CITY OF ANAMOSA

CITY COUNCIL AGENDA – REGULAR SESSION

MONDAY, NOVEMBER 10, 2025 – 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 27, 2025 – Regular Session.
- **b)** Current bills.

4.0) Public Hearings:
- **4.1) Public Hearing –** Public Hearing to approve plans & specifications, and award the contract, for the Elm & Hickory Sanitary Sewer Rehabilitation Project.
  - **a)** *Mayor opens the public hearing – Proceedings for discussion.*
  - **b)** *Mayor closes the public hearing.*
- **4.2) Resolution 2025-81 –** To approve plans & specifications, accept bids, and award the contract for the Elm & Hickory Sanitary Sewer Rehabilitation Project. **Roll Call.**
- **4.3) Public Hearing –** Public Hearing on Development Agreement with Rummel Properties, LLC.
  - **a)** *Mayor opens the public hearing – Proceedings for discussion.*
  - **b)** *Mayor closes the public hearing.*
- **4.4) Resolution 2025-82 –** Resolution Approving Development Agreement with Rummel Properties, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement. **Roll Call.**
- **4.5) Public Hearing –** Public Hearing on Development Agreement with Shao Properties, LLC.
  - **a)** *Mayor opens the public hearing – Proceedings for discussion.*
  - **b)** *Mayor closes the public hearing.*
- **4.6) Resolution 2025-83 –** Resolution Approving Development Agreement with Shao Properties, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement. **Roll Call.**

5.0) Council Action Items:
- **5.1) Project Status Update –** Comprehensive Plan (ECICOG)
- **5.2) Resolution 2025-84** – Authorizing the City Clerk to make necessary fund transfers of sums, to close out existing accounts, and establish new accounts for FY26. **Roll Call.**
- **5.3) Discussion & Possible Action –** Traffic Study proposal at Highway 64/Chamber Drive (HR Green)
- **5.4) Review & Approve –** Master Services Agreement Renewal – City Engineer (HR Green)
- **5.5) Review & Approve (Consent Agenda):** Pay requests totaling $17,636.20.
  - **a)** From HR Green, in the amount of $415.20, for Water GIS Services.
  - **b)** From HR Green, in the amount of $452.50, for Streets GIS Services.
  - **c)** From HR Green, in the amount of $588.25, for Planning & Zoning GIS Services.
  - **d)** From HR Green, in the amount of $387.75, for the 3rd Street Sidewalk Extension Project.
  - **e)** From HR Green, in the amount of $37.50, for the Anamosa Sidewalk Program.
  - **f)** From HR Green, in the amount of $1,790.00, for the Engineering Services Master Services Agreement.
  - **g)** From WRH, Inc., in the amount of $13,965.00, for the WWTP Flow Equalization Basin Project.

6.0) City Administrator's Report

7.0) Mayor & Council Reports
- **7.1)** Mayor's report
- **7.2)** Council reports

8.0) Public Comment For Items Not On The Agenda

9.0) Adjournment

STATEMENT OF COUNCIL PROCEEDINGS
October 27, 2025

The City Council of the City of Anamosa met in Regular Session on October 27, 2025, 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, Kay Smith, Teresa Tuetken, Todd Weimer, Dan Smith, and Brooke Gombert. Absent: None. Also present were Jeremiah Hoyt, City Administrator and Kaylee Palmer, City Clerk.

Mayor Rod Smith called the meeting to order at 6:00 P.M. Roll call was taken with a quorum present.

Motion by K. Smith, seconded by Crump approving the consent agenda items: Minutes of the Regular Session 10/13/25, current bills, and Liquor license. Roll vote: Ayes- K. Smith, Weimer, D. Smith, Gombert, Crump. Abstain- Tuetken. Nays- none. Motion carried.

Mayor Smith opened the public hearing at 6:01 P.M. on the proposed rezoning of the property entitled Parcel 2008-53, in NE NW excluding Parcel 2004-66, also known as 1818 130th Street.

Mayor Smith opened the floor to public comment. No public comment was made. Mayor Smith closed the public hearing at 6:02 P.M.

Motion by Crump, seconded by D. Smith approving Ordinance No. 967, an Ordinance rezoning the property entitled Parcel 2008-53, in the NE NW excluding parcel 2004-66, also known as 1818 130th Street, from A-1 Agricultural to 4R-2 Multi-Family Residential in the City of Anamosa, Jones County, Iowa. Roll vote: Ayes- Tuetken, Weimer, D. Smith, Gombert, Crump, K. Smith. Nays- none. Motion carried.

Motion by K. Smith, seconded by Weimer approving the waiver of subsequent readings of this ordinance. Roll vote: Ayes- D. Smith, Gombert, K. Smith, Tuetken. Nays- Crump, Weimer. Motion carried.

Mayor Smith opened the public hearing at 6:04 P.M. on the proposal to enter into a General Obligation Loan Agreement.

Mayor Smith opened the floor to public comment. No public comment was made. Mayor Smith closed the public hearing at 6:05 P.M.

Motion Crump, seconded by K. Smith, approving Resolution 2025-71, a Resolution taking additional action on the proposal to enter into a General Purpose Loan Agreement and combining loan agreements. Roll vote: Ayes- Gombert, Crump, K. Smith, Tuetken, Weimer, D. Smith. Nays- none. Motion carried.

Mayor Smith opened the public hearing at 6:05 P.M. on the proposed expansion of the Anamosa Highway 151 Urban Renewal Area.

Mayor Smith opened the floor to public comment. No public comment was made. Mayor Smith closed the public hearing at 6:06 P.M.

Motion by Crump, seconded by D. Smith approving Resolution 2025-72, a Resolution to declare necessity and establish an Urban Renewal Area, pursuant to Section 403.4 of the Code of Iowa and approve the Urban Renewal Plan Amendment of the Anamosa Highway 151 Urban Renewal Area. Roll vote: Ayes- D. Smith, Gombert, Crump, K. Smith, Tuetken, Weimer. Nays- none. Motion carried.

Motion by Crump, seconded by Gombert approving Ordinance No. 968, an Ordinance providing for the division of taxes levied on taxable property in the October, 2025 addition to the Anamosa Highway 151 Urban Renewal, pursuant to section 403.19 of the Code of Iowa. Roll vote: Ayes- Weimer, D. Smith, Gombert, Crump, K. Smith, Tuetken. Nays- none. Motion carried.

Motion by K. Smith, seconded by Weimer approving the recommended waiver of the subsequent readings of Ordinance No. 968 to now put on its final passage and adoption. Roll vote: Ayes- Tuetken, Weimer, D. Smith, Gombert, Crump, K. Smith. Nays- none. Motion carried.

Motion by Crump, seconded by D. Smith approving Resolution 2025-73, a Resolution setting November 10, 2025, as the date of the meeting at which it is proposed to approve a Development Agreement with Shao Properties, LLC, including annual appropriation Tax Increment Payments. Roll vote: Ayes- K. Smith, Tuetken, Weimer, D. Smith, Gombert, Crump. Nays- none. Motion carried.

Motion by Crump, seconded by Weimer approving Resolution 2025-74, a Resolution setting November 10, 2025, as the date of the meeting at which it is proposed to approve a Development Agreement with Rummel Properties, LLC, including annual appropriation Tax Increment Payments. Roll vote: Ayes- Crump, K. Smith, Tuetken, Weimer, D. Smith, Gombert. Nays- none. Motion carried.

Motion by D. Smith, seconded by Weimer approving Resolution 2025-75, a Resolution setting November 10, 2025, as the date for the public hearing to approve the plan and specifications , and award the contract for the Elm and Hickory Sanitary Rehabilitation Project. Roll vote: Ayes- K. Smith, Tuetken, Weimer, D. Smith, Gombert, Crump. Nays- none. Motion carried.

Motion by K. Smith, seconded by D. Smith approving Resolution 2025-76 approving the appointment, contract, and salary for the Chief of Police, for fiscal year ending June 30, 2026. Roll vote: Ayes- Tuetken, Weimer, D. Smith, Gombert, Crump, K. Smith. Nays- none. Motion carried.

Mayor Smith turned the floor over to Melissa Clow from HR Green for a Project Status Update. 3rd Street Sidewalk Extension: NEPA and SHPO clearances have not been completed by the DOT yet. Check plans will be submitted upon clearance. Sidewalk Program: HR Green has created the dashboard, currently reviewing the data submitted by Tiger Eye. WTP Aerator Replacement: Project has been awarded to Woodruff Construction pending final authorization by the City. Ford and Huber Sewer Project: Construction is nearly complete and ahead of schedule. Substantial completion is December 31, 2025. Elm and Hickory Sanitary Sewer Rehab: Currently out to bid. Master Services Agreement: Kwik Star traffic study review is in progress.

Motion by Weimer, seconded by Crump approving Resolution 2025-77 to set the wage for the position of full-time Deputy City Clerk, for fiscal year ending June 30, 2026. Roll vote: Ayes- Weimer, D. Smith, Gombert, Crump, K. Smith, Tuetken. Nays- none. Motion carried.

Motion by Crump, seconded by K. Smith approving Resolution 2025-78 to set the wage for the position of full-time Streets Laborer, for fiscal year ending June 30, 2026. Roll vote: Ayes- D. Smith, Gombert, Crump, K. Smith, Tuetken, Weimer. Nays- none. Motion carried.

Motion by K. Smith, seconded by D. Smith approving Resolution 2025-79, a Resolution amending the City of Anamosa Personnel Policy Manual. Roll vote: Ayes- Gombert, Crump, K. Smith, Tuetken, Weimer, D. Smith. Nays- none. Motion carried.

Motion by Weimer, seconded by Crump approving Resolution 2025-80, a Resolution approving the addition of four streetlights at 1205 Walworth Avenue. Roll vote: Ayes- Tuetken, Weimer, D. Smith, Gombert, Crump, K. Smith. Nays- none. Motion carried.

Mayor Smith turned the floor over to Council for discussion on possible dates and times for the upcoming Strategic Planning Work Session. Council discussion followed. No action was taken at this time.

Motion by Crump, seconded by K. Smith approving the Consent Agenda pay requests totaling $437,161.70. Roll vote: Ayes- K. Smith, Tuetken, Weimer, D. Smith, Gombert, Crump. Nays- none. Motion carried.

Mayor Smith opened the floor to public comment for items not on the agenda. No Public comment was made.

Meeting adjourned at 6:49 P.M.

_____
Rod Smith, Mayor

ATTEST:

_____
Kaylee Palmer, City Clerk

Anamosa IOWA

City of Anamosa, IA

Expense Approval Report

By Fund

Post Dates 10/28/2025 - 11/10/2025

Vendor Name	Post Date	Description (Item)	Account Number		Amount
Fund: 001 - GENERAL FUND					
Department: 000 - 000					
THE HARTFORD	11/07/2025	AD&D	001-000-2208		52.20
WELLMARK BLUE CROSS BLUE...	11/07/2025	ALLIANCE HEALTH INSURANCE	001-000-2205		28,311.60
WELLMARK BLUE CROSS BLUE...	11/07/2025	BLUE ADVANTAGE HEALTH IN...	001-000-2205		6,362.37
COLLECTION SERVICES CENTER	11/07/2025	COLLECTION SERVICES	001-000-2204		257.55
DELTA DENTAL PLAN OF IOWA	11/07/2025	DELTA DENTAL INSURANCE	001-000-2205		1,612.86
CITY OF ANAMOSA	11/07/2025	FLEXIBLE - CHILDCARE	001-000-2204		134.62
CITY OF ANAMOSA	11/07/2025	FLEX - MEDICAL	001-000-2204		175.38
IPERS COLLECTIONS	11/07/2025	IPERS	001-000-2203		6,860.79
THE HARTFORD	11/07/2025	LIFE INSURANCE	001-000-2208		391.50
THE HARTFORD	11/07/2025	LTD	001-000-2208		322.08
IPERS COLLECTIONS	11/07/2025	IPERS	001-000-2203		4,116.25
VSP Insurance Co	11/07/2025	VSP INSURANCE	001-000-2205		396.09
941 TAX EFT PAYMENT	11/07/2025	MEDICARE TAX	001-000-2206		1,987.00
941 TAX EFT PAYMENT	11/07/2025	SOCIAL SECURITY TAX	001-000-2202		8,496.08
941 TAX EFT PAYMENT	11/07/2025	FEDERAL TAX	001-000-2200		4,930.96
TREASURER STATE OF IOWA	11/07/2025	STATE TAX	001-000-2201		2,009.67
				Department 000 - 000 Total:	**66,417.00**
Department: 110 - POLICE					
LYNCH DALLAS, P.C.	11/10/2025	GENERAL LEGAL SERVICES PD	001-110-6411		640.00
LYNCH DALLAS, P.C.	11/10/2025	PROSECUTION LEGAL SERVICE...	001-110-6411		100.00
LYNCH DALLAS, P.C.	11/10/2025	NUISANCE LEGAL SERVICES PD	001-110-6411		160.00
SURPLUS(VPFO)	11/10/2025	VEST PURCHASE	001-110-6181		1,050.00
RIDGECREST PRODUCTS, INC	11/10/2025	BARS/SLIDE BAR HOLDER	001-110-6181		211.15
DRJ GROUP LLC	11/10/2025	ABC EXTINGUISHER	001-110-6504		89.00
ACCESS SYSTEMS LEASING	11/10/2025	COPIER LEASE	001-110-6470		151.96
AUXIANT	11/10/2025	SELF FUNDED INS	001-110-6155		100.00
ARNOLD MOTOR SUPPLY, LLP	11/10/2025	VEHICLE SUPPLIES	001-110-6474		63.22
GLOBAL PAYMENTS INTEGRA...	11/10/2025	ANNUALTAC10 MAITENANCE ...	001-110-6490		13,064.70
WAPSI WASTE SERVICE, INC.	11/10/2025	TRASH SERVICE	001-110-6540		31.00
LYNCH DALLAS, P.C.	11/10/2025	HR LEGAL SERVICES PD	001-110-6411		140.00
U.S. CELLULAR	11/10/2025	CELL PHONES	001-110-6373		550.04
				Department 110 - POLICE Total:	**16,351.07**
Department: 210 - ROADS, BRIDGES, SIDEWALKS					
AUXIANT	11/10/2025	SELF FUNDED INS	001-210-6155		10.04
ANAMOSA STATE PENITENTIA...	11/10/2025	INMATE LABOR	001-210-6490		380.00
JOHN DEERE FINANCIAL	11/10/2025	SHIRT	001-210-6181		49.99
				Department 210 - ROADS, BRIDGES, SIDEWALKS Total:	**440.03**
Department: 290 - SOLID WASTE					
T & D TREE SERVICE	11/10/2025	TREE REMOVAL	001-290-6428		1,100.00
T & D TREE SERVICE	11/10/2025	TREE REMOVAL	001-290-6428		2,375.00
WAPSI WASTE SERVICE, INC.	11/10/2025	TRASH SERVICE	001-290-6461		140.00
				Department 290 - SOLID WASTE Total:	**3,615.00**
Department: 450 - CEMETERY FUND					
JOHN DEERE FINANCIAL	11/10/2025	GRUB KILLER	001-450-6542		119.96
				Department 450 - CEMETERY FUND Total:	**119.96**
Department: 612 - CITY ADMINISTRATOR					
ISU TREASURER'S OFFICE	11/10/2025	IOWA LEAN CONSORTIUM M...	001-612-6430		1,975.00
				Department 612 - CITY ADMINISTRATOR Total:	**1,975.00**
Department: 622 - SUPPORT ADMINISTRATION					
ACCESS SYSTEMS LEASING	11/10/2025	COPIER LEASE	001-622-6470		151.95

Vendor Name	Post Date	Description (Item)	Account Number		Amount
IA WORKFORCE DEVELOPME...	11/10/2025	UNEMPLOYMENT 3RD QTR P...	001-622-6170		457.89
AMAZON CAPITAL SERVICES	11/10/2025	OFFICE SUUPLIES	001-622-6535		22.78
CREATIVE FORMS & CONCEPT,...	11/10/2025	ACCOUNTS PAYABLE CHECKS	001-622-6530		831.73
MCALEER	11/10/2025	WATER RENTAL	001-622-6530		28.00
ENCOMPASS	11/10/2025	IT SERVICES	001-622-6480		5,154.00
AMAZON CAPITAL SERVICES	11/10/2025	OFFICE SUPPLIES	001-622-6535		48.24
U.S. CELLULAR	11/10/2025	CELL PHONES	001-622-6373		46.59
				Department 622 - SUPPORT ADMINISTRATION Total:	**6,741.18**
Department: 640 - CITY ATTORNEY					
LYNCH DALLAS, P.C.	11/10/2025	SERVICE FEE JONES CO SHERIF...	001-640-6455		81.00
LYNCH DALLAS, P.C.	11/10/2025	GENERAL LEGAL SERVICES CH	001-640-6455		1,345.00
LYNCH DALLAS, P.C.	11/10/2025	REAL ESTATE LEGAL SERVICES	001-640-6455		220.00
LYNCH DALLAS, P.C.	11/10/2025	GENERAL LEGAL SERVICES CH	001-640-6455		1,260.00
LYNCH DALLAS, P.C.	11/10/2025	HR LEGAL SERVICES CH	001-640-6455		1,295.00
LYNCH DALLAS, P.C.	11/10/2025	HR LEGAL SERVICES CH	001-640-6455		280.00
LYNCH DALLAS, P.C.	11/10/2025	REAL ESTATE LEGAL SERVICES ...	001-640-6455		240.00
				Department 640 - CITY ATTORNEY Total:	**4,721.00**
Department: 650 - CITY HALL					
STATE OF IOWA DEPARTMENT...	11/10/2025	ANNUAL BOILER INSPECTION	001-650-6475		40.00
WAPSI WASTE SERVICE, INC.	11/10/2025	TRASH SERVICE	001-650-6475		31.00
				Department 650 - CITY HALL Total:	**71.00**
				Fund 001 - GENERAL FUND Total:	**100,451.24**
Fund: 015 - FIRE SERVICE					
Department: 150 - FIRE DEPARTMENT					
ENCOMPASS	11/10/2025	LAPTOP/MONITORS	015-150-6470		1,989.00
FIRE SERVICE TRAINING BURE...	11/10/2025	FIRE SCHOOL REG FEE	015-150-6445		900.00
8 FINGER HVAC LLC	11/10/2025	LABOR NEW GAS METER	015-150-6475		1,200.00
WAPSI WASTE SERVICE, INC.	11/10/2025	TRASH SERVICE	015-150-6475		90.00
				Department 150 - FIRE DEPARTMENT Total:	**4,179.00**
				Fund 015 - FIRE SERVICE Total:	**4,179.00**
Fund: 041 - LIBRARY FUND					
Department: 410 - LIBRARY					
AUXIANT	11/10/2025	SELF FUNDED INS	041-410-6155		8.61
U.S. CELLULAR	11/10/2025	CELL PHONES	041-410-6373		46.59
				Department 410 - LIBRARY Total:	**55.20**
				Fund 041 - LIBRARY FUND Total:	**55.20**
Fund: 043 - PARKS & RECREATION					
Department: 430 - RECREATION					
THOMAS/GRANT	11/10/2025	FLAG FOOTBALL REFEREE	043-430-6310		140.00
FAREWAY STORES, INC.	11/10/2025	EDINBURGH EVENT FOOD	043-430-6490		77.99
ANAMOSA HOME DECORATI...	11/10/2025	PAINT FOR BLEACHERS	043-430-6475		273.68
BESLER, AVARY	11/10/2025	VOLLEYBALL REFEREE	043-430-6310		160.00
U.S. CELLULAR	11/10/2025	CELL PHONES	043-430-6373		46.59
				Department 430 - RECREATION Total:	**698.26**
				Fund 043 - PARKS & RECREATION Total:	**698.26**
Fund: 044 - AQUA COURT					
Department: 440 - AQUA COURT					
WAPSI WASTE SERVICE, INC.	11/10/2025	TRASH SERVICE	044-440-6475		30.00
				Department 440 - AQUA COURT Total:	**30.00**
				Fund 044 - AQUA COURT Total:	**30.00**
Fund: 046 - LAWRENCE COMMUNITY CENTER FUND					
Department: 460 - LAWRENCE COMMMUNITY CENTER					
PRIMUS COMPANIES, INC	11/10/2025	NEW DOORS LCC	046-460-6475		15,743.72
ACCESS SYSTEMS LEASING	11/10/2025	COPIER LEASE	046-460-6470		223.58
HOMETOWN PEST SOLUTIONS	11/10/2025	PEST CONTROL	046-460-6521		55.00
JOHN DEERE FINANCIAL	11/10/2025	PROPANE TANK	046-460-6542		59.99

Vendor Name	Post Date	Description (Item)	Account Number	Amount
IOWA PRISON INDUSTRIES	11/10/2025	ADDRESS NUMBERS AT LCC	046-460-6475	14.20
ATLANTIC COCA-COLA	11/10/2025	VENDING SUPPLIES	046-460-6546	264.16
WAPSI WASTE SERVICE, INC.	11/10/2025	TRASH SERVICE	046-460-6475	140.00
			Department 460 - LAWRENCE COMMMUNITY CENTER Total:	**16,500.65**
			Fund 046 - LAWRENCE COMMUNITY CENTER FUND Total:	**16,500.65**
Fund: 110 - ROAD USE TAX				
Department: 211 - Public Services - community betterment				
JOHN DEERE FINANCIAL	11/10/2025	SHOP LAMP	110-211-6530	52.98
ARNOLD MOTOR SUPPLY, LLP	11/10/2025	FUEL FILTER	110-211-6474	100.22
ARNOLD MOTOR SUPPLY, LLP	11/10/2025	LUBE FILTER	110-211-6474	284.19
JOHN DEERE FINANCIAL	11/10/2025	OIL	110-211-6470	90.33
JOHN DEERE FINANCIAL	11/10/2025	FILTER RETURN	110-211-6470	-28.70
JOHN DEERE FINANCIAL	11/10/2025	FILTER RETURN	110-211-6470	-26.76
JOHN DEERE FINANCIAL	11/10/2025	SHOP SUPPLIES/PAINT	110-211-6553	185.95
JOHN DEERE FINANCIAL	11/10/2025	CHAINSAW SAFETY HELMET	110-211-6530	96.99
ACME TOOLS	11/10/2025	CARABINER	110-211-6530	607.06
ACME TOOLS	11/10/2025	CARABINER	110-211-6530	65.25
JOHN DEERE FINANCIAL	11/10/2025	CORNER BRACE	110-211-6475	43.96
MENARDS	11/10/2025	SAFETY LIGHTS/SOAP	110-211-6475	330.60
HOUSBY HEAVY EQUIPMENT	11/10/2025	CUTTING EDGE	110-211-6470	507.90
JOHN DEERE FINANCIAL	11/10/2025	POWER STRIP/TARP STRAP	110-211-6475	43.96
LINN CO-OP OIL CO.	11/10/2025	DIESEL	110-211-6551	861.84
LINN CO-OP OIL CO.	11/10/2025	GAS	110-211-6551	156.61
LODE/ERIC	11/01/2025	PHONE STIPEND	110-211-6373	20.00
ANDERSON, JASON	11/01/2025	PHONE STIPEND	110-211-6373	20.00
KULA/MATT	11/01/2025	PHONE STIPEND	110-211-6373	20.00
U.S. CELLULAR	11/10/2025	CELL PHONES	110-211-6490	66.06
			Department 211 - Public Services - community betterment Total:	**3,498.44**
			Fund 110 - ROAD USE TAX Total:	**3,498.44**
Fund: 121 - LOCAL OPTION TAX 35%				
Department: 210 - ROADS, BRIDGES, SIDEWALKS				
DELANCEY ELECTRIC CO.	11/10/2025	OUTLET REPAIR	121-210-6371	2,025.00
			Department 210 - ROADS, BRIDGES, SIDEWALKS Total:	**2,025.00**
			Fund 121 - LOCAL OPTION TAX 35% Total:	**2,025.00**
Fund: 122 - LOCAL OPTION TAX 65%				
Department: 110 - POLICE				
HUNTINGTON NATIONAL BANK	11/10/2025	PD VEHICLE EQUIPMENT LEASE	122-110-6722	14,310.57
			Department 110 - POLICE Total:	**14,310.57**
			Fund 122 - LOCAL OPTION TAX 65% Total:	**14,310.57**
Fund: 600 - WATER FUND				
Department: 810 - 810				
DEREK YOUNG PROPERTY MA...	11/10/2025	CURBSTOP REPAIR	600-810-6782	1,850.00
WATER SOLUTIONS UNLIMITED	11/10/2025	CHEMICALS	600-810-6501	3,565.21
TREASURER STATE OF IOWA	11/10/2025	WET TAX	600-810-6491	5,302.30
WEBER STONE COMPANY	11/10/2025	ROCK	600-810-6782	763.67
IOWA ONE CALL	11/10/2025	LOCATES	600-810-6489	28.45
EXPRESS PRINTING & DESIGN ...	11/10/2025	WATER SERVICE LINE MAILERS	600-810-6553	1,011.16
OLIN-MORLEY TELEPHONE C...	11/10/2025	PHONE	600-810-6373	104.95
IOWA RURAL WATER ASSOCIA...	11/10/2025	IRWA MEMBERSHIP	600-810-6430	465.00
US POSTMASTER	11/10/2025	NOV REMINDER NOTICES	600-810-6508	108.89
U.S. CELLULAR	11/10/2025	CELL PHONES	600-810-6373	202.38
			Department 810 - 810 Total:	**13,402.01**
			Fund 600 - WATER FUND Total:	**13,402.01**
Fund: 610 - WASTEWATER FUND				
Department: 815 - 815				
USA BLUE BOOK	11/10/2025	LAB SUPPLIES	610-815-6530	258.26
NCL OF WISCONSIN, INC	11/10/2025	LAB THERMOMETERS	610-815-6530	688.81

Vendor Name	Post Date	Description (Item)	Account Number	Amount
TEST INC / QC ANALYTICAL SE...	11/10/2025	SEPT TESTING	610-815-6479	1,238.00
IOWA PRISON INDUSTRIES	11/10/2025	FURNACE FILTERS	610-815-6554	93.60
ERA	11/10/2025	DMRQA RETEST	610-815-6553	449.65
J&R SUPPLY	11/10/2025	COLD WEATHER GEAR	610-815-6504	158.00
5 STAR PLUMBING, INC	11/10/2025	BACKFLOW SERVICE	610-815-6470	104.15
DUBUQUE METROPOLITAN A...	11/10/2025	DEBRIS DISPOSAL	610-815-6553	141.00
TREASURER STATE OF IOWA	11/10/2025	SALES TAX	610-815-6491	1,103.50
TREASURER STATE OF IOWA	11/10/2025	SALES TAX	610-815-6493	183.92
ANAMOSA STATE PENITENTIA...	11/10/2025	BELL WAGES	610-815-6489	100.00
JOHN DEERE FINANCIAL	11/10/2025	INSECT SPRAY	610-815-6501	14.99
CROWLEY REPAIR	11/10/2025	WHEEL LOADER HYDRAULIC ...	610-815-6470	571.81
IOWA ONE CALL	11/10/2025	LOCATES	610-815-2901	28.45
LINN CO-OP OIL CO.	11/10/2025	GAS	610-815-6551	1,398.25
JOHN DEERE FINANCIAL	11/10/2025	BOOTS	610-815-6510	89.99
US POSTMASTER	11/10/2025	NOV REMINDER NOTICES	610-815-6508	108.88
WAPSI WASTE SERVICE, INC.	11/10/2025	TRASH SERVICE	610-815-6523	90.00
U.S. CELLULAR	11/10/2025	CELL PHONES	610-815-6373	162.39
			Department 815 - 815 Total:	**6,983.65**
			Fund 610 - WASTEWATER FUND Total:	**6,983.65**
			Grand Total:	**162,134.02**

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
001 - GENERAL FUND	100,451.24	66,984.93
015 - FIRE SERVICE	4,179.00	0.00
041 - LIBRARY FUND	55.20	8.61
043 - PARKS & RECREATION	698.26	0.00
044 - AQUA COURT	30.00	0.00
046 - LAWRENCE COMMUNITY CENTER FUND	16,500.65	0.00
110 - ROAD USE TAX	3,498.44	60.00
121 - LOCAL OPTION TAX 35%	2,025.00	0.00
122 - LOCAL OPTION TAX 65%	14,310.57	0.00
600 - WATER FUND	13,402.01	5,302.30
610 - WASTEWATER FUND	6,983.65	1,287.42
Grand Total:	**162,134.02**	**73,643.26**

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
001-000-2200	FIT HOLDING	4,930.96	4,930.96
001-000-2201	SIT HOLDING	2,009.67	2,009.67
001-000-2202	FICA HOLDING	8,496.08	8,496.08
001-000-2203	IPERS HOLDING	10,977.04	10,977.04
001-000-2204	PEDC HOLDING	567.55	567.55
001-000-2205	HEALTH & CANCER INS. …	36,682.92	36,682.92
001-000-2206	MEDICARE HOLDING	1,987.00	1,987.00
001-000-2208	LIFE HOLDING	765.78	765.78
001-110-6155	SELF FUNDED HEALTH INS	100.00	100.00
001-110-6181	ALLOWANCE, UNIFORM	1,261.15	0.00
001-110-6373	UTILITIES, TELEPHONE	550.04	0.00
001-110-6411	PROFESSIONAL SERVICES…	1,040.00	0.00
001-110-6470	EQUIPMENT MAINT CO…	151.96	0.00
001-110-6474	MAINTENANCE, VEHICLE	63.22	0.00
001-110-6490	SOFTWARE MAINT CON…	13,064.70	0.00
001-110-6504	EQUIPMENT, SMALL	89.00	0.00
001-110-6540	BLDG & GROUNDS MAI…	31.00	0.00
001-210-6155	SELF FUNDED HEALTH INS	10.04	10.04
001-210-6181	ALLOWANCE, UNIFORM	49.99	0.00
001-210-6490	PROFESSIONAL SERVICES	380.00	0.00
001-290-6428	TREE TRIMMING/STUMP…	3,475.00	0.00
001-290-6461	SOLID WASTE COLLECTI…	140.00	0.00
001-450-6542	SUPPLIES, MISCELLANE…	119.96	0.00
001-612-6430	MEMBERSHIP DUES & S…	1,975.00	0.00
001-622-6170	UNEMPLOYMENT	457.89	457.89
001-622-6373	UTILITIES, TELEPHONE	46.59	0.00
001-622-6470	OFFICE EQUIPMENT/MA…	151.95	0.00
001-622-6480	IT Services/Computer Ma..	5,154.00	0.00
001-622-6530	SUPPLIES, OPERATIONS	859.73	0.00
001-622-6535	SUPPLIES/NONCAP EQUI…	71.02	0.00
001-640-6455	CONTRACTS, GEN. CITY …	4,721.00	0.00
001-650-6475	BUIDLING & GROUNDS …	71.00	0.00
015-150-6445	TRAINING AND REGISTR…	900.00	0.00
015-150-6470	MAINTENANCE, EQUIP…	1,989.00	0.00
015-150-6475	MAINTENANCE, GROUN…	1,290.00	0.00
041-410-6155	SELF FUNDED HEALTH INS	8.61	8.61
041-410-6373	UTILITIES, TELEPHONE	46.59	0.00
043-430-6310	CONTRACT SERVICES	300.00	0.00
043-430-6373	UTILITIES, TELEPHONE	46.59	0.00
043-430-6475	MAINTENANCE, BLDGS &..	273.68	0.00
043-430-6490	EVENT EXPENSES	77.99	0.00
044-440-6475	MAINTENANCE, BLDGS &..	30.00	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
046-460-6470	MAINTENANCE, EQUIP...	223.58	0.00
046-460-6475	MAINTENANCE, BLDGS &..	15,897.92	0.00
046-460-6521	EQUIPMENT, RECREATI...	55.00	0.00
046-460-6542	SUPPLIES, MISCELLANE...	59.99	0.00
046-460-6546	MERCHANDISE FOR RES...	264.16	0.00
110-211-6373	UTILITIES, TELEPHONE	60.00	60.00
110-211-6470	MAINTENANCE, EQUIP...	542.77	0.00
110-211-6474	MAINTENANCE, VEHICLE	384.41	0.00
110-211-6475	MAINTENANCE, BLDGS &..	418.52	0.00
110-211-6490	MAINT. CONTRACT PAG...	66.06	0.00
110-211-6530	SUPPLIES, OPERATIONS	822.28	0.00
110-211-6551	VEHICLE FUEL EXPENSES	1,018.45	0.00
110-211-6553	MISCELLANEOUS SUPPLI...	185.95	0.00
121-210-6371	STREET/TRAFFIC LIGHTS	2,025.00	0.00
122-110-6722	OPERATIONS EQUIPME...	14,310.57	0.00
600-810-6373	UTILITIES, TELEPHONE	307.33	0.00
600-810-6430	MEMBERSHIP DUES & S...	465.00	0.00
600-810-6489	PROFESSIONAL SERVICES	28.45	0.00
600-810-6491	SALES TAXES PAID	5,302.30	5,302.30
600-810-6501	CHEMICALS	3,565.21	0.00
600-810-6508	SUPPLIES, POSTAGE	108.89	0.00
600-810-6553	MISCELLANEOUS EXPEN...	1,011.16	0.00
600-810-6782	WATER SYSTEM IMPRO...	2,613.67	0.00
610-815-2901	ACCOUNTS PAYABLE	28.45	0.00
610-815-6373	UTILITIES, TELEPHONE	162.39	0.00
610-815-6470	MAINTENANCE, EQUIP...	675.96	0.00
610-815-6479	PROF. SERVICES - TESTI...	1,238.00	0.00
610-815-6489	PROFESSIONAL SERVICES	100.00	0.00
610-815-6491	SALES TAXES PAID	1,103.50	1,103.50
610-815-6493	LOCAL OPTION SALES TA...	183.92	183.92
610-815-6501	CHEMICALS	14.99	0.00
610-815-6504	EQUIPMENT, SMALL	158.00	0.00
610-815-6508	SUPPLIES, POSTAGE	108.88	0.00
610-815-6510	SAFETY EQUIPMENT	89.99	0.00
610-815-6523	EQUIPMENT, BLDG. MAI...	90.00	0.00
610-815-6530	OPERATIONS SUPPLIES	947.07	0.00
610-815-6551	FUEL EXPENSE	1,398.25	0.00
610-815-6553	MISCELLANEOUS EXPEN...	590.65	0.00
610-815-6554	MAINTENANCE, GENERAL	93.60	0.00
	Grand Total:	**162,134.02**	**73,643.26**

Project Account Summary

Project Account Key		Expense Amount	Payment Amount
None		162,134.02	73,643.26
	Grand Total:	**162,134.02**	**73,643.26**

HRGreen®

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

HRGREEN.COM

November 5, 2025

Jeremiah Hoyt
City Administrator
City of Anamosa, Iowa
107 S. Ford Street
Anamosa, IA 52205

Re: Sanitary Sewer Rehabilitation Near Elm St. & Hickory St.
Recommendation of Award

Dear Jeremiah:

HR Green has evaluated the bids received on November 4, 2025 for the Sanitary Sewer Rehabilitation Near Elm St. & Hickory St. project. Three (3) bids were received, as shown below, in order of the lowest to highest bid amount.

Boomerang Corp.: $222,222.00
SHIFT General Contracting: $224,297.50
Tschiggfrie Excavating Co.: $314,554.00

HR Green's estimated opinion of probable construction cost for the project was $210,000.00. The low bid is approximately 6% higher than the Engineer's estimate and was submitted by Boomerang Corp. in the amount of $222,222.00. HR Green recommends the City award the construction contract to Boomerang Corp. in the amount of $222,222.00.

Enclosed is one electronic copy of the bid tabulation and the Notice of Award for the City's consideration. Upon approval by the City of Anamosa, HR Green will work with the contractor to obtain appropriate insurance and bond certificates prior to execution of the Agreement.

Sincerely,

HR GREEN, INC.

Haley Jindrich, PE
Lead Engineer

Cc: Steve Agnitsch, City of Anamosa
Shane Brown, City of Anamosa

HR Green, Inc.
8710 Earhart Lane SW
Cedar Rapids, IA 52404-8947

Project:	Sanitary Sewer Rehabilitation Near Elm Street & Hickory Street	Engineer:	HJ
Date:	Tuesday, November 4, 2025 at 2:00PM	Bids Rec'd:	3
Job No.:	2403955		

				Boomerang Corp.		**SHIFT General Contracting, LLC**		**Tschiggfrie Excavating Co.**			
				Bid Bond	**X**	**Bid Bond**	**X**	**Bid Bond**	**X**		
				Bidder Status Form	**X**	**Bidder Status Form**	**X**	**Bidder Status Form**	**X**		
Item No.	**DESCRIPTION**	**UNIT**	**QTY**	**Unit Price**	**Amount**	**Unit Price**	**Amount**	**Unit Price**	**Amount**		
1	TOPSOIL, ON-SITE	CY	45	$ 10.00	$ 450.00	$ 20.00	$ 900.00	$ 48.00	$ 2,160.00		
2	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	CY	200	$ 0.01	$ 2.00	$ 5.00	$ 1,000.00	$ 53.00	$ 10,600.00		
3	TRENCH COMPACTION TESTING	LS	1	$ 100.00	$ 100.00	$ 2,000.00	$ 2,000.00	$ 7,000.00	$ 7,000.00		
4	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 12 IN.	LF	87	$ 200.00	$ 17,400.00	$ 125.00	$ 10,875.00	$ 230.00	$ 20,010.00		
5	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 18 IN.	LF	59	$ 300.00	$ 17,700.00	$ 150.00	$ 8,850.00	$ 330.00	$ 19,470.00		
6	SANITARY SEWER SERVICE STUB, PVC, 4 IN.	LF	15	$ 120.00	$ 1,800.00	$ 125.00	$ 1,875.00	$ 350.00	$ 5,250.00		
7	SANITARY SEWER SERVICE RELOCATION	EA	1	$ 1,800.00	$ 1,800.00	$ 5,000.00	$ 5,000.00	$ 4,000.00	$ 4,000.00		
8	REMOVAL OF SANITARY SEWER, 18 IN.	LF	59	$ 10.00	$ 590.00	$ 40.00	$ 2,360.00	$ 38.00	$ 2,242.00		
9	SANITARY SEWER ABANDONMENT, FILL AND PLUG, 12 IN.	LF	95	$ 10.00	$ 950.00	$ 25.00	$ 2,375.00	$ 28.00	$ 2,660.00		
10	STORM SEWER, TRENCHED, RCP, 15 IN.	LF	27	$ 180.00	$ 4,860.00	$ 150.00	$ 4,050.00	$ 260.00	$ 7,020.00		
11	REMOVAL OF STORM SEWER, 12 IN.	LF	27	$ 10.00	$ 270.00	$ 40.00	$ 1,080.00	$ 38.00	$ 1,026.00		
12	PRE-REHABILITATION CLEANING AND INSPECTION, 12 IN.	LF	350	$ 4.10	$ 1,435.00	$ 3.25	$ 1,137.50	$ 4.20	$ 1,470.00		
13	REMOVE PROTRUDING SERVICE CONNECTIONS	EA	2	$ 320.00	$ 640.00	$ 250.00	$ 500.00	$ 320.00	$ 640.00		
14	CIPP MAIN LINING, 12 IN.	LF	270	$ 83.00	$ 22,410.00	$ 65.00	$ 17,550.00	$ 83.00	$ 22,410.00		
15	CIPP MAIN LINING, 15 IN. (UV CURED)	LF	80	$ 315.00	$ 25,200.00	$ 250.00	$ 20,000.00	$ 320.00	$ 25,600.00		
16	BUILDING SANITARY SEWER SERVICE REINSTATEMENT	EA	5	$ 95.00	$ 475.00	$ 75.00	$ 375.00	$ 96.00	$ 480.00		
17	CIPP END SEAL, 12 IN.	EA	2	$ 234.00	$ 468.00	$ 185.00	$ 370.00	$ 240.00	$ 480.00		
18	CIPP SERVICE PIPE, PARTIAL PIPE, 4 IN.	EA	3	$ 6,400.00	$ 19,200.00	$ 5,000.00	$ 15,000.00	$ 6,400.00	$ 19,200.00		
19	BYPASS PUMPING	LS	1	$ 4,000.00	$ 4,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00		
20	SANITARY SEWER IN-SITU SPOT REPAIR, 12 IN.	EA	1	$ 25,000.00	$ 25,000.00	$ 19,500.00	$ 19,500.00	$ 25,000.00	$ 25,000.00		
21	MANHOLE, SW-301, 48 IN.	EA	3	$ 10,500.00	$ 31,500.00	$ 6,500.00	$ 19,500.00	$ 9,100.00	$ 27,300.00		
22	INTAKE, SW-512, 24 IN.	EA	2	$ 1,000.00	$ 2,000.00	$ 4,200.00	$ 8,400.00	$ 4,600.00	$ 9,200.00		
23	REMOVE MANHOLE	EA	2	$ 250.00	$ 500.00	$ 750.00	$ 1,500.00	$ 1,400.00	$ 2,800.00		
24	REMOVE INTAKE	EA	2	$ 250.00	$ 500.00	$ 500.00	$ 1,000.00	$ 1,100.00	$ 2,200.00		
25	REMOVAL OF SIDEWALK	SY	5	$ 10.00	$ 50.00	$ 50.00	$ 250.00	$ 15.00	$ 75.00		
26	SIDEWALK, PCC, 4 IN.	SY	5	$ 200.00	$ 1,000.00	$ 150.00	$ 750.00	$ 120.00	$ 600.00		
27	DETECTABLE WARNING	SF	8	$ 50.00	$ 400.00	$ 75.00	$ 600.00	$ 90.00	$ 720.00		
28	DRIVEWAY, PAVED, PCC, 4 IN.	SY	12	$ 150.00	$ 1,800.00	$ 150.00	$ 1,800.00	$ 120.00	$ 1,440.00		
29	FULL DEPTH PATCHES, PCC, 8 IN.	SY	128	$ 175.00	$ 22,400.00	$ 125.00	$ 16,000.00	$ 250.00	$ 32,000.00		
30	TEMPORARY TRAFFIC CONTROL	LS	1	$ 1,500.00	$ 1,500.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00		
31	REMOVE AND REINSTALL TRAFFIC SIGNS	EA	1	$ 100.00	$ 100.00	$ 450.00	$ 450.00	$ 600.00	$ 600.00		
32	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING FOR HYDRAULIC SEEDING, TYPE 1	AC	0.3	$ 12,000.00	$ 3,600.00	$ 8,500.00	$ 2,550.00	$ 15,000.00	$ 4,500.00		
33	FILTER SOCK, 8 IN.	LF	100	$ 1.50	$ 150.00	$ 5.00	$ 500.00	$ 6.50	$ 650.00		
34	FILTER SOCKS, REMOVAL	LF	100	$ 0.01	$ 1.00	$ 1.00	$ 100.00	$ 0.01	$ 1.00		
35	INLET PROTECTION DEVICE	EA	1	$ 50.00	$ 50.00	$ 150.00	$ 150.00	$ 250.00	$ 250.00		
36	CONSTRUCTION SURVEY	LS	1	$ 2,600.00	$ 2,600.00	$ 4,000.00	$ 4,000.00	$ 3,500.00	$ 3,500.00		
37	MOBILIZATION	LS	1	$ 9,321.00	$ 9,321.00	$ 44,950.00	$ 44,950.00	$ 45,000.00	$ 45,000.00		
	TOTAL BID				**$ 222,222.00**		**$ 224,297.50**		**$ 314,554.00**		

NOTICE OF AWARD

TO: Boomerang Corp
13225 Circle Dr. Suite A, PO Box 227
Anamosa, Iowa 52205

The extent of Work on this project is the furnishing of all labor, equipment, and materials for the construction of Sanitary Sewer Rehabilitation Near Elm St. & Hickory St. for the City of Anamosa (Owner), generally described as follows:

Work includes approximately 350 linear feet of 12-inch to 15-inch cured-in place pipe (CIPP) main lining, 146 linear feet of 12-inch to 18-inch trenched sewer installation, one sanitary sewer in-situ spot repair, manhole and intake replacement, and corresponding pavement and site restoration.

The Owner has considered the Bid submitted by you for the above-described Work.

You are hereby notified that your Bid has been accepted for items in the amount of
Two Hundred Twenty-Two Thousand Two Hundred Twenty-Two dollars, ($222,222.00)

As specified in the General Conditions, you are required to execute the Agreement and furnish the required Contractor's Performance, Payment, and Maintenance Bond, and Certificates of Insurance within Ten (10) calendar days from the date of this Notice to you.

If you fail to execute said Agreement and to furnish said Bonds within Ten (10) calendar days after the date of receipt of this Notice, said Owner will be entitled to consider all your rights arising out of the Owner's acceptance of your Bid` as abandoned and as a forfeiture of your Bid Bond. The Owner will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this NOTICE OF AWARD to the Owner.

Dated this _____ day of_____, 2025

City of Anamosa, Iowa

By _____

Title _____

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE OF AWARD is hereby acknowledged by:

Boomerang Corp

this the ____ day of _____, 20__

By_____

Simple Scope Short Form Agreement

Project:	Sanitary Sewer Rehabilitation Near Elm St. and Hickory St. Construction Phase Services	Project No:	2403955.01
		Phase No(s).:	1
		Date:	11/10/2025

Client:	City of Anamosa
Contact:	Steve Agnitsch
Title:	Utility Superintendent
Address:	107 South Ford Street
City/State/Zip:	Anamosa, IA 52205
Phone/Email/Fax No.	319-558-8335 / steve.agnitsch@anamosa-ia.org

The CLIENT agrees to employ HR Green, Inc. (COMPANY) to perform the following services:

Construction phase engineering services, including up to four hours for shop drawing review, up to one site visit to the project site during construction, and submission of the required DNR closeout paperwork associated with the construction permit. Construction is anticipated in 2026.

The CLIENT agrees to pay COMPANY for the above scope of services:

Time & Material, Not to Exceed in the amount of $3,200.00

☒ Reimbursable Expenses Included

☐ Sub-Consultant Services Included

☐ Prepayment Required for Services to Commence

Copy To:

☒ Accounting

☐

TERMS AND CONDITIONS

Services provided by COMPANY under this AGREEMENT will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing at the same time and in the same or similar locality.

Nothing contained in this AGREEMENT shall create a contractual relationship with or a cause of action in favor of a third party against either the CLIENT or the COMPANY. COMPANY's services under this AGREEMENT are being performed

solely for the CLIENT's benefit, and no other party or entity shall have any claim against COMPANY because of this AGREEMENT or the performance or nonperformance of services hereunder. The CLIENT and COMPANY agree to require a similar provision in all agreements with contractors, subcontractors, sub-consultants, vendors and other entities involved in this project to carry out the intent of this provision.

In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the CLIENT and COMPANY agree that all disputes between them arising out of or relating to this AGREEMENT shall be submitted to non-binding mediation unless the parties mutually agree otherwise. The CLIENT and COMPANY further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the project and to require all independent contractors and consultants also to include a similar mediation provision in all agreements with subcontractors, sub-consultants, suppliers or fabricators so retained, thereby providing for mediation as the primary method for dispute resolution between the parties to those agreements.

If litigation arises for purposes of collecting fees or expenses due under this AGREEMENT, the Court in such litigation shall award reasonable costs and expenses, including attorney fees, to the party justly entitled thereto. In awarding attorney fees, the Court shall not be bound by any Court fee schedule, but shall, in the interest of justice, award the full amount of costs, expenses, and attorney fees paid or incurred in good faith.

All reports, plans, specifications, field data, field notes, laboratory test data, calculations, estimates and other documents including all documents on electronic media prepared by COMPANY as instruments of service shall remain the property of COMPANY.

All project documents including, but not limited to, plans and specifications furnished by COMPANY under this project are intended for use on this project only. Any reuse, without specific written verification or adoption by COMPANY, shall be at the CLIENT's sole risk, and CLIENT shall defend, indemnify and hold harmless COMPANY from all claims, damages and expenses including attorneys' fees arising out of or resulting therefrom.

Under no circumstances shall delivery of electronic files for use by the CLIENT be deemed a sale by the COMPANY, and the COMPANY makes no warranties, either express or implied, of merchantability and fitness for any particular purpose. In no event shall the COMPANY be liable for indirect or consequential damages as a result of the CLIENT's use or reuse of the electronic files.

Because electronic file information can be easily altered, corrupted, or modified by other parties, either intentionally or inadvertently, without notice or indication, COMPANY reserves the right to remove itself from ownership and/or involvement in the material from each electronic medium not held in its possession. CLIENT shall retain copies of the work performed by COMPANY in electronic form only for information and use by CLIENT for the specific purpose for which COMPANY was engaged. Said material shall not be used by CLIENT or transferred to any other party, for use in other projects, additions to this project, or any other purpose for which the material was not strictly intended by COMPANY without COMPANY's express written permission. Any unauthorized use or reuse or modifications of this material shall be at CLIENT'S sole risk. Furthermore, the CLIENT agrees to defend, indemnify, and hold COMPANY harmless from all claims, injuries, damages, losses, expenses, and attorneys' fees arising out of the modification or reuse of these materials.

The CLIENT agrees that the General Contractor is solely responsible for job site safety, and warrants that this intent shall be made evident in the CLIENT's agreement with the general contractor. The CLIENT also agrees that the CLIENT, COMPANY and COMPANY's consultants shall be indemnified and shall be made additional insureds on the general contractor's and all subcontractor's general liability policies on a primary and non-contributory basis.

The CLIENT shall make no claim for professional negligence, either directly or in a third party claim, against COMPANY unless the CLIENT has first provided COMPANY with a written certification executed by an independent design professional currently practicing in the same discipline as COMPANY and licensed in the State in which the claim arises.

The CLIENT agrees, to the fullest extent permitted by law, to limit the liability of COMPANY and COMPANY's officers, directors, partners, employees, shareholders, owners and sub-consultants to the CLIENT for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert witness fees and costs, so that the total aggregate liability of COMPANY and its officers, directors, partners, employees, shareholders, owners and sub-consultants to all those named shall not exceed $ 10,000. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

Invoices for COMPANY's services shall be submitted, on a monthly basis. Invoices shall be due and payable upon receipt. If any invoice is not paid within 30 days, COMPANY may, without waiving any claim or right against the CLIENT, and without liability whatsoever to the CLIENT suspend or terminate the performance of services. The retainer shall be credited on the final invoice. Accounts unpaid 30 days after the invoice date may be subject to a monthly service charge of 1.5% (or the maximum legal rate) on the unpaid balance. In the event any portion of an account remains unpaid 60

days after the billing, COMPANY may institute collection action and the CLIENT shall pay all costs of collection, including reasonable attorneys' fees.

The COMPANY is not a Municipal Advisor registered with the Security and Exchange Commission (SEC) as defined in the Dodd-Frank Wall Street Reform and Consumer Protection Act. When the CLIENT is a municipal entity as defined by said Act, and the CLIENT requires project financing information for the services performed under this AGREEMENT, the CLIENT will provide the COMPANY with a letter detailing who their independent registered municipal advisor is and that the CLIENT will rely on the advice of such advisor. A sample letter can be provided to the CLIENT upon request.

This AGREEMENT is approved and accepted by the CLIENT and COMPANY upon both parties signing and dating the AGREEMENT. Services will not begin until COMPANY receives a signed agreement. The effective date of the AGREEMENT shall be the last date entered below.

CITY OF ANAMOSA	HR GREEN, INC. 8710 Earhart Lane SW Cedar Rapids, IA 52404 319-841-4000
Accepted by: _____	Approved by: _____
Printed/ Typed Name: Jeremiah Hoyt	Printed/ Typed Name: Heath Picken
Title: City Administrator	Title: Vice President
Date: _____	Date: 11/4/2025

RESOLUTION NO. 2025-81

RESOLUTION TO APPROVE PLANS & SPECIFICATIONS, ACCEPT BIDS, AND AWARD THE CONTRACT FOR THE ELM & HICKORY SANITARY SEWER REHABILITATION PROJECT.

WHEREAS, the City of Anamosa previously approved Resolution 2025-75, setting the date for the required Public Hearing on the Elm & Hickory Sanitary Sewer Rehabilitation Project; and,

WHEREAS, the bid letting occurred on November 4, 2025, at 2:00 p.m., when the City did receive three (3) bids that were in conformance with the proposal requirements; and,

WHEREAS, HR Green has recommended that the City award the contract to Boomerang Corp., at the lowest responsive bid, of $222,222.00; and,

WHEREAS, notice of the required Public Hearing was published on October 23, 2025 and held on November 10, 2025, at the Anamosa Library & Learning Center.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF ANAMOSA, IOWA, that the City of Anamosa does hereby approve the plans and specifications provided by HR Green, accept the bids received on November 4, 2025 and award the bid for the Elm & Hickory Sanitary Sewer Rehabilitation Project, in the amount of $222,222.00, to Boomerang Corp.

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 10th day of November, 2025.

ROD SMITH, MAYOR

ATTEST:

KAYLEE PALMER, CITY CLERK

Jones County, IA

Summary

Parcel ID	0536353003
Property Address	N/A
Sec/Twp/Rng	36-85-04
Brief Tax Description	36 85 04 ANAMOSA COMMERCIAL PARK 2ND ADD LOT 23 (Note: Not to be used on legal documents)
Deed Book/Page	2024-0654 (3/29/2024)
Contract Book/Page	
Gross Acres	1.49
Net Acres	1.49
Class	C - Commercial (Note: This is for tax purposes only. Not to be used for zoning.)
District	ANACO - ANAMOSA CITY/ANAMOSA SCH
School District	ANAMOSA SCHOOL



Owner

Deed Holder
Rummel Properties LLC
23299 Ridge Rd E28
Anamosa IA 52205
Contract Holder
Mailing Address
Rummel Properties LLC
23299 Ridge Rd E28
Anamosa IA 52205

Land

Lot Area 1.49 Acres ;64,904 SF

Commercial

Type	Base Area	Year Built
Recreational Facility	4800	2024

Yard Extras

#1 - (1) Paving - Asphalt 9,700 SF, Asphalt Parking, Average Pricing, Built 2024

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
3/26/2024	ANAMOSA COMMERCIAL PARK LLC	RUMMEL PROPERTIES LLC	2024-0654	Vacant lot/New construction	Deed		$85,000.00

Valuation

		2025	2024	2023	2022
	Classification	Commercial	Commercial	Commercial	Commercial
+	Assessed Land Value	$74,700	$54,800	$54,800	$54,800
+	Assessed Building Value	$430,390	$0	$0	$0
+	Assessed Dwelling Value	$0	$0	$0	$0
=	**Gross Assessed Value**	**$505,090**	**$54,800**	**$54,800**	**$54,800**
-	Exempt Value	$0	$0	$0	$0
=	**Net Assessed Value**	**$505,090**	**$54,800**	**$54,800**	**$54,800**

Taxation

		2024 Pay 2025-2026	2023 Pay 2024-2025	2022 Pay 2023-2024
+	Taxable Land Value	$25,993	$25,396	$31,159
+	Taxable Building Value	$0	$0	$0
+	Taxable Dwelling Value	$0	$0	$0
=	**Gross Taxable Value**	**$25,993**	**$25,396**	**$31,159**
-	Homestead 65+ Exemption	$0	$0	$0
-	Military Exemption	$0	$0	$0
=	**Net Taxable Value**	**$25,993**	**$25,396**	**$31,159**
x	Levy Rate (per $1000 of value)	39.81227	40.32411	40.51334
=	**Gross Taxes Due**	**$1,034.84**	**$1,024.07**	**$1,262.36**
-	Ag Land Credit	$0.00	$0.00	$0.00
-	Family Farm Credit	$0.00	$0.00	$0.00

		2024 Pay 2025-2026	2023 Pay 2024-2025	2022 Pay 2023-2024
-	Homestead Credit	$0.00	$0.00	$0.00
-	Disabled and Senior Citizens Credit	$0.00	$0.00	$0.00
-	Business Property Credit	$0.00	$0.00	$0.00
=	**Net Taxes Due**	**$1,034.00**	**$1,024.00**	**$1,262.00**

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2024	March 2026	$517	No		221640
	September 2025	$517	Yes	8/20/2025	
2023	March 2025	$512	Yes	4/28/2025	107810
	September 2024	$512	Yes	11/12/2024	
2022	March 2024	$631	Yes	2/5/2024	911132
	September 2023	$631	Yes	9/7/2023	
2021	March 2023	$557	Yes	2/24/2023	811226
	September 2022	$557	Yes	8/25/2022	
2020	March 2022	$607	Yes	2/22/2022	711271
	September 2021	$607	Yes	8/26/2021	

Homestead Tax Credit and Exemption

Apply Online for the Homestead Tax Credit and Exemption

Military Service Tax Exemption Application

It is required to have your DD214 recorded in Jones County to qualify for the Military Tax Exemption.

Apply Online for the Military Service Tax Exemption

Iowa Land Records

NOTICE! Iowa Land Records has launched a new 2.0 version of their web portal. Please see the following to access the new portal or for more information.

- **If you work in the real estate industry professionally, submit a Business Application**
- **If you are an individual searching for your records or the records of family members, submit a Citizen Search Application**

Search Business Application

Citizen Search Application

Already have an account? Login Here

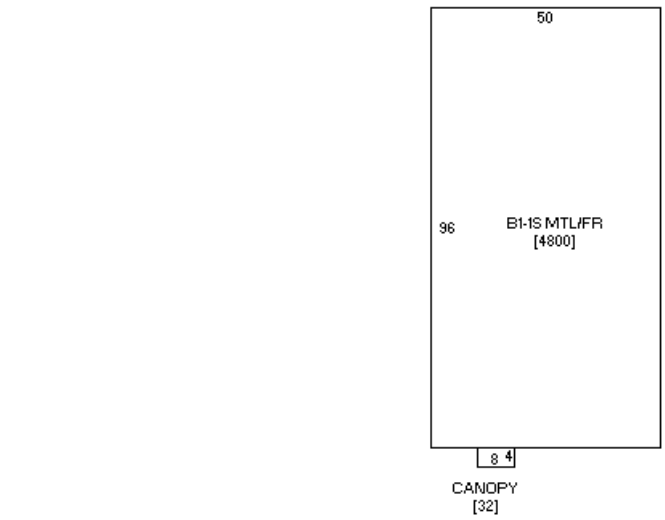
YOUTUBE 'Search 2.0 – Webinar 8.15.2023'

Data for Jones County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 1997. For records prior to 1997, contact the County Recorder or Customer Support at www.IowaLandRecords.org.

Photos



Sketches



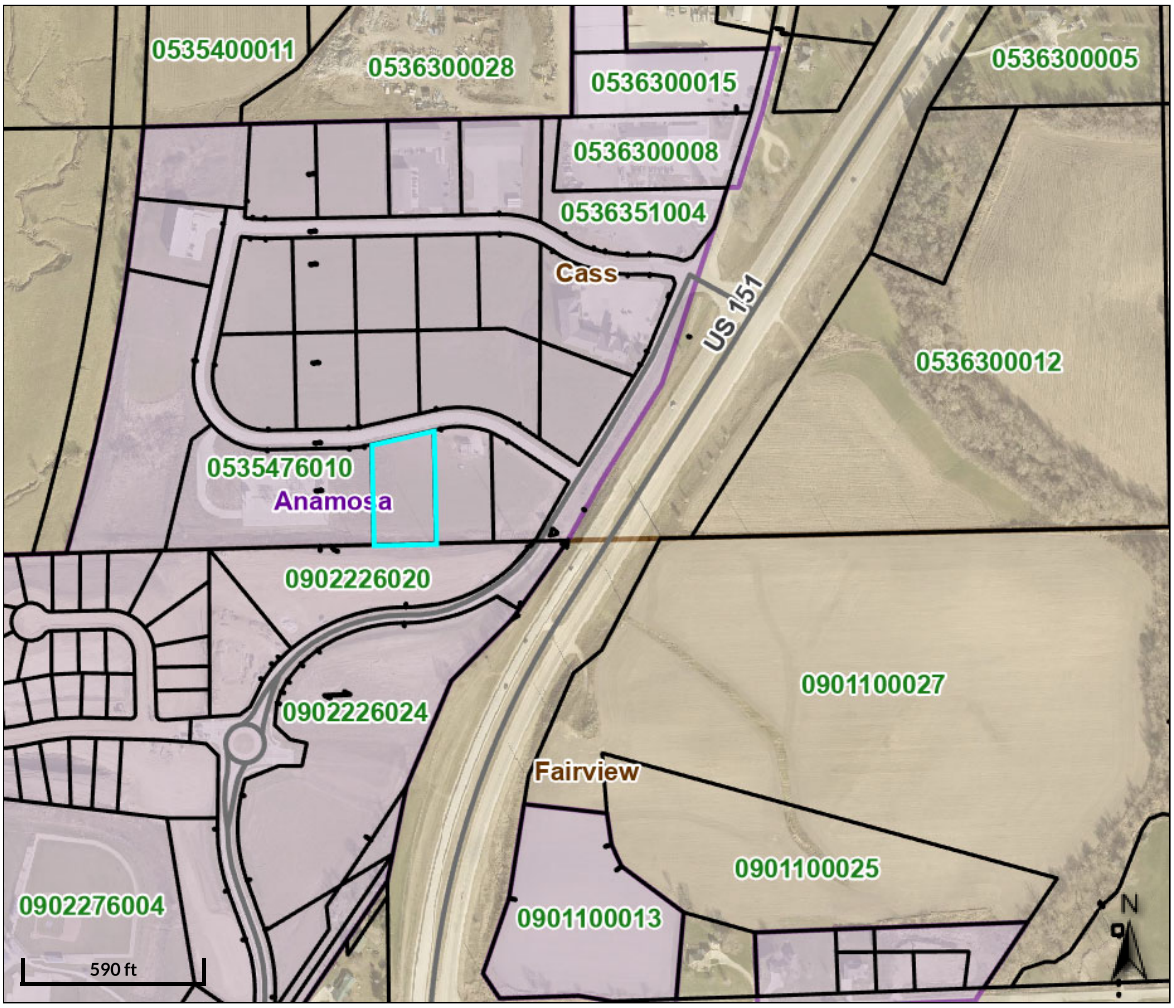
No data available for the following modules: Residential Dwelling, Agricultural Buildings, Tax Sale Certificates.

Disclaimer: The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 11/6/2025, 4:30:01 PM

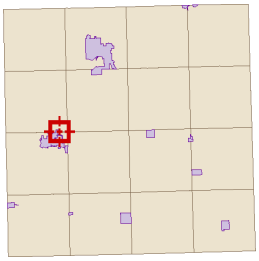
Contact Us

Developed by
SCHNEIDER GEOSPATIAL

Jones County, IA



Overview



Legend

- Corporate Limits
- Political Townships
- Parcels
- Cartography
- Major Roads

Parcel ID	0536353003	**Alternate ID**	n/a	**Owner Address**	RUMMEL PROPERTIES LLC
Sec/Twp/Rng	36-85-04	**Class**	C		23299 RIDGE RD E28
Property Address		**Acreage**	1.49		ANAMOSA, IA 52205
District	ANACO				
Brief Tax Description	36 85 04 ANAMOSA COMMERCIAL PARK 2ND ADD LOT 23				
	(Note: Not to be used on legal documents)				

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY JONES COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS, AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR LOCAL GOVERNMENT PURPOSES. SEE THE RECORDED DOCUMENTS FOR MORE DETAILED LEGAL INFORMATION.

Date created: 11/7/2025
Last Data Uploaded: 11/6/2025 5:30:01 PM

Developed by SCHNEIDER GEOSPATIAL

DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Anamosa, Iowa (the "City") and Rummel Properties, L.L.C. (the "Company") as of the 10th day of November, 2025 (the "Commencement Date").

WHEREAS, the City has established the Anamosa Highway 151 Urban Renewal Area (the "Urban Renewal Area"), and has adopted a tax increment ordinance for the Urban Renewal Area; and

WHEREAS, the Company owns certain real property, which is situated in the City, lies within the Urban Renewal Area and is more specifically described on Exhibit A hereto (the "Property"); and

WHEREAS, the Company has constructed a new fitness facility (the "Project") for use in its business operations on the Property; and

WHEREAS, the Company has requested that the City provide financial assistance in the form of incremental property tax payments to be used by the Company in paying the costs of constructing and maintaining the Project; and

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons;

NOW THEREFORE, the parties hereto agree as follows:

A. Company's Covenants

1. Project Construction; Business Operations Requirement; Maintenance of Project.

Project

The Company has constructed the Project on the Property.

Business Operations Requirement

The Company agrees to ensure that the completed Project is used in the business operations of a fitness facility throughout the Term (as hereinafter defined) of this Agreement (the "Business Operations Requirement").

Maintenance of Property

Further, throughout the Term of this Agreement, the Company agrees to maintain, preserve, and keep the Property, including but not limited to the Project, useful and in good repair and working order, ordinary wear and tear excepted, and from time to time will make all necessary repairs, replacements, renewals, and additions. The Company agrees to maintain compliance with

local zoning, land use, building and safety codes and regulations throughout the Term of this Agreement.

2. Property Taxes. The Company agrees to make timely payment of all property taxes as they come due with respect to the Property with the completed Project thereon throughout the Term and to submit a receipt or cancelled check in evidence of each such payment.

3. Company's Certifications. Upon request by the City, the Company agrees to certify (the "Operational Certification") to the City that the Business Operations Requirement is being met by the Company. Each Operational Certification shall be accompanied by documentation demonstrating, to the reasonable satisfaction of the City, that the Company is in compliance with the Business Operations Requirement.

4. Property Tax Payment Certification. The Company agrees to certify to the City by no later than October 15 of each year during the Term, commencing October 15, 2025, an amount (the "Company's Estimate") equal to 100% of the estimated Incremental Property Tax Revenues (as hereinafter defined) anticipated to be paid in the fiscal year immediately following such certification with respect to the taxable valuation of the Property. In submitting each such Company's Estimate, the Company will complete and submit the worksheet attached hereto as Exhibit B. The City reserves the right to review and request revisions to each such Company's Estimate to ensure the accuracy of the figures submitted.

For purposes of this Agreement, Incremental Property Tax Revenues are calculated by: (1) determining the consolidated property tax levy (city, county, school, etc.) then in effect with respect to taxation of the Property; (2) subtracting (a) the debt service levies of all taxing jurisdictions, (b) the school district instructional support and physical plant and equipment levies, and (c) any other levies which may be exempted from such calculation by action of the Iowa General Assembly; (3) multiplying the resulting modified consolidated levy rate times any incremental growth in the taxable valuation of the Property, as shown on the property tax rolls of Jones County, above and beyond the Base Valuation; and (4) deducting any property tax credits which shall be available with respect to taxable incremental valuation of the Property.

The "Base Valuation" of the Property for purposes of calculating Incremental Property Tax Revenues under this Agreement and Section 403.19 of the Code of Iowa shall be the assessed taxable valuation as of January 1, 2024.

Upon request, the City staff shall provide reasonable assistance to the Company in completing the worksheet required under this Section A.4.

5. Legal and Administrative Costs. The Company hereby acknowledges that the City will cover the initial payment of legal fees and administrative costs (the "Actual Admin Costs") incurred by the City in connection with the drafting, negotiation and authorization of this Agreement, including the necessary amendment to the Urban Renewal Plan for the Urban Renewal Area. Furthermore, the Company agrees that the City shall withhold an amount (the "Admin Withholding Amount") equal to the lesser of (1) $3,000 or (2) the Actual Admin Costs from the Incremental Property Tax Revenues before making any Payments to the Company, as provided for under Section B.1 below, in order to recover some or all of the Actual Admin Costs.

6. Default Provisions.

a. Events of Default. The following shall be "Events of Default" under this Agreement, and the term "Event of Default" shall mean, whenever it is used in this Agreement (unless otherwise provided), any one or more of the following events:

(i) Failure by the Company to comply with the Business Operations Requirement pursuant to the terms and conditions of this Agreement.

(ii) Failure by the Company to fully and timely remit payment of property taxes when due and owing.

(iii) Failure by the Company to comply with Sections A.3 and A.4 of this Agreement.

(iv) Failure by the Company to observe or perform any other material covenant on its part, to be observed or performed hereunder.

b. Notice and Remedies. Whenever any Event of Default described in this Agreement occurs, the City shall provide written notice to the Company describing the cause of the default and the steps that must be taken by the Company in order to cure the default. The Company shall have thirty (30) days after receipt of such notice to cure the default or to provide assurances satisfactory to City that the default will be cured as soon as reasonably possible. If the Company fails to cure the default or provide assurances, the City shall then have the right to:

(i) Pursue any action available to it, at law or in equity, in order to enforce the terms of this Agreement.

(ii) Withhold the Payments provided for under Section B.1 below.

(iii) Terminate this Agreement.

B. City's Obligations

1. Payments. In recognition of the Company's obligations set out above, the City agrees to make two (2) annual economic development tax increment payments (the "Payments" and each, individually a "Payment") to the Company during the Term pursuant to Chapters 15A and 403 of the Code of Iowa, provided however that the aggregate, total amount of the Payments shall not exceed $10,000 (the "Maximum Payment Total"), and all Payments under this Agreement shall be subject to annual appropriation by the City Council, as provided hereunder.

The Payments shall not constitute general obligations of the City, but shall be made solely and only from the Incremental Property Tax Revenues received by the City from the Jones County Treasurer attributable to the taxable valuation of the Property.

This Agreement assumes the taxable valuation resulting from the Project went on the property tax rolls as of January 1, 2025. Accordingly, Payments will be made on June 1 of each fiscal year, beginning June 1, 2027 and June 1, 2028, or until such earlier date upon which total Payments equal to the Maximum Payment Total have been made.

2. Annual Appropriation. Each Payment shall be subject to annual appropriation by the City Council. Prior to December 1 of each year during the Term, as hereinafter defined, of this Agreement, commencing in calendar year 2025, the City Council of the City shall consider the question of obligating for appropriation to the funding of the Payment due in the following fiscal year, an amount (the "Appropriated Amount") of Incremental Property Tax Revenues to be collected in the following fiscal year equal to or less than the most recently submitted Company's Estimate.

In any given fiscal year, if the City Council determines to not obligate the then-considered Appropriated Amount, then the City will be under no obligation to fund the Payment scheduled to become due in the following fiscal year, and the Company will have no rights whatsoever to compel the City to make such Payment, to seek damages relative thereto, or to compel the funding of such Payment in future fiscal years. A determination by the City Council to not obligate funds for any particular fiscal year's Payment shall not render this Agreement null and void, and the Company shall make the next succeeding submission of the Company's Estimate as called for in Section A.4 above, provided however that no Payment shall be made after June 1, 2028.

3. Payment Amounts. Each Payment shall be in an amount equal to the corresponding Appropriated Amount (for example, for the Payment due on June 1, 2027, the amount of such Payment would be determined by the Appropriated Amount determined for certification by December 1, 2025) provided, however, that no Payment shall exceed an amount which represents the Incremental Property Tax Revenues (excluding allocations of "back-fill" or "make-up" payments from the State of Iowa for property tax credits or roll-back) actually received by the City from the Jones County Treasurer attributable to the taxable incremental valuation of the Property in the twelve (12) months immediately preceding each Payment date.

4. Certification of Payment Obligation. In any given fiscal year, if the City Council determines to obligate the then-considered Appropriated Amount, as set forth in Section B.2 above, then the City Clerk will certify by December 1 of each such year to the Jones County Auditor an amount equal to the most recently obligated Appropriated Amount.

C. Administrative Provisions

1. Amendment and Assignment. Neither party may cause this Agreement to be amended, assigned, assumed, sold or otherwise transferred without the prior written consent of the other party. However, the City hereby gives its permission that the Company's rights to receive the Payments hereunder may be assigned by the Company to a private lender, as security on a credit facility taken with respect to the Project, without further action on the part of the City.

2. Successors. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

3. Term. The term (the "Term") of this Agreement shall commence on the Commencement Date and end on June 1, 2028, or on such earlier date upon which the aggregate sum of Payments made to the Company equals the Maximum Payment Total.

4. **Choice of Law**. This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with laws of the State of Iowa.

The City and the Company have caused this Agreement to be signed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

CITY OF ANAMOSA, IOWA

By: _____
Mayor

Attest:

_____
City Clerk

RUMMEL PROPERTIES, L.L.C.

By: _____

EXHIBIT A
DESCRIPTION OF THE PROPERTY

Lot 23, Anamosa Commercial Park Second Addition to the City of Anamosa, Jones County, Iowa.

EXHIBIT B
COMPANY'S ESTIMATE WORKSHEET

(1) Date of Preparation: October _____, 20____.

(2) Assessed Taxable Valuation of Property as of January 1, 20_____:

$_____.

(3) Base Taxable Valuation of Property:

$_____.

(4) Incremental Taxable Valuation of Property (2 minus 3):

$_____ (the "TIF Value").

(5) Current City fiscal year consolidated property tax levy rate for purposes of calculating Incremental Property Tax Revenues (the "Adjusted Levy Rate"):

$_____ per thousand of value.

(6) The TIF Value (4) factored by the Adjusted Levy Rate (5).

$_____x $_____/1000 = $_____ (the "TIF Estimate")

(7) Subtract anticipated property tax credits from the TIF Estimate (6 minus 7) = $_____ (the "Company's Estimate")

RESOLUTION 2025-82

Resolution Approving Development Agreement with Rummel Properties, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

WHEREAS, the City of Anamosa, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Anamosa Highway 151 Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this City Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal of and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City has proposed to enter into a certain development agreement (the "Agreement") with Rummel Properties, LLC (the "Company") in connection with the construction by the Company of a new fitness facility in the Urban Renewal Area (the "Project"); and

WHEREAS, under the Agreement, the City would provide financial incentives to the Company in the form of annual appropriation incremental property tax payments (the "Payments") in an aggregate amount not to exceed $10,000; and

WHEREAS, this City Council, pursuant to Section 403.9 of the Code of Iowa, has published notice, has held a public hearing on the Agreement on November 10, 2025, and has otherwise complied with statutory requirements for the approval of the Agreement; and

WHEREAS, Chapter 15A of the Code of Iowa ("Chapter 15A") declares that economic development is a public purpose for which a City may provide grants, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that before public funds are used for grants, loans, tax incentives or other financial assistance, a City Council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a City Council must consider any or all of a series of factors;

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

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

(a) The Project will add diversity and generate new opportunities for the Anamosa and Iowa economies; and

(b) The Project will generate public gains and benefits, particularly in the creation and retention of jobs and income, which are warranted in comparison to the amount of the proposed Payments.

Section 2. The City Council further finds that a public purpose will reasonably be accomplished by entering into the Agreement and providing the Payments to the Company as provided for therein.

Section 3. The Agreement is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the Agreement on behalf of the City in substantially the form and content in which the Agreement has been presented to this City Council. The Mayor and the City Administrator are authorized to make such changes, modifications, additions or deletions as they, with the advice of bond counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the Agreement.

Section 4. The Payments by the City under the Agreement shall be subject to annual appropriation by the City Council, in the manner set out in the Agreement. As provided and required by Chapter 403 of the Code of Iowa, the City's obligations under the Agreement shall be payable solely from a subfund (the "Rummel Properties, LLC Subfund"), into which shall be paid that portion of the income and proceeds of the Urban Renewal Tax Revenue Fund attributable to property taxes derived from the property as described as follows:

Lot 23, Anamosa Commercial Park Second Addition to the City of Anamosa, Jones County, Iowa.

Section 5. The City hereby pledges to the payment of the Agreement the Rummel Properties, LLC Subfund and the taxes referred to in Subsection 2 of Section 403.19 of the Code of Iowa to be paid into such Subfund, provided, however, that no Payment will be made under the Agreement unless and until monies from the Rummel Properties, LLC Subfund are appropriated for such purpose by the City Council.

Section 6. After its adoption, a copy of this resolution shall be filed in the office of the county auditor of Jones County to evidence the continuing pledging of the Rummel Properties, LLC Subfund and the portion of taxes to be paid into such Subfund and, pursuant to the direction of Section 403.19 of the Code of Iowa, the county auditor shall allocate the taxes in accordance therewith and in accordance with the tax allocation ordinance referred to in the preamble hereof.

Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed.

Passed and approved November 10, 2025.

_____
Mayor

Attest:

_____
City Clerk

• • • • •

On motion and vote the meeting adjourned.

_____
Mayor

Attest:

_____
City Clerk

Jones County, IA

Summary

Parcel ID	0902227001
Property Address	N/A
Sec/Twp/Rng	02-84-04
Brief Tax Description	02 84 04 THE NORTHLANDS 1ST ADD LOT 1 (Note: Not to be used on legal documents)
Deed Book/Page	2023-1964 (8/23/2023)
Contract Book/Page	
Gross Acres	1.74
Net Acres	1.74
Class	C - Commercial (Note: This is for tax purposes only. Not to be used for zoning.)
District	ANACO - ANAMOSA CITY/ANAMOSA SCH
School District	ANAMOSA SCHOOL



Owner

Deed Holder
Shao Properties LLC
536 Kaitlynn Ave
Anamosa IA 52205
Contract Holder
Mailing Address
Shao Properties LLC
536 Kaitlynn Ave
Anamosa IA 52205

Land

Lot Area 1.74 Acres ;75,794 SF

Commercial

Type	Base Area	Year Built
Office - Medical / Dental	5383	2023

Yard Extras

#1 - (1) Paving - Concrete 15,000 SF, Concrete Parking, Average Pricing, Built 2024

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
8/16/2023	BULLNOSE LLC	SHAO PROPERTIES LLC	2023-1964	Vacant lot/New construction	Deed		$200,000.00
10/2/2020	MACDOW	BULLNOSE LLC	2020-3271	Normal	Deed		$590,250.00

⊞ There are other parcels involved in one or more of the above sales:

Recording: 2020-3271 - Parcel: 0902226010
Recording: 2020-3271 - Parcel: 0902226012
Recording: 2020-3271 - Parcel: 0902226013
Recording: 2020-3271 - Parcel: 0902226014
Recording: 2020-3271 - Parcel: 0902226016
Recording: 2020-3271 - Parcel: 0902226017
Recording: 2020-3271 - Parcel: 0902226018
Recording: 2020-3271 - Parcel: 0902226019
Recording: 2020-3271 - Parcel: 0902226020
Recording: 2020-3271 - Parcel: 0902226021
Recording: 2020-3271 - Parcel: 0902226022
Recording: 2020-3271 - Parcel: 0902226023
Recording: 2020-3271 - Parcel: 0902226024
Recording: 2020-3271 - Parcel: 0902226025
Recording: 2020-3271 - Parcel: 0902228001
Recording: 2020-3271 - Parcel: 0902228002
Recording: 2020-3271 - Parcel: 0902228003
Recording: 2020-3271 - Parcel: 0902228004
Recording: 2020-3271 - Parcel: 0902228005
Recording: 2020-3271 - Parcel: 0902228006
Recording: 2020-3271 - Parcel: 0902228007
Recording: 2020-3271 - Parcel: 0902228008
Recording: 2020-3271 - Parcel: 0902228009
Recording: 2020-3271 - Parcel: 0902228010
Recording: 2020-3271 - Parcel: 0902228011
Recording: 2020-3271 - Parcel: 0902228012
Recording: 2020-3271 - Parcel: 0902228013
Recording: 2020-3271 - Parcel: 0902228014
Recording: 2020-3271 - Parcel: 0902228015
Recording: 2020-3271 - Parcel: 0902228016
Recording: 2020-3271 - Parcel: 0902228017
Recording: 2020-3271 - Parcel: 0902228018

Recording: 2020-3271 - Parcel: 0902228019
Recording: 2020-3271 - Parcel: 0902228020
Recording: 2020-3271 - Parcel: 0902228021
Recording: 2020-3271 - Parcel: 0902228022
Recording: 2020-3271 - Parcel: 0902228023
Recording: 2020-3271 - Parcel: 0902228024
Recording: 2020-3271 - Parcel: 0902229001
Recording: 2020-3271 - Parcel: 0902229002
Recording: 2020-3271 - Parcel: 0902229003
Recording: 2020-3271 - Parcel: 0902229004
Recording: 2020-3271 - Parcel: 0902229005
Recording: 2020-3271 - Parcel: 0902229006
Recording: 2020-3271 - Parcel: 0902229007
Recording: 2020-3271 - Parcel: 0902229008
Recording: 2020-3271 - Parcel: 0902229009

Valuation

		2025	2024	2023
	Classification	Commercial	Commercial	Agriculture
+	Assessed Land Value	$82,200	$82,200	$2,910
+	Assessed Building Value	$1,055,630	$155,460	$0
+	Assessed Dwelling Value	$0	$0	$0
=	**Gross Assessed Value**	**$1,137,830**	**$237,660**	**$2,910**
-	Exempt Value	$0	$0	$0
=	**Net Assessed Value**	**$1,137,830**	**$237,660**	**$2,910**

Taxation

		2024 Pay 2025-2026	2023 Pay 2024-2025
+	Taxable Land Value	$51,895	$2,090
+	Taxable Building Value	$98,146	$0
+	Taxable Dwelling Value	$0	$0
=	**Gross Taxable Value**	**$150,041**	**$2,090**
-	Homestead 65+ Exemption	$0	$0
-	Military Exemption	$0	$0
=	**Net Taxable Value**	**$150,041**	**$2,090**
x	Levy Rate (per $1000 of value)	39.81227	26.68968
=	**Gross Taxes Due**	**$5,973.47**	**$55.78**
-	Ag Land Credit	$0.00	($1.54)
-	Family Farm Credit	$0.00	$0.00
-	Homestead Credit	$0.00	$0.00
-	Disabled and Senior Citizens Credit	$0.00	$0.00
-	Business Property Credit	$0.00	$0.00
=	**Net Taxes Due**	**$5,974.00**	**$54.00**

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2024	March 2026	$2,987	Yes	8/25/2025	219419
	September 2025	$2,987	Yes	8/25/2025	
2023	March 2025	$27	Yes	8/26/2024	118418
	September 2024	$27	Yes	8/26/2024	

Homestead Tax Credit and Exemption

Apply Online for the Homestead Tax Credit and Exemption

Military Service Tax Exemption Application

It is required to have your DD214 recorded in Jones County to qualify for the Military Tax Exemption.

Apply Online for the Military Service Tax Exemption

Iowa Land Records

NOTICE! Iowa Land Records has launched a new 2.0 version of their web portal. Please see the following to access the new portal or for more information.

- **If you work in the real estate industry professionally, submit a Business Application**
- **If you are an individual searching for your records or the records of family members, submit a Citizen Search Application**

Search Business Application

Citizen Search Application

Already have an account? Login Here

YOUTUBE 'Search 2.0 – Webinar 8.15.2023'

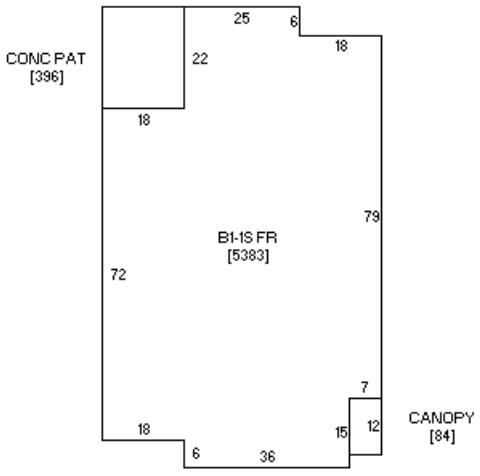
Data for Jones County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 1997. For records prior to 1997, contact the County Recorder or Customer Support at www.IowaLandRecords.org.

Photos





Sketches



Sketch by www.camavision.com

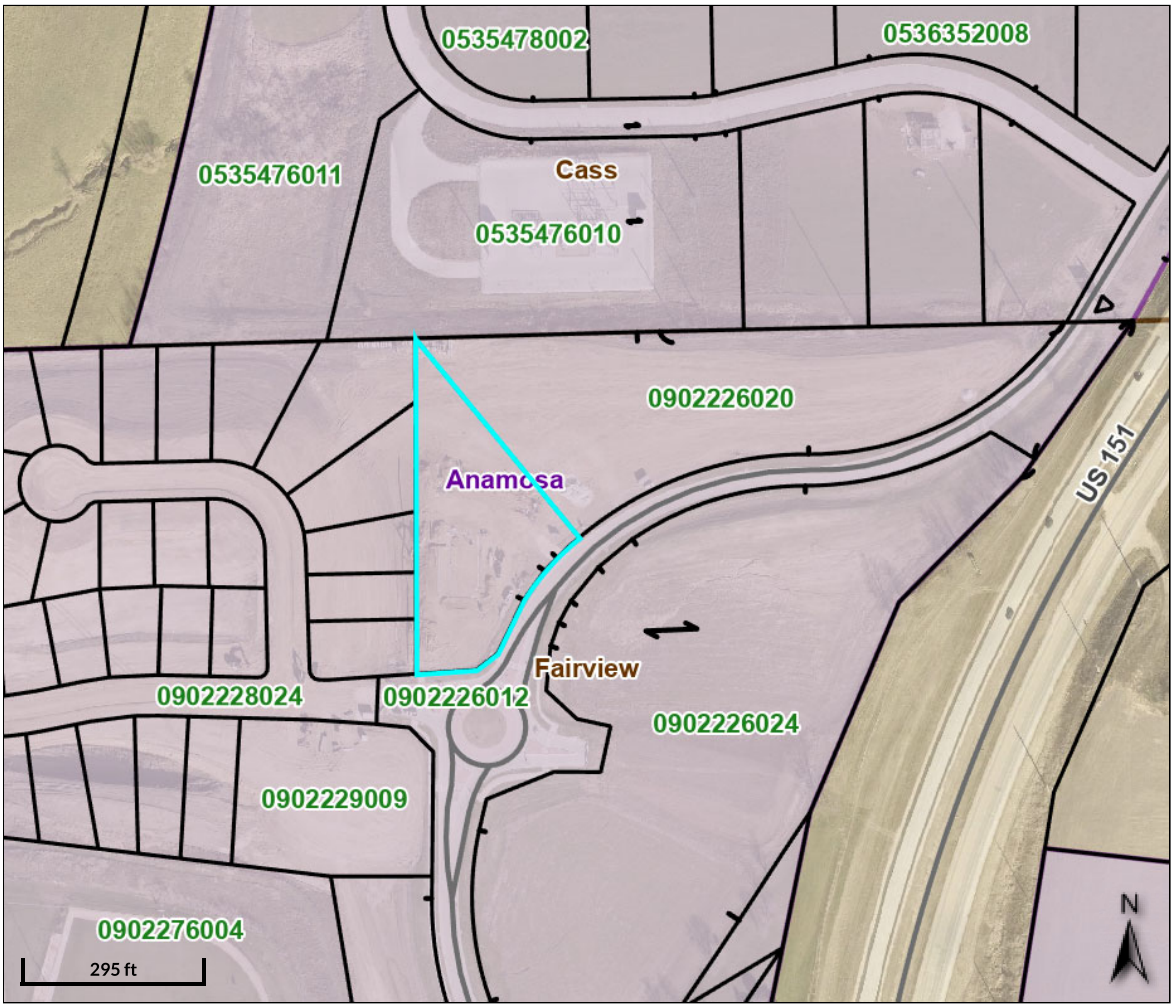
No data available for the following modules: Residential Dwelling, Agricultural Buildings, Tax Sale Certificates.

Disclaimer: The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 11/6/2025, 4:30:01 PM

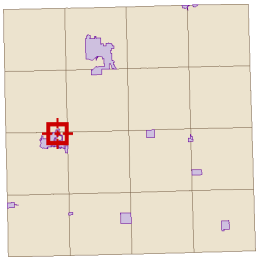
Contact Us

Developed by
SCHNEIDER GEOSPATIAL

Jones County, IA



Overview



Legend

- Parcels
- Cartography
- Major Roads

Parcel ID	0902227001	**Alternate ID**	n/a	**Owner Address**	SHAO PROPERTIES LLC
Sec/Twp/Rng	02-84-04	**Class**	C		536 KAITLYNN AVE
Property Address		**Acreage**	1.74		ANAMOSA, IA 52205
District	ANACO				
Brief Tax Description	02 84 04 THE NORTHLANDS 1ST ADD LOT 1				
	(Note: Not to be used on legal documents)				

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY JONES COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS, AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR LOCAL GOVERNMENT PURPOSES. SEE THE RECORDED DOCUMENTS FOR MORE DETAILED LEGAL INFORMATION.

Date created: 11/7/2025
Last Data Uploaded: 11/6/2025 5:30:01 PM

Developed by SCHNEIDER GEOSPATIAL

DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Anamosa, Iowa (the "City") and Shao Properties LLC (the "Company") as of the 10th day of November, 2025 (the "Commencement Date").

WHEREAS, the City has established the Anamosa Highway 151 Urban Renewal Area (the "Urban Renewal Area"), and has adopted a tax increment ordinance for the Urban Renewal Area; and

WHEREAS, the Company owns certain real property, which is situated in the City, lies within the Urban Renewal Area and is more specifically described on Exhibit A hereto (the "Property"); and

WHEREAS, the Company has constructed a new dentist office building (the "Project") for use in its business operations on the Property; and

WHEREAS, the Company has requested that the City provide financial assistance in the form of incremental property tax payments to be used by the Company in paying the costs of constructing and maintaining the Project; and

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons;

NOW THEREFORE, the parties hereto agree as follows:

A. Company's Covenants

1. Project Construction; Business Operations Requirement; Maintenance of Project.

Project

The Company has constructed the Project on the Property.

Business Operations Requirement

The Company agrees to use the completed Project in the business operations of a dentist office throughout the Term (as hereinafter defined) of this Agreement (the "Business Operations Requirement").

Maintenance of Property

Further, throughout the Term of this Agreement, the Company agrees to maintain, preserve, and keep the Property, including but not limited to the Project, useful and in good repair and working order, ordinary wear and tear excepted, and from time to time will make all necessary repairs, replacements, renewals, and additions. The Company agrees to maintain compliance with

local zoning, land use, building and safety codes and regulations throughout the Term of this Agreement.

2. Property Taxes. The Company agrees to make timely payment of all property taxes as they come due with respect to the Property with the completed Project thereon throughout the Term and to submit a receipt or cancelled check in evidence of each such payment.

3. Company's Certifications. Upon request by the City, the Company agrees to certify (the "Operational Certification") to the City that the Business Operations Requirement is being met by the Company. Each Operational Certification shall be accompanied by documentation demonstrating, to the reasonable satisfaction of the City, that the Company is in compliance with the Business Operations Requirement.

4. Property Tax Payment Certification. The Company agrees to certify to the City by no later than October 15 of each year during the Term, commencing in 2026, an amount (the "Company's Estimate") equal to 100% of the estimated Incremental Property Tax Revenues (as hereinafter defined) anticipated to be paid in the fiscal year immediately following such certification with respect to the taxable valuation of the Property. In submitting each such Company's Estimate, the Company will complete and submit the worksheet attached hereto as Exhibit B. The City reserves the right to review and request revisions to each such Company's Estimate to ensure the accuracy of the figures submitted.

For purposes of this Agreement, Incremental Property Tax Revenues are calculated by: (1) determining the consolidated property tax levy (city, county, school, etc.) then in effect with respect to taxation of the Property; (2) subtracting (a) the debt service levies of all taxing jurisdictions, (b) the school district instructional support and physical plant and equipment levies, and (c) any other levies which may be exempted from such calculation by action of the Iowa General Assembly; (3) multiplying the resulting modified consolidated levy rate times any incremental growth in the taxable valuation of the Property, as shown on the property tax rolls of Jones County, above and beyond the Base Valuation; and (4) deducting any property tax credits which shall be available with respect to taxable incremental valuation of the Property.

The "Base Valuation" of the Property for purposes of calculating Incremental Property Tax Revenues under this Agreement and Section 403.19 of the Code of Iowa shall be the assessed taxable valuation of the Property as of January 1, 2024.

Upon request, the City staff shall provide reasonable assistance to the Company in completing the worksheet required under this Section A.4.

5. Legal and Administrative Costs. The Company hereby acknowledges that the City will cover the initial payment of legal fees and administrative costs (the "Actual Admin Costs") incurred by the City in connection with the drafting, negotiation and authorization of this Agreement, including the necessary amendment to the Urban Renewal Plan for the Urban Renewal Area. Furthermore, the Company agrees that the City shall withhold an amount (the "Admin Withholding Amount") equal to the lesser of (1) $6,000 or (2) the Actual Admin Costs from the Incremental Property Tax Revenues before making any Payments to the Company, as provided for under Section B.1 below, in order to recover some or all of the Actual Admin Costs.

6. Default Provisions.

a. Events of Default. The following shall be "Events of Default" under this Agreement, and the term "Event of Default" shall mean, whenever it is used in this Agreement (unless otherwise provided), any one or more of the following events:

(i) Failure by the Company to comply with the Business Operations Requirement pursuant to the terms and conditions of this Agreement.

(ii) Failure by the Company to fully and timely remit payment of property taxes when due and owing.

(iii) Failure by the Company to comply with Sections A.3 and A.4 of this Agreement.

(iv) Failure by the Company to observe or perform any other material covenant on its part, to be observed or performed hereunder.

b. Notice and Remedies. Whenever any Event of Default described in this Agreement occurs, the City shall provide written notice to the Company describing the cause of the default and the steps that must be taken by the Company in order to cure the default. The Company shall have thirty (30) days after receipt of such notice to cure the default or to provide assurances satisfactory to City that the default will be cured as soon as reasonably possible. If the Company fails to cure the default or provide assurances, the City shall then have the right to:

(i) Pursue any action available to it, at law or in equity, in order to enforce the terms of this Agreement.

(ii) Withhold the Payments provided for under Section B.1 below.

(iii) Terminate this Agreement.

B. City's Obligations

1. Payments. In recognition of the Company's obligations set out above, the City agrees to make four (4) annual economic development tax increment payments (the "Payments" and each, individually a "Payment") to the Company during the Term pursuant to Chapters 15A and 403 of the Code of Iowa, provided however that the aggregate, total amount of the Payments shall not exceed $96,000 (the "Maximum Payment Total"), and all Payments under this Agreement shall be subject to annual appropriation by the City Council, as provided hereunder.

The Payments shall not constitute general obligations of the City, but shall be made solely and only from the Incremental Property Tax Revenues received by the City from the Jones County Treasurer attributable to the taxable valuation of the Property.

This Agreement assumes the taxable valuation resulting from the Project went on the property tax rolls as of January 1, 2025. Accordingly, Payments will be made on June 1 of each fiscal year, beginning June 1, 2027, and continuing through and including June 1, 2030, or until such earlier date upon which total Payments equal to the Maximum Payment Total have been made.

2. Annual Appropriation. Each Payment shall be subject to annual appropriation by the City Council. Prior to December 1 of each year during the Term, as hereinafter defined, of this Agreement, commencing in calendar year 2025, the City Council of the City shall consider the question of obligating for appropriation to the funding of the Payment due in the following fiscal year, an amount (the "Appropriated Amount") of Incremental Property Tax Revenues to be collected in the following fiscal year equal to or less than the most recently submitted Company's Estimate.

In any given fiscal year, if the City Council determines to not obligate the then-considered Appropriated Amount, then the City will be under no obligation to fund the Payment scheduled to become due in the following fiscal year, and the Company will have no rights whatsoever to compel the City to make such Payment, to seek damages relative thereto, or to compel the funding of such Payment in future fiscal years. A determination by the City Council to not obligate funds for any particular fiscal year's Payment shall not render this Agreement null and void, and the Company shall make the next succeeding submission of the Company's Estimate as called for in Section A.4 above, provided however that no Payment shall be made after June 1, 2030.

3. Payment Amounts. Each Payment shall be in an amount equal to the corresponding Appropriated Amount (for example, for the Payment due on June 1, 2027, the amount of such Payment would be determined by the Appropriated Amount determined for certification by December 1, 2025) provided, however, that no Payment shall exceed an amount which represents the Incremental Property Tax Revenues (excluding allocations of "back-fill" or "make-up" payments from the State of Iowa for property tax credits or roll-back) actually received by the City from the Jones County Treasurer attributable to the taxable incremental valuation of the Property in the twelve (12) months immediately preceding each Payment date.

4. Certification of Payment Obligation. In any given fiscal year, if the City Council determines to obligate the then-considered Appropriated Amount, as set forth in Section B.2 above, then the City Clerk will certify by December 1 of each such year to the Jones County Auditor an amount equal to the most recently obligated Appropriated Amount.

C. Administrative Provisions

1. Amendment and Assignment. Neither party may cause this Agreement to be amended, assigned, assumed, sold or otherwise transferred without the prior written consent of the other party. However, the City hereby gives its permission that the Company's rights to receive the Payments hereunder may be assigned by the Company to a private lender, as security on a credit facility taken with respect to the Project, without further action on the part of the City.

2. Successors. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

3. Term. The term (the "Term") of this Agreement shall commence on the Commencement Date and end on June 1, 2030, or on such earlier date upon which the aggregate sum of Payments made to the Company equals the Maximum Payment Total.

4. **Choice of Law**. This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with laws of the State of Iowa.

The City and the Company have caused this Agreement to be signed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

CITY OF ANAMOSA, IOWA

By: _____
Mayor

Attest:

_____
City Clerk

SHAO PROPERTIES LLC

By: _____

EXHIBIT A
DESCRIPTION OF THE PROPERTY

THAT PORTION OF PLAT OF SURVEY PARCEL 2010-100, AS RECORDED IN BOOK "T" AT PAGE 196 IN THE OFFICE OF THE JONES COUNTY, IOWA RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-FIVE (85) NORTH, RANGE FOUR (4) WEST OF THE FIFTH PRINCIPAL MERIDIAN;
THENCE NORTH 89°55'49" WEST ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 344.44 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 38°48'10" EAST, 408.80 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE LAND DESCRIBED IN RIGHT OF WAY ACQUISITION PLAT INSTRUMENT NUMBER 2022-1037 AND THE BEGINNING OF A 543.00-FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY AND HAVING A LONG CHORD OF 47.11 FEET BEARING SOUTH 48°29'08" WEST;
(THE FOLLOWING SIX COURSES ARE ON SAID NORTHWESTERLY RIGHT OF WAY LINE)
THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE, 47.13 FEET;
THENCE SOUTH 45°53'46" WEST, 27.78 FEET;
THENCE SOUTH 36°21'37" WEST, 55.55 FEET;
THENCE SOUTH 26°49'27" WEST, 92.56 FEET;
THENCE SOUTH 53°22'52" WEST, 41.49 FEET;
THENCE SOUTH 87°25'50" WEST, 93.03 FEET;
THENCE NORTH 0°00'00" WEST, 525.39 FEET TO THE POINT OF BEGINNING; DESCRIBED PARCEL CONTAINS 1.74 ACRES.

NOW KNOWN AS:
LOT 1 OF THE NORTHLANDS FIRST ADDITION, ACCORDING TO THE PLAT THEREOF FILED AUGUST 14, 2023 IN PLAT BOOK "R", PAGE 86 AS DOCUMENT NO. 2023-1880, IN THE CITY OF ANAMOSA, JONES COUNTY, IOWA.

EXHIBIT B
COMPANY'S ESTIMATE WORKSHEET

(1) Date of Preparation: October _____, 20____.

(2) Assessed Taxable Valuation of Property as of January 1, 20_____:

$_____.

(3) Base Taxable Valuation of Property:

$_____.

(4) Incremental Taxable Valuation of Property (2 minus 3):

$_____ (the "TIF Value").

(5) Current City fiscal year consolidated property tax levy rate for purposes of calculating Incremental Property Tax Revenues (the "Adjusted Levy Rate"):

$_____ per thousand of value.

(6) The TIF Value (4) factored by the Adjusted Levy Rate (5).

$_____x $_____/1000 = $_____ (the "TIF Estimate")

(7) Subtract anticipated property tax credits from the TIF Estimate (6 minus 7) = $_____ (the "Company's Estimate")

RESOLUTION 2025-83

Resolution Approving Development Agreement with Shao Properties, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

WHEREAS, the City of Anamosa, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Anamosa Highway 151 Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this City Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal of and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City has proposed to enter into a certain development agreement (the "Agreement") with Shao Properties, LLC (the "Company") in connection with the construction by the Company of a new dentist office building in the Urban Renewal Area for use in the Company's business operations (the "Project"); and

WHEREAS, under the Agreement, the City would provide financial incentives to the Company in the form of annual appropriation incremental property tax payments (the "Payments") in an aggregate amount not to exceed $96,000; and

WHEREAS, this City Council, pursuant to Section 403.9 of the Code of Iowa, has published notice, has held a public hearing on the Agreement on November 10, 2025, and has otherwise complied with statutory requirements for the approval of the Agreement; and

WHEREAS, Chapter 15A of the Code of Iowa ("Chapter 15A") declares that economic development is a public purpose for which a City may provide grants, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that before public funds are used for grants, loans, tax incentives or other financial assistance, a City Council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a City Council must consider any or all of a series of factors;

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

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

(a) The Project will add diversity and generate new opportunities for the Anamosa and Iowa economies;

(b) The Project will generate public gains and benefits, particularly in the creation and retention of jobs and income, which are warranted in comparison to the amount of the proposed Payments.

Section 2. The City Council further finds that a public purpose will reasonably be accomplished by entering into the Agreement and providing the Payments to the Company as provided for therein.

Section 3. The Agreement is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the Agreement on behalf of the City in substantially the form and content in which the Agreement has been presented to this City Council. The Mayor and the City Administrator are authorized to make such changes, modifications, additions or deletions as they, with the advice of bond counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the Agreement.

Section 4. The Payments by the City under the Agreement shall be subject to annual appropriation by the City Council, in the manner set out in the Agreement. As provided and required by Chapter 403 of the Code of Iowa, the City's obligations under the Agreement shall be payable solely from a subfund (the "Shao Properties, LLC Subfund"), into which shall be paid that portion of the income and proceeds of the Urban Renewal Tax Revenue Fund attributable to property taxes derived from the property as described as follows:

THAT PORTION OF PLAT OF SURVEY PARCEL 2010-100, AS RECORDED IN BOOK "T" AT PAGE 196 IN THE OFFICE OF THE JONES COUNTY, IOWA RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-FIVE (85) NORTH, RANGE FOUR (4) WEST OF THE FIFTH PRINCIPAL MERIDIAN;
THENCE NORTH 89°55'49" WEST ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 344.44 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 38°48'10" EAST, 408.80 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE LAND DESCRIBED IN RIGHT OF WAY ACQUISITION PLAT INSTRUMENT NUMBER 2022-1037 AND THE BEGINNING OF A 543.00-FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY AND HAVING A LONG CHORD OF 47.11 FEET BEARING SOUTH 48°29'08" WEST;
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THENCE SOUTH 53°22'52" WEST, 41.49 FEET;

THENCE SOUTH 87°25'50" WEST, 93.03 FEET;
THENCE NORTH 0°00'00" WEST, 525.39 FEET TO THE POINT OF BEGINNING;
DESCRIBED PARCEL CONTAINS 1.74 ACRES.

NOW KNOWN AS:
LOT 1 OF THE NORTHLANDS FIRST ADDITION, ACCORDING TO THE PLAT THEREOF FILED AUGUST 14, 2023 IN PLAT BOOK "R", PAGE 86 AS DOCUMENT NO. 2023-1880, IN THE CITY OF ANAMOSA, JONES COUNTY, IOWA.

Section 5. The City hereby pledges to the payment of the Agreement the Shao Properties, LLC Subfund and the taxes referred to in Subsection 2 of Section 403.19 of the Code of Iowa to be paid into such Subfund, provided, however, that no Payment will be made under the Agreement unless and until monies from the Shao Properties, LLC Subfund are appropriated for such purpose by the City Council.

Section 6. After its adoption, a copy of this resolution shall be filed in the office of the county auditor of Jones County to evidence the continuing pledging of the Shao Properties, LLC Subfund and the portion of taxes to be paid into such Subfund and, pursuant to the direction of Section 403.19 of the Code of Iowa, the county auditor shall allocate the taxes in accordance therewith and in accordance with the tax allocation ordinance referred to in the preamble hereof.

Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed.

Passed and approved November 10, 2025.

_____
Mayor

Attest:

_____
City Clerk

• • • • •

On motion and vote the meeting adjourned.

_____
Mayor

Attest:

_____
City Clerk

From: Tom Gruis
To: Jeremiah Hoyt
Subject: Re: Comprehensive Plan Progress
Date: Friday, November 7, 2025 09:52:33

Hi Jeremiah,

Here is a summary of the process performed to date:

- Met with steering committee
- Collected data and created several draft maps for the plan
- Held several stakeholder interviews
- Held a plan open house
- Conducted an employee survey
- Conducted a community survey
- Tabulated survey results
- Held two focus groups, below, with one to remain:
    - Housing
    - Economic Development/Downtown
- Scheduled next steering committee meeting for December 4th

Some of the items to complete the plan:

- Hold one more focus group:
    - Community services
- Develop goals and objectives with steering committee
- Update future land use map with steering committee
- Meet with P & Z commission
- Do a school activity - optional
- Draft plan

We started in earnest in March this year. I would anticipate we'll be able to have a draft of the plan around the end of February or early March.

Let me know if there is other information you would like to share with the Council. If the Council would like a presentation about the project soon, I think after the next steering committee would be a good time to do that. Since I generally have the Mayor and a Councilmember or two on the steering committee, it's the Council's preference whether they would like a project update or not.

Thank you,

Tom Gruis, AICP
Senior Planner
East Central Iowa Council of Governments (ECICOG)
Email: tom.gruis@ecicog.org
Phone: (319) 289-0064
Website: www.ecicog.org

RESOLUTION NO. 2025-84

RESOLUTION AUTHORIZING THE CITY CLERK TO MAKE NECESSARY FUND TRANSFERS OF SUMS, TO CLOSE OUT EXISTING ACCOUNTS AND ESTABLISH NEW ACCOUNTS, FOR FY 2026.

WHEREAS, the Anamosa City Council must authorize transfers of funds and direct the City Clerk to record the same in the appropriate manner; and,

WHEREAS, the administration of the Jones County Emergency Response Team (JCERT) Fund will be transferred to Jones County and the fund balance to be paid to Jones County; and,

WHEREAS, a money market account is being established for the Fire Department "Truck Fund" and the balance of the current fund is to be transferred to this money market account; and,

WHEREAS, a money market account is being established for the Police Department "Capital Fund" and the balance of the current K-9 fund is to be transferred to this money market account; and,

WHEREAS, a CD account is being established for the Lawrence Community Center's Lawrence Fund and a portion of the current money market account is to be transferred to this CD account.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ANAMOSA, IOWA, that the City Clerk is authorized to make said transfers of Funds and record the same in the appropriate manner as below:

Fund To	Amount To	Fund From	Amount From	Reason
Jones County (external payable)	$8,880.17	General Fund 001	$8,880.17	Close Fund/Payable
Fire Dept. Money Market Account	$39,386.12	General Fund 001	$39,386.12	Close Fund/Transfer to MM
Police Dept. Money Market Account	$5,100.57	General Fund 001	$5,100.57	Close Fund/Transfer to MM
LCC Lawrence Fund CD 1 (12mo.)	$200,000.00	Money Market Account	$200,000.00	Transfer to CD
LCC Lawrence Fund CD 2 (18mo.)	$300,000.00	Money Market Account	$300,000.00	Transfer to CD
Total Transfers To	$553,366.86	Total Transfers From	$553,366.86	

MAY IT BE FURTHER RESOLVED THAT, the following employees are hereby authorized to deposit funds and be authorized as signers, for the City of Anamosa, for the established Money Market and CD accounts above.

Authorized Depositors – Citizens Bank – Anamosa:
Jeremiah Hoyt
Kaylee Palmer
Madison Faber

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 10th day of November, 2025.

ROD SMITH, MAYOR

ATTEST:

KAYLEE PALMER, CITY CLERK

From: Clow, Melissa
To: Jeremiah Hoyt
Subject: Chamber Drive Traffic Analysis
Date: Tuesday, November 4, 2025 14:47:30
Attachments: image001.png

Jeremiah,

I spoke with our Transportation Team last week after the City Council meeting and shared details of the discussion regarding Chamber Drive and the concerns expressed by the Mayor and others. In response, they provided the following information to me:

Scope for Traffic Analysis / Access Review of Chamber Drive between IA 64 and Chamber Court

- Use / supplement any existing condition data we can from the Kwik Star study so that effort is not duplicated
- Collect daily traffic volumes and speed measurements along the corridor at one location within the commercial area and one location north of the driveway to Metal Design Systems
- Estimate future traffic generated by filling out the remaining empty lots north of the Metal Design Systems driveway
- Estimate traffic to be generated from the modifications to the site west of Chamber Drive across from the proposed Kwik Star site
- Complete traffic modeling / analysis for Chamber Drive intersections and IA 64 intersections with Chamber, Grant Wood, and SB ramps (Grant Wood and SB ramps only if new trips justify the need for DOT review)
- Complete safety analysis for Chamber Drive intersections and IA 64 intersections with Chamber, Grant Wood, and SB ramps (Grant Wood and SB ramps only if new trips justify the need for DOT review)
- Recommend any changes necessary to Chamber Drive (number of lanes, traffic calming ideas, pedestrian crossings, etc.) between IA 64 and the Metal Design Systems driveway
- Recommend any changes necessary to the access point locations, number of overall access points, and design of access points for Chamber Drive between IA 64 and the Metal Design Systems driveway
- Prepare a report to summarize our findings
- Presentation to City Council

Approximate cost would be $14,000 - $16,500 (if the two extra intersections are added on IA 64)

Would the City like to complete this review prior to Kwik Star's site plan approval to ensure that they implement any recommendations during their construction? Or, would this be a proactive impact study for future build out / redevelopment of other parcels along Chamber Road?

Please let me know if you have any questions.

Melissa A. Clow, PE
Project Engineer I – Transportation
HR Green® | Building Communities. Improving Lives.

HRGreen®

8710 Earhart Lane SW | Cedar Rapids, IA 52404-8947
Main 319.841.4000 | **Fax** 713.965.0044 | **Direct** 319.841.4157 | **Cell** 319.330.1420
HRGREEN.COM

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MASTER AGREEMENT FOR MUNICIPAL ENGINEERING SERVICES

This Agreement is made and entered into this 10 day of November, 2025 by and between the City of Anamosa, Iowa, a municipal corporation, hereafter referred to as "CITY" and HR Green, Inc., a consulting engineering corporation, hereafter referred to as "HR GREEN".

The CITY hereby agrees to employ HR GREEN, including all of its professional services work products, to perform consulting engineering services consisting of Municipal City Engineering Services and provide Engineering Services for Projects described as follows:

I. SCOPE OF SERVICES

A. Municipal City Engineering Services

HR GREEN shall serve as the CITY's professional engineering representative in performing consulting services as directed by the CITY for work including, but not limited to the following:

1. Review of site plans and subdivision plats for conformance with minimum standard specifications for public improvements and the City's Comprehensive Plan.
   - HR GREEN's reviews are to determine compliance with the Municipal Ordinance, Zoning Ordinance and State Statute, and in a manner consistent with that degree of care and skill ordinarily exercised by engineers and surveyors currently practicing under similar circumstances. HR GREEN's reviews will not include an examination of submitted documents as to their overall style or presentation, field verification of existing conditions, elevation grades and topography as shown on the plans, and verification of the submittal or the issuance of permits from any other governmental regulatory agency. HR GREEN disclaims responsibility for any errors, or omissions. The developer, their engineer, and their surveyor are not relieved of any responsibility for the correctness of the existing field conditions and design of public or private improvements because of HR GREEN's review, or subsequent approval of plats, plans or specifications by the CITY.
2. Attendance at City Council meetings to answer questions related to proposed and on-going capital improvements projects as requested by the CITY.
3. Assist City staff with resolution of technical issues related to maintenance, improvement, and expansion of public improvements.
4. Provide technical assistance to City Council and staff for preparation of annual capital improvement program to consist of:
   - Preparation of Opinion of Probable Construction Costs.
   - Assistance with prioritization of proposed improvements.
   - Assistance with determining allocation of funds for proposed improvements, not including financial advice.

5. Outside funding source investigations to determine feasibility, requirements, application process and necessary submittals.
6. Participation in meetings and conferences as the CITY's technical representative for engineering issues not related to specific projects under contract as requested by the CITY.

B. Engineering Services for Projects

Professional services that can be provided by HR GREEN as directed by the CITY include, but are not limited to the following: survey, traffic, water, wastewater, civil, structural, mechanical, electrical, architectural, landscape and planning services.

HR GREEN, through discussions with the CITY will develop supplemental Engineering Services Agreements for individual projects as programmed by the CITY. Dependent on the size, complexity, schedule and funding sources for the proposed improvement, the scope of required services can vary and may include, but is not limited to services described as follows:

1. Conceptual plan development
2. Topographic survey and mapping
3. Preliminary plans
4. Final plans and specifications
5. Bidding documents
6. Construction administration
7. Construction staking
8. Construction observation
9. Project closeout
10. Record drawings
11. Acquisition plats and legal descriptions

Extra Services

Any service required but not included as part of this AGREEMENT shall be considered extra services. Extra services will be billed on a Time and Material basis with prior approval of the CLIENT.

II. CITY RESPONSIBILITIES

A. The CITY agrees to provide HR GREEN with all available mapping, reports, city policies, and documents necessary to complete the assigned duties. Documents necessary include:

- Standard specifications for public improvements
- Zoning ordinance
- Comprehensive plan
- City policies related to public improvements, i.e., assessment policy.
- Electronic files for city base maps, city utility mapping, and any other available mapping in AutoCAD format.
- City master plans such as trails plans, annexation plans.

- Facility plans and/or feasibility studies for public improvements not yet completed.

B. The CITY agrees to provide HR GREEN with complete information concerning the scope of any proposed project and to perform the following services:

1. Access to project site: The CITY will make provisions for HR GREEN to enter upon public and private lands as necessary for HR GREEN to perform surveys and inspections in the development of a project or performance of municipal engineering services.

2. Consideration of HR GREEN's Work: The CITY shall give prompt and thorough consideration to all reports, sketches, opinion of probable cost, drawings, specifications, proposals, reports, and other documents prepared by HR GREEN. CITY shall inform HR GREEN of decisions made within a reasonable time to not delay the work of HR GREEN.

3. Legal Requirements: The CITY shall hold promptly all required meetings, serve and publish required public notices, and perform all requirements necessary to meet project notification requirements. The CITY's attorney shall be responsible for assurance that all legal documents are in conformance with applicable City Ordinances and State Statutes.

III. Fees and Payments

A. Municipal City Engineering Services

HR GREEN fee for services as the Municipal City Engineer shall be based on the following:

1. HR Green staff up to 24 hours per month @ $148/hour.
2. Work in excess of III.A.1 will be billed in accordance with HR Green's standard hourly rates current at the time the work is done see Exhibit A.
3. HR Green staff with standard hourly rates less than $148/hour will be billed at their standard hourly rates and are not subject to the terms as specified in III.A.1.

B. Engineering Services for Projects

At the CITY's request, HR GREEN may prepare a time analysis and fee for each project for CITY review and approval. An Amendment to this agreement may be prepared for the approved scope and fee with payment based on the terms for services provided as specified in III.A and any additional terms agreed upon in the Amendment.

C. The fee for services will be based on the terms for services provided as specified in III.A. and III.B. and HR GREENS's standard hourly rates current at the time the work is done. Non-salary expenses directly attributable to the project such as: (1) living and traveling expenses of employees when away from the home office on

business connected with the project; (2) identifiable communication expenses; (3) identifiable reproduction costs applicable to the work; and (4) outside services will be charged in accordance with the rates current at the time the service is done.

D. Payment shall be due within forty-five (45) days after date of monthly invoice describing the work performed and expenses incurred during the preceding month.

E. CITY agrees that timely payment is a material term of this Agreement and that failure to make timely payment as agreed constitutes a breach hereof. In the event payment for services rendered has not been made within forty-five (45) days from the date of invoice, HR GREEN may, after giving seven (7) days written notice to CITY and without penalty or liability of any nature, and without waiving any claim against CITY, suspend all work on all authorized services as set forth herein. Upon receipt of payment in full for services rendered, plus interest charges, HR GREEN will continue with all services not inconsistent with Article V.D herein. Payment of all compensation due HR GREEN pursuant to this Agreement shall be a condition precedent to CITY using any of HR GREEN's professional services work products furnished under this Agreement.

F. In order to defray carrying charges resulting from delayed payments, simple interest at the rate of twelve percent (12%) per annum (but not exceeding the maximum rate allowed by law) will be added to the unpaid balance of each invoice. The interest period shall commence forty-five (45) days after date of original invoice and shall terminate upon date of payment. Payments will be first credited to interest and then to principal. No interest charge will be added during the initial forty-five (45) day period following date of invoice.

IV. Commencement of Work

The work will be commenced immediately upon receipt of this signed Agreement. If after commencement of work is delayed for any reason beyond the control of HR GREEN for more than sixty (60) days, the terms and conditions contained herein are subject to revision. Subsequent modifications shall be in writing and signed by the parties to this Agreement.

This Agreement shall terminate one (1) year from the start of the Agreement but shall be renewable for an additional one (1) year thereafter under the same terms and conditions of this Agreement, except for the standard hourly rate which shall be subject to renegotiation. During the initial term and during any period of renewal following, either the CITY or HR GREEN may provide thirty (30) days prior written notice to effectuate termination of this Agreement for the terminating party's convenience. Notice shall be by ordinary first-class mail and shall be complete upon mailing.

V. Miscellaneous Provisions

A. BOOKS OF ACCOUNT

HR GREEN will maintain books and accounts of payroll costs, travel, subsistence, field, and incidental expenses. Said books and accounts will be available at all reasonable times for examination by CITY at the corporate office of HR GREEN.

B. INSURANCE/INDEMNIFICATION/RISK ALLOCATION

1. HR GREEN will maintain insurance for claims under the Worker's Compensation Laws, and from General Liability and Automobile claims for bodily injury, death, or property damage arising from the negligent performance by HR GREEN's employees of the functions and services required under this Agreement.
2. HR GREEN is skilled in the professional calling necessary to perform the services and duties proposed to be performed, and shall perform such services and duties in conformance to and consistent with the standards generally recognized as being employed by professionals of HR GREEN's same locality, and to that end HR GREEN agrees to purchase insurance for HR GREEN, its officers, and employees from and against any and all liability, claims, suits, loss, damages, costs, and expenses arising out of or resulting from any negligent acts, errors, or omissions of HR GREEN, its officers and employees, in the performance of their services and duties hereunder, but not from the negligence or willful misconduct of CITY, its officers, and employees. Notwithstanding the existence of professional liability insurance, the total aggregate of HR GREEN's, its employees, officers, directors, agents, or consultants, liability to all parties related to this Agreement shall not exceed $1,000,000.
3. CITY hereby understands and agrees that HR GREEN has not created nor contributed to the creation or existence of any or all types of hazardous or toxic wastes, materials, chemical compounds, or substances, or any other type of environmental hazard or pollution, whether latent or patent, at CITY's premises, or in connection with or related to this project with respect to which HR GREEN has been retained to provide professional engineering services. Should any environmental hazardous conditions occur that were not anticipated, HR GREEN will notify the CITY to the extent of the conditions which HR GREEN is aware of. Proposed methods to proceed will be mutually determined.
4. Nothing contained within this Agreement shall be construed or interpreted as requiring HR GREEN to assume the status of a generator, storer, transporter, treater, or disposal facility as those terms appear within the Resource Conservation and Recovery Act, 42 U.S.C.A., □ 6901 et seq., as amended, or within any State statute governing the generation, treatment, storage, and disposal of waste.
5. Notwithstanding any provisions in this Agreement to the contrary, if this project involves construction, as that term is generally understood, and HR GREEN does not provide engineering services during construction, including, but not limited to, observation, site visits, shop drawing review, and design clarifications, then in that event, HR GREEN shall not be liable to the CITY or to any third party as a result of the Contractor’s

failure to construct the improvements in conformance with HR GREEN's plans and specifications, or because of the CITY's failure to properly inspect during the construction phase.

C. DOCUMENTS

The CITY acknowledges HR GREEN's construction documents as instruments of professional service. Nevertheless, the plans and specifications prepared under this Agreement shall become the property of the CITY upon completion of the work and payment in full of all monies due to HR GREEN. The CITY shall not reuse or make any modifications to the plans and specifications without the prior written authorization of HR GREEN, which authorization shall not be unreasonably withheld.

D. TERMINATION OR ABANDONMENT

If any portion of the work is terminated or abandoned by the CITY, the provisions of this Schedule of Fees and Conditions in regard to compensation and payment shall apply insofar as possible to that portion of the work not terminated or abandoned. If said termination occurs prior to completion of any phase of the work, the fee for services performed during such phase shall be based on a mutually agreed upon and reasonable estimate of the portion of such phase completed prior to said termination, plus a maximum of 5% reimbursement to HR GREEN for termination costs.

E. WAIVER

HR GREEN's and the CITY's waiver of any term, condition, or covenant or breach of any term, condition, or covenant, shall not constitute a waiver of any other term, condition, or covenant, or the breach thereof.

F. ENTIRE AGREEMENT

This Agreement, and its attachments, constitutes the entire understanding between CITY and HR GREEN relating to professional engineering services. Any prior or contemporaneous agreements, promises, negotiations, or representations not expressly set forth herein are of no effect. Subsequent modifications or amendments to this Agreement shall be in writing and signed by the parties to this Agreement.

G. SUCCESSORS AND ASSIGNS.

All of the terms, conditions, and provisions hereof shall insure to the benefit of and be binding upon the parties hereto, and their respective successors and assigns, provided, however, that no assignment of this Agreement shall be made without written consent of the parties to this Agreement.

H. OPINION OF PROBABLE CONSTRUCTION COSTS

Opinion of probable construction costs for the facilities considered and designed under this Agreement are prepared by HR GREEN through exercise of its experience and judgment in applying presently available cost data, but it is recognized that HR GREEN has no control over costs of labor and materials, or over the construction contractor's methods of determining prices, or over competitive bidding procedures, market conditions, and unknown field conditions so that HR GREEN cannot and does not guarantee that proposals, bids, or the project construction costs will not vary from HR GREEN's opinion of probable construction costs.

I. INJURY TO WORKERS

It is understood and agreed that HR GREEN's fee is based on HR GREEN being named as an Additional Insured on construction contractor's insurance policy for Comprehensive General Liability and Builders All Risk Liability, and CITY agrees to insert into all Contracts for construction between CITY and construction contractor(s) arising out of this design a provision requiring the construction contractor(s) to defend, indemnify, and hold harmless both CITY and HR GREEN from any and all actions arising out of the construction project, including, but not limited to, injury to or death of any worker on the job site, not caused by the sole negligence of CITY or HR GREEN.

J. SITE VISITS

Visits to the construction site and observations made by HR GREEN as part of services during construction under this Agreement shall not make HR GREEN responsible for, nor relieve the construction contractor(s) of the obligation to conduct comprehensive monitoring of the work sufficient to ensure conformance with the intent of the Contract Documents.

K. ON-SITE OBSERVATION

When HR GREEN provides on-site observation, it shall first notify the CITY to inquire whether or not CITY staff wishes to be present during such visit. HR GREEN personnel, as part of services during construction under this Agreement, will make reasonable efforts to guard CITY against defects and deficiencies in the work of the contractor(s), and to help determine if the provisions of the Contract Documents are being fulfilled. HR GREEN will immediately notify the CITY of any defect in construction that is discovered as a result of such on-site observations. Their day-to-day observation will not, however, cause HR GREEN to be responsible for those duties and responsibilities which belong to the construction contractor(s), including, but not limited to, full responsibility for the means, methods, techniques, sequences, and progress of construction, and the safety precautions incidental thereto, and for performing the construction work in accordance with the Contract Documents. Such visits and observation are not intended to be an exhaustive check, or a detailed inspection of the Contractors work but rather are to allow HR GREEN to become generally familiar with the work in progress and to determine, in general, if the work is proceeding in accordance with the Contract Documents.

L. SEVERABILITY

If any provision of this Agreement is declared invalid, illegal, or incapable of being enforced by any Court of competent jurisdiction, all of the remaining provisions of this Agreement shall nevertheless continue in full force and effect, and no provision shall be deemed dependent upon any other provision unless so expressed herein.

M. NON-EXCLUSIVE

Nothing in this Agreement shall be interpreted to prevent the CITY from engaging additional engineering corporations. At the CITY's sole discretion, it may solicit other engineering corporations to submit qualifications for projects and thereafter award contracts for such projects.

CITY OF ANAMOSA, IOWA	HR GREEN, INC.
_____	_____
Signature	Signature
By: Jeremiah Hoyt	By: Stacy E. Woodson
Title: City Administrator	Title: Vice President
Date: 11/10/25	Date: 11/5/2025
ATTEST:	
_____	_____
Signature	Signature
By: Kaylee Palmer	By: _____
Title: City Clerk	Title: _____
Date: 11/10/25	Date: _____

EXHIBIT A

HR GREEN

Billing Rate Schedule

Effective January 1, 2025

Professional Services	Billing Rate Range
Principal	$265.00 - $385.00
Senior Professional	$265.00 - $385.00
Professional	$180.00 - $265.00
Junior Professional	$110.00 - $185.00
Senior Technician	$145.00 - $190.00
Technician	$90.00 - $155.00
Senior Field Personnel	$170.00 - $230.00
Field Personnel	$105.00 - $185.00
Junior Field Personnel	$95.00 - $130.00
Senior Administrative	$130.00 - $170.00
Administrative	$75.00 - $130.00
Operator/Interns	$75.00 - $150.00

Reimbursable Expenses

1. All materials and supplies used in the performance of work on this project will be billed at cost plus 10%.

2. Auto mileage will be charged per the standard mileage reimbursement rate established by the Internal Revenue Service. Survey and construction vehicle mileage will be charged on the basis of $0.90 per mile or $85.00 per day.

3. Charges for sub-consultants will be billed at their invoice cost plus 15%.

4. A rate of $6.00 will be charged per HR Green labor hour for a technology and communication fee.

5. All other direct expenses will be invoiced at cost plus 10%.

HRGreen®

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

Jeremiah Hoyt
City of Anamosa, IA
1124 N. Williams
Anamosa, IA 52205-1841

October 24, 2025
Project No: 191791
Invoice No: 194539

Invoice Total: $415.20

Project 191791 Anamosa, IA - GIS Services

Email invoices to: Jeremiah.Hoyt@anamosa-ia.org

Water = robert.young@anamosa-ia.org
Wastewater Department=steve.agnitsch@anamosa-ia.org
Streets Department= shane.brown@anamosa-ia.org

Professional Services Through October 24, 2025

Phase 2025 2025 GIS Services Annual Renewal

Task 02 Water Department - Supplemental Services and Support

Professional Personnel

	Hours	Amount	
Senior Technician	2.00	350.00	
Totals	2.00	350.00	
Total Labor			**350.00**

Reimbursable Expenses

Mileage	53.20	
Total Reimbursables	**53.20**	**53.20**

Unit Charges

Technology & Communication Charge	12.00	
Total Unit Charges	**12.00**	**12.00**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	415.20	87.50	502.70
Limit			10,000.00
Remaining			9,497.30

Total this Task	**$415.20**
Total this Phase	**$415.20**
Total this Invoice	**$415.20**

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

Jeremiah Hoyt
City of Anamosa, IA
1124 N. Williams
Anamosa, IA 52205-1841

October 24, 2025
Project No: 191791
Invoice No: 194540

Invoice Total: $452.50

Project 191791 Anamosa, IA - GIS Services

Email invoices to: Jeremiah.Hoyt@anamosa-ia.org

Water = robert.young@anamosa-ia.org
Wastewater Department=steve.agnitsch@anamosa-ia.org
Streets Department= shane.brown@anamosa-ia.org

Professional Services Through October 24, 2025

Phase 2025 2025 GIS Services Annual Renewal

Task 04 Streets Department - Supplemental Services and Support

Professional Personnel

	Hours	Amount	
Senior Technician	2.50	437.50	
Totals	2.50	437.50	
Total Labor			**437.50**

Unit Charges

Technology & Communication Charge		15.00	
Total Unit Charges		**15.00**	**15.00**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	452.50	0.00	452.50
Limit			6,000.00
Remaining			5,547.50

Total this Task	**$452.50**
Total this Phase	**$452.50**
Total this Invoice	**$452.50**

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

Jeremiah Hoyt
City of Anamosa, IA
1124 N. Williams
Anamosa, IA 52205-1841

October 24, 2025
Project No: 191791
Invoice No: 194541

Invoice Total: $588.25

Project 191791 Anamosa, IA - GIS Services

Email invoices to: Jeremiah.Hoyt@anamosa-ia.org

Water = robert.young@anamosa-ia.org
Wastewater Department=steve.agnitsch@anamosa-ia.org
Streets Department= shane.brown@anamosa-ia.org

Professional Services Through October 24, 2025

Phase 2025 2025 GIS Services Annual Renewal

Task 05 Planning & Zoning - Supplemental Services and Support

Professional Personnel

	Hours	Amount	
Senior Technician	3.25	568.75	
Totals	3.25	568.75	
Total Labor			**568.75**

Unit Charges

Technology & Communication Charge	19.50	
Total Unit Charges	**19.50**	**19.50**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	588.25	90.50	678.75
Limit			2,000.00
Remaining			1,321.25

Total this Task	**$588.25**
Total this Phase	**$588.25**
Total this Invoice	**$588.25**

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

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

October 24, 2025
Project No: 2403650-0000
Invoice No: 194573

Invoice Total: $387.75

Project 2403650-0000 Anamosa, IA - 3rd Street Sidewalk Extension Final Design & Construction Administration

Project: 3rd Street Sidewalk Extension
Final Design & Construction Administration

Services provided this month include:
1. Project Management
2. Final Quantities & Tabulations Pedestrian Beacon Design, Pavement Striping
3. Address Check Plan Comments & Continued Final Plan Preparation

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 17, 2025

Phase A Project Management & Administration

Professional Personnel

	Hours	Amount	
Junior Professional	2.75	371.25	
Totals	2.75	371.25	
Total Labor			**371.25**

Unit Charges

Technology & Communication Charge	16.50	
Total Unit Charges	**16.50**	**16.50**

Total this Phase **$387.75**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	387.75	100,553.71	100,941.46
Limit			248,145.00
Remaining			147,203.54

Total this Invoice **$387.75**

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

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

October 24, 2025
Project No: 220501
Invoice No: 194574

Invoice Total: $37.50

Project 220501 Anamosa, IA - Sidewalk Program
Anamosa - 2022 Sidewalk Program, includes Amendment 1

Services provided this month include:

1. Review of Tiger Eye data and coordination with their staff for supporting information & clarification.

2. GIS Database development

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 17, 2025

Phase 1 Program Management and Administration

Professional Personnel

	Hours	Amount	
Junior Professional	.25	36.00	
Totals	.25	36.00	
Total Labor			**36.00**

Unit Charges

Technology & Communication Charge		1.50	
Total Unit Charges		**1.50**	**1.50**
	Total this Phase		**$37.50**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	37.50	23,454.50	23,492.00
Limit			48,800.00
Remaining			25,308.00

Total this Invoice **$37.50**

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

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

October 24, 2025
Project No: 2303835-0000
Invoice No: 194575

Invoice Total: $1,790.00

Project 2303835-0000 Anamosa, IA - Engineering Services Master Service Agreement
Master Agreement for Municipal Engineering Services

Services provided this month include:

1. Project Status Report for 9/22/25 City Council Meeting
2. Kwik Star traffic study review, and coordination with Shive-Hattery & Kwik Star
3. Creation of laminated map for construction coordination for the Streets and Public Utilities Departments

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 17, 2025

Phase 1000 Professional Services

Professional Personnel

	Hours	Amount	
Professional	.50	125.00	
Junior Professional	10.00	1,602.00	
Totals	10.50	1,727.00	
Total Labor			**1,727.00**

Unit Charges

Technology & Communication Charge		63.00	
Total Unit Charges		**63.00**	**63.00**
	Total this Phase		**$1,790.00**
	Total this Invoice		**$1,790.00**

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

October 31, 2025

Mayor and City Council
City of Anamosa
107 S Ford St
Anamosa, IA 52205

RE: CONTRACTOR'S APPLICATION FOR PAYMENT #11 – WWTP FLOW EQUALIZATION BASIN – WENDLER, INC

Dear Mayor and City Council:

Enclosed for your review and approval is the Contractor's Application for Payment #11 for work completed on the WWTP Flow Equalization Basin. This application for Payment includes costs associated with project management, fence removal and replacement, painting labor and materials, asphalt labor, materials, and equipment, seeding labor and materials, and magnetic flow meter installation.

I have reviewed the application for payment and find it in agreement with the work completed to date. I, therefore, recommend approval of the Application for Payment #11 in the amount of **$13,965.00** to Wendler, Inc.

Respectfully,

SNYDER & ASSOCIATES, INC.

Nick Eisenbacher, P.E.
Project Engineer

Enclosure: Wendler, Inc Contractor's Application for Payment #11

cc: Meagan Prestegard, East Central Iowa Council of Governments

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Contractors Application for Payment

Application #	11	Application Date:	October 30, 2025
Pay Period:	9-01-2025 thru 9-30-2025		
To (Owner): City of Anamosa	From (Contractor): WRH, Inc.	Via (Engineer): Snyder Engineering	
Project: WWTP Flow Equalization Basin	Contract:		
Owner's Contract No.:	Contractor's Project No.:	Engineer's Project No.:	

Application For Payment

Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
#1 Over Excavation	$133,215.07	
TOTALS	$133,215.07	
NET CHANGE BY CHANGE ORDERS	**$133,215.07**	

1.	**ORIGINAL CONTRACT PRICE**	**$ $4,057,000.00**
2.	**Net change by Change Orders**	**$ $133,215.07**
3.	**Current Contract Price (Line 1 ± 2)**	**$ $4,190,215.07**
4.	**TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates)**	**$ $3,999,315.07**
5.	**RETAINAGE:**	
	a. 5% X $ 3,999,315.07 Work Completed	**$ $199,965.75**
	b. 5% X Stored Material	**$**
	c. Total Retainage (Line 5.a + Line 5.b)	**$ $199,965.75**
6.	**AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)**	**$ $3,799,349.32**
7.	**LESS PREVIOUS PAYMENTS (Line 6 from prior Application)**	**$ $3,785,384.32**
8.	**AMOUNT DUE THIS APPLICATION**	**$ $13,965.00**
	Balance to Finish including retainage (Column G total on Progress Estimates + Line 5.c above)	**$ $390,865.75**

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature

By: Jordan Graham	Date: 10/30/2025

Payment of: $ 13,965.00
(Line 8 or other - attach explanation of the other amount)

is recommended by: _____ 11/5/2025
(Engineer) (Date)

Payment of: $ _____
(Line 8 or other - attach explanation of the other amount)

is approved by: _____ _____
(Owner) (Date)

Approved by: _____ _____
Funding or Financing Entity (if applicable) (Date)

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Progress Estimate - Lump Sum Work

Contractor's Application

For (Contract):	Anamosa WWTP Flow Equalization Basin	Application Number:	11
Application Period:	9-01-2025 thru 9-30-2025	Application Date:	10/30/2025

			Work Completed		E	F		G
A		B	C	D	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)	Balance to Finish (B - F)
Specification Section No.	Description	Scheduled Value ($)	From Previous Application (C+D)	This Period				
	Bonds/Insurance/Permits/Builders Risk	$ 141,000.00	$ 141,000.00	$ -		$ 141,000.00	100%	$ -
	Division 1 General Requirements							
	Project Management	$ 25,000.00	$ 23,500.00	$ 1,000.00		$ 24,500.00	98%	$ 500.00
	Site Superintendent/Quality Control/Safety	$ 10,000.00	$ 10,000.00	$ -		$ 10,000.00	100%	$ -
	Temp. Utlities/ Dumpsters/Toilets/ Misc	$ 5,000.00	$ 5,000.00	$ -		$ 5,000.00	100%	$ -
	Office Trailers	$ 2,500.00	$ 2,500.00	$ -		$ 2,500.00	100%	$ -
	Mobilization	$ 6,000.00	$ 6,000.00	$ -		$ 6,000.00	100%	$ -
	Layout/Potholing/Locate	$ 8,000.00	$ 8,000.00	$ -		$ 8,000.00	100%	$ -
	Division 2 Existing Conditions							
	Fence Remove and Replace	$ 15,000.00	$ 13,000.00	$ 2,000.00		$ 15,000.00	100%	$ -
	Remove Pavement	$ 20,000.00	$ 20,000.00	$ -		$ 20,000.00	100%	$ -
	Demo Existing Spiral Screen	$ 12,000.00	$ 12,000.00	$ -		$ 12,000.00	100%	$ -
	Division 3 Concrete							
	Prefab Building foundation Labor and Materials	$ 25,000.00	$ 25,000.00	$ -		$ 25,000.00	100%	$ -
	Division 9 Finishes							
	Painting Labor/Materials	$ 7,000.00		$ 7,000.00		$ 7,000.00	100%	$ -
	FRP Flooring L&M	$ 5,000.00	$ 2,000.00	$ -		$ 2,000.00	40%	$ 3,000.00
	Divison 13 Special Construction							
	Prefab. Control Module Submittals	$ 10,000.00	$ 10,000.00	$ -		$ 10,000.00	100%	$ -
	Prefab Control Module Materials	$ 150,000.00		$ -		$ -		$ 150,000.00
	Set Prefab Building	$ 15,000.00		$ -		$ -		$ 15,000.00
	Divison 26 Electrical & Division 27 Communications							
	Submittals	$ 5,000.00	$ 5,000.00	$ -		$ 5,000.00	100%	$ -
	Conduit and wire Materials	$ 36,000.00	$ 25,000.00	$ -		$ 25,000.00	69%	$ 11,000.00
	Conduit and Wire Labor	$ 12,000.00	$ 10,000.00	$ -		$ 10,000.00	83%	$ 2,000.00
	MCC work Materials	$ 7,000.00	$ -	$ -		$ -		$ 7,000.00
	MCC Labor	$ 1,000.00	$ -	$ -		$ -		$ 1,000.00

Progress Estimate - Lump Sum Work

Contractor's Application

For (Contract):	Anamosa WWTP Flow Equalization Basin	Application Number:	11
Application Period:	9-01-2025 thru 9-30-2025	Application Date:	10/30/2025

			Work Completed		E	F		G
A		B	C	D	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)	Balance to Finish (B - F)
Specification Section No.	Description	Scheduled Value ($)	From Previous Application (C+D)	This Period				
	Disconnect/ Reconnect of Equipment L&M	$ 8,000.00	$ 8,000.00	$ -		$ 8,000.00	100%	$ -
	Installation of Integrator Supplied Equipment	$ 1,000.00		$ -		$ -		$ 1,000.00
	Division 31 Earthwork							
	Grading for Precast tank Labor, Equip, Materials	$ 200,000.00	$ 200,000.00	$ -		$ 200,000.00	100%	$ -
	Division 32 Exterior Improvements							
	Asphalt Labor, Materials, Equipment	$ 32,000.00	$ 30,000.00	$ 2,000.00		$ 32,000.00	100%	$ -
	Subbase Prep L,M&E	$ 10,800.00	$ 10,800.00	$ -		$ 10,800.00	100%	$ -
	Seeding L&M	$ 1,200.00		$ 1,200.00		$ 1,200.00	100%	$ -
	Division 33 Utiliites							
	Precast Structures Submittals	$ 3,000.00	$ 3,000.00	$ -		$ 3,000.00	100%	$ -
	Precast Structures Materials	$ 75,000.00	$ 75,000.00	$ -		$ 75,000.00	100%	$ -
	Precast install	$ 95,000.00	$ 95,000.00	$ -		$ 95,000.00	100%	$ -
	Piping Submittals	$ 3,000.00	$ 3,000.00	$ -		$ 3,000.00	100%	$ -
	Piping Materials	$ 100,000.00	$ 100,000.00	$ -		$ 100,000.00	100%	$ -
	Piping install	$ 65,000.00	$ 65,000.00	$ -		$ 65,000.00	100%	$ -
	Storm sewer piping materials	$ 15,000.00	$ 15,000.00	$ -		$ 15,000.00	100%	$ -
	Storm sewer install	$ 35,000.00	$ 35,000.00	$ -		$ 35,000.00	100%	$ -
	Division 40 Process Integration							
	Magnetic Flow meter materials	$ 12,000.00	$ 12,000.00	$ -		$ 12,000.00	100%	$ -
	Magnetic Flow meter Install	$ 1,500.00		$ 1,500.00		$ 1,500.00	100%	$ -
	Division 43 Liquid Handling							
	Submersible pumps Submittals	$ 3,500.00	$ 3,500.00	$ -		$ 3,500.00	100%	$ -
	Submersible Pumps Materials	$ 100,000.00	$ 100,000.00	$ -		$ 100,000.00	100%	$ -
	Submersible pumps Install	$ 10,000.00	$ 10,000.00	$ -		$ 10,000.00	100%	$ -
	Prestressed Concrete Tank							
	Tank Drawings and Calcs	$ 280,000.00	$ 280,000.00	$ -		$ 280,000.00	100%	$ -
	Mobilize Tank Crew	$ 277,000.00	$ 277,000.00	$ -		$ 277,000.00	100%	$ -
	Form Footings	$ 85,000.00	$ 85,000.00	$ -		$ 85,000.00	100%	$ -
	Reinforce tank Floor	$ 156,000.00	$ 156,000.00	$ -		$ 156,000.00	100%	$ -
	Install Waterstop and Floor Concrete	$ 233,000.00	$ 233,000.00	$ -		$ 233,000.00	100%	$ -
	Install Panel Beds	$ 169,000.00	$ 169,000.00	$ -		$ 169,000.00	100%	$ -
	Fabricate Panels	$ 285,000.00	$ 285,000.00	$ -		$ 285,000.00	100%	$ -

Progress Estimate - Lump Sum Work

Contractor's Application

For (Contract):	Anamosa WWTP Flow Equalization Basin	Application Number:	11
Application Period:	9-01-2025 thru 9-30-2025	Application Date:	10/30/2025

			Work Completed		E	F		G
A		B	C	D	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)	Balance to Finish (B - F)
Specification Section No.	Description	Scheduled Value ($)	From Previous Application (C+D)	This Period				
	Erect Panels	$ 225,000.00	$ 225,000.00	$ -		$ 225,000.00	100%	$ -
	Joints and Curbs	$ 73,000.00	$ 73,000.00	$ -		$ 73,000.00	100%	$ -
	Shotcrete Diaphragm	$ 55,000.00	$ 55,000.00	$ -		$ 55,000.00	100%	$ -
	Overflow Piping	$ 44,000.00	$ 44,000.00	$ -		$ 44,000.00	100%	$ -
	Install Wall Cap	$ 91,000.00	$ 91,000.00	$ -		$ 91,000.00	100%	$ -
	Prestress and Shotcrete	$ 205,000.00	$ 205,000.00	$ -		$ 205,000.00	100%	$ -
	Shotcrete Cover Coat	$ 57,000.00	$ 57,000.00	$ -		$ 57,000.00	100%	$ -
	Exterior Architectural Coating	$ 25,000.00	$ 25,000.00	$ -		$ 25,000.00	100%	$ -
	Install Stairs and Platforms	$ 150,000.00	$ 150,000.00	$ -		$ 150,000.00	100%	$ -
	Install Handrails	$ 40,000.00	$ 40,000.00	$ -		$ 40,000.00	100%	$ -
	Install Water Cannons	$ 20,000.00	$ 19,600.00	$ -		$ 19,600.00	98%	$ 400.00
	Prestressed concrete tank Frost footing L&M	$ 210,000.00	$ 210,000.00	$ -		$ 210,000.00	100%	$ -
	Division 46 Wastewate Equipment							
	Spiral screen submittals	$ 18,000.00	$ 18,000.00	$ -		$ 18,000.00	100%	$ -
	Spiral Screen Materials	$ 60,500.00	$ 60,500.00	$ -		$ 60,500.00	100%	$ -
	Spiral Screen install	$ 10,000.00	$ 10,000.00	$ -		$ 10,000.00	100%	$ -
	Change Orders							
	CO#1 Over Excavation and Backfill	$ 133,215.07	$ 133,215.07	$ -		$ 133,215.07	100%	$ -
	Totals	$ 4,190,215.07	$ 3,984,615.07	$ 14,700.00	$ -	$ 3,999,315.07	95.4%	$ 190,900.00

Stored Material Summary **Contractor's Application**

For (Contract):	Application Number: 11
Application Period: 9-01-2025 thru 9-30-2025	Application Date: 10/30/2025

A		B	C		D		E		F		G
					Stored Previously				Incorporated in Work		
Bid Item No.	Supplier Invoice No.	Submittal No. (with Specification Section No.)	Storage Location	Description of Materials or Equipment Stored	Date Placed into Storage (Month/Year)	Amount ($)	Amount Stored this Month ($)	Subtotal Amount Completed and Stored to Date (D + E)	Date (Month/ Year)	Amount ($)	Materials Remaining in Storage ($) (D + E - F)
	DI 2111		on site	Water Cannons	5/2025	$17,600.00		$17,600.00	8/2025	$17,600.00	
	6004859		on site	Overflow Piping	5/2025	$13,290.24		$13,290.24	8/2025	$13,290.24	
										###########	($3,253,593.32)

Stored Material Summary **Contractor's Application**

For (Contract):									Application Number: 11		
Application Period:			9-01-2025 thru 9-30-2025						Application Date: 10/30/2025		
A		B	C		D		E		F		G
					Stored Previously			Subtotal Amount Completed and Stored to Date (D + E)	Incorporated in Work		
Bid Item No.	Supplier Invoice No.	Submittal No. (with Specification Section No.)	Storage Location	Description of Materials or Equipment Stored	Date Placed into Storage (Month/Year)	Amount ($)	Amount Stored this Month ($)		Date (Month/ Year)	Amount ($)	Materials Remaining in Storage ($) (D + E - F)

Stored Material Summary

Contractor's Application

For (Contract):										Application Number: 11			
Application Period: 9-01-2025 thru 9-30-2025										Application Date: 10/30/2025			
A		B	C		D		E			F			G
Bid Item No.	Supplier Invoice No.	Submittal No. (with Specification Section No.)	Storage Location	Description of Materials or Equipment Stored	Stored Previously		Amount Stored this Month ($)	Subtotal Amount Completed and Stored to Date (D + E)		Incorporated in Work		Materials Remaining in Storage ($) (D + E - F)	
					Date Placed into Storage (Month/Year)	Amount ($)				Date (Month/ Year)	Amount ($)		
				Totals		**$30,890.24**		**$30,890.24**			###########	($3,253,593.32)	