

-Notice of Public Meeting-

Governmental Body: Elkhart City Council

Date of Meeting: September 18, 2023

Time/Place of Meeting: 6:00 PM - Elkhart Community Center-264 NW Garfield Ave

NOTE: All public comments will generally be limited to a maximum of three (3) minutes per person and shall fall under Agenda Item 5: Citizen Hearing and Other Communications. Under Iowa law, the City Council is prohibited from discussing or taking any action on an item not appearing on its posted agenda. Any issue raised by public comment under the Citizen Hearing will be referred to staff for a decision on whether or not it should be placed on a future agenda. All comments from the public, Council, and Staff shall address the presiding officer, and upon recognition by the presiding officer, shall be confined to the question under debate.

Business Meeting Agenda:

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Citizen Hearing and Other Communications:
 - a. Polk County Sheriff Report
 - b. Scott Drey-Fire Chief
 - c. Mayor of Alleman, Bob Krame to speak
 - d. Public Comments on items not on the Agenda- 3-minute limit
6. Public Hearing
 - a. Wenthold's Voluntary Annexation Request
 - b. Proposed Amendment to the Elkhart Urban Renewal Area
7. Reports of Elected Officials, City Staff and Standing Committees
8. Consent Agenda:
 - a. August Cash Report
 - b. August Treasurer's Report
 - c. August Budget Report
 - d. September Bills submitted
 - e. August Minutes of Council Meeting
9. Resolution of Approval for Pay Estimate No. 1-Well No. 4
10. Resolution of Approval for Pay Estimate No. 2-Water Treatment Plant Project
11. Resolution of Approval for Pay Estimate No. 2- Prairie Pointe Park Project-Concrete
12. Resolution of Approval for the Wenthold's Voluntary Annexation Agreement
13. Resolution of Approval to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Elkhart Urban Renewal Area
14. Resolution Approving Disposition of City-Owned Property in the Elkhart Urban Renewal Area
15. Discussion of CDBG Grant Funding
16. Resolution of Approval for Halloween Trick or Treat Beggar's Night for 2023
17. Resolution of Approval for Transfer of Pay Estimate #1 Water Treatment Plant Project
18. Resolution of Approval to Transfer from TIF to current Projects for PFM extra services
19. Discussion and Possible Action of Pickleball at the Tennis Courts
20. Discussion and Possible Action for Employee Approval Maximum in Purchasing
21. Discussion and Possible Action for Painting the inside of the Water Tower
22. Approval of Appointment of Olivia Jones to the Elkhart Fire Department
23. Resolution to set a Workshop Date
24. Resolution to Set a Special Meeting Date for Adoption of issuance Loan
25. Adjourn

Date Posted: Thursday, September 14, 2023

SPEAKER

BOB KRAMME

ALLEMAN

MAYOR

SEPTEMBER 18, 2023



14000 NE 6th Street, Alleman, IA 50007 | 515.685.3666 | cityofalleman@huxcomm.net

August 14, 2023

Mr. Robert Brownell
2nd District Supervisor for Polk County, IA
111 Court Ave., Suite 300
Des Moines, IA 50309-2214

Dear Supervisor Brownell,

Thank you for your letter dated July 27, 2023 in response to the City of Alleman's request for cooperation in addressing the wastewater treatment needs of the North Polk Community School District and the City. As you have suggested, the City's engineering consultants Veenstra and Kimm, Inc. (V&K) will prepare a proposal with a scope of work and estimated cost to for a feasibility study as described in your letter. As stated in your letter, the feasibility study should at a minimum address; *a) what's being proposed and some realistic options therein b) cost of those options and how they're paid and to whom c) parties willing to participate including individual homeowners and cost to them; and d) reasonable timelines*".

V&K will work with Public Works Director Bob Rice to prepare the scope of work. It is our desire that funding sources for initial construction, revenue to finance construction as well as cost for operations and maintenance are addressed in the study. The size of the sewer system service area and the opportunity for land development to generate revenue will be examined. Also, with rapid growth in northern Polk County anticipated to continue, it has been suggested that among the treatment options to be considered should be the feasibility of establishing a regional treatment facility.

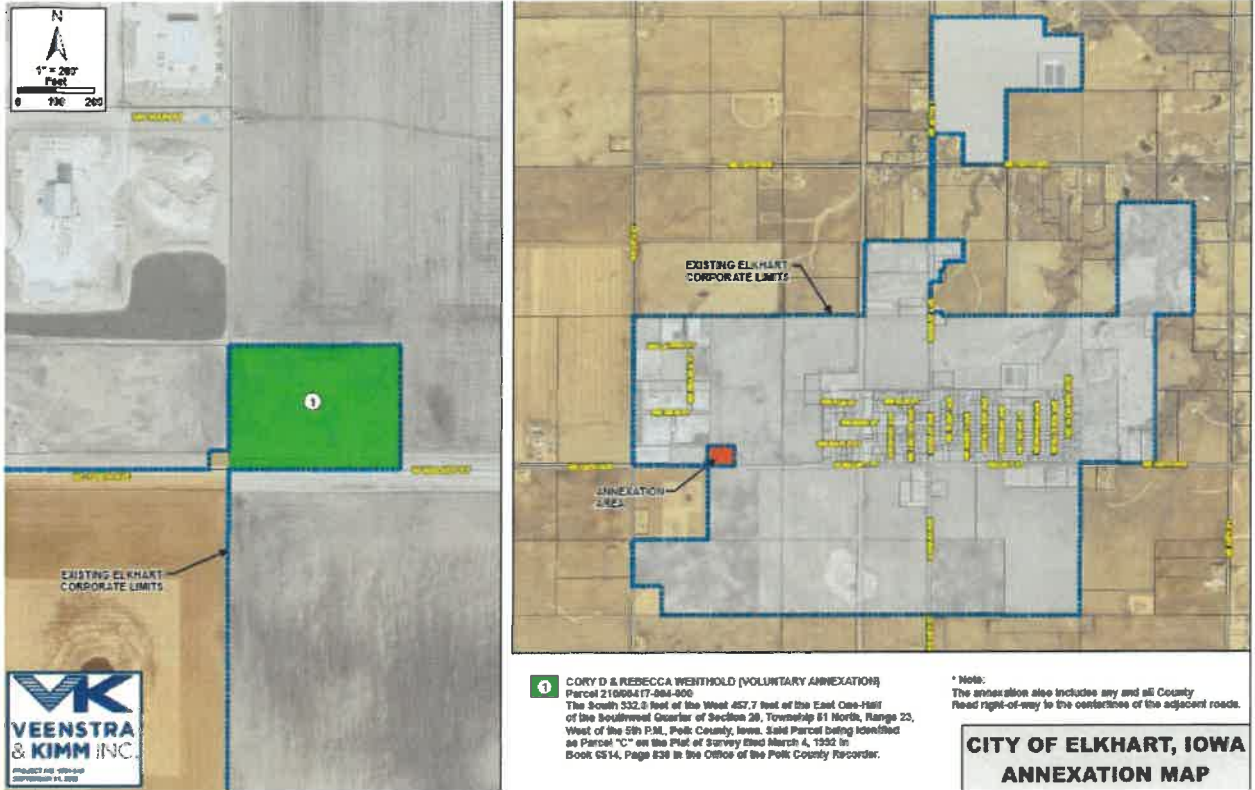
The City of Alleman is thankful for any help the County may provide in the preparation of a plan to address the wastewater treatment needs of the North Polk Community School District and the City of Alleman. We look forward to working with the Polk County.

Sincerely,

Mayor Robert Kramme
City of Alleman, IA

Cc: District 4 Supervisor Tom Hockensmith
John Norris, Polk County Administrator
Robert Rice, Polk County Public Works Director
Michael Kline, Superintendent of North Polk Community School District

**WENTHOLD'S
VOLUNTARY
ANNEXATION REQUEST
SEPTEMBER 18, 2023**

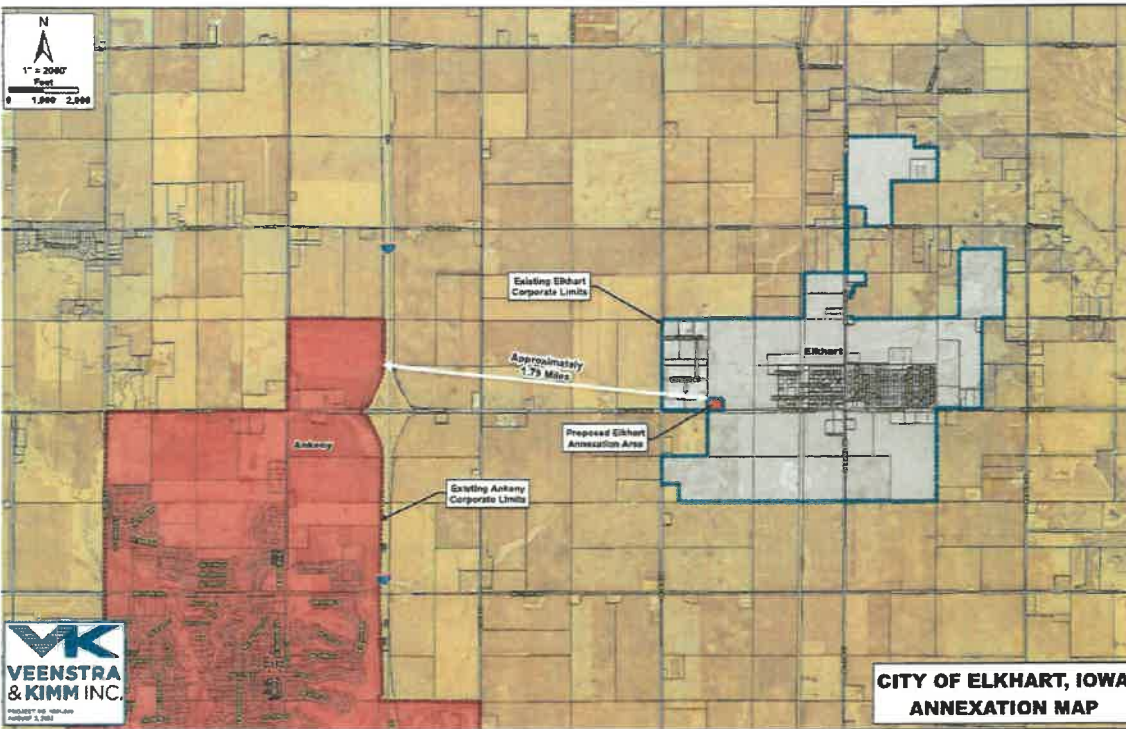


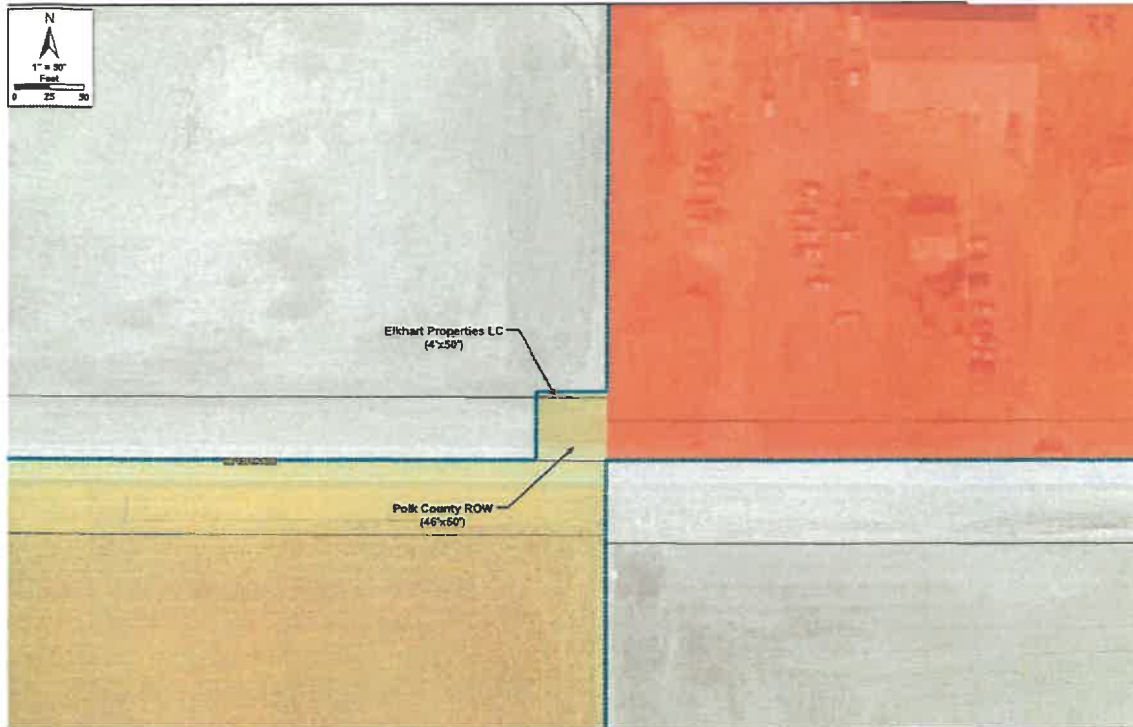
Cory D & Rebecca Wenthold (Voluntary Annexation)

Parcel 210/00417-004-000

The South 332.0 feet of the West 457.7 feet of the East One-Half of the Southwest Quarter of Section 28, Township 81 North, Range 23, West of the 5th P.M., Polk County, Iowa. Said Parcel being identified as Parcel "C" on the Plat of Survey filed March 4, 1992 in Book 6514, Page 838 in the Office of the Polk County Recorder.

The South 332.0 feet of the West 457.7 feet of the East One-Half of the Southwest Quarter of Section 28, Township 81 North, Range 23, West of the 5th P.M., Polk County, Iowa. Said Parcel being identified as Parcel "C" on the Plat of Survey filed March 4, 1992 in Book 6514, Page 838 in the Office of the Polk County Recorder.





PUBLIC HEARING NOTICE FOR THE CITY COUNCIL TO CONSIDER VOLUNTARY ANNEXATION REQUEST

The City of Elkhart is hereby providing Public Notice that on Monday, September 18, 2023 at 6:00 p.m., the City Council will hold a public hearing at the Community Center. The purpose of the hearing will be to provide for public comment concerning the annexation of three (3) acres of land into the City of Elkhart. The legal description of the land to be voluntarily annexed is:

The South 332.0 feet of the West 457.7 feet of the East One-Half of the Southwest Quarter of Section 28, Township 81 North, Range 23, West of the 5th P.M., Polk County, Iowa. Said Parcel being identified as Parcel "C" on the Plat of Survey filed March 4, 1992 in Book 6514, Page 838 in the Office of the Polk County Recorder.

If you have questions concerning the annexation request, or if you require special accommodations to attend the hearing, such as handicapped accessibility or translation services, you may contact the City Clerk at City Hall. Persons interested are welcome to attend this meeting or submit written comments to City Hall before the Hearing

Contact: (515) 367-4735



August 14, 2023

Dear Sir or Madam:

After review, we would like to have the property as described below annexed into the city of Elkhart. Attached are four conceptual development options we are reviewing. We look forward to working with the city during this process.

Legal Description

-EX S 20F RD EAS- S 332F W 457.7F E 1/2 SW 1/4
SEC 28-81-23

Total Acres 3.173

Mailing Address

4008 NE 126th Ave
Elkhart IA 50073-9203

Please let me know if you have any questions or need any additional information.

Sincerely,

Cory & Rebecca Wenthold

**PROPOSED
AMENDMENT TO THE
ELKHART URBAN
RENEWAL AREA
SEPTEMBER 18, 2023**

AUTHORIZING DISPOSITION OF URBAN RENEWAL PROPERTY

Elkhart, Iowa

481239-15

September 18, 2023

The City Council of the City of Elkhart, Iowa, met on September 18, 2023, at 6:00 o'clock p.m., at the Elkhart Community Center, in the City.

The Mayor presided and the roll was called showing the following members of the Council present and absent:

Present: _____

Absent: _____.

* * * Other Business * * *

The City Council took up for consideration a proposal to dispose of certain urban renewal property.

Whereupon, Council Member _____ introduced a proposed resolution entitled "Resolution Approving Disposition of Urban Renewal Property," and moved that the said resolution be adopted, seconded by Council Member _____ and after due consideration thereof by the Council, the Mayor put the question on the motion for adoption of the said resolution and, the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the said resolution duly adopted and signed approval thereto.

* * * Other Business * * *

On motion and vote the meeting adjourned.

Mayor

Attest:

City Clerk

RESOLUTION NO. _____

Resolution Approving Disposition of City-Owned Property in the Elkhart Urban Renewal Area

WHEREAS, the City of Elkhart, Iowa (the “City”) has previously established the Elkhart Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, one of the City’s objectives is to promote commercial development in the Urban Renewal Area; and

WHEREAS, the City is the owner of certain real property (the “Property”) situated in the Urban Renewal Area and more particularly described on Exhibit A hereto; and

WHEREAS, the City has received a proposal from Brew Oil, L.L.C., as developer (the “Developer”) which includes the acquisition of the Property and the construction of a commercial building thereon for use in the operations of a gas station (the “Project”); and

WHEREAS, the City intends to enter into a certain development agreement (the “Development Agreement”) with the Developer with respect to the development of the Project; and

WHEREAS, pursuant to the Development Agreement and Section 403.8(6)(19) of the Code of Iowa, the City and the Developer will enter into a minimum assessment agreement (the “Assessment Agreement”) with respect to the Property, such Assessment Agreement to satisfy the conditions set forth in Section 403.8(3) of the Code of Iowa; and

WHEREAS, it is now necessary to take action to approve the proposal received by the Developer; and

WHEREAS, no other proposals for the undertaking of the Project have been received; and

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

Section 1. The City Council hereby determines that the proposal of the Developer represents the best interests of the City with respect to the development of the Property and the undertaking of the Project, and the proposal of the Developer is hereby accepted and approved. The disposition of the Property to the Developer as set forth in the proposal is hereby approved. The Mayor and City Clerk are hereby authorized and directed, with advice from the City Attorney, to execute such documents as may be necessary to carry out the disposition of the Property.

Section 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved September 18, 2023.

Mayor

Attest:

City Clerk

**EXHIBIT A
DESCRIPTION OF THE PROPERTY**

Lot 2 in PRAIRIE POINT COMMERCIAL PLAT 1, and Official Plat, now included in and forming a part of the City of Elkhart, Polk County, Iowa.

AND

Lot 1 in PRAIRIE POINT COMMERCIAL PLAT 1, except Parcel A pursuant to a Survey filed at Book 11814, Page 71, Elkhart, Polk County, Iowa.

ATTESTATION CERTIFICATE

STATE OF IOWA
POLK COUNTY
CITY OF ELKHART

SS:

I, the undersigned, City Clerk of the City of Elkhart, Iowa, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council relating to the City Council's proposal to take action in connection with the sale of real property, as referred to therein.

WITNESS MY HAND this _____ day of _____, 2023.

City Clerk

CITY OF ELKHART, IOWA

URBAN RENEWAL PLAN AMENDMENT
ELKHART URBAN RENEWAL AREA

September, 2023

The Urban Renewal Plan (the “Plan”) for the Elkhart Urban Renewal Area (the “Urban Renewal Area”) of the City of Elkhart, Iowa (the “City”) is being amended for the purposes of adding certain property to the Urban Renewal Area and identifying a new urban renewal project to be undertaken therein.

1) Addition of Property. The real property (the "Property") legally described on Exhibit A hereto is, by virtue of this Amendment, being added as the September, 2023 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area. It is anticipated that the City will adopt an ordinance providing for the division of property tax revenues, as set forth in Section 403.19 of the Code of Iowa, with respect to the Property.

2) Identification of Project. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project description:

Name of Project: Gas Station Development Project

Date of Council Approval of Project: September 18, 2023

Description of the Project and Project Site: Brew Oil, L.L.C. (the “Developer”) is undertaking the construction of a new commercial building (the “Project”) on the Property (as described in Section 1 of this Amendment) for use in the business operations of a gas station. It has been requested that the City provide tax increment financing assistance to the Developer in support of the efforts to complete the Project.

The costs incurred by the City in providing tax increment financing assistance to the Developer will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$8,000.

Description of Use of TIF for the Project: The City intends to enter into a Development Agreement with the Developer with respect to the construction of the Project and to provide annual appropriation economic development payments (the “Payments”) to the Developer thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Property. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Project will not exceed \$750,000, plus the Admin Fees.

3) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$4,334,077</u>
Outstanding general obligation debt of the City:	<u>\$</u>
Proposed debt to be incurred in connection with this September, 2023 Amendment*:	<u>\$ 758,000</u>

*It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council.

EXHIBIT A

LEGAL DESCRIPTION

Certain real property situated in the City of Elkhart, Polk County, State of Iowa more particularly described as:

Lot 2 in PRAIRIE POINT COMMERCIAL PLAT 1, and Official Plat, now included in and forming a part of the City of Elkhart, Polk County, Iowa.

AND

Lot 1 in PRAIRIE POINT COMMERCIAL PLAT 1, except Parcel A pursuant to a Survey filed at Book 11814, Page 71, Elkhart, Polk County, Iowa

CONSENT

AGENDA

SEPTEMBER 18, 2023

BANK CASH REPORT
2023

BANK FUND GL	BANK NAME	JULY CASH BALANCE	AUGUST RECEIPTS	AUGUST DISBURSMENTS	AUGUST CASH BALANCE	OUTSTANDING TRANSACTIONS	AUG BANK BALANCE
COMM STATE BANK - OPERAT BK#1							
BANK	COMM STATE BANK - OPERAT BK#1						1,771,800.47
001	CHECKING - GENERAL	63,406.00	11,925.88	123,663.94	48,332.06-	221,961.56	
002	CHECKING	30,263.23	0.00	0.00	30,263.23	14,300.00	
110	CHECKING - RUT	92,124.11	0.00	2,251.10	89,873.01	9,653.45	
111	CHECKING - I-JOBS	0.00	0.00	0.00	0.00		
112	CHECKING - EMPLOYEE BENEFITS	297.86	0.00	0.00	297.86		
119	CHECKING - EMERGENCY	68.35	0.00	0.00	68.35		
121	CHECKING - LOCAL OPTION	204,399.61	0.00	0.00	204,399.61		
125	CHECKING - TIF	423,132.35	0.00	7,000.00	416,132.35		
165	CHECKING - RESTRICTED CULTURE	0.00	0.00	0.00	0.00		
167	CHECKING - ELKHART MEMRL PARK	1,432.00	0.00	0.00	1,432.00		
200	CHECKING - DEBT SERVICE	5,999.45	0.00	0.00	5,999.45		
301	CHECKING - CAPITAL PROJECT	0.50	0.00	0.00	0.50		
302	CHECKING - URBAN RENEWAL	0.00	0.00	0.00	0.00		
306	CHECKING- SEWER LAGOON FACILIT	130,670.55-	0.00	0.00	130,670.55-		
307	CHECKIN - SEWER IND PARK	0.00	0.00	0.00	0.00		
308	CHECKING- WATER INDUSTR PARK	0.00	0.00	0.00	0.00		
309	CHECKING	0.00	0.00	0.00	0.00		
311	CHECKING-COMP PLAN	0.00	0.00	0.00	0.00		
312	CHECKING-MAIN STREET	113,418.72	0.00	0.00	113,418.72	1,870.00	
313	CHECKING-PRAIRIE POINT	373,193.07	1,750.00	133,103.66	241,839.41	135,714.70	
314	CHECKING-WA TREATMENT EXT	127,796.30-	1,750.00	600.00	126,646.30-	2,350.00	
315	CHECKING-MAINTENANCE SHOP	7,953.33	1,750.00	0.00	9,703.33	1,750.00	
316	CHECKING-STORM WATER	115,902.34	0.00	0.00	115,902.34		
317	CHECKING-LIFT STATION	362,713.13	1,750.00	528.76	363,934.37	13,578.49	
600	CHECKING - WATER	154,222.73	22,419.39	28,967.84	147,674.28	52,550.19	
601	CHECKING - WATER SINKING	3,956.03	0.00	0.00	3,956.03		
610	CHECKING - SEWER	32,934.63	19,744.51	25,458.52	27,220.62	48,303.00	
611	CHECKING-SRF-2020B	0.00	0.00	0.00	0.00		
612	CHECKING-NO LONGER USING-2018A	0.00	0.00	0.00	0.00		
613	CHECKING-SRB 2018B	0.00	0.00	0.00	0.00		
740	CHECKING - STORMWATER	59,657.89	2,978.86	780.90	61,855.85	2,642.20	
	DEPOSITS					262,289.49	
	WITHDRAWALS					1,212.98	
COMM STATE BANK - OPERAT TOTAL		1,786,608.48	64,068.64	322,354.72	1,528,322.40	243,597.08	1,771,919.48
WARNING - BANK TOTALS DO NOT EQUAL THE GENERAL LEDGER ACCOUNT TOTALS						DIFFERENCE -->	119.01
COMM STATE BANK - CAP PRJ BK#2							
BANK	COMM STATE BANK - CAP PRJ BK#2						7,428.92
001	CHECKING - GEN BANK2 CAP PROJ	7,428.21	1.01	0.00	7,429.22		
	DEPOSITS					0.30	
COMM STATE BANK - CAP PRJ BK#2		7,428.21	1.01	0.00	7,429.22	0.30-	7,428.92

BANK CASH REPORT
2023

BANK FUND	BANK NAME	JULY CASH BALANCE	AUGUST RECEIPTS	AUGUST DISBURSMENTS	AUGUST CASH BALANCE	OUTSTANDING TRANSACTIONS	AUG BANK BALANCE
COMM STATE BANK - LND EQP BK#3							
BANK 001	COMM STATE BANK - LND EQP BK#3 CHECKING - GEN BANK3 LAND/EQUIP DEPOSITS	15,266.41	4.67	0.00	15,271.08	4.66	15,266.42
	COMM STATE BANK - LND EQP BK#3	15,266.41	4.67	0.00	15,271.08	4.66-	15,266.42
COMM STATE BANK - MEMPARK BK#4							
BANK 167	COMM STATE BANK - MEMPARK BK#4 CHECKING-ELK.MEMRL PARK BOARD	0.00	0.00	0.00	0.00		
	COMM STATE BANK - MEMPARK BK#4	0.00	0.00	0.00	0.00	0.00	0.00
COMMY ST BANK - CEMASSC BK#5							
BANK 168	COMMY ST BANK - CEMASSC BK#5 CHECKING-ELK.CEMETERY ASSOCIAT	1,285.12	0.00	0.00	1,285.12		1,415.58
	COMMY ST BANK - CEMASSC TOTALS	1,285.12	0.00	0.00	1,285.12	0.00	1,285.12
WARNING - BANK TOTALS DO NOT EQUAL THE GENERAL LEDGER ACCOUNT TOTALS						DIFFERENCE -->	130.46-
Bankers Trust DM BK#6							
BANK 169	Bankers Trust DM CHECKING	0.00	0.00	0.00	0.00		
	Bankers Trust DM TOTALS	0.00	0.00	0.00	0.00	0.00	0.00
VERIDIAN CREDIT UNION BK#7							
BANK 169	VERIDIAN CREDIT UNION CHECKING-ELK.COMMUNITY BETTERM	0.00	0.00	0.00	0.00		
	VERIDIAN CREDIT UNION TOTALS	0.00	0.00	0.00	0.00	0.00	0.00
COMM ST BK-FIRE RESTRICT BK#8							
BANK 166	COMM ST BK-FIRE RESTRICT BK#8 CHECKING	686.89-	0.00	0.00	686.89-		366,256.00
BANK 166	FIRE DEPT RESTRICTED CASH DEPOSITS	366,742.70	230.04	0.00	366,972.74	29.85	
	COMM ST BK-FIRE RESTRICT BK#8	366,055.81	230.04	0.00	366,285.85	29.85-	366,256.00
TOTAL OF ALL BANKS		2,176,644.03	64,304.36	322,354.72	1,918,593.67	243,562.27	2,162,155.94

TREASURER'S REPORT
CALENDAR 8/2023, FISCAL 2/2024

ACCOUNT TITLE	LAST MONTH END BALANCE	RECEIVED	DISBURSED	CHANGE IN LIABILITY	ENDING BALANCE
001 GENERAL	86,300.62	11,915.68	123,648.06	.00	25,431.76-
002 ARPA	30,263.23	.00	.00	.00	30,263.23
110 ROAD USE TAX	92,124.11	.00	2,251.10	.00	89,873.01
111 I-JOBS	.00	.00	.00	.00	.00
112 EMPLOYEE BENEFITS	297.86	.00	.00	.00	297.86
119 EMERGENCY FUND	68.35	.00	.00	.00	68.35
121 LOCAL OPTION SALES TAX	204,399.61	.00	.00	.00	204,399.61
125 TAX INCREMENT FINANCING	423,132.35	.00	7,000.00	.00	416,132.35
165 RESTRICTED CULTURE & RE	.00	.00	.00	.00	.00
166 FIRE DEPT RESTRICTED	366,055.81	230.04	.00	.00	366,285.85
167 ELKHART MEMORIAL PARK F	1,432.00	.00	.00	.00	1,432.00
168 CEMETERY ASSOCIATION FU	1,285.12	.00	.00	.00	1,285.12
169 COMMUNITY BETTERMENT FU	.00	.00	.00	.00	.00
200 DEBT SERVICE	5,999.45	.00	.00	.00	5,999.45
301 CAPITAL PROJECT FUND	.50	.00	.00	.00	.50
302 CAPITAL PROJ URBAN RENE	.00	.00	.00	.00	.00
306 SEWER LAGOON FACILITY	130,670.55-	.00	.00	.00	130,670.55-
307 SEWER INDUSTRIAL PARK	.00	.00	.00	.00	.00
308 WATER INDUSTRIAL PARK	.00	.00	.00	.00	.00
309 CHECKING-CAP IMPROVE PL	.00	.00	.00	.00	.00
311 CHECKING-COMP PLAN	.00	.00	.00	.00	.00
312 CHECKING-MAIN STREET	113,418.72	.00	.00	.00	113,418.72
313 PRAIRIE POINT PARK-2022	373,193.07	1,750.00	133,103.66	.00	241,839.41
314 WA TRTMENT EXT-2022A	127,796.30-	1,750.00	600.00	.00	126,646.30-
315 MAINTENANCE SHOP-2022A	7,953.33	1,750.00	.00	.00	9,703.33
316 STORM WATER-PHASE1-2022	115,902.34	.00	.00	.00	115,902.34
317 LIFTSTATION PROJ-2022A	362,713.13	1,750.00	528.76	.00	363,934.37
600 WATER	154,222.73	20,716.47	27,264.93	.01	147,674.28
601 WATER SINKING	3,956.03	.00	.00	.00	3,956.03
610 SEWER	32,934.63	19,621.61	25,335.61	.01-	27,220.62
611 SRF LOAN-2020B	.00	.00	.00	.00	.00
612 NO LONGER USING 2018A	.00	.00	.00	.00	.00
613 CHECKING-SRB 2018B	.00	.00	.00	.00	.00
740 STORM WATER	59,657.89	2,805.66	607.70	.00	61,855.85
Report Total	2,176,844.03	62,289.46	320,339.82	.00	1,918,793.67

BUDGET WORKSHEET
CALENDAR 8/2023, FISCAL 2/2024

ACCOUNT NUMBER ACCOUNT TITLE	2 YRS AGO EXP	LYR EXPENSE	CURRENT BUDGET	EXPENDED YTD	NEW BUDGET
POLICE TOTAL	33,850.09	35,666.92	37,236.00	6,270.02	.00
EMERGENCY MANAGEMEN	5,554.43	33,506.95	21,140.00	21.58	.00
FIRE TOTAL	48,887.47	47,341.92	76,544.00	8,962.94	.00
FIRE DEPT RESTRICTE	.00	.00	.00	.00	.00
AMBULANCE TOTAL	6,959.05	9,663.98	14,050.00	60.77	.00
BUILDING INSPECTION	87,183.03	47,792.33	90,000.00	1,749.01	.00
ANIMAL CONTROL TOTA	.00	.00	.00	.00	.00
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PUBLIC SAFETY TOTAL	182,434.07	173,972.10	238,970.00	17,064.32	.00
ROADS, BRIDGES, SID	84,067.73	51,967.42	141,818.00	6,684.37	.00
STREET LIGHTING TOT	10,006.79	10,719.51	10,750.00	1,774.29	.00
TRAFFIC CONTROL & SA	2,094.27	1,470.38	3,000.00	50.00	.00
SNOW REMOVAL TOTAL	17,123.69	15,932.48	17,427.00	3,014.73	.00
GARBAGE TOTAL	2,280.32	903.72	2,500.00	1,465.37	.00
RECYCLING TOTAL	16,465.36	17,165.52	17,500.00	3,248.64	.00
GARAGE OTHER PUB WO	48,859.14	60,814.80	145,122.00	5,229.62	.00
STORM SEWER TOTAL	.00	.00	.00	.00	.00
-----	-----	-----	-----	-----	-----
PUBLIC WORKS TOTAL	180,897.30	158,973.83	338,117.00	21,467.02	.00
HEALTH REGULATION/I	.00	.00	.00	.00	.00
WATER,AIR,MOSQUITO	1,146.36	1,593.51	.00	.00	.00
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HEALTH & SOCIAL SER	1,146.36	1,593.51	.00	.00	.00
LIBRARY TOTAL	1,900.00	1,900.00	1,900.00	.00	.00
PARKS TOTAL	33,512.49	41,775.71	107,453.00	86,475.63	.00
RECREATION TOTAL	2,520.54	1,855.55	3,500.00	282.03	.00
RAGBRAI TOTAL	.00	.00	.00	.00	.00
CEMETERY TOTAL	11,957.84	12,460.13	14,167.00	1,664.12	.00
COMMUNITY CTR/ZOO/M	11,849.76	13,369.82	22,386.00	2,676.13	.00
OTHER CULTURE/RECRE	.00	.00	.00	.00	.00
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CULTURE & RECREATIO	61,740.63	71,361.21	149,406.00	91,097.91	.00
COMMUNITY BEAUTIFIC	.00	.00	.00	.00	.00
PLANNING & ZONING T	46,150.18	38,754.78	35,500.00	160.00	.00
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COMMUNITY & ECONOMI	46,150.18	38,754.78	35,500.00	160.00	.00
MAYOR/COUNCIL/CITY	5,739.89	5,261.97	6,980.00	662.57	.00
CLERK/TREASURER/ADM	59,958.07	64,805.91	86,038.00	11,123.34	.00
ELECTIONS TOTAL	436.51	1,920.75	500.00	.00	.00
LEGAL SERVICES/ATTO	920.00	739.66	1,500.00	920.00	.00
CITY HALL/GENERAL B	76,205.74	124,137.91	150,781.00	20,971.87	.00
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BUDGET WORKSHEET
CALENDAR 8/2023, FISCAL 2/2024

ACCOUNT NUMBER ACCOUNT TITLE	2 YRS AGO EXP	LYR EXPENSE	CURRENT BUDGET	EXPENDED YTD	NEW BUDGET
GENERAL GOVERNMENT	143,260.21	196,866.20	245,799.00	33,677.78	.00
DEBT SERVICE-2020GO	.00	19,415.00	.00	.00	.00
DEBT SERVICE-STREET	.00	58,128.00-	.00	.00	.00
MAIN STREET TOTAL	61,504.00	.00	61,960.00	.00	.00
DEBT SERVICE-WATER	.00	.00	12,380.00	.00	.00
DEBT SERV-2020A-LAG	297,173.10	345,993.78	298,116.00	.00	.00
DEBT SERV-2015A-IND	.00	.00	.00	.00	.00
SRF-2020B LAGOON TO	.00	.00	.00	.00	.00
2022A TOTAL	.00	39,896.74	184,775.00	.00	.00
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DEBT SERVICE TOTAL	358,677.10	347,177.52	557,231.00	.00	.00
PARKS TOTAL	24,377.24	93,754.03	150,000.00	11,953.50	.00
COMMUNITY BEAUTIFIC	811,057.74	1,282,925.85	3,968,414.00	143,309.69	.00
OTHER COMM & ECO DE	.00	.00	.00	.00	.00
WATER MAIN PROJECT	.00	.00	.00	.00	.00
WATER TOWER PROJECT	.00	.00	.00	.00	.00
URBAN RENEWAL TOTAL	.00	.00	.00	.00	.00
SEWER LAGOON FACILI	.00	.00	.00	.00	.00
SEWER INDUSTRIAL PA	.00	.00	.00	.00	.00
WATER INDUSTRIAL PA	.00	.00	.00	.00	.00
CIP TOTAL	.00	.00	.00	.00	.00
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CAPITAL PROJECTS TO	835,434.98	1,376,679.88	4,118,414.00	155,263.19	.00
WATER TOTAL	235,739.06	196,712.63	215,543.00	39,672.18	.00
SEWER/SEWAGE DISPOS	157,640.03	159,976.31	119,528.00	37,047.02	.00
SRF-2020B LAGOON TO	82,577.50	.00	82,430.00	.00	.00
STORM WATER TOTAL	22,811.29	6,921.93	.00	1,297.01	.00
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ENTERPRISE FUNDS TO	498,767.88	363,610.87	417,501.00	78,016.21	.00
TRANSFERS IN/OUT TO	733,643.36	848,227.44	753,244.00	7,000.00	.00
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TRANSFER OUT TOTAL	733,643.36	848,227.44	753,244.00	7,000.00	.00
=====	=====	=====	=====	=====	=====
TOTAL EXPENSES	3,042,152.07	3,577,217.34	6,854,182.00	403,746.43	.00
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INVOICE#	VENDOR NAME	INVOICE DESCRIPTION	INVOICE AMT	VENDOR TOTAL
SEPTEMBER 2023	ANKENY SANITATION	GARBAGE SVC		75.31
3091	ARDICK EQUIPMENT CO INC	NO SWIMMING ALLOWED SIGNS		126.00
EXAM FEE-2021	OFFICE OF AUDITOR OF STATE	PERIODIC EXAM FEE-2021		1,500.00
PG EQUIPMENT	BOLAND RECREATION	CITY PARK PLAGROUND EQUIPMENT		56,830.00
AUGUST 2023	BRENDA HYSELL	PHONE REIMBURSEMENT	75.00	
GCMOA	BRENDA HYSELL	GCMOA LUNCHEON REIMBURSEMENT	35.97	110.97
AUGUST-2023	CHAD SANDS	PHONE REIMBURSEMENT		43.56
SEPTEMBER 2023	CHEM-SULT, INC	WATER TREATMENT CHEMS		1,007.11
PAY ESTIMATE #1	CONCRETE CONNECTION,LLC	PAY ESTIMATE #1-2023PRAIRIE		105,418.36
SEPTEMBER 2023	DES MOINES REGISTER MEDIA	PUBLISH LEGALS		476.15
SEPTEMBER 2023	ED LEEDOM	CODE ENFORCEMENT		230.79
PR20230831	EFTPS PAYROLL FEDERAL TAXES	FED/FICA TAX	3,318.49	
PR20230914	EFTPS PAYROLL FEDERAL TAXES	FED/FICA TAX	611.42	3,929.91
PAY ESTIMATE #1	EMMONS & OLIVIER RESOURCE	PAY ESTIMATE #1-2023 PRAIRIE		18,342.84
PR20230831	FIDELITY SECURITY LIFE	VISION	5.02	
SEPTEMBER 2023	FIDELITY SECURITY LIFE	VISION INSURANCE	45.03	50.05
SEPTEMBER 2023	HUXLEY COMMUNICATIONS	CHALL/FIRE/SHOP INTERNET		162.00
2021 WA MAIN EXT	IA FINANCE AUTHORITY-SRF	2021 SERIES WA MAIN EXTENSION		
PR20230815	TREASURER STATE OF IOWA	STATE TAXES	648.52	
PR20230831	TREASURER STATE OF IOWA	STATE TAX	515.78	1,164.30
PERMIT-MIXER	IOWA DEPT OF NATURAL RESOURCES	CONSTRUCTION PERMIT FOR WATER		300.00
SEPTEMBER 2023	IOWA ONE CALL	EMAIL LOCATES		93.60
PR20170331	IPERS	IPERS		
PR20200330	IPERS	IPERS		
PR20230815	IPERS	IPERS	2,420.02	
PR20230831	IPERS	IPERS	2,018.69	4,438.71
40019	WASTE SOUTIONS OF IOWA	PORTABLE RESTROOMS	31.80	
9172018	WASTE SOUTIONS OF IOWA	PORTABLE RESTROOMS	31.80	63.60
SEPTEMBER 2023	MARCO TECHNOLOGIES LLC	COPIER/PRINTER		151.70
AUGUST 2023	MARISSA BUTLER	PHONE REIMBURSEMENT		75.00
90712	MENARDS - ANKENY	CITY HALL SUPPLIES TO PATCH	48.80	
91402	MENARDS - ANKENY	POTHOLE PATCH AND SUPPLIES	66.28	115.08
SEPTEMBER 2023	METRO WASTE AUTHORITY	CURB IT RECYCLING EXPENSE		1,678.34
DUES	MIALG	COLTON FORS DUES PARTIAL YEAR		150.00
SEPTEMBER 2023	MICROBAC LABORATORIES INC	TESTINGS		419.00
SEPTEMBER 2023	MID AMERICAN ENERGY	ELECTRIC/GAS		3,910.54
EXTRA SERVICES	PFM FINANCIAL ADVISORS	FINANCIAL ADVISORS EXTRA		2,000.00
JULY 2023	POLK COUNTY TREASURER	SHERIFF CONTRACT	2,620.75	
SEPTEMBER 2023	POLK COUNTY TREASURER	SHERIFF CONTRACT	2,694.67	5,315.42
SEPTEMBER 2023	RACOM CORPORATION	28RADIO ACCESS EDACS		719.10
AUGUST 2023	RICK HUEBNER	PHONE REIMBURSEMENT		75.00
AUGUST 2023	RON CORNWELL	PHONE REIMBURSEMENT		75.00
SEPTEMBER 2023	THORPE WATER DEVELOPMENT	SERVICE CONTRACT		1,855.50
167324681	ULINE	MISC SUPPLIES FOR BALL FIELD		324.24
5994977	VAN WALL EQUIPMENT INC	MOWER SERVICE		93.78
1801046-1	VEENSTRA & KIMM INC	WENTHOLD ANNEXATION REQUEST	599.50	
18056-92	VEENSTRA & KIMM INC	BUILDING PERMITS	300.38	
18075-9	VEENSTRA & KIMM INC	EAST STORM TRUNK SEWER AND	742.02	
18082-7	VEENSTRA & KIMM INC	MAIN LIFT STATION IMPROVEMENT	1,107.50	
18084-4	VEENSTRA & KIMM INC	PPARK AMENITIES PHASE 1	5,927.86	
18085-1	VEENSTRA & KIMM INC	PPARK AMENITIES PHASE 1	5,646.86	14,324.12
SEPTEMBER 2023	VERIZON WIRELESS	CHALL/FIRE PHONES		168.44
SEPTEMBER 2023	VISA	CSB CREDIT CARD		504.78
SEPTEMBER 2023	WASTE SOLUTIONS OF IOWA	PORTABLE RESTROOMS		391.00

INVOICE#	VENDOR NAME	INVOICE DESCRIPTION	INVOICE AMT	VENDOR TOTAL
PR20230831	WELLMARK	INSURANCE- A T	236.86	
SEPTEMBER 2023	WELLMARK	GROUP INSURANCE	2,343.44	2,580.30
56271	WRIGHT OUTDOOR SOLUTIONS	MULCH IN CITY PARK AFTER		3,326.24
				=====
Accounts Payable Total				232,615.84
Invoices: Paid				198,456.55
Invoices: Scheduled				34,159.29
Payroll Checks				

		001 GENERAL		5,082.58
		110 ROAD USE TAX		388.47
		600 WATER		2,075.05
		610 SEWER		1,687.22
		740 STORM WATER		152.45

Total Paid On: 8/30/23				9,385.77
		001 GENERAL		1,599.52
		110 ROAD USE TAX		94.07
		600 WATER		470.30
		610 SEWER		300.88
		740 STORM WATER		37.68

Total Paid On: 9/14/23				2,502.45
				=====
Total Payroll Paid				11,888.22
				=====
Report Total				244,504.06
				=====

CLAIMS REPORT
CLAIMS FUND SUMMARY

FUND	NAME	AMOUNT
001	GENERAL	88,721.93
110	ROAD USE TAX	970.44
169	COMMUNITY BETTERMENT FUND	63.60
313	PRAIRIE POINT PARK-2022A	135,835.92
314	WA TRTMENT EXT-2022A	500.00
315	MAINTENANCE SHOP-2022A	500.00
316	STORM WATER-PHASE1-2022A	742.02
317	LIFTSTATION PROJ-2022A	1,607.50
600	WATER	8,301.72
601	WATER SINKING	
610	SEWER	6,892.43
740	STORM WATER	368.50

	TOTAL FUNDS	244,504.06

**CITY OF ELKHART BUSINESS MEETING MINUTES, August 21, 2023 – 6:00 P.M. ELKHART
COMMUNITY CENTER**

- 1. Call to Order**
Mayor Campbell called the meeting to order at 6:00 PM
- 2. Pledge of Allegiance**
Mayor Campbell led the room in the Pledge of Allegiance
- 3. Roll Call**
Council Members Present: Nathan Gillmore, Steve Allen, Brad Fordyce, and Angie Schaffer.
- 4. Approval of Agenda**
Motioned by Schaffer, seconded by Allen to approve the Agenda as published, motion carried
- 5. Citizen Hearing and Other Communications**
 - a. Polk County Sheriff Report
Submitted a report
 - b. Public Comments
2 Citizens approached Mayor and Council in concern of knowledge to citizens of recent issues at City Hall
- 6. Reports of the Elected Officials, City Staff and Standing Committees**
Drey, Fire Chief: submitted a written report to Mayor and Council due to his absence
Hysell, City Clerk: Ask the Mayor and Council of date for Halloween Trick or Treat night, it will be presented for approval at September Meeting
Kappos, P&Z: Is aware of need to set a special meeting for approval of Kimberly Woods, Plat 1&2, will follow up with a date and time for meeting
- 7. Consent Agenda Resolution 2023-103-1**
Motioned by Fordyce, seconded by Schaffer to approve the Consent Agenda, motion carried
 - a. July Cash Report
 - b. July Treasurer's Report
 - c. July Budget Report
 - d. August Bills submitted
 - e. July Minutes of Council Meeting
 - f. Hen House Pub n' Grub Alcohol Permit
- 8. Resolution 2023-104**
Motioned by Allen, seconded by Schaffer to approve Alcohol Permit for Betterment Committee September 16, Fall Festival, pending dramshop approval from Iowa ABD, motion carried
- 9. Motioned by Fordyce, seconded by Allen to approve Street Closings for Betterment Committee Fall Festival from 2PM to 11PM September 16, on Main Street from Railroad Ave to Shaw Ave, motion carried**
- 10. Andrew Cory with Elkhart Betterment Committee was present with a donation check presented to Jill Edler-Parks Committee President, to be used on the Fencing going around the Basketball Hoops at Prairie Pointe Park**
- 11. Resolution 2023-105**
Motioned by Allen, seconded by Gillmore to approve Pay Estimate #1-2023 Prairie Pointe Park Improvements Project to Concrete Connection for \$105,418.36
- 12. Resolution 2023-106**
Motioned by Fordyce, seconded by Schaffer to approve Pay Estimate #1-Water Treatment Plant Project to WRH for \$95,427.50, motion carried
- 13. Resolution 2023-107**
Motioned by Allen, seconded by Gillmore to approve Certification of Completion-East Storm Trunk Sewer and Lagoon Modifications Project, motion carried
- 14. Resolution 2023-108**
Motioned by Schaffer, seconded by Fordyce to approve Pay Estimate #1-2023 Prairie Pointe Park Pond Seeding Project to Emmons and Olivier Resources for \$18,342.84, motion carried
- 15. Motioned by Fordyce, seconded by Schaffer to approve the Appointment of New Elkhart Fire/Ambulance Crew-Josh Simeons, motion carried**
- 16. Resolution 2023-109**

**CITY OF ELKHART BUSINESS MEETING MINUTES, August 21, 2023 – 6:00 P.M. ELKHART
COMMUNITY CENTER**

- Motioned by Fordyce, seconded by Schaffer to Set a Public Hearing Date of September 18, 2023, 6PM at Elkhart Community Center for Wenthold Annexation Request, motion carried
17. Discussion of the Elkhart Christian Church request of Parking Lot was tabled to next month in order to explore other options for them, a Review from Tony Hess was performed and is available to the public at City Hall
18. **Resolution 2023-110**
Motioned by Fordyce, seconded by Schaffer to approve the Development Agreement between City of Elkhart and Robert and Deborah Terrell, motion carried. Fordyce explained to the Public the Background of the process and what Mr. and Mrs. Terrell want accomplished with the donation of this property to the City
19. **Resolution 2023-111**
Motioned by Gillmore, seconded by Allen to approve the Deleting of Property from Elkhart Urban Renewal Area, motion carried
20. **Ordinance 2023-6-Deleting Property from the Tax Increment Financing District**
Motioned by Fordyce, seconded by Schaffer to Adopt the -1st Reading-Deleting Property from the Tax Increment Financing District for the Elkhart Urban Renewal Area of the City of Elkhart, Iowa, Pursuant to Section 403.19 of the Code of Iowa. Motioned by Fordyce, seconded by Allen to Waive the 2nd and 3rd readings due to the timeline of this Project. Motioned by Schaffer, seconded by Allen to Adopt Ordinance 2023-6- Deleting Property from the Tax Increment Financing District for the Elkhart Urban Renewal Area of the City of Elkhart, Iowa, Pursuant to Section 403.19 of the Code of Iowa, motions carried
21. **Resolution 2023-112**
Motioned by Fordyce, seconded by Schaffer to Set a Public Hearing Date of September 18, 2023, 6PM, Elkhart Community Center for Designation of the Expanded Elkhart Urban Renewal Area and on Urban Renewal Plan Amendment, motion carried
22. **Resolution 2023-113**
Motioned by Fordyce, seconded by Gillmore to Set a Consultation Date of September 1, 2PM, at City Hall for Elkhart Urban Renewal Plan Amendment, motion carried
23. Motioned by Gillmore, seconded by Schaffer to approve Street Closings for Mean Machine Event September 16, 2023, 11AM to 6PM on NW Garfield Ave from W Walnut Street to NW Main St, motion carried
24. Discussion of the Neighborhood Party Road Closings was tabled to find out Policies in place, notifications, and legal advice for allowance of this kind of event, no approval.
25. **Resolution 2023-114**
Motioned by Fordyce, seconded by Schaffer for approval of Elkhart's Participation in Polk County's CDBG Program, motion carried
26. **Resolution 2023-115**
Motioned by Allen, seconded by Gillmore to approve the Updated Engagement Letter submitted by Matt Stoffel with PFM Financial Advisors, motion carried
27. **Resolution 2023-116**
Motioned by Gillmore, seconded by Schaffer to approve the quote for Mulch to be replaced at the City Park for the New Playground Equipment installed to Wright Outdoor Solutions for \$3,326.24, motion carried
28. **Resolution 2023-120**
Motioned by Fordyce, seconded by Schaffer to approve the quote for Fencing around the Basketball Hoops in Prairie Pointe Park to Midwest Fencing and Construction for \$19,400.00, motion carried
29. Discussions of the Cemetery Space and requests of the Cemetery Board-it was consensus of the Council to move forward on moving some plots in order to open up some more spaces for Cremate Burials Only, Council also approved to open up a Plot that was put on HOLD status, it was reviewed by the Board and Public Works Director, the Council does not want to move forward with the request to review possible Plots up to the intake on the East Side of the Cemetery in the open space, they will entertain that request at a later date.
30. **Resolution 2023-118**

**CITY OF ELKHART BUSINESS MEETING MINUTES, August 21, 2023 – 6:00 P.M. ELKHART
COMMUNITY CENTER**

Motioned by Allen, seconded by Fordyce to accept the Resignation of Chad Sands, City Administrator as of August 18, 2023, motion carried

31. Resolution 2023-119

Motioned by Fordyce, seconded by Allen to accept the Resignation of Brian Shipley, Councilman as of August 14, 2023, motion carried

32. Adjourn

Motioned by Schaffer, seconded by Fordyce to adjourn the Council Meeting at 7:05PM

CLAIMS REPORT

VENDOR	INVOICE DESCRIPTION	AMOUNT
ALLIED SYSTEMS, INC	FIELD LABOR AND SERVICE	\$1,594.05
ANKENY SANITATION	GARBAGE SVC	\$75.31
BASCOM TRUCK & AUTOMOTIVE INC	OIL FILTER CHANGE AND REPAIRS	\$1,513.48
BOLAND RECREATION	INSTALLATION OF PLAYGROUND	\$21,150.00
BRENDA HYSELL	PHONE REIBURSEMENT	\$75.00
CHAD SANDS	MEETINGS AND TRAVEL EXP	\$103.70
CHAD SANDS	PHONE REIBURSEMENT	\$75.00
CHEM-SULT, INC	WATER TREATMENT CHEMS	\$1,554.04
COMPASS BUSINESS SOLUTIONS	PRINTING OF LOGO ON CLOTHING	\$131.66
CONSUMERS ENERGY	IND PARK STREET LIGHTS	\$103.18
CRUISER ENTERPRISES	ELECTRICAL IN NEW OFFICE AT	\$1,400.00
DES MOINES REGISTER MEDIA	PUBLISH LEGALS	\$236.47
ED LEEDOM	CODE ENFORCEMENT	\$543.02
EFTPS PAYROLL FEDERAL TAXES	FED/FICA TAX	\$3,791.66
EFTPS PAYROLL FEDERAL TAXES	FED/FICA TAX	\$3,952.45
FIDELITY SECURITY LIFE	VISION GROUP INSURANCE	\$40.01
FIDELITY SECURITY LIFE	VISION	\$5.02
FIDELITY SECURITY LIFE	VISION	\$5.02
HUXLEY COMMUNICATIONS	CHALL/FIRE/SHOP INTERNET	\$162.00
IA FINANCE AUTHORITY-SRF	2021 SERIES WA MAIN EXTENSION	
TREASURER STATE OF IOWA	STATE TAXES	\$23.40
TREASURER STATE OF IOWA	STATE TAXES	\$622.88
TREASURER STATE OF IOWA	STATE TAX	\$625.72
IEMSA	MEMBERSHIP LEVEL 2	\$100.00
INTERSTATE ALL BATTERY CTR	EMS REPAIR	\$71.70
IOWA DEPT NATURAL RESOURCES	CONSTRUCTION PERMIT FEE FOR	\$600.00
IOWA DEPT OF NATURAL RESOURCES	ANNUAL NPDES RENEWAL	\$210.00
IOWA LEAGUE OF CITIES	MEMBER DUES	\$900.00
IOWA ONE CALL	EMAIL LOCATES	\$45.00
IPERS	IPERS	
IPERS	IPERS	
IPERS	IPERS	\$2,240.91
IPERS	IPERS	\$2,295.45

**CITY OF ELKHART BUSINESS MEETING MINUTES, August 21, 2023 – 6:00 P.M. ELKHART
COMMUNITY CENTER**

WASTE SOUTIONS OF IOWA	PORTABLE RESTROOMS	\$31.80
WASTE SOUTIONS OF IOWA	PORTABLE RESTROOMS	\$31.80
KIM HYSELL	RE-SEWING CITY BANNERS	\$50.00
LAIN WILSON	CUSTOM DESK FOR NEW CLERKS	\$1,100.00
MARCO TECHNOLOGIES LLC	COPIER/PRINTER	\$166.25
MARISSA BUTLER	PHONE REIBURSEMENT	\$75.00
MENARDS - ANKENY	MISC SUPPLIES	\$422.96
MENARDS - ANKENY	NEW OFFICE MISC.SUPPLIES FOR	\$236.64
MENARDS - ANKENY	CITY HALL NEW OFFICE MISC.	\$69.70
MENARDS - ANKENY	PAINT,SHOVEL,REFRIDGE	\$662.47
METRO WASTE AUTHORITY	CURB IT RECYCLING EXPENSE	\$1,654.56
MICROBAC LABORATORIES INC	TESTINGS	\$356.25
MID AMERICAN ENERGY	ELECTRIC/GAS	\$3,951.44
MUNICIPAL EMERGENCY SERVICES	RAISE A MANHOLE	\$547.10
PETTY CASH	MISCELLANEOUS MAILINGS	\$10.41
POLK COUNTY	WATERSHED	\$250.00
POLK COUNTY TREASURER	SHERIFF CONTRACT	\$2,694.67
RACOM CORPORATION	28RADIO ACCESS EDACS	\$719.10
RICK HUEBNER	RICK'S CLOTHING ALLOWANCE	\$57.74
RICK HUEBNER	PHONE REIBURSEMENT	\$75.00
RON CORNWELL	PHONE REIBURSEMENT	\$75.00
SAM'S CLUB	MISC CLEANING SUPPLIES	\$53.88
THORPE WATER DEVELOPMENT	SERVICE CONTRACT	\$1,855.50
TRACTOR SUPPLY CREDIT PLAN	SPRAYER PART	\$3.99
VAN WALL EQUIPMENT INC	MOWE OIL AND SERVICE	\$271.60
VAN WALL EQUIPMENT INC	MOWER BLADE	\$61.86
VEENSTRA & KIMM INC	BUILDING PERMITS	\$591.76
VEENSTRA & KIMM INC	MAIN LIFT STATION	
VEENSTRA & KIMM INC	IMPROVEMENTS	\$528.76
VERIZON WIRELESS	PPARK AMENITIES PHASE 1	\$9,342.46
VISA	CHALL/FIRE PHONES	\$168.12
VISU-SEWER,INC	CSB CREDIT CARD	\$867.95
WASTE SOLUTIONS OF IOWA	SEALING SANITARY SEWER	
WASTE SOLUTIONS OF IOWA	LATERAL	\$29,502.00
WELLMARK	PORTABLE RESTROOMS	\$391.00
WELLMARK	PORTABLE RESTROOMS	\$391.00
WELLMARK	GROUP INSURANCE	\$2,106.58
WEX BANK	INSURANCE- A T	\$236.86
WHITFIELD&EDDY,PLC TRUST ACCNT	INSURANCE- A T	\$236.86
Accounts Payable Total	FUEL	\$783.94
Invoices: Paid	LEGAL SERVICES	\$920.00
Invoices: Scheduled		\$105,798.14
		\$15,629.38
		\$90,168.76

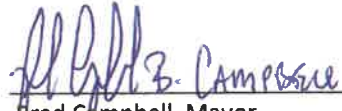
**CITY OF ELKHART BUSINESS MEETING MINUTES, August 21, 2023 – 6:00 P.M. ELKHART
COMMUNITY CENTER**

Total Paid On: 7/20/23	\$10,581.71
Total Paid On: 8/14/23	\$10,983.35
Total Payroll Paid	\$21,565.06
***** REPORT TOTAL *****	\$127,363.20
GENERAL	\$60,430.92
ROAD USE TAX	\$2,920.50
COMMUNITY BETTERMENT FUND	\$63.60
PRAIRIE POINT PARK-2022A	\$9,342.46
WA TRTMENT EXT-2022A	\$600.00
LIFTSTATION PROJ-2022A	\$528.76
WATER	\$27,240.50
WATER SINKING	
SEWER	\$25,538.72
STORM WATER	\$697.74
TOTAL FUNDS	\$127,363.20

Attest:



Brenda Hysell, City Clerk



Brad Campbell, Mayor

PAY ESTIMATE #1
WATER SYSTEM
IMPROVEMENTS
WELL NO.4
SEPTEMBER 18,2023



VEENSTRA & KIMM INC.

3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

Date: **September 13, 2023**

PAY ESTIMATE NO. 1

Project Title	Water System Improvements, Well No. 4 Elkhart, Iowa			Contractor	Gingerich Well & Pump Service, LLC 1331 HWY 1 Kalona, IA 52247		
Original Contract Amount & Date	\$404,225.00	20-Jun-23	Pay Period	6/20/2023 to 9/10/2023			
BID ITEMS							
Bid Item No.	Specification Section / Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Completed	Value Completed
1.1.1	Mobilization	LS	100%	\$ 98,000.00	\$ 98,000.00	100%	\$ 98,000.00
1.1.2	Drill Hole 16"	LF	265	\$ 385.00	\$ 102,025.00	260	\$ 100,100.00
1.1.3	Casing Pipe 8"	LF	255	\$ 78.00	\$ 19,890.00	230	\$ 17,940.00
1.1.4	Well Screen 8"	LF	20	\$ 355.00	\$ 7,100.00	30	\$ 10,650.00
1.1.5	Gravel Pack	LS	100%	\$ 18,000.00	\$ 18,000.00	100%	\$ 18,000.00
1.1.6	Cement Grout	LS	100%	\$ 47,000.00	\$ 47,000.00	100%	\$ 47,000.00
1.2	Sitework	LS	100%	\$ 14,500.00	\$ 14,500.00		\$ -
1.3	Well Development	LS	100%	\$ 13,500.00	\$ 13,500.00	100%	\$ 13,500.00
1.4	Pump Test Setup	LS	100%	\$ 14,000.00	\$ 14,000.00		\$ -
1.5	Test Pumping	HR	24	\$ 235.00	\$ 5,640.00		\$ -
1.6	Well Pump	LS	100%	\$ 11,580.00	\$ 11,580.00		\$ -
1.7	Discharge Column Pipe 3"	LF	120	\$ 37.00	\$ 4,440.00		\$ -
1.8	Pitless Adapter	LS	100%	\$ 18,500.00	\$ 18,500.00		\$ -
1.9	Raw Water Main 4"	LF	10	\$ 615.00	\$ 6,150.00		\$ -
1.10	Electrical	LS	100%	\$ 9,500.00	\$ 9,500.00		\$ -
1.11	Modification to Existing Well No. 2	LS	100%	\$ 7,200.00	\$ 7,200.00		\$ -
1.12	Modification to Existing Well No. 3	LS	100%	\$ 7,200.00	\$ 7,200.00		\$ -
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							\$ -
							\$ -
				TOTAL ORIGINAL CONTRACT	\$ 404,225.00		\$ 305,190.00

MATERIALS STORED SUMMARY

Bid Item No.	Description	Number of Units	Unit Price	Extended Cost
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
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			\$ -	\$ -
TOTAL MATERIALS STORED			\$	\$ -

SUMMARY			
		Original Contract Price	Value Completed
Bid Items Subtotal		\$404,225.00	\$ 305,190.00
APPROVED CHANGE ORDERS			
Change Order No.	Description/Notes	Total Approved	Value Completed
TOTAL ALL CHANGE ORDERS		\$ -	\$ -
Revised Contract Price		\$ 404,225.00	\$ 305,190.00
		Total Materials Stored	\$ -
		Value of Completed Work and Materials Stored	\$ 305,190.00
		Less Retained Percentage (5%)	\$ 15,259.50
		Total Earned Less Retainage	\$ 289,930.50
PREVIOUSLY APPROVED PARTIAL PAYMENTS			
Less Estimate(s) Previously Approved			\$ -
Less Total Pay Estimates Previously Approved			\$ -
Percent Complete	75.5%	Amount Due This Estimate	\$ 289,930.50

The amount \$289,930.50 is recommended for approval for payment in accordance with the terms of the contract.

Quantities Complete Submitted By: Gingerich Well & Pump Service, LLC	Recommended By: Veenstra & Kimm, Inc.	Approved By: Elkhart, Iowa
Signature <i>Helen Davidson</i>	Signature <i>[Signature]</i>	Signature
Title Project Manager	Title Project Engineer	Title Mayor
Date 9-13-23	Date 9/13/2023	Date

PAY ESTIMATE #2
WATER TREATMENT
PLANT EXPANSION
SEPTEMBER 18,2023



VEENSTRA & KIMM INC.

3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

Date: **September 14, 2023**

PAY ESTIMATE NO. 2


Project Title	Water Treatment Plant Expansion Elkhart, Iowa			Contractor	WRH, Inc. P.O. Box 256 Amana, Iowa 52203		
Original Contract Amount & Date	\$4,507,000.00	21-Feb-23	Pay Period	8/1/2023 to 8/30/2023			
BID ITEMS							
Bid Item No.	Specification Section / Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Completed	Value Completed
	Bonds / Permits / Insurance / Builders Risk	LS	100%	\$ 85,450.00	\$ 85,450.00	100%	\$ 85,450.00
	Administration / Project Management	LS	100%	\$ 100,000.00	\$ 100,000.00	19%	\$ 18,500.00
	Office Trailer / Portable Toilet / Dumpster	LS	100%	\$ 45,000.00	\$ 45,000.00	0%	\$ -
0700	Mobilization	LS	100%	\$ 65,000.00	\$ 65,000.00	31%	\$ 20,000.00
00700	Cleanup	LS	100%	\$ 30,000.00	\$ 30,000.00	0%	\$ -
02200	Sitework	LS	100%	\$ 170,000.00	\$ 170,000.00	6%	\$ 10,000.00
02610	Buried Piping	LS	100%	\$ 171,000.00	\$ 171,000.00	0%	\$ -
02930	Seeding	LS	100%	\$ 20,000.00	\$ 20,000.00	0%	\$ -
03300	Concrete - WTP	LS	100%	\$ 200,000.00	\$ 200,000.00	1%	\$ 1,500.00
03300	Concrete - Misc.	LS	100%	\$ 50,000.00	\$ 50,000.00	0%	\$ -
04200	Masonry	LS	100%	\$ 185,000.00	\$ 185,000.00	0%	\$ -
05000	Metal Fabrications	LS	100%	\$ 25,000.00	\$ 25,000.00	0%	\$ -
06000	Roof Package	LS	100%	\$ 175,000.00	\$ 175,000.00	0%	\$ -
07000	Thermal and Moisture Protection	LS	100%	\$ 150,000.00	\$ 150,000.00	0%	\$ -
08110	Steel Doors and Frames	LS	100%	\$ 13,000.00	\$ 13,000.00	0%	\$ -
08306	Access Hatches	LS	100%	\$ 5,000.00	\$ 5,000.00	0%	\$ -
09702/09900	Painting / Floor Coatings	LS	100%	\$ 100,000.00	\$ 100,000.00	0%	\$ -
10000	Specialties	LS	100%	\$ 20,000.00	\$ 20,000.00	0%	\$ -
11224	Chemical Feed Equipment	LS	100%	\$ 183,750.00	\$ 183,750.00	0%	\$ -
11310	Biological Filter System (Release to Fab)	LS	100%	\$ 260,109.50	\$ 260,109.50	0%	\$ -
11310	Biological Filter System	LS	100%	\$ 1,064,890.50	\$ 1,064,890.50	0%	\$ -
11420	Horizontal Split Case Pumps	LS	100%	\$ 45,000.00	\$ 45,000.00	0%	\$ -
12345	Casework	LS	100%	\$ 10,000.00	\$ 10,000.00	0%	\$ -
13570	Process Piping	LS	100%	\$ 305,000.00	\$ 305,000.00	0%	\$ -
15000	HVAC	LS	100%	\$ 198,000.00	\$ 198,000.00	0%	\$ -
15400	Plumbing	LS	100%	\$ 50,000.00	\$ 50,000.00	0%	\$ -
15950	Testing & Balancing	LS	100%	\$ 10,000.00	\$ 10,000.00	0%	\$ -
16000	Electrical MOB	LS	100%	\$ 62,000.00	\$ 62,000.00	0%	\$ -
16000	Service Entrance	LS	100%	\$ 78,000.00	\$ 78,000.00	0%	\$ -
16000	ATS/Generator	LS	100%	\$ 101,000.00	\$ 101,000.00	0%	\$ -
16000	MCC1	LS	100%	\$ 105,000.00	\$ 105,000.00	0%	\$ -
16000	Finished Water Pump 1 & 2	LS	100%	\$ 10,000.00	\$ 10,000.00	0%	\$ -
16000	Blower 1 & 2	LS	100%	\$ 10,000.00	\$ 10,000.00	0%	\$ -
16000	Well 4	LS	100%	\$ 21,000.00	\$ 21,000.00	0%	\$ -
16000	HVAC	LS	100%	\$ 17,000.00	\$ 17,000.00	0%	\$ -
16000	Filter Blower	LS	100%	\$ 4,000.00	\$ 4,000.00	0%	\$ -
16000	JB1, 2, 3 Power and Control	LS	100%	\$ 33,000.00	\$ 33,000.00	0%	\$ -
16000	JB3, 4, 5 Power and Control	LS	100%	\$ 33,000.00	\$ 33,000.00	0%	\$ -
16000	Filter Level Sensors	LS	100%	\$ 4,000.00	\$ 4,000.00	0%	\$ -
16000	CP2	LS	100%	\$ 4,000.00	\$ 4,000.00	0%	\$ -
16000	Chemical Feed Equipment	LS	100%	\$ 12,000.00	\$ 12,000.00	0%	\$ -
16000	Receptacles	LS	100%	\$ 30,000.00	\$ 30,000.00	0%	\$ -
16000	Lighting	LS	100%	\$ 29,000.00	\$ 29,000.00	0%	\$ -
16000	CP3 & Fiber	LS	100%	\$ 9,000.00	\$ 9,000.00	0%	\$ -
16000	DO Sensors	LS	100%	\$ 6,000.00	\$ 6,000.00	0%	\$ -
16000	Temporary Service	LS	100%	\$ 17,000.00	\$ 17,000.00	0%	\$ -
17000	Instrumentation and Controls	LS	100%	\$ 185,800.00	\$ 185,800.00	0%	\$ -
TOTAL ORIGINAL CONTRACT					\$ 4,507,000.00		\$ 135,450.00

MATERIALS STORED SUMMARY

Specifications Section No.	Description	Number of Units	Unit Price	Extended Cost
02610	Buried Piping	1	\$ 11,141.32	\$ 11,141.32
03300	Concrete - WTP	1	\$ 16,598.68	\$ 16,598.68
08306	Access Hatches	1	\$ 1,500.43	\$ 1,500.43
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TOTAL MATERIALS STORED				\$ 29,240.43

SUMMARY			
		Original Contract Price	Value Completed
Bid Items Subtotal		\$4,507,000.00	\$ 135,450.00
APPROVED CHANGE ORDERS			
Change Order No.	Description/Notes	Total Approved	Value Completed
TOTAL ALL CHANGE ORDERS		\$ -	\$ -
Revised Contract Price		\$ 4,507,000.00	\$ 135,450.00
Total Materials Stored		\$	29,240.43
Value of Completed Work and Materials Stored		\$	164,690.43
Less Retained Percentage (5%)		\$	8,234.52
Total Earned Less Retainage		\$	156,455.91
PREVIOUSLY APPROVED PARTIAL PAYMENTS			
Less Estimate(s) Previously Approved		8/21/2023	\$ 95,427.50
Less Total Pay Estimates Previously Approved		\$	95,427.50
Percent Complete	3.7%	Amount Due This Estimate	\$ 61,028.41

The amount \$61,028.41 is recommended for approval for payment in accordance with the terms of the contract.

Quantities Complete Submitted By: WRH, Inc.		Recommended By: Veenstra & Kimm, Inc.		Approved By: Elkhart, Iowa	
Signature	Colton Singbeil	Digitally signed by Colton Singbeil Date: 2023.09.15 09:37:16 -05'00'	Signature		Signature
Title	Project Manager		Title	Project Engineer	Title Mayor
Date			Date	9/14/2023	Date

PARTIAL PAY
ESTIMATE #2
PRAIRIE POINTE PARK
IMPROVEMENTS
SEPTEMBER 18,2023



VEENSTRA & KIMM INC.

3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

September 13, 2023

Brenda Hysell
City Clerk
City of Elkhart
260 NW Main Street
P.O. Box 77
Elkhart, Iowa 50073-0077

ELKHART, IOWA
2023 PRAIRIE POINTE PARK IMPROVEMENTS
PAY ESTIMATE NO. 2

Attached is an electronic copy of Pay Estimate No. 2 for work on the 2023 Prairie Pointe Park Improvements project, under the contract between the City of Elkhart and Concrete Connection, LLC. The partial pay estimate is for the period August 11, 2023 to September 10, 2023.

Pay Estimate No. 2 is for storm sewer, curb and gutter, trail, sidewalk, driveway, granular surfacing, and privacy fence. We have checked the estimate and recommend payment to Concrete Connection, LLC in the total amount of \$263,606.06.

Please sign Pay Estimate No. 2 in the space provided and return a signed copy of the pay estimate to our office. Please return a signed copy of Pay Estimate No. 2 to Concrete Connection, LLC with payment. A signed copy should also be kept for your files.

If you have any questions or comments, please contact us at 515-225-8000.

VEENSTRA & KIMM, INC.

A handwritten signature in blue ink that reads "Jordan Kappos".

Jordan Kappos

JDK
18084
Enclosures
cc: Concrete Connection, LLC



ESTIMATE OF CONSTRUCTION COMPLETED

PARTIAL PAYMENT NO. 2

PROJECT TITLE: 2023 Prairie Pointe Park Improvements

Contractor: Concrete Connection, LLC	Date: September 12, 2023
Original Contract Amount: \$605,000.00	
Pay Period: August 11, 2023 to September 10, 2023	

BID ITEMS

ITEM NO.	DESCRIPTION	UNIT	QUANTITY			UNIT PRICE	VALUE COMPLETED TO DATE
			ESTIMATED (ORIG. CONT.)	AUTHORIZED (INCL. C.O.'S)	COMPLETED TO DATE		
1.1	Mobilization	LS	1.00	1.00	1.00	\$20,000.00	\$20,000.00
1.2	Compaction Testing	LS	1.00	1.00	1.00	\$4,162.00	\$4,162.00
1.3	15" RCP Storm Sewer, Class III	LF	96.00	96.00	45.00	\$100.00	\$4,500.00
1.4	15" RCP Flared End Section with Apron Guard and Footing	EA	2.00	2.00	2.00	\$3,250.00	\$6,500.00
1.5	Intake SW-501	EA	2.00	2.00	2.00	\$3,500.00	\$7,000.00
1.6	Intake, SW-512, 24"	EA	1.00	1.00	1.00	\$3,000.00	\$3,000.00
1.7	Driveway, PCC, 7"	SY	812.00	812.00	808.20	\$65.00	\$52,533.00
1.8	Curb & Gutter, 2.5' wide, 7"	LF	425.00	425.00	426.00	\$28.00	\$11,928.00
1.9	Beam Curb	LF	191.00	191.00	185.00	\$55.00	\$10,175.00
1.10	Recreational Trail, PCC 5"	SY	1,570.00	1,570.00	1,587.20	\$50.00	\$79,360.00
1.11	12' Recreational Trail, PCC 7"	SY	270.00	270.00	266.00	\$58.00	\$15,428.00
1.12	Sidewalk, PCC, 5"	sy	112.00	112.00	148.00	\$50.00	\$7,400.00
1.13	Granular Surfacing	TON	610.00	610.00	536.28	\$52.00	\$27,886.56
1.14	Painted Pavement Markings and Symbols, Solvent/Waterborne	LS	1.00	1.00	0.00	\$1,500.00	\$0.00
1.15	Traffic Signs and Posts	EA	2.00	2.00	0.00	\$275.00	\$0.00
1.16	SWPPP Preparation	LS	1.00	1.00	1.00	\$3,000.00	\$3,000.00
1.17	SWPPP Management	LS	1.00	1.00	0.00	\$8,000.00	\$0.00
1.18	Rip Rap, Class E Revetment	TON	40.00	40.00	32.97	\$100.00	\$3,297.00
1.19	Erosion Stone	TON	100.00	100.00	99.84	\$80.00	\$7,987.20
1.20	Privacy Fence, Cedar 6'	LF	365.00	365.00	366.00	\$46.00	\$16,836.00
1.21	Safety Rail	LF	365.00	365.00	0.00	\$145.00	\$0.00
1.22	Hydraulic Seeding, Fertilizing & Mulching, Type 1	LS	1.00	1.00	0.00	\$16,000.00	\$0.00
1.23	Native Seeding	LS	1.00	1.00	0.00	\$6,000.00	\$0.00
1.24	Tree, Legacy Sugar Maple	EA	8.00	8.00	0.00	\$400.00	\$0.00
1.25	Tree, River Birch	EA	6.00	6.00	0.00	\$400.00	\$0.00
1.26	Tree, Downy Serviceberry (tree form)	EA	9.00	9.00	0.00	\$400.00	\$0.00
1.27	Tree, Forest Pansy Eastern Redbud	EA	13.00	13.00	0.00	\$400.00	\$0.00
1.28	Tree, Pagoda Dogwood	EA	5.00	5.00	0.00	\$400.00	\$0.00
1.29	Lighting Pole, Parking Area	EA	4.00	4.00	2.00	\$4,840.00	\$9,680.00
1.30	Lighting Pole, Trail	EA	14.00	14.00	7.00	\$8,050.00	\$56,350.00
1.31	Electric Service Installation	EA	1.00	1.00	0.50	\$14,300.00	\$7,150.00
1.32	Lighting Circuit	LF	3,330.00	3,330.00	1,665.00	\$14.60	\$24,309.00
1.33	Lighting Control Cabinet	EA	1.00	1.00	0.50	\$14,575.00	\$7,287.50
1.34	Underground Pull Box	EA	3.00	3.00	1.50	\$1,785.00	\$2,677.50
Total Value Completed - Bid Items							\$388,446.76

SUMMARY			
		Original Contract	Total Completed
Bid Item Subtotal		\$605,000.00	\$388,446.76
APPROVED CHANGE ORDERS			
Change Order No.	Description/Notes	Total Approved	Total Completed
1		\$0.00	\$0.00
2		\$0.00	\$0.00
3		\$0.00	\$0.00
4		\$0.00	\$0.00
5		\$0.00	\$0.00
6		\$0.00	\$0.00
7		\$0.00	\$0.00
8		\$0.00	\$0.00
9		\$0.00	\$0.00
10		\$0.00	\$0.00
Total Change Orders		\$0.00	\$0.00
		Total Approved	Total Completed
Revised Contract Price		\$605,000.00	\$388,446.76
			Total Completed
Total Materials Stored			\$0.00
Total Completed Plus Materials Stored			\$388,446.76
Retainage (5%)			\$19,422.34
Total Earned Less Retainage			\$369,024.42
APPROVED PARTIAL PAYMENTS			
Partial Payment No.	Period	Total Approved	
1	July 1, 2023 to August 11, 2023	\$105,418.36	
2		\$0.00	
3		\$0.00	
4		\$0.00	
5		\$0.00	
6		\$0.00	
7		\$0.00	
8		\$0.00	
9		\$0.00	
10		\$0.00	
		Total Previously Approved	\$105,418.36
		Amount Due This Request	\$263,606.06
Note: The amount \$263,606.06 is recommended for approval for payment in accordance with the terms of the Contract.			
CONTRACT SUMMARY			
ORIGINAL CONTRACT AMOUNT		\$605,000.00	
TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS		\$605,000.00	
THIS PARTIAL PAYMENT		\$263,606.06	
TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT		\$369,024.42	
BALANCE		\$235,975.58	
PERCENT COMPLETE		64.2%	
Recommended By: Veenstra & Kimm, Inc.		Contractor: Concrete Connection, LLC	
Approved: City of Elkhart			
Signature		Signature	
Name	Jordan Kappos	Name	David A. Bartholomew
Title	Project Engineer	Title	Member
Date	9/12/2023	Date	9-12-23

PAY ESTIMATE NO.1

(ALREADY APPROVED)

SEPTEMBER 18,2023

Pay Estimate #1 was approved at the last council meeting in August, however the funding for this project has not come in yet, so I am asking to approve a transfer from LOST to this project to get WRH rolling on it. And then when funding comes in (expected to be available first part of October) we will transfer this money back to LOST funds. \$95,427.50.



VEENSTRA & KIMM INC.

3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

August 17, 2023

Brenda Hysell
City Clerk
City of Elkhart
260 NW Main Street
P.O. Box 77
Elkhart, Iowa 50073-0077

ELKHART, IOWA
WATER TREATMENT PLANT EXPANSION
PARTIAL PAYMENT NO. 1

Enclosed are three copies of Partial Payment No. 1 for work on the Water Treatment Plant Expansion project, under the contract between the City of Elkhart and WRH, Inc. dated February 21, 2023. The partial payment estimate is for the period June 1, 2023 to July 31, 2023.

We have checked the estimate and recommend payment to WRH, Inc. in the amount of \$95,427.50.

Please sign all copies of Partial Payment No. 1 in the space provided and return one signed copy of Partial Payment No. 1 to our office. Please return one signed copy of Partial Payment No. 1 to WRH, Inc.

If you have any questions or comments, please contact us at 515-225-8000.

VEENSTRA & KIMM, INC.

A handwritten signature in blue ink that reads "Forrest Aldrich". The signature is written in a cursive, flowing style.

Forrest S. Aldrich

FSA:crb
18072
Enclosure
cc: WRH, Inc.



VEENSTRA & KIMM INC.

3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

Date: **August 11, 2023**

PAY ESTIMATE NO. 1

Project Title	Water Treatment Plant Expansion Elkhart, Iowa		Contractor	WRH, Inc. P.O. Box 256 Amana, Iowa 52203			
Original Contract Amount & Date	\$4,507,000.00	21-Feb-23	Pay Period	6/1/2023 to 7/31/2023			
BID ITEMS							
Bid Item No.	Specification Section / Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Completed	Value Completed
	Bonds / Permits / Insurance / Builders Risk	LS	100%	\$ 85,450.00	\$ 85,450.00	100%	\$ 85,450.00
	Administration / Project Management	LS	100%	\$ 100,000.00	\$ 100,000.00	15%	\$ 15,000.00
	Office Trailer / Portable Toilet / Dumpster	LS	100%	\$ 45,000.00	\$ 45,000.00	0%	\$ -
0700	Mobilization	LS	100%	\$ 65,000.00	\$ 65,000.00	0%	\$ -
00700	Cleanup	LS	100%	\$ 30,000.00	\$ 30,000.00	0%	\$ -
02200	Sitework	LS	100%	\$ 170,000.00	\$ 170,000.00	0%	\$ -
02610	Buried Piping	LS	100%	\$ 171,000.00	\$ 171,000.00	0%	\$ -
02930	Seeding	LS	100%	\$ 20,000.00	\$ 20,000.00	0%	\$ -
03300	Concrete - WTP	LS	100%	\$ 200,000.00	\$ 200,000.00	0%	\$ -
03300	Concrete - Misc.	LS	100%	\$ 50,000.00	\$ 50,000.00	0%	\$ -
04200	Masonry	LS	100%	\$ 185,000.00	\$ 185,000.00	0%	\$ -
05000	Metal Fabrications	LS	100%	\$ 25,000.00	\$ 25,000.00	0%	\$ -
06000	Roof Package	LS	100%	\$ 175,000.00	\$ 175,000.00	0%	\$ -
07000	Thermal and Moisture Protection	LS	100%	\$ 150,000.00	\$ 150,000.00	0%	\$ -
08110	Steel Doors and Frames	LS	100%	\$ 13,000.00	\$ 13,000.00	0%	\$ -
08306	Access Hatches	LS	100%	\$ 5,000.00	\$ 5,000.00	0%	\$ -
09702/09900	Painting / Floor Coatings	LS	100%	\$ 100,000.00	\$ 100,000.00	0%	\$ -
10000	Specialties	LS	100%	\$ 20,000.00	\$ 20,000.00	0%	\$ -
11224	Chemical Feed Equipment	LS	100%	\$ 183,750.00	\$ 183,750.00	0%	\$ -
11310	Biological Filter System (Release to Fab)	LS	100%	\$ 260,109.50	\$ 260,109.50	0%	\$ -
11310	Biological Filter System	LS	100%	\$ 1,064,890.50	\$ 1,064,890.50	0%	\$ -
11420	Horizontal Split Case Pumps	LS	100%	\$ 45,000.00	\$ 45,000.00	0%	\$ -
12345	Casework	LS	100%	\$ 10,000.00	\$ 10,000.00	0%	\$ -
13570	Process Piping	LS	100%	\$ 305,000.00	\$ 305,000.00	0%	\$ -
15000	HVAC	LS	100%	\$ 198,000.00	\$ 198,000.00	0%	\$ -
15400	Plumbing	LS	100%	\$ 50,000.00	\$ 50,000.00	0%	\$ -
15950	Testing & Balancing	LS	100%	\$ 10,000.00	\$ 10,000.00	0%	\$ -
16000	Electrical MOB	LS	100%	\$ 62,000.00	\$ 62,000.00	0%	\$ -
16000	Service Entrance	LS	100%	\$ 78,000.00	\$ 78,000.00	0%	\$ -
16000	ATS/Generator	LS	100%	\$ 101,000.00	\$ 101,000.00	0%	\$ -
16000	MCC1	LS	100%	\$ 105,000.00	\$ 105,000.00	0%	\$ -
16000	Finished Water Pump 1 & 2	LS	100%	\$ 10,000.00	\$ 10,000.00	0%	\$ -
16000	Blower 1 & 2	LS	100%	\$ 10,000.00	\$ 10,000.00	0%	\$ -
16000	Well 4	LS	100%	\$ 21,000.00	\$ 21,000.00	0%	\$ -
16000	HVAC	LS	100%	\$ 17,000.00	\$ 17,000.00	0%	\$ -
16000	Filter Blower	LS	100%	\$ 4,000.00	\$ 4,000.00	0%	\$ -
16000	JB1, 2, 3 Power and Control	LS	100%	\$ 33,000.00	\$ 33,000.00	0%	\$ -
16000	JB3, 4, 5 Power and Control	LS	100%	\$ 33,000.00	\$ 33,000.00	0%	\$ -
16000	Filter Level Sensors	LS	100%	\$ 4,000.00	\$ 4,000.00	0%	\$ -
16000	CP2	LS	100%	\$ 4,000.00	\$ 4,000.00	0%	\$ -
16000	Chemical Feed Equipment	LS	100%	\$ 12,000.00	\$ 12,000.00	0%	\$ -
16000	Receptacles	LS	100%	\$ 30,000.00	\$ 30,000.00	0%	\$ -
16000	Lighting	LS	100%	\$ 29,000.00	\$ 29,000.00	0%	\$ -
16000	CP3 & Fiber	LS	100%	\$ 9,000.00	\$ 9,000.00	0%	\$ -
16000	DO Sensors	LS	100%	\$ 6,000.00	\$ 6,000.00	0%	\$ -
16000	Temporary Service	LS	100%	\$ 17,000.00	\$ 17,000.00	0%	\$ -
17000	Instrumentation and Controls	LS	100%	\$ 185,800.00	\$ 185,800.00	0%	\$ -
TOTAL ORIGINAL CONTRACT					\$ 4,507,000.00		\$ 100,450.00

MATERIALS STORED SUMMARY

Bid Item No.	Description	Number of Units	Unit Price	Extended Cost
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
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			\$ -	\$ -
TOTAL MATERIALS STORED			\$	-

SUMMARY			
		Original Contract Price	Value Completed
Bid Items Subtotal		\$4,507,000.00	\$ 100,450.00
APPROVED CHANGE ORDERS			
Change Order No.	Description/Notes	Total Approved	Value Completed
TOTAL ALL CHANGE ORDERS		\$ -	\$ -
Revised Contract Price		\$ 4,507,000.00	\$ 100,450.00
		Total Materials Stored	\$ -
		Value of Completed Work and Materials Stored	\$ 100,450.00
		Less Retained Percentage (5%)	\$ 5,022.50
		Total Earned Less Retainage	\$ 95,427.50
PREVIOUSLY APPROVED PARTIAL PAYMENTS			
Less Estimate(s) Previously Approved			\$ -
Less Total Pay Estimates Previously Approved			\$ -
Percent Complete	2.2%	Amount Due This Estimate	\$ 95,427.50

The amount \$95,427.50 is recommended for approval for payment in accordance with the terms of the contract.

Quantities Complete Submitted By: WRH, Inc.	Recommended By: Veenstra & Kimm, Inc.	Approved By: Elkhart, Iowa
Signature Colton Singbeil <small>Digitally signed by Colton Singbeil Date: 2023.08.18 09:16:06 -05'00'</small>	Signature	Signature
Title Project Manager	Title Project Engineer	Title Mayor
Date	Date	Date

APPROVAL OF TRANSFER FROM TIF TO CURRENT PROJECTS

THIS WAS ALSO APPROVED AT LAST MONTHS MEETING TO LET THEM EXTEND THEIR SERVICES FOR PFM FINANCIAL ADVISORS THIS IS A TIF EXPENSE SO IT WILL NEED TRANSFERRED FROM TIF TO OUR CURRENT PROJECTS. \$2000.00

SEPTEMBER 18, 2023

APPROVAL OF MAXIMUM PURCHASING APPROVAL FOR EMPLOYEES

Employees currently have a \$1,000.00 limit on any services scheduled, so approval is required by Council in order to spend anymore than \$1,000.00. Due to expenses of EVERYTHING being much higher than it was say even a year ago, it makes it very hard to continue with things needed in everyday operations of the City, so Ron and I would like for that limit to be raised adequately , chosen by Mayor and Council in order to not have to wait on approval to accomplish projects needed. \$1,500 or \$2,000 is our request.

SEPTEMBER 18,2023

WATER TOWER PAINTING ON THE INSIDE

The water tower is in need of painting on the inside to keep up with maintenance. In order for Maquire Iron to set us up to go off-line and drain the water tower for approximately 1 month, it would cost us approximately \$36,000.00, which is definitely not in the Budget, so the expense coming from where would have to be determined, also decision whether to go ahead with it this year. I have enclosed a suggestion from Forrest with V&K and he will also be at the meeting Monday night to help with any questions and concerns.

Also, for your information we are reviewing the painting of the outside of the Water Tower to be determined timeline also.

SEPTEMBER 18,2023

Brenda Hysell

From: Forrest Aldrich <faldrich@v-k.net> on behalf of Forrest Aldrich
Sent: Thursday, September 14, 2023 5:47 PM
To: Elkhart Cityshop; Jordan Kappos; Tom Thorpe; Brenda; Brad Campbell; Vince Driscoll
Subject: RE: Elkhart, IA Water Tower Interior Coating

Ron,

The choice really comes down to can we wait until 2025 when the new plant is on line or do we need to act in 2024. I don't know what the interior coating looks like inside the water tower. We would need to rely on Maguire to provide that opinion. I think they provided a report that may be a few years old? If you can find that we can also weigh in on whether we can wait or not.

Treating the drinking water either through the existing plant or through the new plant is not the concern. The wells are currently set up to pressurize the distribution system through the existing water plant. The trick is the backwash of the filters. With the new plant we will be able to use the new high service pumps to backwash without the tower where we don't have that option with the existing plant.

To take the tower off line with the existing plant we need to store enough water in a gravity tank to perform the filter backwash and a pump big enough to provide the flow and pressure needed. We also need to get the filter backwash flow piping connected and valved into the existing plant so we are using the water for backwash and not sending the water into the distribution system.

Another option, which it appears Maguire is proposing, is to install pressure tanks that mimic the pressure generated by the water tower height. This can also work provided the storage tanks are big enough to provide the water needed for the backwash of the filters. The tanks are more expensive, but the pump is eliminated.

We would like to see details for what is included in the 36k, but if it is all inclusive including installation, piping connections, valving, and tear down, agree this is a reasonable price.

Forrest Aldrich, P.E.



3000 Westown Parkway
West Des Moines, Iowa 50266
515-225-8000
faldrich@v-k.net

From: Elkhart Cityshop <elkhartshop@yahoo.com>
Sent: Thursday, September 14, 2023 7:15 AM
To: Forrest Aldrich <faldrich@v-k.net>; Jordan Kappos <jkappos@v-k.net>; Tom Thorpe <tom@thorpewater.com>; Brenda <elkhartcityclerk@cityofelkhart.com>; Brad Campbell <bradleycamp91@gmail.com>
Subject: Fwd: Elkhart, IA

I know we've been talking about this for 3 to 4 years. I realize the tower needs painted inside and the longer we go the harder, it seems to get this done. This is the only thing I've seen so far. Just wondering if there's other options that's a pretty good price tag and also to turn down revenue from our concrete plants, but if this is our only option, then we need to entertain this and bringing it to mayor and council thank you

Sent from my iPhone

Begin forwarded message:

From: Tyson Rosenboom <rosenboomt@maguirewater.com>
Date: September 13, 2023 at 4:57:17 PM CDT
To: elkhartshop@yahoo.com
Cc: Jamie Mays <maysj@maguirewater.com>, Jake Dugger <duggerj@maguirewater.com>, Nathan Fossell <fosselln@maguirewater.com>, Jenilee Schleusner <schleusnerj@maguirewater.com>
Subject: Elkhart, IA

Ron,

Thank you for taking my call. I cc'ed Jake on this email so he knows what was talked about. We talked about potentially doing this project next year due to figuring out the pressure tanks and how to go about getting that all set up. Ron may need us to help with the financial burden for these the pressure tanks. Tomcat sent him a quote direct and it was in the neighborhood of 36K. Tomcat can rework the price if the concrete plants are willing to shut down during the time the water tower is offline. We will also look into if the exterior work got completed in the first year of the contact. Let us know if you have any questions and how we can help getting this project completed.

Thank you,
Tyson

TYSON ROSENBOOM
PROJECT MANAGER



(605) 334-9749

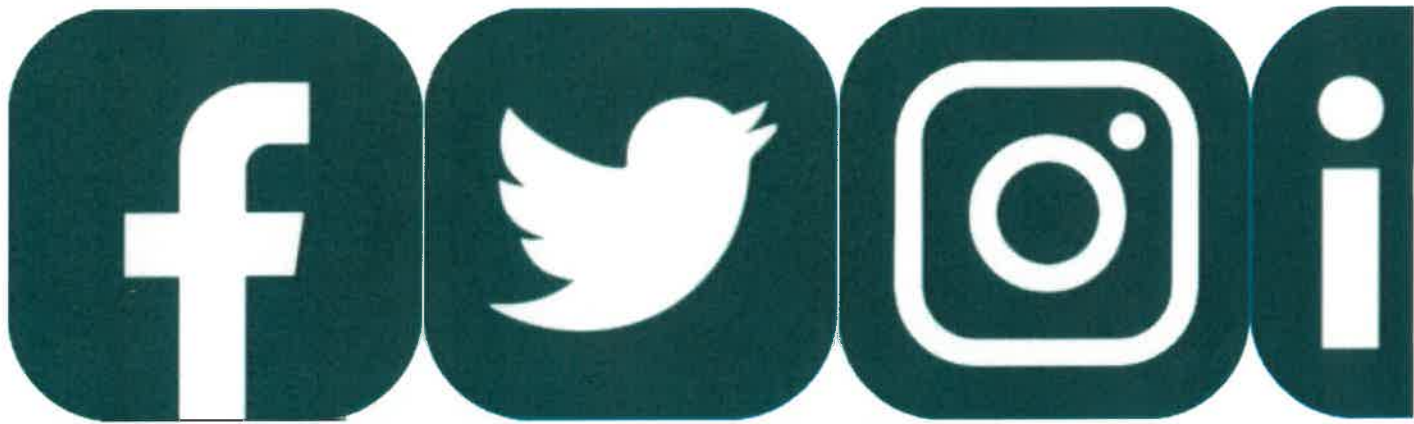


(605) 530-1558



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SETTING A WORKSHOP DATE

I would like to set up a date for a Workshop with Mayor and Council in October possibly or sooner to discuss City Manager and all ideas and suggestions for preparing the Office and City of Elkhart for coming years. Also, this would be a good time to look at a few structures and procedures that need to be in place at City Hall.

SEPTEMBER 18, 2023

SETTING A DATE FOR SPECIAL MEETING

Just received at 5 PM tonight (Friday) that we are going to need to schedule a Special Meeting for the Issuance Approval of the Water Treatment Plant Loan and Funding to come in. They were not completely prepared for Monday Night's Meeting, but I will know by Monday night how soon we can have this Special Meeting of one item, 5 minutes at most.

Note: I prefer to have the Workshop separate from this Special Meeting because the Workshop is just that, a workshop, no decisions or votes can be placed at this Workshop only discussion, and I feel this needs to be separate from any Council Meetings.

SEPTEMBER 18, 2023