigns.

ARTICLE 7. ENGINEERING REQUIREMENTS.

Buyer shall retain a professional engineer licensed in the State of Iowa for all structural analysis, design, repair, restoration, stabilization, and certification activities.

No structural work shall be performed without plans and specifications prepared, reviewed, or approved by an Iowa-licensed professional engineer.

Buyer shall provide annual written status reports prepared or reviewed by its engineer and submitted to both the City and County until either restoration is completed or removal obligations have been satisfied.

ARTICLE 8. INSURANCE.

Prior to Closing and throughout ownership of the Bridge, Buyer shall maintain insurance coverage sufficient to cover the replacement value of the bridge and which shall be satisfactory to the City and County.

ARTICLE 9. RELEASE.

Buyer, for itself and its officers, directors, members, volunteers, employees, contractors, successors, assigns, invitees, and representatives, releases and forever discharges the City and County from any and all claims, demands, causes of action, liabilities, damages, losses, expenses, attorney fees, and obligations arising from or relating in any way to the Bridge.

This release shall survive Closing permanently.

ARTICLE 10. INDEMNIFICATION.

Buyer shall defend, indemnify, and hold harmless the City, County, their elected officials, officers, employees, agents, volunteers, insurers, successors, and assigns from any and all claims, actions, damages, liabilities, injuries, deaths, property damage, nuisance claims, environmental claims, flood-related claims, structural-failure claims, regulatory actions, penalties, costs, attorney fees, expert fees, and expenses arising from or relating to the Bridge.

The indemnification obligations set forth herein shall survive Closing indefinitely.

ARTICLE 11. RESTORATION DEADLINE.

Buyer shall obtain all permits, approvals, certifications, and authorizations required to reopen the Bridge for unrestricted public pedestrian use.

Not later than three (3) years following Closing, Buyer shall deliver to the City and County a written certification executed by an Iowa-licensed engineer consistent with Iowa law and regulations governing qualifications for bridge inspection and repair and whose qualifications are satisfactory to all permitting officials responsible for the same by law. Said certification shall state that:

(a) the Bridge is structurally sound;

(b) the Bridge is safe for unrestricted public pedestrian use;

(c) all required repairs have been completed;

(d) all applicable permits have been obtained and satisfied; and

(e) the Bridge no longer constitutes a safety hazard or public nuisance.

During all construction or repair by Buyer prior to said certification, Buyer shall cordon the bridge and prevent any traversing of the same by the public.

ARTICLE 12. FAILURE TO RESTORE.

If Buyer fails to satisfy Article 11 before the Restoration Deadline, Buyer shall immediately be deemed in default under this Agreement. Upon default, Buyer shall begin dismantling, demolition, and removal activities as provided herein.

ARTICLE 13. MANDATORY DEMOLITION AND REMOVAL.

If the engineer certification required by Article 11 is not obtained within three (3) years after Closing, Buyer shall, at its sole cost and expense, safely dismantle, demolish, and remove the Bridge.

Buyer shall obtain all permits necessary for demolition and removal.

Buyer shall remove all portions of the Bridge from the Wapsipinicon River and from any area where such components present a hazard to navigation, public safety, environmental resources, or floodplain management.

Buyer shall restore disturbed property in accordance with applicable law and permit requirements.

All demolition and removal obligations shall be completed within eighteen (18) months after expiration of the Restoration Deadline.

The City and County shall bear no financial responsibility whatsoever for demolition, removal, or site restoration activities.

ARTICLE 14. PERFORMANCE SECURITY.

As security for the demolition and removal obligations established herein, Buyer shall provide a performance bond, irrevocable letter of credit, escrow account, or similar security acceptable to the City and County in an amount of not less than $250,000.00.

The security shall remain in place until restoration is completed and certified under Article 11 or until all removal obligations required by Article 13 have been completed.

ARTICLE 15. DEFAULT REMEDIES.

If Buyer defaults under this Agreement, the City and County shall be entitled to seek specific performance, injunctive relief, declaratory relief, damages, cost recovery, attorney fees, or any other available remedy.

If emergency conditions exist, the City and County may enter upon the property to protect public health, safety, or welfare.

Buyer shall reimburse all costs incurred by the City or County, including engineering fees, consultant fees, environmental review costs, contractor expenses, administrative costs, and attorney fees.

ARTICLE 16. SUCCESSORS AND ASSIGNS.

Buyer shall not transfer the Bridge without requiring the transferee to execute and record a written assumption of all obligations under this Agreement and Exhibit C.

No transfer shall relieve Buyer from liability unless the City and County provide written consent.

ARTICLE 17. RECORDING.

This Agreement shall be recorded with the Jones County Recorder by the Buyer promptly upon closing.

ARTICLE 18. ATTORNEY FEES.

In any action arising from this Agreement, the prevailing party shall recover reasonable attorney fees, expert fees, costs, and expenses.

ARTICLE 19. GOVERNING LAW AND VENUE.

This Agreement shall be governed exclusively by Iowa law.

Any action arising out of this Agreement shall be brought in the Iowa District Court for Jones County, Iowa.

ARTICLE 20. ENTIRE AGREEMENT.

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, understandings, and agreements relating to the subject matter hereof.

SIGNATURES

CITY OF ANAMOSA, IOWA

By: _____

Name: _____

Title: Mayor

ATTEST:

City Clerk

STATE OF IOWA) : SS COUNTY OF JONES)

On this ___ day of _____, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ and _____, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Anamosa, Iowa, and that the instrument was signed on behalf of the City by authority of the City Council and acknowledged the execution thereof to be the voluntary act and deed of the City.

Notary Public in and for the State of Iowa

JONES COUNTY, IOWA

By: _____

Chairperson, Board of Supervisors

ATTEST:

County Auditor

STATE OF IOWA) : SS COUNTY OF JONES)

On this ___ day of _____, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ and _____, to me personally known, who acknowledged execution of this instrument as Chairperson of the Jones County Board of Supervisors and County Auditor, respectively, and as the voluntary act and deed of Jones County, Iowa.

Notary Public in and for the State of Iowa

ANAMOSA DAM BRIDGE FOUNDATION, INC.

By: _____

Name: _____

Title: _____

STATE OF IOWA) : SS COUNTY OF JONES)

On this ___ day of _____, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, who acknowledged execution of this instrument as the authorized representative of Anamosa Dam Bridge Foundation, Inc., and as the voluntary act and deed of said corporation.

Notary Public in and for the State of Iowa

Jeremiah Hoyt

From: joshua ludley <jludley2000@yahoo.com>
Sent: Tuesday, October 20, 2026 10:59
To: Jeremiah Hoyt
Subject: Purchase Agreement Amendments

Good Morning Jeremiah,

I feel everyones intents are pure and we're very close on this purchase agreement the foundation has a few more things that we'd like changed.

When it mentions pay a "qualified" expense please define "qualified" in detail to what that means? Could you define that as all and any cost associated with bridge repairs and restoration?

Article 4 paragraph 5
Please remove the wording reimbursed and have it say paid within 30 days of invoices.

Article II Restoration Deadline
Please include the language to allow for an extension of the deadline incase of extenuating circumstances approved by the city and county.

These are the final changes we would like made. Is this something thatll have to be brought up in a city council meeting again or is it stuff that can be edited without?

Joshua Ludley ADBF

Yahoo Mail: Search, Organize, Conquer

CITY OF ANAMOSA
BOARD/COMMISSION CONSIDERATION REQUEST

BOARD/COMMISSION NAME: Anamosa Library & Learning Center

NAME: Jessica English

ADDRESS: [redacted]

PHONE NUMBER [redacted]

BRIEF BIOGRAPHY (Please give us some background information about yourself including employment, areas of interest, why this committee is of interest to you, how long you have lived in Anamosa, etc.)

I came to Anamosa 6 years ago after meeting my now-husband, Matt, in College at Mt. Mercy. Matt is an Anamosa native and knew he wanted to be in Anamosa, so we're here for the long term! I work at Fidelity Bank & Trust in Anamosa where our mission is "Making Hometown Lives Better" and supports their staff in being active members in our community. I also serve as the Secretary for the Anamosa Chamber of Commerce, and as a board member of Anamosa Festivals and Mike's Kids. Matt and I are foster parents so having a facility as nice as our Anamosa Library & Learning Center is huge to children that come through our house. Being a member of this committee will allow me to ensure people in our community and beyond continue to have access to all the resources Anamosa Library and Learning Center has to offer!

ANAMOSA LIBRARY & LEARNING CENTER
BOARD MEETING

President David Gregory, Vice-President Joan Husmann, Treasurer/ Secretary ~~Bob Klemme~~, City Library Liaison Kay Smith, Sandy Bunce, ~~Macey Soupene,~~ Derith Vogt, and Charlotte Scheckel

October 19th, 2026, at 7:00pm

ANAMOSA LIBRARY & LEARNING CENTER & ELECTRONICALLY VIA ZOOM

Zoom Meeting Link:	Join with Meeting ID:
https://us02web.zoom.us/j/86265566294?pwd=InHQFlzNp8MaxFG2drVmoa7VbBEv9A.1	Meeting ID: 862 6556 6294 Passcode: Library

1. Call to Order
    a. Called to order at 7pm.
2. Agenda Approval
    a. Motion: J. Husmann
    b. Second: S. Bunce
    c. All Ayes
3. Public Comment
    a. None
4. Minutes Approval
    a. Charlotte Scheckel noted her name was misspelled on the agenda and minutes from the last meeting. Motion was made to accept the minutes as presented with the name correction.
        i. Motion: S. Bunce
        ii. Second: D. Vogt
        iii. All Ayes
5. Finance
    a. CD# 1201334
        i. Motion was made to remove $110,000 for the roofing repairs.
            1. Motion: J. Husmann
            2. Second: S. Bunce
            3. All Ayes
        ii. Motion was made to invest the rest of the funds in a CD at Fidelity for 12 months. Director will request a 4.30% APY instead of 4.10%. If that will not work, then Director will default to 4.10% or the closest amount.
            1. Motion: S. Bunce
            2. Second: J. Husmann
            3. All Ayes
    b. Benton CD# 1201333
        i. Motion was made to keep all of the funds currently associated with CD 1201333 combined and to place into a CD for 24 months at 4.50% APY. Director will default to a deal that is the most similar if that deal is not available.
            1. Motion: J. Husmann
            2. Second: S. Bunce
            3. All Ayes
6. Policies
    a. None
7. State & National Updates

a. Banned Books Week
    i. As presented in the board packet.

8. Trustees
    a. City Trustee Application
        i. Jessica English's application was reviewed and approved by the Library Board of Trustees. Director will pass the application to City Council for Board appointment.
            1. Motion: J. Husmann
            2. Second: D. Vogt
            3. All Ayes
    b. Budget Committee
        i. David Gregory, Charlotte Scheckel, and Joan Husmann have volunteered for the Budget Committee. Motion was made to approve the committee members.
            1. Motion: S. Bunce
            2. Second: D. Vogt
            3. All Ayes
    c. Budget Committee Meeting
        i. Motion was made to hold the Budget Committee meeting on November 9th at 4pm.
            1. Motion: S. Bunce
            2. Second: D. Vogt
            3. All Ayes
9. President's Reports
    a. David attended the Escape Rooms the Library hosted for Pumpkinfest and notes that the event was very fun!
10. Reports: Director / Youth Services / Others
    a. As presented in the board packet.
11. Unfinished Business
    a. Update: Roofing Installation
        i. As presented in the board packet.
    b. Update: Fire Alarm Issues
        i. As presented in the board packet.
    c. Update: ILA Conference
        i. As presented in the board packet.
12. New Business
    a. Discussion / Possible Action: Faronics (Deep Freeze)
        i. Motion was made to renew the subscription for 1 year.
            1. Motion: J. Husmann
            2. Second: S. Bunce
            3. All Ayes
13. Bill Approval
    a. Motion: S. Bunce
    b. Second: D. Vogt
    c. All Ayes
14. Agenda Items for Next Meeting
    a. Budget Draft Presentation and Budget Committee Review

b. Fire Alarm Updates
c. Update on CD Funds

15. Upcoming Meetings
    a. Budget Committee Meeting: November 9th at 4pm.
    b. Regular Board Meeting: Monday, November 16th at 7pm.
16. Adjourn
    a. Motion: D. Vogt
    b. Second: S. Bunce
    c. All Ayes

Respectfully submitted by:

Erin Rush,
Library Director.

Reviewed by

David Gregory,
Library Board of Trustees President

RESOLUTION NO. 2026-55

RESOLUTION APPROVING THE APPOINTMENT TO THE LIBRARY BOARD OF TRUSTEES TO FILL TERM ENDING JUNE 30, 2029

WHEREAS, Section 15.03 of the Anamosa Code of Ordinances provides the Mayor with the power to appoint members of the Library Board of Trustees, with the approval of the City Council; and

WHEREAS, a trustee term expires on June 30, 2026 and the Library Board has made a recommendation to fill the openings; and

WHEREAS, such 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 appointments to the Library Board of Trustees be approved with an effective date of October 27, 2026:

Position	Appointee Name	Term Expires
Library Board Trustee	Jessica English	June 30, 2029

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				
SHADA				
D. SMITH				
WEIMER				
HURT				

PASSED AND APPROVED this 26th day of October 2026.

ROD SMITH, MAYOR

ATTEST:

KAYLEE PALMER, CITY CLERK

RESOLUTION NO. 2026-5

RESOLUTION SETTING DATE AND TIME FOR ANNUAL TRICK-OR-TREAT NIGHT IN THE CITY OF ANAMOSA.

WHEREAS, the City of Anamosa historically announces the date and time for Anamosa Trick-or-Treat Night, on an annual basis, by Review & Approval of the Anamosa City Council; and,

WHEREAS, several municipalities throughout the State of Iowa have officially designated Trick-or-Treat Night to October 31, aligning with the observance of Halloween; and,

WHEREAS, establishing a designated date and time for Trick-or-Treat promotes safety, community engagement, and a shared experience among residents; and,

WHEREAS, the Anamosa City Council seeks to provide clarity and consistency, by permanently designated October 31 as the annual date for this community tradition; and,

WHEREAS, limited occasions may arise where Trick-or-Treat Night must be designated on another night for public safety.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF ANAMOSA, IOWA as follows:

1. Anamosa Trick-or-Treat Night will be held annually on October 31 from 5:00 p.m. – 8:00 p.m..
2. By approval of the City Council, the City may designate Anamosa Trick-or-Treat Night, to a different date and time, if necessary for public safety.
3. Residents distributing goodies shall turn on an exterior light to indicate that Trick-or-Treaters are welcome.
4. Public notice of this change shall be provided through the City's website, social media platforms, and other communication channels as appropriate.

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				
SHADA				
D. SMITH				
WEIMER				
HURT				

PASSED AND APPROVED this 26th day of October 2026.

ROD SMITH, MAYOR

ATTEST:

KAYLEE PALMER, CITY CLERK

Docusign Envelope ID: 5DF59FA7-DB5B-824D-814E-6A28AE76873B

AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)* Anamosa Downtown Revitalization - Phase III Downtown Business District Anamosa, IA 52205	**CONTRACT INFORMATION:** Contract For: General Construction Date: March 16, 2026	**CHANGE ORDER INFORMATION:** Change Order Number: 006 Date: October 21, 2026
OWNER: *(Name and address)* City of Anamosa 107 South Ford Street Anamosa, IA 52205	**ARCHITECT:** *(Name and address)* Martin Gardner Architecture, P.C. 700 11th Street, Suite 200 Marion, IA 52302	**CONTRACTOR:** *(Name and address)* Cornerstone Commercial Contractors, Inc. 401 7th Street Corning, IA 50841

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

This is a no cost change order. All amounts listed below will come from the Contingency Allowance set for 210 E Main. Costs for items identified in attached COR 15.

Available Allowance.....$10,000.00
COR 15.....$5,398.00
Remaining Allowance Balance.....$4,602.00

The original Contract Sum was	$	1,612,423.00
The net change by previously authorized Change Orders	$	0.00
The Contract Sum prior to this Change Order was	$	1,612,423.00
The Contract Sum will be unchanged by this Change Order in the amount of	$	0.00
The new Contract Sum including this Change Order will be	$	1,612,423.00

The Contract Time will be increased by Two (2) days.
The new date of Substantial Completion will be April 10, 2027, with Final Completion no later than May 10, 2027.

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Martin Gardner Architecture, P.C.	Cornerstone Commercial Contractors, Inc.	City of Anamosa
ARCHITECT *(Firm name)*	**CONTRACTOR** *(Firm name)*	**OWNER** *(Firm name)*
Signed by: Bethany Jordan E0100106455B471...	DocuSigned by: Jason Kentner 5D878E7AD380438...	
SIGNATURE	**SIGNATURE**	**SIGNATURE**
Bethany Jordan, AIA, Project Architect	Jason Kentner, Owner	Rod Smith, Mayor
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**	**PRINTED NAME AND TITLE**
10/21/2026 | 14:33:47 CDT	10/21/2026 | 14:08:52 PDT	
DATE	**DATE**	**DATE**

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User Notes: (3B9ADA48)

Docusign Envelope ID: 5DF59FA7-DB5B-824D-814E-6A28AE76873B

Cornerstone
Commercial Contractors

Anamosa
COR # 15

401 7th Street
Corning, Iowa 50841
641-322-3862 office
641-322-3405 fax

October 6, 2026

Cornerstone Commercial Contractors, Inc. would like to request a change order to be issued for Building # 210 E Main, demo and rebuilding entire front knee walls 1'10" x 33'

Lumber	$ 350.00
Insulation	$ 120.00
Concrete board materials	$ 594.00
Labor to demo knee wall 3 guys x 3 hours=9x $110.00	$ 990.00
Rebuilding knee wall 3 guys x 8 hours= 24 x $110.00	$2,640.00
General Conditions	$ 704.00
Total	$5,398.00

Add 2 days to construction schedule
This doesn't include the labor or materials listed in the drawing A117 note A24 or A302/2
Material list attached

Thank You,

Jason Kentner
Project Manager / Owner

Owner Signature: _____

3	Plywood 4'x8'x1/2"	$32.00 each = $ 96.00
6	Lumber 2"x6"x16'	$16.66 each = $100.00
1	Box 3"1/2 screws	= $154.00
2	Insulation R21	$60.00 each = $120.00
8	Harditrim 5/4"x6"x12'	$28.00 each = $224.00
1	Harditrim 5/4"x10"x12'	= $ 70.00
4	4'x8'x5/16"	$ 75.00 each= $300.00

Certificate Of Completion

Envelope Id: 5DF59FA7-DB5B-824D-814E-6A28AE76873B
Status: Completed
Subject: G701 - Anamosa Downtown Revitalization - Phase III - Change Order #6
Source Envelope:
Document Pages: 2
Signatures: 2
Envelope Originator:
Certificate Pages: 2
Initials: 0
Kristin Neppl
AutoNav: Enabled
700 11th St., Ste. 200
EnvelopeId Stamping: Enabled
Marion, IA 52302
Time Zone: (UTC-06:00) Central Time (US & Canada)
kristinn@martingardnerarch.com
IP Address: 72.148.18.81

Record Tracking

Status: Original
10/21/2026 2:22:48 PM
Holder: Kristin Neppl
kristinn@martingardnerarch.com
Location: DocuSign

Signer Events	Signature	Timestamp
Bethany Jordan bethanyj@martingardnerarch.com Security Level: Email, Account Authentication (None)	Signed by: 597D9106455B471... Signature Adoption: Uploaded Signature Image Using IP Address: 72.148.18.81	Sent: 10/21/2026 2:26:29 PM Viewed: 10/21/2026 2:31:21 PM Signed: 10/21/2026 2:33:47 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Jason Kentner jason.kentner@cornercc.com Security Level: Email, Account Authentication (None)	DocuSigned by: Jason Kentner BD678E7AD380438... Signature Adoption: Pre-selected Style Using IP Address: 50.82.170.89	Sent: 10/21/2026 2:33:51 PM Viewed: 10/21/2026 4:08:36 PM Signed: 10/21/2026 4:08:52 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Kyle Martin kylem@martingardnerarch.com President Martin Gardner Architecture Security Level: Email, Account Authentication (None)	COPIED	Sent: 10/21/2026 2:33:48 PM Viewed: 10/21/2026 3:00:26 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		

Carbon Copy Events	Status	Timestamp
Jake DeDore jaked@martingardnerarch.com Chief Operating Officer Martin Gardner Architecture, P.C. Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	COPIED	Sent: 10/21/2026 2:33:49 PM
Jamie Johnston jamie@cornercc.com Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	COPIED	Sent: 10/21/2026 2:33:50 PM

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	10/21/2026 2:26:29 PM
Certified Delivered	Security Checked	10/21/2026 4:08:36 PM
Signing Complete	Security Checked	10/21/2026 4:08:52 PM
Completed	Security Checked	10/21/2026 4:08:52 PM

Payment Events	Status	Timestamps

AIA® Document G714® – 2017

Construction Change Directive

PROJECT: *(name and address)* Anamosa Downtown Facade Revitalization - Phase III Downtown Business District Anamosa, IA 52205	**CONTRACT INFORMATION:** Contract For: General Construction Date: March 16, 2026	**CCD INFORMATION:** Directive Number: 001 Date: October 21, 2026
OWNER: *(name and address)* City of Anamosa 107 South Ford Street Anamosa, IA 52205	**ARCHITECT:** *(name and address)* Martin Gardner Architecture, P.C. 700 11th Street, Suite 200 Marion, IA 52302	**CONTRACTOR:** *(name and address)* Cornerstone Commercial Contractors, Inc. 407 7th Street Corning, IA 50841

The Contractor is hereby directed to make the following change(s) in this Contract:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits.)

Provide new upper sashes for 3rd floor windows on building 130 where non-extant, as referenced in the proposal from Adams Architectural Millwork in COR 4. Please make sure to match stile and rail dimensions of new upper sash to existing lower sash. Contractor to field verify all conditions, dimensions, and quantities prior to fabrication.

PROPOSED ADJUSTMENTS

1. The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price is:

- ☐ Lump Sum decrease of $0.00
- ☐ Unit Price of $ per
- ☐ Cost, as defined below, plus the following fee:
  (Insert a definition of, or method for determining, cost)
- ☒ As follows: To Be Determined - based on COR #4, yet to be finalized.

2. The Contract Time is proposed to remain the same. The proposed adjustment, if any, is 0 days.

NOTE: The Owner, Architect and Contractor should execute a Change Order to supersede this Construction Change Directive to the extent they agree upon adjustments to the Contract Sum, Contract Time, or Guaranteed Maximum price for the change(s) described herein.

When signed by the Owner and Architect and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

Contractor signature indicates agreement with the proposed adjustments in Contract Sum and Contract Time set forth in this CCD.

Martin Gardner Architecture, P.C.	City of Anamosa	Cornerstone Commercial Contractors, Inc.
ARCHITECT *(Firm name)*	**OWNER** *(Firm name)*	**CONTRACTOR** *(Firm name)*
Bethany Jordan		
SIGNATURE	**SIGNATURE**	**SIGNATURE**
Bethany Jordan, AIA, Project Architect	Rod Smith, Mayor	Jason Kentner, Owner
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**	**PRINTED NAME AND TITLE**

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User Notes: (3B9ADA56)

10/21/26		
DATE	**DATE**	**DATE**

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User Notes: (3B9ADA56)

Cornerstone
Commercial Contractors

Anamosa
COR # 4R1

401 7th Street
Corning, Iowa 50841
641-322-3862 office
641-322-3405 fax

Sept 21, 2026

Cornerstone Commercial Contractors, Inc. would like to request a change order to be issued for Building # 130 East Main Street: (1) Fabricate new sashes 3rd floor, (2) Provide new windows 3rd floor and (3) Provide new windows at 2nd floor

Option 1 3rd floor	
Fabricate 6 new upper sashes	$ 11,763.00
Credit for not rehabbing upper sash only	$< 2,145.00>
G/C	$ 1,442.70
Total	$ 11,060.70

Option 2 3rd floor	
Provide 6 new windows per PR#3	$ 42,381.00
Carpentry labor to install new windows and trim labor	$ 11,000.00
Credit for not rehabbing 12 sashes, materials, labor to install	$ <16,500.00>
Credit for storm windows and install	$ < 9,090.00>
Credit for carpentry not needed	$< 6,000.00>
G/C	$ 3,268.65
Total	$ 25,059.65

Option 3 2nd floor	
Provide 6 new windows per PR#3	$ 35,082.00
Carpentry labor to install new windows and trim labor	$ 10,000.00
Credit for not rehabbing 12 sashes, materials, labor to install	$ <16,500.00>
Credit for storm windows and install	$ < 9,090.00>
Credit for carpentry not needed	$ <6,000.00>
G/C	$ 2,473.80
Total	$ 18,965.80

ADD 12 days to construction schedule. Also there will need to be winter conditions costs added as this work would need to be done in the winter time, unless they can be installed in the spring time.

Jason Kentner
Project Manager / Owner
Owner Signature: _____

Here is a breakdown on the credit for not rehabbing upper sash only 130 3rd floor

Removing Paint	5 hrs.	<$ 100.00>
Prepping/ Patching compounds if needed	5 hrs.	<$ 100.00>
Glazing compound installation	2.5.hrs.	<$ 50.00>
Replacing glass in upper sash		<$ 87.50>
Sarco Dual Glaze, Abatron products		<$ 20.00>
		$ 357.50 per sash

No credit for painting the upper sash as the new one will need painted also

The lower sash is where the windows get expensive, all the above items plus pull handles, lift handles, Pemko interlock weatherstrips, conservation technology weather seals, reconnecting or providing new weights or pully systems and the labor to do all of this.

Please see attached invoices for prior window rehabs Anamosa 136. These windows were done in my building, with my equipment and materials. I pay $250.00 per sash not including the glass, or materials which you can see these cost varies, based upon some are easy and some are hard, so I pay him 250.00 per sash flat rate.

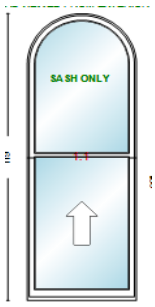
I didn't also charge you for the added dumpster expenses for weight if we do all new windows.

2225 Kerper Blvd.
Dubuque, Iowa 52001
563.690.1358 p.
888.285.8120 p.
563.557.8852 f.
www.adamsarch.com

Date: August 3, 2026

Project: Anamosa CDBG DTR, Phase 3

Re: Half Round Single Hung Top Sash



Half Round Single Hung Top Sash only Qty (6)
1-3/4" thick, 33-5/8" x 59" single hung wood half round window top sash only (no frame), fabricated from Sapele Mahogany, clear single pane glass, ploughed and bored, balance system not included, interior/exterior trim not included, primed (finish by others), Adams standard profiles apply

Price (without sales tax): $ 1,960.57 ea.

Total $11,763.42

Please Note:

- *** Please consider having your exterior wood products fabricated from mahogany, as it is a superior material to fight against the elements that can result in rot, decay, etc.
- Drawings to be verified during shop approval process
- Pictures above are for reference and may vary from final product.
- Window dimensions verification required before time of order. Dimension changes or variations will change unit price.
- Installation and removal not included.
- Be aware of extended lead times.
- Crate & Freight not included. *(Let us know, we can estimate shipping for you.)*

Terms & Conditions:

- Sales Tax ***Not*** Included.
- 50% down payment is required to process order, progress payments and/or final payment due prior to pick-up/delivery.
- Field measurements to be completed and agreed upon with installing contractor.
- Installation **Not** included.
- Crating & Shipping **Not** include
- If order is cancelled, down payment will be forfeited.
- Shop drawings to be signed off before production to begin.
- FOB Adams Architectural Millwork Dock.
- We are a supplier/manufacturer – no retainage allowed.
- Clerical Errors are subject to correction.
- Bid is invalid after 30 days.

Thank you,

_____ _____
Customers Signature Date

Bethany Jordan

From: Jaime Johnston <jaime@cornercc.com>
Sent: Thursday, September 24, 2026 10:25 AM
To: Bethany Jordan
Cc: Executive Director
Subject: 130 Axe-Cade carpentry work [MGA-2400220]

Categories: Saved to SharePoint by Managed Filing, https://martingardnerarch.sharepoint.com/sites/2400220/Shared Documents/General/Correspondence/Emails

The below work is all included in the $43,000 carpentry/window rehab scope:

Remove wood bars and screens
Remove existing wood coverings on interior and exterior
Remove upper and lower sashes
Remove window stops
Unhook window weights
Plywood window openings
Deliver all window rehabs to restoration sub
Repair window framework
Replace ropes for weights
Install new glass in all window rehabs
Deliver rehab windows back to site
Router each window for weatherstripping on lower sashes
Install side tracks
Reinstall window stops
Install all sashes back in place
Assemble storms and install
Window rehab materials: weatherstrip, locks, pulls, rope, weights, putty, etc

This is just a brief synopsis of what all goes into the work on their building

Thanks!

Jaime Johnston
Cornerstone Commercial Contractors, Inc.
641-322-3862 phone
641-322-3405 fax
jaime@cornercc.com
www.cornercc.com

ECICOG
EAST CENTRAL IOWA
COUNCIL OF GOVERNMENTS
YOUR REGIONAL PLANNING AGENCY

Invoice

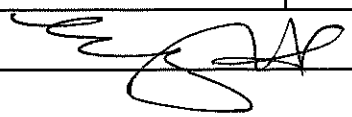
Date	Invoice #
9/30/2026	11949

700 16th Street NE, Suite 301
Cedar Rapids, IA 52402

Phone #	Fax #
319-289-0057	319-365-9981

Bill To
CITY OF ANAMOSA 107 S FORD STREET ANAMOSA IA 52205

Approved by:



Quantity	Description	Rate	Amount
	DOWNTOWN REVITALIZATION CDBG 25-DTR-002		
14	ADMINISTRATION HOURS - CONTRACT CLEARANCES - INVOICE REVIEW - PHONE/EMAILS - WAGE RATE CLASSIFICATION	75.00	1,050.00
Please remit payment within 30 days.		**Total**	$1,050.00

ECICG
EAST CENTRAL IOWA
COUNCIL OF GOVERNMENTS
YOUR REGIONAL PLANNING AGENCY

Invoice

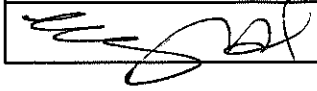
Date	Invoice #
9/30/2026	11958

700 16th Street NE, Suite 301
Cedar Rapids, IA 52402

Phone #	Fax #
319-289-0057	319-365-9981

Bill To
CITY OF ANAMOSA 107 S FORD STREET ANAMOSA IA 52205

Approved by:



Quantity	Description	Rate	Amount
1	COMPREHENSIVE PLAN-PHASE V	1,000.00	1,000.00
Please remit payment within 30 days.		**Total**	$1,000.00

City of Anamosa Comprehensive Plan Proposed Timeline and Budget

The proposed contract amount is $25,000. The contract will be billed at the end of each phase as described in the table below. The cost is a not-to-exceed amount based on a typical comprehensive plan. Unusual mapping, urban design illustrations or direct households mailing may result in additional costs.

	Activities	ECICOG Deliverables	Time Frame and Amount Payable Upon Completion
Phase 1: Kick Off	• Organization meeting(s) • Website Project Page creation	• Project website • Public Engagement Plan	• January 2023 • $1,000
Phase 2: Information Gathering	• Review of existing plans • Review of Census and other secondary data sources • Stakeholder interviews • Visioning/SWOT workshop	• Community Survey • Demographic, economic, and social data analysis and projections • Townhall meeting	• Feb–April 2023 • $8,000
Phase 3: Analysis and Strategy Formation	• Facilitate Focus Groups on specific topic areas	• Chapter Road Maps (assets and challenges by topic)	• May–June 2023 • $7,000
Phase 4: Analysis & Goal Development/ Prioritization	• Goals/objectives and prioritization workshop • Synthesize work into draft plan for Planning Committee review and edits • Share best practices • Develop Implementation Plan	• Draft Comprehensive Plan • Future Land Use Map • Additional maps as required • Implementation plan	• July–October 2023 • $8,000
Phase 5: Final Review and Approval	• Review and approval by Planning and Zoning Commission • Review and approval by the City Council	• Public hearing notices and adoption resolution • 10 bound copies of the final plan and digital copies	• November–December 2023 • $1,000

Contact: Tom Gruis, AICP
tom.gruis@ecicog.org
319-289-0064

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

Steve Agnitsch
City of Anamosa, IA
107 S Ford Street
Anamosa, IA 52205-1841

October 14, 2026
Project No: 2202515-0000
Invoice No: 208765

Invoice Total: $3,000.00

Project 2202515-0000 Anamosa, IA - WTP Aerator Equipment Replacement
Water Treatment Plant Aerator Replacement
Design and Bid Phase Services
Includes Amendment 1 Construction Phase Services

Final Invoice
Send Invoice to Jeremiah Hoyt at jeremiah.hoyt@anamosa-ia.org and copy Kaylee Palmer at kaylee.palmer@anamosa-ia.org

Professional Services Through October 09, 2026

Phase 01 WTP Aerator Equipment Replacement

Fee

Total Fee	52,000.00			
Percent Complete	100.00	Total Earned	52,000.00	
		Previous Fee Billing	49,000.00	
		Current Fee Billing	3,000.00	
		Total Fee		**3,000.00**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	3,000.00	49,000.00	52,000.00
Limit			52,000.00

Total this Phase $3,000.00

Total this Invoice $3,000.00

Payment is due within 30 days unless prior arrangements are made. Interest of 1.5% per month will be levied on overdue balances.

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

Steve Agnitsch
City of Anamosa, IA
107 S Ford Street
Anamosa, IA 52205-1841

October 15, 2026
Project No: 2403955.01
Invoice No: 208814

Invoice Total: $718.40

Project 2403955.01 Anamosa, IA - Elm St & Hickory St Sewer CPS
Sanitary Sewer Rehabilitation Near Elm St and Hickory St
Construction Phase Services, includes amendment 1

Send Invoice to Jeremiah Hoyt at jeremiah.hoyt@anamosa-ia.org and copy Kaylee Palmer at kaylee.palmer@anamosa-ia.org

Professional Services Through October 09, 2026

Phase 1000 Construction Phase Services

Professional Personnel

	Hours	Amount	
Professional	3.00	669.00	
Totals	3.00	669.00	
Total Labor			**669.00**

Reimbursable Expenses

Mileage	49.40	
Total Reimbursables	**49.40**	**49.40**
Total this Phase		**$718.40**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	718.40	7,305.15	8,023.55
Limit			8,200.00
Remaining			176.45
Total this Invoice			**$718.40**

Payment is due within 30 days unless prior arrangements are made. Interest of 1.5% per month will be levied on overdue balances.