



ADEL CITY COUNCIL AGENDA
Tuesday, October 14, 2025 at 6:00 PM
Adel City Hall, 301 S 10th Street Adel, IA 50003

FULL AGENDA PACKET ACCESS *To access the full Agenda Packet please visit [Agendas & Minutes \(adeliowa.gov\)](#) and click on the link to the Agenda Packet for this meeting.*

PUBLIC HEARING

- 1.a. Public Hearing on the Matter of the Adoption of a Proposed Amended and Restated Adel Urban Revitalization Plan
- 1.b. Public Hearing on Granting An Access Easement to Fairfax Properties, LLC, Across Property Located East of the City of Adel's Water Tower on Meadow Road

COMMENTS FROM THE PUBLIC

CONSENT AGENDA

- 3.a. Consider Approval of City Minutes Dated September 9, 2025
- 3.b. Consider Approval of September Bills, September 30, 2025 Treasurer's Report, and Final June 30, 2025 Treasurer's Report
- 3.c. Consider Approval of Class B Retail Alcohol License for Family Dollar Ownership Amendment
- 3.d. Consider Ratifying the Approval of Resolution No. 25-68, Temporarily Closing Public Ways or Grounds in Connection With the Temporary Relocation of the Dallas County Adel EMS Station
- 3.e. Set a Public Hearing To Amend the Zoning Code, Amending the Timeline for Published Notice Related to Zoning Matters and to Add a Practical Difficulties Variance Standard for Monday, November 10, 2025 at 6:00 p.m.
- 3.f. Set a Public Hearing on Ordinance Vacating a Public Utility Easement Located in a Part of Lots 9 and 10, Southbridge Plat 3 Re-Platted, an Official Plat in the City of Adel for Monday, November 10th, 2025, at 6:00 p.m.
- 3.g. Consider Approval of Resolution No. 25-69, Fixing Date for a Public Hearing on the Proposal to Convey Real Property to Sprint Spectrum Realty Company, LLC
- 3.h. Consider Approval of Pay Application No. 14 - Adel Evans Park Trail Connections Project
- 3.i. Consider Approval of Class C Retail Alcohol License with Outdoor Service and Catering for Brickyard Burgers & Brews

DEPARTMENT HEAD REPORT

- 4.a. Council & Mayoral Forum - Tuesday, October 21st, 2025 - 6:30-8:00 PM at the ADM High School Auditorium
- 4.b. Monday, November 3, 2025 - Committee of the Whole Meeting and Monday, November 10, 2025 - City Council Meeting

- 4.c. Interview Schedule for the City Administrator Position:
 - Thursday, October 16, 2025 - First Round Virtual Interviews
 - Thursday, November 13, 2025 - Finalist Interviews
- 4.d. Potential Developer's Meeting Being Scheduled for February 2026

NEW BUSINESS

- 5.a. Consider Approval of Resolution No. 25-70, Adopting the Amended and Restated Adel Urban Revitalization Plan
- 5.b. Consider Approval of Resolution No. 25-71, Approving and Authorizing Granting an Access Easement to Fairfax Properties, LLC Across Property Located East of the City's Water Tower on Meadow Road
- 5.c. Consider Approval of Resolution No. 25-72, Amending the Master Services Agreement Between the City of Adel and McClure Engineering and Approving the Task Order 002 - Meadow Rd. Functional Design Study
- 5.d. Consider Approval of Resolution No. 25-73, Approving Final Plat for Southbridge Plat 10
- 5.e. Consider Approval of Authorizing Staff to Proceed With Negotiating an Asset Purchase Agreement with the South Dallas County Landfill
- 5.f. Discussion / Possible Action on the Assessment Options for the Rapids Street Reconstruction Project
- 5.g. Consider Approval of Issuing Notice and Ordering Sidewalk Repair Pursuant to the City of Adel Code of Ordinances Chapter 136.06 for the Following Addresses:
 - 1205 S. 14th Street
 - 1209 S. 14th Street
 - 1213 S. 14th Street
 - 1309 S. 14th Street
 - 1405 S. 14th Street
 - 1701 S. 14th Street
- 5.h. Consider Approval of Change Order No. 1 - Wastewater Treatment Plant Lab and Admin Building
- 5.i. Consider Approval of Pay Application No. 4 - Wastewater Treatment Plant Lab and Admin Building
- 5.j. Consider Approval of Substantial Completion for the Adel Wastewater Treatment Plant Lab & Admin Building
- 5.k. Consider Approval of Resolution No. 25-74, Approving a Federal Aid Agreement Between the City of Adel, Iowa and the Iowa Department of Transportation for an Iowa's Transportation Alternatives Program (Iowa's TAP) Project
- 5.l. Closed Session pursuant to Iowa Code sec. 21.5(1)(i), to evaluate the professional competency of candidates for the city administrator position. Iowa Code sec. 21.5(1)(i) allows a closed session to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session.

OTHER BUSINESS

ADJOURNMENT

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF
THE CITY OF ADEL, IOWA, ON THE MATTER OF THE
ADOPTION OF A PROPOSED AMENDED AND RESTATED
ADEL URBAN REVITALIZATION PLAN

Public notice is hereby given that the City Council of the City of Adel, Iowa, will hold a public hearing on October 14, 2025, at 6:00 P.M., in the Council Chambers, City Hall, 301 S. 10th Street, Adel, Iowa, at which meeting the Council proposes to take action on the adoption of an Amended and Restated Adel Urban Revitalization Plan ("Amended and Restated Plan" or "Plan") for the Adel Urban Revitalization Area ("Urban Revitalization Area" or "Area") described therein, under the authority of Iowa Code Chapter 404.

The purpose of the Amended and Restated Plan is to consolidate the Original Plan and the previously adopted amendments into a single document; to amend the Plan's provisions to reflect recent legislative changes to Iowa Code Chapter 404 that took effect on July 1, 2024; and to extend the term of the revitalization program.

Any persons interested may appear at said meeting of the Council and present evidence for or against the adoption of the Amended and Restated Plan. The proposed Amended and Restated Plan is on file in the office of the City Clerk and available for public inspection or copying during ordinary business hours.

This notice is given by order of the City Council of the City of Adel, Iowa, pursuant to Section 404.2, Code of Iowa.

Dated this 2nd day of October, 2025.

Carrie Erickson
City Clerk, City of Adel, State of Iowa

(End of Notice)

(One publication required)

**NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF
ADEL IN THE STATE OF IOWA, ON THE MATTER OF GRANTING AN
ACCESS EASEMENT TO FAIRFAX PROPERTIES, LLC, ACROSS
PROPERTY LOCATED EAST OF THE CITY'S WATER TOWER ON
MEADOW ROAD**

PUBLIC NOTICE is hereby given that the City Council of the City of Adel in the State of Iowa, will hold a public hearing at its meeting on October 14, 2025, at 6:00 P.M., at Adel City Hall, 301 S. 10th Street, Adel, IA 50003, at which meeting the Council proposes to take action on the granting of an access easement to Fairfax Properties, LLC, across property located east of the City's water tower on Meadow Road, which is legally described as follows:

Part of Parcel "BB" of the Southeast Quarter of the Southeast Quarter of Section 31, Township 79 North, Range 27 West of the Fifth P.M., City of Adel, Dallas County, Iowa, as shown on a Plat of Survey recorded in Book 2015, Page 16277 in the Dallas County Recorder's office, being more particularly described as follows:

Beginning at the Southwest Corner of said Parcel "BB", thence S89°42'46" along the South line of said Parcel "BB", 61.78 feet to a point on the West right of way line of Meadow Road, as presently established; thence N00°10'58"W along said right of way line, 33.00 feet; thence N89°42'46"W, 61.67 feet to a point on the West line of said Parcel "BB"; thence S00°00'06"E along said line, 33.00 feet to the point of beginning.

At the time set for the public hearing, interested individuals will be given the opportunity to express their views, both orally and in writing, on the proposed conveyance. After the public hearing, the Council may make a final determination to accept or reject the proposal as submitted, or upon condition that certain terms be changed, or the Council may defer action on the proposal until a subsequent meeting.

The proposed transfer may be subject to conditions as may be stated either in the resolution of the City Council, or documents entered into between the parties.

This notice is given by order of the City Council of the City of Adel in the State of Iowa, as provided by Section 364.7 of the City Code of Iowa.

Dated this 2nd day of October, 2025.

Carrie Erickson

City Clerk

(End of Notice)

Adel City Council
September 9, 2025 - Meeting Minutes

The Adel City Council met in regular session at Adel City Hall, 301 S. 10th Street, Adel, Iowa on Tuesday, September 9, 2025. At 6:00 p.m., Mayor Peters called the meeting to order. The following answered roll: Ockerman, Trout, McAdon, West, and Selby.

Staff Present: Deputy City Administrator/Finance Director Sandquist, City Clerk Erickson, City Attorney Stone, Public Works Director Overton, Police Chief Book, Library Director Jayne, Parks & Recreation Director Schenck, and Community Development Director Nichols.

COMMENTS FROM THE PUBLIC

- 1.a. Review of the Completed Water, Sewer, and Stormwater USDA-RD Projects - Gary Brons, McClure Engineering

Gary Brons, McClure Engineering, was unable to be present at the meeting. This presentation will be moved to the following meeting on October 14, 2025.

- 1.b. Erin Milroy - Sweet Corn Festival Review and Adel Partners Chamber of Commerce Update

The Sweet Corn Festival faced weather challenges but was largely successful, according to Adel Partners Chamber of Commerce President Erin Milroy. Nearly 500 people participated in the 5K, and around 100 vendors attended. Parking improvements and extended vendor hours were well-received. The parade was canceled due to lightning concerns, with safety prioritized in coordination with city staff and the National Weather Service. Communication efforts, praised by Council Member McAdon, helped the public understand the cancellation. Chief Book's team effectively managed parade exiting. Attendance was lower than usual at around 5,900, but visitors stayed longer and all the corn was used. Vendors responded positively, appreciating the setup and extra time, aided by a pre-event webinar. Milroy noted the need for a command center, better weather planning, improved communication, and coordination with Kiwanis for future parade decisions. Upcoming events include a candidate forum on September 30, Fall Festival Hay Day on October 3, and Hometown Holidays on December 5–6, along with marketing updates and meetings with local business leaders.

CONSENT AGENDA

- 2.a. Consider Approval of City Minutes Dated August 25, 2025
- 2.b. Consider Approval of August Bills and August 31, 2025 Treasurer's Report
- 2.c. Consider Approval of Class C Retail Alcohol License for Ninth Street Smash and Tap
- 2.d. Consider Approval of 5-Day Class C Liquor License for Adel Partners Chamber- *Pending Dramshop Insurance*
- 2.e. Consider Approval of Probationary Firefighter Austin Ireland to the Adel Fire Department (*Pending Drug Test and Background Check Results*)
- 2.f. Consider Approval of Fire Department Officers for 2-Year Terms:
- Chief – Braden Nemechek
 - Assistant Chief – Tim Knipper
 - Association President – David Lee
 - Association Vice President – Jeremiah Peters
 - Association Treasurer – Joel Steenhoek
 - Association Secretary – Josh Downing
- 2.g. Consider Approval of Special Event and Fee Waiver – Adel Hay Day Fall Festival along Raccoon River Valley Trail– October 3, 2025 – *Pending Certificate of Insurance, Pending Alcohol License Approval*
- 2.h. Consider Approval of Resolution No. 25 - 63, Approving Road Closure for Adel Partner's Chamber Special Event - Adel Hay Day Fall Festival
- 2.i. Consider Approval of Sound Permit - Adel Hay Day Fall Festival - Friday, October 3, 2025
- Motion by West, seconded by Ockerman, to approve the Consent Agenda.**
- Roll: Ayes - Unanimous. Motion Carried.**

DEPARTMENT HEAD REPORT

3.a. Update on Audit Timeline

Deputy City Administrator/Finance Director Sandquist shared that there is not much of an update as we have not heard when our field work will be happening. We will be using the same firm, RGE. We are starting to gather documents.

3.b. Update on Budget Timeline

Deputy City Administrator/Finance Director Sandquist shared with Council that the timeline is included in the packet. Department Heads will receive their budget sheets this week to begin thinking about what they will request for their departments. Sandquist also shared that the City will find out in December what valuations will be. Council Member McAdon shared that the audit from the South Dallas County Landfill will be approved on Thursday. McAdon and Sandquist will also arrange a time to update PFM on their questions about rates.

NEW BUSINESS

4.a. Consider Approval of Mayor Board and Commission Appointment: Library Board - One Opening

Motion by Ockerman, seconded by Selby, to appoint Kate Marple to the Library Board.

Roll: Ayes - Unanimous. Motion Carried.

4.b. Consider Approval of the City of Adel Profile for the City Administrator Search

Marketa Oliver, 316 Aaron Ave NW in Bondurant, discussed the upcoming City Administrator search and requested guidance on two items in the draft profile: the salary range and whether residency is still a requirement. Council Member West asked if the proposed salary aligns with the budget, and Deputy City Administrator/Finance Director Sandquist said the position is currently budgeted at \$5,000 below the lower limit of the proposed range. The group agreed to proceed with the recommended salary range. Regarding residency, West and Council Member McAdon supported requiring it within six months of hire. Sandquist asked if that meant within city limits or just an Adel address. Chief Book clarified the current policy for the police department allows staff members to live up to 20 miles from city limits, with waivers possible. Oliver noted that residency requirements vary from other cities and may not impact visibility or dedication. City Attorney Stone cited city code requiring residency, while Council Member Ockerman expressed concern that it could deter candidates due to housing costs. Mayor Peters suggested using “residency preferred” in the job posting instead. The consensus was to include “residency preferred” in the profile. Oliver said she will finalize the profile and post it this week. Additional updates included West suggesting the addition of pickleball courts, and Trout suggesting updates to the ADM Tigers logo and car show photo.

4.c. Consider Approval of Sidewalk Regulations Waiver Request from O'Reilly Auto Parts

Bobby Laird, Own Engineering, requested a waiver for the City’s sidewalk regulations due to the slope of the road and the driveways on each side. The crosswalk across the driveway requirement would make the crosswalk too high and the underbelly of cars could hit it.

Motion by Ockerman, seconded by Selby, to approve the sidewalk waiver request for O’Reilly Auto Parts.

Roll: Ayes - Unanimous. Motion Carried.

4.d. Consider Approval of Resolution No. 25-64, Determining the Necessity and Fixing a Date for a Public Hearing on the Matter of the Adoption of a Proposed Amended and Restated Adel Urban Revitalization Plan for Tuesday, October 14, 2025 at 6:00 p.m.

Council Member McAdon questioned why the application asks for the assessment category when the plan only concerns commercial. The issue will be resolved by the date of the publishing of the public hearing notice.

Motion by West, seconded by Trout, to approve Resolution No. 25-64.

Roll: Ayes - Unanimous. Motion Carried.

- 4.e. Consider Approval of Resolution No. 25-65, Approving Preliminary Plat for Ortonville Industrial Park Plat 1

Mark Behr, 28901 R Ave, Adel, presented a plat just under 20 acres featuring seven lots and two retention ponds, continuing from 298th Place with future plans to connect to R Avenue. The development includes a pressurized sewer system; all necessary easements for road access and utilities are in place. Mayor Peters raised a question about the status of the existing east-west road, which doesn't appear as a city street on the assessor's website. Council Member Ockerman clarified that the road is considered a city road, noting that the auditor's records are more reliable than the assessor's for such designations. Discussion followed about screening requirements between Behr's property and adjacent land. Ockerman requested screening plans for both the north and south sides. Community Development Director Nichols explained that screening requirements, such as trees or plants, are found in the zoning code, not the subdivision code. City Attorney Stone asked about the zoning of the southern property, and Ockerman believed it was still agricultural.

Motion by West, seconded by Selby, to approve Resolution No. 25-65.

Roll: Ayes - Unanimous. Motion Carried.

- 4.f. Discussion on Northwater Preliminary Plat 3 with John Sieck, Developer with Northwater, LLC

John Sieck, of Ironwood Homes at 101 Main Street in Booneville, IA, discussed the third plat to his already two developed plats of 8–10 lots. There is a concern about the correlation between lot size and sewer requirements. He explained that due to current septic system regulations, they are unable to develop 10 lots as planned. Sieck asked whether a plat with septic systems and dry sewers that meets all current code requirements would be acceptable. Council Member West inquired about the topography and drainage, and Sieck responded that the land is fairly flat and that modern septic systems are safe and environmentally friendly. He confirmed there have been no drainage issues in the other two plats, which also use septic systems without dry sewer connections. Council Member Ockerman noted that future development west of Meadowview School would require sewer infrastructure, and Behr Estates may eventually be forced to connect. Council Member Trout stated that if Sieck complies with all ordinance requirements, the project could move forward. Community Development Director Nichols added that approval from McClure is still needed before presenting to the council. Sieck plans to return at the next council meeting for final approval. Ockerman reminded him that a future sewer connection may still be required.

- 4.g. Consider Approval of Change Order No. 1 - Bailey's Grove Channel Improvements Project

Motion by Ockerman, seconded by West, to approve Change Order No. 1 for the Bailey's Grove Channel Improvements Project.

Roll: Ayes - Unanimous. Motion Carried.

- 4.h. Consider Approval of Final Pay Application - Bailey's Grove Channel Improvements Project

Motion by West, seconded by Ockerman, to approve the final Pay Application for the Bailey's Grove Channel Improvements Project.

Roll: Ayes - Unanimous. Motion Carried.

- 4.i. Consider Approval of Final Acceptance Letter for Bailey's Grove Channel Improvements Project

Motion by Ockerman, seconded by West, to approve the final acceptance letter for the Bailey's Grove Channel Improvements Project.

Roll: Ayes - Unanimous. Motion Carried.

- 4.j. Consider Approval of Resolution No. 25-66, Accepting the Bailey's Grove Channel Improvements Project

Motion by Ockerman, seconded by West, to approve Resolution No. 25-66.

Roll: Ayes - Unanimous. Motion Carried.

- 4.k. Consider Approval of Accepting a Proposal with McClure Engineering for the Meadow Road Functional Design Study
Motion by West, seconded by Trout, to accept the proposal with McClure Engineering for the Meadow Road Functional Design Study.
Roll: Ayes - Unanimous. Motion Carried.
- 4.l. Consider Approval of Ordinance No. 430, Amending Provisions Pertaining to Liquor Licenses and Wine and Beer Permits - First Reading
Motion by Trout, seconded by McAdon, to approve the first reading of Ordinance No. 430.
Roll: Ayes - Unanimous. Motion Carried.
Motion by Ockerman, seconded by West, to waive the second and third readings and adopt Ordinance No. 430.
Roll: Ayes - Unanimous. Motion Carried.
- 4.m. Consider Approval of Ordinance No. 431, Amending Provisions Pertaining to Cigarette and Tobacco Permits - First Reading
Motion by Ockerman, seconded by Selby, to approve the first reading of Ordinance No. 431.
Roll: Ayes - Unanimous. Motion Carried.
Motion by Ockerman, seconded by West, to waive the second and third readings and adopt Ordinance No. 431.
Roll: Ayes - Unanimous. Motion Carried.
- 4.n. Consider Approval of Resolution No. 25-67, Setting a Public Hearing on Whether to Grant An Access Easement to Fairfax Properties, LLC, Across Property Located East of the City of Adel's Water Tower on Meadow Road
Deputy City Administrator/Finance Director Sandquist informed the council that a property near Meadow Road is up for auction and reminded them of a verbal agreement made when the city purchased 40 acres near the water tower, allowing property owners access via a city-owned gravel road. Now, with the property being up for auction, a formal easement is requested. Council Member Ockerman suggested considering a temporary rather than permanent easement. City Attorney Stone proposed including specific conditions in the easement language. Alex Schlader, McClure Engineering, noted the city could define where its right-of-way (ROW) should extend. Stone added that a plat would need council approval unless only one house is being built. Mayor Peters asked if the council had concerns about granting access easements in the area. Stone cautioned that the current easement prohibits obstruction or grading changes by the city, which could conflict with future road work on Meadow Road and would require an amendment. Council Member West supported moving forward with the necessary changes.
Motion by West, seconded by Trout, to approve Resolution No. 25-67.
Roll: Ayes - Unanimous. Motion Carried.

OTHER BUSINESS

1. City Clerk Erickson reminded the Council and Mayor that she sent a sign up earlier in the day for 30-minute interviews with McGrath Consulting September 23-25.

ADJOURNMENT

Meeting was adjourned at 7:16 p.m.

James F. Peters, Mayor

Attest: _____
Carrie Erickson, City Clerk

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
ACCO	9/30/25	WINTERIZATION OF POOL	GENERAL FUND	Pool	<u>1,850.95</u>
				TOTAL:	1,850.95
ADT Security Services	10/10/25	MONITORING @MUSEUM	GENERAL FUND	Museum	<u>136.00</u>
				TOTAL:	136.00
ASSURITY LIFE INSURANCE COMPANY	9/19/25	PY - ASSURITY PRE TAX	GENERAL FUND	NON-DEPARTMENTAL	26.58
	10/03/25	PY - ASSURITY PRE TAX	GENERAL FUND	NON-DEPARTMENTAL	26.58
	9/19/25	PY - ASSURITY AFTER TAX	GENERAL FUND	NON-DEPARTMENTAL	39.30
	10/03/25	PY - ASSURITY AFTER TAX	GENERAL FUND	NON-DEPARTMENTAL	39.30
	9/19/25	PY - ASSURITY AFTER TAX	SEWER UTILITY FUND	NON-DEPARTMENTAL	4.62
	10/03/25	PY - ASSURITY AFTER TAX	SEWER UTILITY FUND	NON-DEPARTMENTAL	<u>4.62</u>
				TOTAL:	141.00
Access Systems Leasing	10/09/25	LEASING COPIER SRVS	GENERAL FUND	Recreation	86.74
	10/09/25	LEASING COPIER SRVS	GENERAL FUND	Finance	86.74
	10/09/25	LEASING COPIER SRVS	GENERAL FUND	Zoning/Compliance/Perm	848.85
	10/09/25	LEASING COPIER SRVS	ROAD USE TAX	Road Use Tax	86.73
	10/09/25	LEASING COPIER SRVS	WATER UTILITY	Water	<u>86.74</u>
				TOTAL:	1,195.80
Adel Partners Chamber of Commerce	9/30/25	Q3 PRESIDENTS POSITION	GENERAL FUND	Finance	<u>12,500.00</u>
				TOTAL:	12,500.00
AgriLand FS Inc	9/30/25	LP TANK	SEWER UTILITY FUND	Sewer	<u>2,600.00</u>
				TOTAL:	2,600.00
Ahlers & Cooney, P.C.	9/30/25	A&R ADEL URBAN REVIT PLAN	GENERAL FUND	Finance	<u>905.50</u>
				TOTAL:	905.50
Alley Auto Sales	10/09/25	BATTERY, TIRES & OIL SRVS	GENERAL FUND	Police Department	482.90
	9/30/25	PROPANE	ROAD USE TAX	Road Use Tax	<u>112.00</u>
				TOTAL:	594.90
Amazon	10/10/25	SEPT 25 PURCHASEA	GENERAL FUND	Library	427.58
	10/10/25	SEPT 25 PURCHASEA	GENERAL FUND	Library	499.95
	10/10/25	COMP CHARGER	GENERAL FUND	Finance	22.89
	10/10/25	GRANT CLOTHING ALLOWANCE	WATER UTILITY	Water	301.71
	10/10/25	SEPT 2025 PURCHASES	SEWER UTILITY FUND	Sewer	202.08
	10/10/25	SEPT 2025 PURCHASES	SEWER UTILITY FUND	Sewer	482.05
	10/10/25	SEPT 2025 PURCHASES	SEWER UTILITY FUND	Sewer	82.98
	10/10/25	SEPT 2025 PURCHASES	SEWER UTILITY FUND	Sewer	<u>120.99</u>
				TOTAL:	2,140.23
American Express	9/30/25	September '25 Bank & CC Fe	GENERAL FUND	Finance	<u>30.00</u>
				TOTAL:	30.00
American Underground Supply	9/30/25	SERVICE CLAMPS	WATER UTILITY	Water	101.61
	9/30/25	HYDRANT EXTENSION	SEWER UTILITY FUND	Sewer	<u>1,099.36</u>
				TOTAL:	1,200.97
Arnold Motor Supply	9/30/25	SEPT PURCHASES	GENERAL FUND	Parks	27.83
	9/30/25	SEPT PURCHASES	ROAD USE TAX	Road Use Tax	342.78
	9/30/25	SEPT PURCHASES	SEWER UTILITY FUND	Sewer	<u>20.99</u>
				TOTAL:	391.60

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
Aureon	9/30/25	SEPT 25 FIBER INTERNET	GENERAL FUND	Police Department	262.99
	9/30/25	SEPT 25 FIBER INTERNET	GENERAL FUND	Fire Department	262.99
	9/30/25	SEPT 25 FIBER INTERNET	GENERAL FUND	Parks	175.34
	9/30/25	SEPT 25 FIBER INTERNET	GENERAL FUND	Finance	175.34
	9/30/25	SEPT 25 FIBER INTERNET	GENERAL FUND	Zoning/Compliance/Perm	<u>175.34</u>
				TOTAL:	1,052.00
Authentic Gateway	9/30/25	September '25 Bank & CC Fe	GENERAL FUND	Recreation	<u>11.45</u>
				TOTAL:	11.45
BankCard	9/30/25	September '25 Bank & CC Fe	GENERAL FUND	Recreation	<u>251.45</u>
				TOTAL:	251.45
Barco Municipal Products Inc	9/30/25	BANDIT TOOL & SUPPLIES	ROAD USE TAX	Road Use Tax	<u>259.38</u>
				TOTAL:	259.38
Base	9/30/25	September '25 HRA & Flex R	TRUST AND AGENCY	General Government	2,631.18
	9/30/25	September '25 HRA & Flex R	TRUST AND AGENCY	General Government	478.51
	9/30/25	September '25 HRA & Flex R	TRUST AND AGENCY	General Government	2,331.78
	10/09/25	NOV 25 HRA	TRUST AND AGENCY	General Government	99.16
	10/09/25	NOV 25 FLEX	TRUST AND AGENCY	General Government	18.30
	9/30/25	September '25 HRA & Flex R	WATER UTILITY	Water	119.37
	10/09/25	NOV 25 HRA	WATER UTILITY	Water	16.08
	10/09/25	NOV 25 FLEX	WATER UTILITY	Water	4.80
	9/30/25	September '25 HRA & Flex R	SEWER UTILITY FUND	Sewer	255.91
	10/09/25	NOV 25 HRA	SEWER UTILITY FUND	Sewer	17.42
	10/09/25	NOV 25 FLEX	SEWER UTILITY FUND	Sewer	6.60
	9/30/25	September '25 HRA & Flex R	STORM WATER UTILIT	STORM WATER UTILITY	258.47
	10/09/25	NOV 25 HRA	STORM WATER UTILIT	STORM WATER UTILITY	1.34
	10/09/25	NOV 25 FLEX	STORM WATER UTILIT	STORM WATER UTILITY	<u>0.30</u>
				TOTAL:	6,239.22
Bentley Ridge Tree Farm & Nursery	10/10/25	LANDSCAPING TREE & GRASS	GENERAL FUND	Parks	<u>669.65</u>
				TOTAL:	669.65
Blank Park Zoo	9/30/25	ANNUAL FEE- ADVENTURE PASS	FRIENDS/FOUNDATION	Library	<u>250.00</u>
				TOTAL:	250.00
Blue Zoo	9/30/25	ANNUAL ADVENTURE PASS	GENERAL FUND	Library	<u>299.80</u>
				TOTAL:	299.80
Brad Wilkening	10/09/25	PROGRAM FEE	FRIENDS/FOUNDATION	Library	<u>200.00</u>
				TOTAL:	200.00
C & C Lawn Services, LLC	9/30/25	FERTILIZATION	GENERAL FUND	Parks	161.00
	9/30/25	FERTILIZATION	GENERAL FUND	Cemetery	1,290.00
	10/10/25	CEMETERY MOWING	GENERAL FUND	Cemetery	1,457.50
	9/30/25	FERTILIZATION	GENERAL FUND	Recreation	<u>999.00</u>
				TOTAL:	3,907.50
CAMS	9/30/25	SEPT 2025 WTP CLEANING	WATER UTILITY	Water	660.00
	10/09/25	OCT 25 WTP CLEANING	WATER UTILITY	Water	<u>825.00</u>
				TOTAL:	1,485.00
CITY OF ADEL (FLEX SPENDING ACCOUNTS)	9/19/25	PY-FLEX SPENDING W/H	GENERAL FUND	NON-DEPARTMENTAL	224.03
	10/03/25	PY-FLEX SPENDING W/H	GENERAL FUND	NON-DEPARTMENTAL	224.03

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	9/19/25	PY-DCAP W/H	GENERAL FUND	NON-DEPARTMENTAL	45.00
	10/03/25	PY-DCAP W/H	GENERAL FUND	NON-DEPARTMENTAL	45.00
	9/19/25	PY-FLEX SPENDING W/H	ROAD USE TAX	NON-DEPARTMENTAL	23.50
	10/03/25	PY-FLEX SPENDING W/H	ROAD USE TAX	NON-DEPARTMENTAL	23.50
	9/19/25	PY-FLEX SPENDING W/H	WATER UTILITY	NON-DEPARTMENTAL	33.25
	10/03/25	PY-FLEX SPENDING W/H	WATER UTILITY	NON-DEPARTMENTAL	33.25
	9/19/25	PY-FLEX SPENDING W/H	SEWER UTILITY FUND	NON-DEPARTMENTAL	58.38
	10/03/25	PY-FLEX SPENDING W/H	SEWER UTILITY FUND	NON-DEPARTMENTAL	58.38
	9/19/25	PY-FLEX SPENDING W/H	STORM WATER UTILIT	NON-DEPARTMENTAL	2.51
	10/03/25	PY-FLEX SPENDING W/H	STORM WATER UTILIT	NON-DEPARTMENTAL	<u>2.51</u>
			TOTAL:		773.34
Capital City Equipment Co	9/30/25	GAS CAP COVERS	GENERAL FUND	Parks	131.34
	9/30/25	MOWER TIRES	GENERAL FUND	Parks	884.08
	9/30/25	CCOUPPLERS FOR SKIDLOADER	GENERAL FUND	Parks	39.45
	9/30/25	CCOUPPLERS FOR SKIDLOADER	ROAD USE TAX	Road Use Tax	39.44
	9/30/25	CCOUPPLERS FOR SKIDLOADER	WATER UTILITY	Water	39.44
	9/30/25	CCOUPPLERS FOR SKIDLOADER	SEWER UTILITY FUND	Sewer	39.44
	9/30/25	CCOUPPLERS FOR SKIDLOADER	SEWER UTILITY FUND	Sewer	<u>39.44</u>
			TOTAL:		1,212.63
Capital Sanitary Supply	9/30/25	SUPPLIES	GENERAL FUND	Police Department	<u>148.08</u>
			TOTAL:		148.08
CenturyLink	10/09/25	OCT 25 PHONE SRV	WATER UTILITY	Water	<u>287.73</u>
			TOTAL:		287.73
Christian Printers	10/10/25	ACTIVITY GUIDE	GENERAL FUND	Recreation	4,959.23
	9/30/25	SEPT 25 FOLD, INSERT, & MA	WATER UTILITY	Water	1,211.14
	9/30/25	SHUT OFF DOOR HANGER	WATER UTILITY	Water	132.50
	9/30/25	SEPT 25 FOLD, INSERT, & MA	SEWER UTILITY FUND	Sewer	1,211.14
	9/30/25	SHUT OFF DOOR HANGER	SEWER UTILITY FUND	Sewer	<u>132.50</u>
			TOTAL:		7,646.51
Cold Blooded Redhead LLC	9/30/25	PROGRAM FEE	FRIENDS/FOUNDATION	Library	<u>375.00</u>
			TOTAL:		375.00
Cole Prichard	9/30/25	CLOTHING ALLOWANCE	GENERAL FUND	Parks	59.98
	10/09/25	REIMBURSEMTN- PRIZES BAG L	GENERAL FUND	Recreation	<u>100.00</u>
			TOTAL:		159.98
Collections Services Center	9/19/25	CHILD SUPPORT W/H	ROAD USE TAX	NON-DEPARTMENTAL	206.10
	10/03/25	CHILD SUPPORT W/H	ROAD USE TAX	NON-DEPARTMENTAL	206.10
	9/19/25	CHILD SUPPORT W/H	STORM WATER UTILIT	NON-DEPARTMENTAL	22.90
	10/03/25	CHILD SUPPORT W/H	STORM WATER UTILIT	NON-DEPARTMENTAL	<u>22.90</u>
			TOTAL:		458.00
Core & Main LP	9/30/25	LAB SUPPLIES	SEWER UTILITY FUND	Sewer	<u>1,034.27</u>
			TOTAL:		1,034.27
Cramer and Associates, Inc.	9/25/25	SEWER CONNECTION FEE REBAT	SEWER UTILITY FUND	Sewer	<u>148,682.93</u>
			TOTAL:		148,682.93
Crexendo	10/10/25	PHONE SYSTEM	GENERAL FUND	Library	<u>313.69</u>
			TOTAL:		313.69

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
Culligan	10/10/25	WATER COOLER	GENERAL FUND	Library	33.00
	9/30/25	COOLER RENATAL	GENERAL FUND	Parks	<u>8.74</u>
				TOTAL:	41.74
DH Pace Company	9/30/25	GARAGE DOOR TRANSMITTER	WATER UTILITY	Water	<u>85.00</u>
				TOTAL:	85.00
Davis Equipment Corp.	10/10/25	MOWER BLADES	GENERAL FUND	Parks	<u>357.81</u>
				TOTAL:	357.81
Delta Dental Plan of Iowa	9/19/25	PY-INSURANCE PREMIUM DELTA	GENERAL FUND	NON-DEPARTMENTAL	258.88
	10/03/25	PY-INSURANCE PREMIUM DELTA	GENERAL FUND	NON-DEPARTMENTAL	243.32
	9/19/25	PY-INSURANCE PREMIUM DELTA	ROAD USE TAX	NON-DEPARTMENTAL	33.52
	10/03/25	PY-INSURANCE PREMIUM DELTA	ROAD USE TAX	NON-DEPARTMENTAL	33.52
	9/30/25	OCT 25 DENTAL/VISION PREM	TRUST AND AGENCY	General Government	2,282.41
	9/19/25	PY-INSURANCE PREMIUM DELTA	WATER UTILITY	NON-DEPARTMENTAL	27.76
	10/03/25	PY-INSURANCE PREMIUM DELTA	WATER UTILITY	NON-DEPARTMENTAL	27.76
	9/30/25	OCT 25 DENTAL/VISION PREM	WATER UTILITY	Water	339.28
	9/19/25	PY-INSURANCE PREMIUM DELTA	SEWER UTILITY FUND	NON-DEPARTMENTAL	34.92
	10/03/25	PY-INSURANCE PREMIUM DELTA	SEWER UTILITY FUND	NON-DEPARTMENTAL	34.92
	9/30/25	OCT 25 DENTAL/VISION PREM	SEWER UTILITY FUND	Sewer	431.81
	9/19/25	PY-INSURANCE PREMIUM DELTA	STORM WATER UTILIT	NON-DEPARTMENTAL	3.83
	10/03/25	PY-INSURANCE PREMIUM DELTA	STORM WATER UTILIT	NON-DEPARTMENTAL	3.83
	9/30/25	OCT 25 DENTAL/VISION PREM	STORM WATER UTILIT	STORM WATER UTILITY	<u>30.84</u>
				TOTAL:	3,786.60
Delta Dental of Iowa (Vision)	9/19/25	PY-INSURANCE PREMIUM VISIO	GENERAL FUND	NON-DEPARTMENTAL	22.26
	10/03/25	PY-INSURANCE PREMIUM VISIO	GENERAL FUND	NON-DEPARTMENTAL	20.58
	9/19/25	PY-INSURANCE PREMIUM VISIO	ROAD USE TAX	NON-DEPARTMENTAL	3.57
	10/03/25	PY-INSURANCE PREMIUM VISIO	ROAD USE TAX	NON-DEPARTMENTAL	3.57
	9/19/25	PY-INSURANCE PREMIUM VISIO	WATER UTILITY	NON-DEPARTMENTAL	3.21
	10/03/25	PY-INSURANCE PREMIUM VISIO	WATER UTILITY	NON-DEPARTMENTAL	3.21
	9/19/25	PY-INSURANCE PREMIUM VISIO	SEWER UTILITY FUND	NON-DEPARTMENTAL	4.26
	10/03/25	PY-INSURANCE PREMIUM VISIO	SEWER UTILITY FUND	NON-DEPARTMENTAL	4.26
	9/19/25	PY-INSURANCE PREMIUM VISIO	STORM WATER UTILIT	NON-DEPARTMENTAL	0.42
	10/03/25	PY-INSURANCE PREMIUM VISIO	STORM WATER UTILIT	NON-DEPARTMENTAL	<u>0.42</u>
				TOTAL:	65.76
Field Training Solutions	10/10/25	FTO BASIC ONLINE	GENERAL FUND	Police Department	<u>885.00</u>
				TOTAL:	885.00
Fire Service Training Bureau	9/30/25	HAZMAT TESTING	GENERAL FUND	Fire Department	<u>50.00</u>
				TOTAL:	50.00
First Responder Supply	10/10/25	HOLSTER	GENERAL FUND	Police Department	<u>268.84</u>
				TOTAL:	268.84
Fuller Petroleum Service	10/09/25	SEPT 2025 FUEL	GENERAL FUND	Police Department	2,010.07
	10/09/25	SEPT 2025 FUEL	GENERAL FUND	Fire Department	131.20
	10/09/25	SEPT 2025 FUEL	GENERAL FUND	Parks	417.29
	10/09/25	SEPT 2025 FUEL	GENERAL FUND	Recreation	154.30
	10/09/25	SEPT 2025 FUEL	GENERAL FUND	Zoning/Compliance/Perm	35.00
	10/09/25	SEPT 2025 FUEL	ROAD USE TAX	Road Use Tax	985.84
	10/09/25	SEPT 2025 FUEL	WATER UTILITY	Water	322.56
	10/09/25	SEPT 2025 FUEL	SEWER UTILITY FUND	Sewer	<u>391.05</u>
				TOTAL:	4,447.31

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
Gannett Iowa LocaliQ	9/30/25	AUG 25 PUBLICATIONS	GENERAL FUND	Finance	<u>531.20</u>
				TOTAL:	531.20
Grainger	10/10/25	HOSE ADAPTER	WATER UTILITY	Water	<u>505.68</u>
				TOTAL:	505.68
H2I Group	9/30/25	PICKLEBALL COURTS	GENERAL FUND	Parks	<u>39,982.00</u>
				TOTAL:	39,982.00
Hawkins Inc.	10/10/25	CHEMICAL	WATER UTILITY	Water	<u>1,834.66</u>
				TOTAL:	1,834.66
Hoopla	10/10/25	DIGITAL MATERIALS	GENERAL FUND	Library	<u>176.83</u>
				TOTAL:	176.83
House Works	9/30/25	JANITORIAL	GENERAL FUND	Library	1,240.00
	10/10/25	JANITORIAL	GENERAL FUND	Library	<u>1,060.00</u>
				TOTAL:	2,300.00
IOWA RETIREMENT INVESTORS' CLUB (RIC)	9/19/25	RIC PRETAX CONTRIBUTION	GENERAL FUND	NON-DEPARTMENTAL	116.50
	10/03/25	RIC PRETAX CONTRIBUTION	GENERAL FUND	NON-DEPARTMENTAL	116.50
	9/19/25	RIC ROTH CONTRIBUTION	GENERAL FUND	NON-DEPARTMENTAL	240.00
	10/03/25	RIC ROTH CONTRIBUTION	GENERAL FUND	NON-DEPARTMENTAL	240.00
	9/19/25	RIC PRETAX CONTRIBUTION	ROAD USE TAX	NON-DEPARTMENTAL	70.00
	10/03/25	RIC PRETAX CONTRIBUTION	ROAD USE TAX	NON-DEPARTMENTAL	70.00
	9/19/25	RIC PRETAX CONTRIBUTION	WATER UTILITY	NON-DEPARTMENTAL	105.00
	10/03/25	RIC PRETAX CONTRIBUTION	WATER UTILITY	NON-DEPARTMENTAL	105.00
	9/19/25	RIC PRETAX CONTRIBUTION	SEWER UTILITY FUND	NON-DEPARTMENTAL	105.00
	10/03/25	RIC PRETAX CONTRIBUTION	SEWER UTILITY FUND	NON-DEPARTMENTAL	105.00
	9/19/25	RIC ROTH % CONTRIBUTION	SEWER UTILITY FUND	NON-DEPARTMENTAL	397.90
	10/03/25	RIC ROTH % CONTRIBUTION	SEWER UTILITY FUND	NON-DEPARTMENTAL	386.72
	9/19/25	RIC PRETAX CONTRIBUTION	STORM WATER UTILIT	NON-DEPARTMENTAL	3.50
	10/03/25	RIC PRETAX CONTRIBUTION	STORM WATER UTILIT	NON-DEPARTMENTAL	<u>3.50</u>
				TOTAL:	2,064.62
IPERS	9/19/25	PY-IPERS REG	GENERAL FUND	NON-DEPARTMENTAL	2,327.13
	10/03/25	PY-IPERS REG	GENERAL FUND	NON-DEPARTMENTAL	2,193.81
	9/19/25	PY-POLICE IPERS	GENERAL FUND	NON-DEPARTMENTAL	2,529.80
	10/03/25	PY-POLICE IPERS	GENERAL FUND	NON-DEPARTMENTAL	2,633.81
	9/19/25	PY-IPERS REG	ROAD USE TAX	NON-DEPARTMENTAL	638.78
	10/03/25	PY-IPERS REG	ROAD USE TAX	NON-DEPARTMENTAL	635.10
	9/19/25	PY-IPERS REG	ROAD USE TAX	Road Use Tax	958.70
	10/03/25	PY-IPERS REG	ROAD USE TAX	Road Use Tax	953.18
	9/19/25	PY-IPERS REG	TRUST AND AGENCY	General Government	3,492.55
	10/03/25	PY-IPERS REG	TRUST AND AGENCY	General Government	3,292.49
	9/19/25	PY-POLICE IPERS	TRUST AND AGENCY	General Government	3,667.91
	10/03/25	PY-POLICE IPERS	TRUST AND AGENCY	General Government	3,818.72
	9/19/25	PY-IPERS REG	WATER UTILITY	NON-DEPARTMENTAL	842.43
	10/03/25	PY-IPERS REG	WATER UTILITY	NON-DEPARTMENTAL	840.11
	9/19/25	PY-IPERS REG	WATER UTILITY	Water	1,264.30
	10/03/25	PY-IPERS REG	WATER UTILITY	Water	1,260.84
	9/19/25	PY-IPERS REG	SEWER UTILITY FUND	NON-DEPARTMENTAL	1,106.71
	10/03/25	PY-IPERS REG	SEWER UTILITY FUND	NON-DEPARTMENTAL	1,095.37
	9/19/25	PY-IPERS REG	SEWER UTILITY FUND	Sewer	1,660.93
	10/03/25	PY-IPERS REG	SEWER UTILITY FUND	Sewer	1,643.92
	9/19/25	PY-IPERS REG	STORM WATER UTILIT	NON-DEPARTMENTAL	68.82

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	10/03/25	PY-IPERS REG	STORM WATER UTILIT	NON-DEPARTMENTAL	68.39
	9/19/25	PY-IPERS REG	STORM WATER UTILIT	STORM WATER UTILITY	103.27
	10/03/25	PY-IPERS REG	STORM WATER UTILIT	STORM WATER UTILITY	<u>102.62</u>
			TOTAL:		37,199.69
ISU Institute for Transportation	9/30/25	STREETS & RDS WORKSHOP	ROAD USE TAX	Road Use Tax	170.00
	9/30/25	2025 MOGO FIELD DAY	ROAD USE TAX	Road Use Tax	<u>200.00</u>
			TOTAL:		370.00
Image360	9/30/25	MISC SIGN	ROAD USE TAX	Road Use Tax	<u>1,520.51</u>
			TOTAL:		1,520.51
Ingram Library Services	10/10/25	BOOKS	GENERAL FUND	Library	<u>3,876.60</u>
			TOTAL:		3,876.60
Iowa Assn of Municipal Utilities	10/09/25	SGCIS OCT -DEC 2025	ROAD USE TAX	Road Use Tax	935.17
	10/09/25	SGCIS OCT -DEC 2025	WATER UTILITY	Water	935.16
	10/09/25	SGCIS OCT -DEC 2025	SEWER UTILITY FUND	Sewer	935.16
	10/09/25	SGCIS OCT -DEC 2025	STORM WATER UTILIT	STORM WATER UTILITY	<u>935.16</u>
			TOTAL:		3,740.65
Iowa Clinic	9/30/25	DRUG SCREENING	GENERAL FUND	Police Department	<u>578.00</u>
			TOTAL:		578.00
Iowa DNR	9/17/25	FY 2026 ANNUAL SUPPLY FEE	WATER UTILITY	Water	<u>802.42</u>
			TOTAL:		802.42
Iowa Dept. of Public Safety	9/30/25	FY26 1ST QTR IA SYSTEM	GENERAL FUND	Police Department	<u>580.50</u>
			TOTAL:		580.50
Iowa Dept. of Transportation	9/30/25	MISC SIGNS	ROAD USE TAX	Road Use Tax	<u>833.51</u>
			TOTAL:		833.51
Iowa One Call	9/30/25	AUG 25 LOCATES	WATER UTILITY	Water	<u>126.00</u>
			TOTAL:		126.00
Jonny Reel	9/30/25	CLOTHNG ALLOWANCE	WATER UTILITY	Water	<u>79.97</u>
			TOTAL:		79.97
Keystone Laboratories, Inc.	10/09/25	SEPT 25 MONTHLY TESTING	WATER UTILITY	Water	440.25
	10/09/25	SEPT 25 MONTHLY TESTING	SEWER UTILITY FUND	Sewer	<u>1,114.00</u>
			TOTAL:		1,554.25
King's Material	9/30/25	1.5 DECORE ROCK	GENERAL FUND	Parks	440.81
	9/30/25	RIVER ROCK	GENERAL FUND	Parks	<u>91.22</u>
			TOTAL:		532.03
Kip Overton	9/30/25	CLOTHING ALLOWANCE	ROAD USE TAX	Road Use Tax	<u>234.85</u>
			TOTAL:		234.85
Leetch Remodeling	9/17/25	ROOF ON SHED	GENERAL FUND	Museum	<u>700.00</u>
			TOTAL:		700.00
Linda Johnson	10/09/25	SEPT 25 CLEANING	GENERAL FUND	Police Department	459.00
	10/09/25	SEPT 25 CLEANING	GENERAL FUND	Museum	54.00
	10/09/25	SEPT 25 CLEANING	GENERAL FUND	Finance	360.00

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
				TOTAL:	873.00
Logan Contractors Supply Inc	9/30/25	FUELLINE & CONCRETE SUPPL	ROAD USE TAX	Road Use Tax	91.42
				TOTAL:	91.42
Mainstay Systems Inc.	10/10/25	QUART MAINT & RMM	GENERAL FUND	Police Department	2,250.45
	10/10/25	QUART MAINT & RMM	GENERAL FUND	Fire Department	368.55
	9/30/25	QUARTERLY SERVICE	GENERAL FUND	Parks	271.29
	9/30/25	QUARTERLY SERVICE	GENERAL FUND	Recreation	271.29
	9/30/25	DOMAIN RENEWAL	GENERAL FUND	Finance	28.00
	9/30/25	QUARTERLY SERVICE	GENERAL FUND	Finance	271.29
	9/30/25	QUARTERLY SERVICE	GENERAL FUND	Zoning/Compliance/Perm	271.29
	9/30/25	QUARTERLY SERVICE	ROAD USE TAX	Road Use Tax	271.28
	9/30/25	QUARTERLY SERVICE	WATER UTILITY	Water	271.28
	9/30/25	QUARTERLY SERVICE	SEWER UTILITY FUND	Sewer	271.28
	10/10/25	COMPUTER & EQUIPMENT WWTP	SEWER UTILITY FUND	Sewer	9,622.00
				TOTAL:	14,168.00
Martin Marietta Materials	9/30/25	ROAD STONE @ EAGLE VISTA	GENERAL FUND	Parks	521.16
	9/30/25	1 1/2 IN ROAD STONE	ROAD USE TAX	Road Use Tax	530.05
				TOTAL:	1,051.21
McCalley Tech Services	10/10/25	CONSULTING COUNCIL CHAMBER	GENERAL FUND	Finance	240.00
				TOTAL:	240.00
Mediacom	10/09/25	OCT 25 SRVC	GENERAL FUND	Library	70.90
	10/09/25	OCT 25 SRVC	GENERAL FUND	Library	417.05
	10/09/25	OCT 25 SRVC	GENERAL FUND	Pool	46.15
	10/09/25	OCT 25 SRVC	ROAD USE TAX	Road Use Tax	114.97
	9/30/25	INTERNET @ WTP AUG/SEPT	WATER UTILITY	Water	674.59
	10/09/25	OCT 25 SRVC	STORM WATER UTILIT	STORM WATER UTILITY	114.98
				TOTAL:	1,438.64
Menards	9/30/25	ZIPTIES, TAPE & POST	GENERAL FUND	Parks	223.21
	10/10/25	SUPPLIES	GENERAL FUND	Recreation	302.47
	9/30/25	GAUGE EXT CORDS	WATER UTILITY	Water	101.68
	9/30/25	SUPPLIES WWTP	SEWER UTILITY FUND	Sewer	378.42
				TOTAL:	1,005.78
Moss Brothers Inc	9/30/25	PARTS FOR MF TRACTOR	ROAD USE TAX	Road Use Tax	52.86
				TOTAL:	52.86
PRINCIPAL LIFE INSURANCE CO - SBD GRAN	9/19/25	PY - PRINCIPAL VOLUNTARY L	GENERAL FUND	NON-DEPARTMENTAL	310.41
	10/03/25	PY - PRINCIPAL VOLUNTARY L	GENERAL FUND	NON-DEPARTMENTAL	310.41
	9/19/25	PY - PRINCIPAL VOLUNTARY L	ROAD USE TAX	NON-DEPARTMENTAL	7.97
	10/03/25	PY - PRINCIPAL VOLUNTARY L	ROAD USE TAX	NON-DEPARTMENTAL	7.97
	9/30/25	OCT 2025 LIFE & DISABILTY	TRUST AND AGENCY	General Government	1,218.88
	9/19/25	PY - PRINCIPAL VOLUNTARY L	WATER UTILITY	NON-DEPARTMENTAL	11.15
	10/03/25	PY - PRINCIPAL VOLUNTARY L	WATER UTILITY	NON-DEPARTMENTAL	11.15
	9/30/25	OCT 2025 LIFE & DISABILTY	WATER UTILITY	Water	183.67
	9/19/25	PY - PRINCIPAL VOLUNTARY L	SEWER UTILITY FUND	NON-DEPARTMENTAL	24.35
	10/03/25	PY - PRINCIPAL VOLUNTARY L	SEWER UTILITY FUND	NON-DEPARTMENTAL	24.35
	9/30/25	OCT 2025 LIFE & DISABILTY	SEWER UTILITY FUND	Sewer	250.46
	9/19/25	PY - PRINCIPAL VOLUNTARY L	STORM WATER UTILIT	NON-DEPARTMENTAL	0.79
	10/03/25	PY - PRINCIPAL VOLUNTARY L	STORM WATER UTILIT	NON-DEPARTMENTAL	0.79
	9/30/25	OCT 2025 LIFE & DISABILTY	STORM WATER UTILIT	STORM WATER UTILITY	16.69

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
				TOTAL:	2,379.04
Paul's Pest Control	10/10/25	QUARTERLY PEST CONTROL	GENERAL FUND	Museum	75.00
	10/10/25	QUARTERLY PEST CONTROL	GENERAL FUND	Finance	70.00
				TOTAL:	145.00
People's Bank	9/19/25	PY-STATE W/H	GENERAL FUND	NON-DEPARTMENTAL	1,777.69
	10/03/25	PY-STATE W/H	GENERAL FUND	NON-DEPARTMENTAL	1,740.84
	9/19/25	PY-STATE W/H	ROAD USE TAX	NON-DEPARTMENTAL	250.12
	10/03/25	PY-STATE W/H	ROAD USE TAX	NON-DEPARTMENTAL	248.04
	9/19/25	PY-STATE W/H	WATER UTILITY	NON-DEPARTMENTAL	333.39
	10/03/25	PY-STATE W/H	WATER UTILITY	NON-DEPARTMENTAL	332.08
	9/19/25	PY-STATE W/H	SEWER UTILITY FUND	NON-DEPARTMENTAL	489.09
	10/03/25	PY-STATE W/H	SEWER UTILITY FUND	NON-DEPARTMENTAL	482.67
	9/19/25	PY-STATE W/H	STORM WATER UTILIT	NON-DEPARTMENTAL	26.44
	10/03/25	PY-STATE W/H	STORM WATER UTILIT	NON-DEPARTMENTAL	26.19
				TOTAL:	5,706.55
Peoples Trust & Savings	9/19/25	PY-W/H FED TAXES	GENERAL FUND	NON-DEPARTMENTAL	5,629.97
	10/03/25	PY-W/H FED TAXES	GENERAL FUND	NON-DEPARTMENTAL	5,589.46
	9/19/25	PY-FICA W/H & MATCH	GENERAL FUND	NON-DEPARTMENTAL	4,553.83
	10/03/25	PY-FICA W/H & MATCH	GENERAL FUND	NON-DEPARTMENTAL	4,584.65
	9/19/25	PY-MC W/H & MATCH	GENERAL FUND	NON-DEPARTMENTAL	1,065.00
	10/03/25	PY-MC W/H & MATCH	GENERAL FUND	NON-DEPARTMENTAL	1,072.22
	9/19/25	PY-W/H FED TAXES	ROAD USE TAX	NON-DEPARTMENTAL	888.83
	10/03/25	PY-W/H FED TAXES	ROAD USE TAX	NON-DEPARTMENTAL	877.27
	9/19/25	PY-FICA W/H & MATCH	ROAD USE TAX	NON-DEPARTMENTAL	590.11
	10/03/25	PY-FICA W/H & MATCH	ROAD USE TAX	NON-DEPARTMENTAL	586.49
	9/19/25	PY-MC W/H & MATCH	ROAD USE TAX	NON-DEPARTMENTAL	138.01
	10/03/25	PY-MC W/H & MATCH	ROAD USE TAX	NON-DEPARTMENTAL	137.16
	9/19/25	PY-FICA W/H & MATCH	ROAD USE TAX	Road Use Tax	590.12
	10/03/25	PY-FICA W/H & MATCH	ROAD USE TAX	Road Use Tax	586.50
	9/19/25	PY-MC W/H & MATCH	ROAD USE TAX	Road Use Tax	138.01
	10/03/25	PY-MC W/H & MATCH	ROAD USE TAX	Road Use Tax	137.17
	9/19/25	PY-FICA W/H & MATCH	TRUST AND AGENCY	General Government	4,553.84
	10/03/25	PY-FICA W/H & MATCH	TRUST AND AGENCY	General Government	4,584.67
	9/19/25	PY-MC W/H & MATCH	TRUST AND AGENCY	General Government	1,065.00
	10/03/25	PY-MC W/H & MATCH	TRUST AND AGENCY	General Government	1,072.22
	9/19/25	PY-W/H FED TAXES	WATER UTILITY	NON-DEPARTMENTAL	1,256.35
	10/03/25	PY-W/H FED TAXES	WATER UTILITY	NON-DEPARTMENTAL	1,260.50
	9/19/25	PY-FICA W/H & MATCH	WATER UTILITY	NON-DEPARTMENTAL	790.82
	10/03/25	PY-FICA W/H & MATCH	WATER UTILITY	NON-DEPARTMENTAL	788.55
	9/19/25	PY-MC W/H & MATCH	WATER UTILITY	NON-DEPARTMENTAL	184.96
	10/03/25	PY-MC W/H & MATCH	WATER UTILITY	NON-DEPARTMENTAL	184.42
	9/19/25	PY-FICA W/H & MATCH	WATER UTILITY	Water	790.82
	10/03/25	PY-FICA W/H & MATCH	WATER UTILITY	Water	788.55
	9/19/25	PY-MC W/H & MATCH	WATER UTILITY	Water	184.96
	10/03/25	PY-MC W/H & MATCH	WATER UTILITY	Water	184.42
	9/19/25	PY-W/H FED TAXES	SEWER UTILITY FUND	NON-DEPARTMENTAL	1,842.12
	10/03/25	PY-W/H FED TAXES	SEWER UTILITY FUND	NON-DEPARTMENTAL	1,818.86
	9/19/25	PY-FICA W/H & MATCH	SEWER UTILITY FUND	NON-DEPARTMENTAL	1,031.20
	10/03/25	PY-FICA W/H & MATCH	SEWER UTILITY FUND	NON-DEPARTMENTAL	1,020.03
	9/19/25	PY-MC W/H & MATCH	SEWER UTILITY FUND	NON-DEPARTMENTAL	241.17
	10/03/25	PY-MC W/H & MATCH	SEWER UTILITY FUND	NON-DEPARTMENTAL	238.57
	9/19/25	PY-FICA W/H & MATCH	SEWER UTILITY FUND	Sewer	1,031.20
	10/03/25	PY-FICA W/H & MATCH	SEWER UTILITY FUND	Sewer	1,020.03

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	9/19/25	PY-MC W/H & MATCH	SEWER UTILITY FUND	Sewer	241.17
	10/03/25	PY-MC W/H & MATCH	SEWER UTILITY FUND	Sewer	238.57
	9/19/25	PY-W/H FED TAXES	STORM WATER UTILIT	NON-DEPARTMENTAL	91.99
	10/03/25	PY-W/H FED TAXES	STORM WATER UTILIT	NON-DEPARTMENTAL	90.66
	9/19/25	PY-FICA W/H & MATCH	STORM WATER UTILIT	NON-DEPARTMENTAL	63.62
	10/03/25	PY-FICA W/H & MATCH	STORM WATER UTILIT	NON-DEPARTMENTAL	63.19
	9/19/25	PY-MC W/H & MATCH	STORM WATER UTILIT	NON-DEPARTMENTAL	14.87
	10/03/25	PY-MC W/H & MATCH	STORM WATER UTILIT	NON-DEPARTMENTAL	14.76
	9/19/25	PY-FICA W/H & MATCH	STORM WATER UTILIT	STORM WATER UTILITY	63.60
	10/03/25	PY-FICA W/H & MATCH	STORM WATER UTILIT	STORM WATER UTILITY	63.16
	9/19/25	PY-MC W/H & MATCH	STORM WATER UTILIT	STORM WATER UTILITY	14.87
	10/03/25	PY-MC W/H & MATCH	STORM WATER UTILIT	STORM WATER UTILITY	<u>14.75</u>
		TOTAL:			54,073.27
Play- Pro Recreation	9/30/25	PARK EQUIP @ EVANS	GENERAL FUND	Parks	<u>794.21</u>
		TOTAL:			794.21
Playaway Products	10/10/25	WONDERBOOKS	GENERAL FUND	Library	<u>705.74</u>
		TOTAL:			705.74
Playpower LT Farmington	10/10/25	EAGLE VISTA PARK	GENERAL FUND	Parks	<u>121,718.00</u>
		TOTAL:			121,718.00
Premier Pest Control	9/30/25	MOQUITO SPRAYING	STORM WATER UTILIT	STORM WATER UTILITY	1,000.00
	10/10/25	MOSQUITO FOGGING	STORM WATER UTILIT	STORM WATER UTILITY	<u>1,000.00</u>
		TOTAL:			2,000.00
RJ Lawn Service	10/10/25	FALL FERTILIZATION @ POOL	GENERAL FUND	Pool	313.00
	10/10/25	IRRIGATION WINTERIZATION	GENERAL FUND	Pool	<u>120.00</u>
		TOTAL:			433.00
Ray Hemphill	10/09/25	SEPT 25 STORAGE	GENERAL FUND	Police Department	<u>150.00</u>
		TOTAL:			150.00
Reiman Gardens	9/30/25	ANNUAL ADVENTURE PASS	GENERAL FUND	Library	<u>300.00</u>
		TOTAL:			300.00
SSi Specialties, Inc	9/30/25	ADULT LEAGUE SHIRTS	GENERAL FUND	Recreation	<u>1,200.33</u>
		TOTAL:			1,200.33
Siteone Landscape Supply LLC	10/10/25	LANDSCAPING SUPPLIES	GENERAL FUND	Parks	962.66
	10/10/25	LANDSCAPING SUPPLIES	GENERAL FUND	Parks	<u>264.71</u>
		TOTAL:			1,227.37
South Dallas Co. Landfill	10/09/25	DUMP CHARGE- CHAIR FROM CH	GENERAL FUND	Finance	16.00
	10/09/25	OCT 25 PER CAP & SEPT 25 A GARBAGE/RECYCLING		Garbage	3,381.50
	10/09/25	OCT 25 PER CAP & SEPT 25 A GARBAGE/RECYCLING		Garbage	<u>490.00</u>
		TOTAL:			3,887.50
Staples Advantage	10/09/25	SEPT 25 PURCHASES	GENERAL FUND	Parks	50.63
	10/09/25	SEPT 25 PURCHASES	GENERAL FUND	Recreation	50.63
	10/09/25	SEPT 25 PURCHASES	GENERAL FUND	Finance	50.63
	10/09/25	SEPT 25 PURCHASES	GENERAL FUND	Zoning/Compliance/Perm	50.62
	10/09/25	SEPT 25 PURCHASES	ROAD USE TAX	Road Use Tax	50.63
	10/09/25	SEPT 25 PURCHASES	WATER UTILITY	Water	50.63
	10/09/25	SEPT 25 PURCHASES	SEWER UTILITY FUND	Sewer	50.63

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
				TOTAL:	354.40
Star Equipment	9/30/25	TAR FOR CRACL SEALING	ROAD USE TAX	Road Use Tax	1,665.10
				TOTAL:	1,665.10
Stericycle	9/30/25	SHRED IT SERVICES AUG 25	GENERAL FUND	Finance	90.98
				TOTAL:	90.98
Strauss Security Solutions	9/30/25	DUPE KEYS	WATER UTILITY	Water	26.84
				TOTAL:	26.84
T-Mobile	10/10/25	SRVC 8/21-9/20	GENERAL FUND	Parks	89.13
	10/10/25	SRVC 8/21-9/20	GENERAL FUND	Pool	14.85
	10/10/25	SRVC 8/21-9/20	GENERAL FUND	Recreation	44.57
	10/10/25	SRVC 8/21-9/20	GENERAL FUND	Finance	29.71
	10/10/25	SRVC 8/21-9/20	GENERAL FUND	Zoning/Compliance/Perm	29.71
	10/10/25	SRVC 8/21-9/20	ROAD USE TAX	Road Use Tax	118.84
	10/10/25	SRVC 8/21-9/20	WATER UTILITY	Water	80.99
	10/10/25	SRVC 8/21-9/20	SEWER UTILITY FUND	Sewer	133.91
				TOTAL:	541.71
Temporary Vendo	10/09/25	BRIAN GARRETT:	GENERAL FUND	Police Department	36.62
KUM N GO	9/30/25	TABACCO REFUND	GENERAL FUND	Finance	56.25
NELSON, ANDRIA	9/30/25	01-02060-04	WATER UTILITY	Water	178.27
HATCHITT, GABRIEL	9/30/25	01-05190-07	WATER UTILITY	Water	118.29
WILE, MARITA	9/30/25	01-05600-01	WATER UTILITY	Water	67.99
KISER, SUE	9/30/25	01-06830-11	WATER UTILITY	Water	86.55
OSTREM, ANGELLA	9/30/25	01-10941-16	WATER UTILITY	Water	54.63
EVEN, WILLIAM/JANELL	9/30/25	02-02940-09	WATER UTILITY	Water	49.13
MANDELLA, JADE	9/30/25	02-07360-02	WATER UTILITY	Water	137.62
WENSEL, KELLI	9/30/25	03-11610-08	WATER UTILITY	Water	108.56
WALTERS, WYATT	9/30/25	03-11740-09	WATER UTILITY	Water	108.56
WILCOX, KRISTI	9/30/25	03-16560-02	WATER UTILITY	Water	5.14
JACOBSEN, JOEL	9/30/25	06-03080-01	WATER UTILITY	Water	89.97
HARPER, TIM & SOCORR	9/30/25	06-07140-05	WATER UTILITY	Water	53.13
MARIA- AYALA, GUADAL	9/30/25	06-07170-05	WATER UTILITY	Water	11.37
ARCHULETA-SAMS , ARI	9/30/25	06-07850-04	WATER UTILITY	Water	55.20
PEREZ, PAUL	9/30/25	06-07880-02	WATER UTILITY	Water	142.52
BROWN, PAIGE	9/30/25	06-07950-03	WATER UTILITY	Water	125.38
BUNKOFSKE, NICOLE	9/30/25	06-07990-02	WATER UTILITY	Water	125.38
BAKER, DYLAN	9/30/25	06-08100-02	WATER UTILITY	Water	125.38
THARP, BRAYDON	9/30/25	06-08440-05	WATER UTILITY	Water	125.38
SMITH, RILEY & CHELS	9/30/25	06-08460-03	WATER UTILITY	Water	150.00
PAINTER, MOLLY	9/30/25	06-08690-01	WATER UTILITY	Water	129.18
BOOTH, JOSHUA	9/30/25	06-08790-03	WATER UTILITY	Water	62.79
BEHREND, REBEKAH	9/30/25	06-08800-06	WATER UTILITY	Water	123.48
NAFZIGER, ELIJAH	9/30/25	06-08810-03	WATER UTILITY	Water	60.89
HEEREN, AUSTIN	9/30/25	06-08940-02	WATER UTILITY	Water	74.00
GENESIS HOMES	9/30/25	06-09669-00	WATER UTILITY	Water	1,131.88
JACKSON, JEANNETTE	9/30/25	06-09910-02	WATER UTILITY	Water	83.56
				TOTAL:	3,677.10
Tiger Tire	10/10/25	TIRE REPAIR	GENERAL FUND	Cemetery	37.10
				TOTAL:	37.10
Treasurer State of Iowa - Sales Tax	9/17/25	Treasurer State of Iowa -	GENERAL FUND	Pool	451.97

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	9/17/25	WET	WATER UTILITY	Water	8,458.03
	9/17/25	Treasurer State of Iowa -	SEWER UTILITY FUND	Sewer	<u>1,587.12</u>
				TOTAL:	10,497.12
Trophies Plus	9/30/25	TROPHIES POWER WHEELS NAT	GENERAL FUND	Recreation	<u>357.67</u>
				TOTAL:	357.67
Tyler Technologies, Inc.	10/10/25	CEM 3%	GENERAL FUND	Cemetery	1,288.67
	10/10/25	FIN 20%	GENERAL FUND	Finance	8,591.10
	9/30/25	September '25 Bank & CC Fe	GENERAL FUND	Finance	3,025.23
	10/10/25	ZONING 8%	GENERAL FUND	Zoning/Compliance/Perm	3,436.44
	10/10/25	RUT 7%	ROAD USE TAX	Road Use Tax	3,006.89
	10/10/25	WTR 31%	WATER UTILITY	Water	13,316.20
	10/09/25	INSITE TRANS FEE 7/1-9/30	WATER UTILITY	Water	435.41
	10/10/25	SWR 31%	SEWER UTILITY FUND	Sewer	13,316.20
	10/09/25	INSITE TRANS FEE 7/1-9/30	SEWER UTILITY FUND	Sewer	435.42
	10/09/25	INSITE TRANS FEE 7/1-9/30	STORM WATER UTILIT	STORM WATER UTILITY	<u>435.42</u>
				TOTAL:	47,286.98
UPHDM OCCUPATIONAL MEDICINE	10/10/25	DRUG SCREENING	GENERAL FUND	Fire Department	66.00
	10/10/25	DRUG SCREENING	ROAD USE TAX	Road Use Tax	<u>66.00</u>
				TOTAL:	132.00
US Cellular	9/30/25	WIFI HOTSPOT DATA	GENERAL FUND	Library	<u>377.48</u>
				TOTAL:	377.48
USA Blue Book	9/30/25	TESTING SUPPLIES	WATER UTILITY	Water	<u>884.43</u>
				TOTAL:	884.43
USDA Rural Development	9/30/25	USDA #3 Pmt (\$7,000,000)	WATER UTILITY	Water	12,247.97
	9/30/25	USDA #3 Pmt (\$7,000,000)	WATER UTILITY	Water	5,882.03
	9/30/25	USDA #3 Pmt (\$9,603,000)	WATER UTILITY	Water	16,372.13
	9/30/25	USDA #3 Pmt (\$9,603,000)	WATER UTILITY	Water	9,075.87
	9/30/25	USDA #6 Pmt (\$4,713,000)	WATER UTILITY	Water	7,709.43
	9/30/25	USDA #6 Pmt (\$4,713,000)	WATER UTILITY	Water	5,063.57
	9/30/25	USDA #4 Pmt	SEWER UTILITY FUND	Sewer	9,616.45
	9/30/25	USDA #4 Pmt	SEWER UTILITY FUND	Sewer	7,902.55
	9/30/25	USDA #1 Pmt	SEWER UTILITY FUND	Sewer	1,842.05
	9/30/25	USDA #1 Pmt	SEWER UTILITY FUND	Sewer	1,681.95
	9/30/25	USDA #5 Pmt (\$785,000)	SEWER UTILITY FUND	Sewer	1,346.38
	9/30/25	USDA #5 Pmt (\$785,000)	SEWER UTILITY FUND	Sewer	687.62
	9/30/25	USDA #5 Pmt (\$1,000,000)	SEWER UTILITY FUND	Sewer	1,606.39
	9/30/25	USDA #5 Pmt (\$1,000,000)	SEWER UTILITY FUND	Sewer	1,173.61
	9/30/25	USDA #5 Pmt (\$9,880,000)	SEWER UTILITY FUND	Sewer	15,871.73
	9/30/25	USDA #5 Pmt (\$9,880,000)	SEWER UTILITY FUND	Sewer	11,595.27
	9/30/25	USDA #2 Pmt	STORM WATER UTILIT	STORM WATER UTILITY	2,547.78
	9/30/25	USDA #2 Pmt	STORM WATER UTILIT	STORM WATER UTILITY	<u>2,407.22</u>
				TOTAL:	114,630.00
Unplugged Wireless Communication LLC	9/30/25	RADIO BATTERIES	GENERAL FUND	Fire Department	<u>43.99</u>
				TOTAL:	43.99
Verizon Wireless	10/10/25	EMERGENCY ALARM 8/26-9/25	GENERAL FUND	Police Department	4.22
	9/30/25	IPAD DATA	GENERAL FUND	Fire Department	240.24
	9/30/25	GATEWAY SD	WATER UTILITY	Water	40.01
	9/30/25	GATEWAY SD	SEWER UTILITY FUND	Sewer	40.01

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
				TOTAL:	324.48
Vestis	10/09/25	RENTAL SEPT 2025	GENERAL FUND	Parks	61.18
	9/30/25	AUG 25 RENTAL	GENERAL FUND	Parks	48.82
	10/09/25	RENTAL SEPT 2025	GENERAL FUND	Finance	46.77
	9/30/25	AUG 25 RENTAL	GENERAL FUND	Finance	46.78
	10/09/25	RENTAL SEPT 2025	ROAD USE TAX	Road Use Tax	61.18
	9/30/25	AUG 25 RENTAL	ROAD USE TAX	Road Use Tax	48.82
	10/09/25	RENTAL SEPT 2025	WATER UTILITY	Water	61.18
	9/30/25	AUG 25 RENTAL	WATER UTILITY	Water	48.82
	10/09/25	RENTAL SEPT 2025	SEWER UTILITY FUND	Sewer	61.18
	9/30/25	AUG 25 RENTAL	SEWER UTILITY FUND	Sewer	48.82
				TOTAL:	533.55
Visa	9/30/25	MICROSOFT SRVC	GENERAL FUND	Police Department	371.00
	9/30/25	WIRE TAP	GENERAL FUND	Police Department	125.39
	9/30/25	WIRETAP	GENERAL FUND	Police Department	67.21
	9/30/25	SP51- UNIFORM SHIRTS	GENERAL FUND	Police Department	285.23
	9/30/25	AMAZON- LIGHT FIXTURES	GENERAL FUND	Police Department	291.66
	9/30/25	HOMEFRONT- DRONE LIC.	GENERAL FUND	Police Department	525.00
	9/30/25	COSTCO-BATTERIES	GENERAL FUND	Police Department	358.43
	9/30/25	VERIZON- PHONE	GENERAL FUND	Police Department	378.37
	9/30/25	MICROSOFT SRVC	GENERAL FUND	Fire Department	6.00
	9/30/25	MICROSOFT SRVC	GENERAL FUND	Library	130.00
	9/30/25	IA LIB ASSOC	GENERAL FUND	Library	885.00
	9/30/25	AMAZON- MARKETING MATERIAL	GENERAL FUND	Library	66.30
	9/30/25	SCHEDULE BASE	GENERAL FUND	Library	10.00
	9/30/25	LETTERING.COM- NEW HOURS S	GENERAL FUND	Library	3.54
	9/30/25	USPS= ILL POSTAGE	GENERAL FUND	Library	21.37
	9/30/25	AMAZON- SUPPLIES	GENERAL FUND	Library	25.64
	9/30/25	HEUSS PRINTING- IOWAN MAG	GENERAL FUND	Library	40.66
	9/30/25	MICROSOFT SRVC	GENERAL FUND	Parks	18.00
	9/30/25	AMERICAN LEGION FLAG	GENERAL FUND	Parks	173.18
	9/30/25	AMERICAN LEGION FLAG	GENERAL FUND	Parks	165.08
	9/30/25	FASTSIGN DECALS	GENERAL FUND	Parks	369.31
	9/30/25	DEER BROTHER- OIL & FILTER	GENERAL FUND	Parks	313.62
	9/30/25	MICROSOFT SRVC	GENERAL FUND	Recreation	33.80
	9/30/25	SAM'S CLUE- CONCESSION SUP	GENERAL FUND	Recreation	75.92
	9/30/25	AMAZON- SUPPLIES	GENERAL FUND	Recreation	317.88
	9/30/25	SAMS CLUB- POWERWHEELS	GENERAL FUND	Recreation	6,994.50
	9/30/25	SWANK MOTION PIC- MOVIE IN	GENERAL FUND	Recreation	930.00
	9/30/25	MICROSOFT SRVC	GENERAL FUND	Finance	122.10
	9/30/25	MPI- CLASSES	GENERAL FUND	Finance	480.00
	9/30/25	USPS- RENEWAL PO BOX	GENERAL FUND	Finance	162.00
	9/30/25	SMARTSIGN- SIGN	GENERAL FUND	Finance	19.42
	9/30/25	BACKGROUND CHECK	GENERAL FUND	Finance	15.00
	9/30/25	AMAZON0 PENS	GENERAL FUND	Zoning/Compliance/Perm	24.24
	9/30/25	MICROSOFT SRVC	GENERAL FUND	Zoning/Compliance/Perm	23.00
	9/30/25	GRAMMERLY- SUBS	ROAD USE TAX	Road Use Tax	144.00
	9/30/25	MACHINE SHED LUNCH @ MEETI	ROAD USE TAX	Road Use Tax	18.42
	9/30/25	USPS- POSTAGE	ROAD USE TAX	Road Use Tax	25.25
	9/30/25	MICROSOFT SRVC	ROAD USE TAX	Road Use Tax	5.00
	9/30/25	PRICELINE- HOTEL @ CONF	WATER UTILITY	Water	545.46
	9/30/25	MICROSOFT SRVC	WATER UTILITY	Water	40.00
	9/30/25	IA DNR- GENERATOR PERMIT	SEWER UTILITY FUND	Sewer	396.16
	9/30/25	JR NORTON- SKIRT GASKET	SEWER UTILITY FUND	Sewer	83.92

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	9/30/25	SIP US- ALARM	SEWER UTILITY FUND	Sewer	32.67
	9/30/25	IRWA- CONF	SEWER UTILITY FUND	Sewer	225.00
	9/30/25	GIRAFFE TOOLS-	SEWER UTILITY FUND	Sewer	219.55
	9/30/25	PRICELINE- HOTEL @ CONF	SEWER UTILITY FUND	Sewer	175.84
	9/30/25	MICROSOFT SRVC	SEWER UTILITY FUND	Sewer	23.00
	9/30/25	USPS- POSTAGE	SEWER UTILITY FUND	Sewer	15.45
	9/30/25	AMAZON- PROGRAMMING SUPPLI	FRIENDS/FOUNDATION	Library	666.56
	9/30/25	TEACHERSPAY TEACHERS	FRIENDS/FOUNDATION	Library	<u>8.30</u>
			TOTAL:		16,452.43
Waldinger Corp	10/10/25	TOILET REPAIR	GENERAL FUND	Library	306.20
	10/10/25	UNIT 1 MAINT	GENERAL FUND	Library	536.00
	9/30/25	Waldinger Corp	GENERAL FUND	Library	3,756.56
	9/30/25	AC WORK	GENERAL FUND	Parks	79.00
	9/30/25	AC WORK	GENERAL FUND	Recreation	79.00
	9/30/25	AC WORK	GENERAL FUND	Finance	79.00
	9/30/25	AC WORK	GENERAL FUND	Zoning/Compliance/Perm	79.00
	9/30/25	AC WORK	ROAD USE TAX	Road Use Tax	79.00
	9/30/25	AC WORK	WATER UTILITY	Water	79.00
	9/30/25	AC WORK	SEWER UTILITY FUND	Sewer	79.00
	10/10/25	NEW WATER FOUNTAIN	FRIENDS/FOUNDATION	Library	<u>3,869.66</u>
			TOTAL:		9,021.42
Waste Solutions of IA	9/30/25	K-F PARK PORT A POT RENTAL	GENERAL FUND	Parks	<u>146.00</u>
			TOTAL:		146.00
Waukee Power Equipment	9/30/25	HOSE CONNECTOR	SEWER UTILITY FUND	Sewer	<u>2.86</u>
			TOTAL:		2.86
Wellmark/BCBS of Iowa	9/19/25	PY-INSURANCE PREMIUM BCBS	GENERAL FUND	NON-DEPARTMENTAL	3,603.37
	10/03/25	PY-INSURANCE PREMIUM BCBS	GENERAL FUND	NON-DEPARTMENTAL	3,375.81
	9/19/25	PY-INSURANCE PREMIUM BCBS	ROAD USE TAX	NON-DEPARTMENTAL	507.13
	10/03/25	PY-INSURANCE PREMIUM BCBS	ROAD USE TAX	NON-DEPARTMENTAL	507.13
	9/30/25	OCT 25 PREMIUMS	TRUST AND AGENCY	General Government	31,660.67
	9/19/25	PY-INSURANCE PREMIUM BCBS	WATER UTILITY	NON-DEPARTMENTAL	468.53
	10/03/25	PY-INSURANCE PREMIUM BCBS	WATER UTILITY	NON-DEPARTMENTAL	468.53
	9/30/25	OCT 25 PREMIUMS	WATER UTILITY	Water	4,706.32
	9/19/25	PY-INSURANCE PREMIUM BCBS	SEWER UTILITY FUND	NON-DEPARTMENTAL	759.73
	10/03/25	PY-INSURANCE PREMIUM BCBS	SEWER UTILITY FUND	NON-DEPARTMENTAL	759.73
	9/30/25	OCT 25 PREMIUMS	SEWER UTILITY FUND	Sewer	5,989.86
	9/19/25	PY-INSURANCE PREMIUM BCBS	STORM WATER UTILIT	NON-DEPARTMENTAL	57.84
	10/03/25	PY-INSURANCE PREMIUM BCBS	STORM WATER UTILIT	NON-DEPARTMENTAL	57.84
	9/30/25	OCT 25 PREMIUMS	STORM WATER UTILIT	STORM WATER UTILITY	<u>427.85</u>
			TOTAL:		53,350.34
Westrum Leak Detection	9/30/25	2025 LEAK DETECTION	WATER UTILITY	Water	<u>2,200.00</u>
			TOTAL:		2,200.00
Wilcox Printing and Publishing, Inc.	10/10/25	PO BOOKS	GENERAL FUND	Police Department	45.03
	10/10/25	PO BOOKS	GENERAL FUND	Fire Department	45.03
	10/10/25	PO BOOKS	GENERAL FUND	Parks	45.03
	10/10/25	PO BOOKS	GENERAL FUND	Pool	45.03
	10/10/25	PO BOOKS	GENERAL FUND	Recreation	45.03
	10/10/25	PO BOOKS	WATER UTILITY	Water	45.03
	10/10/25	PO BOOKS	SEWER UTILITY FUND	Sewer	45.03
	10/10/25	PO BOOKS	STORM WATER UTILIT	STORM WATER UTILITY	45.03

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
				TOTAL:	360.24
Workspace	9/30/25	CHAIRS IN COUNCIL CHAMBERS	GENERAL FUND	Finance	4,901.47
				TOTAL:	4,901.47
Xenia Rural Water District	9/30/25	WTR @ LIFT STATION	SEWER UTILITY FUND	Sewer	152.42
	10/09/25	WTR @ LIFT STATION	SEWER UTILITY FUND	Sewer	304.84
				TOTAL:	457.26
**PAYROLL EXPENSES	9/11/2025 - 10/10/2025	GENERAL FUND	Police Department		86,976.12
		GENERAL FUND	Library		26,984.25
		GENERAL FUND	Parks		11,688.28
		GENERAL FUND	Cemetery		3,347.08
		GENERAL FUND	Pool		6,834.10
		GENERAL FUND	Recreation		10,468.22
		GENERAL FUND	Finance		4,761.76
		GENERAL FUND	Zoning/Compliance/Perm		4,684.00
		ROAD USE TAX	Road Use Tax		20,252.95
		WATER UTILITY	Water		26,749.25
		SEWER UTILITY FUND	Sewer		35,008.93
		STORM WATER UTILIT	STORM WATER UTILITY		2,181.23
				TOTAL:	239,936.17

===== FUND TOTALS =====

001	GENERAL FUND	461,160.89
110	ROAD USE TAX	42,380.04
112	TRUST AND AGENCY	66,268.29
600	WATER UTILITY	140,776.45
610	SEWER UTILITY FUND	299,142.85
615	STORM WATER UTILITY	12,477.09
670	GARBAGE/RECYCLING UTILITY	3,871.50
951	FRIENDS/FOUNDATION	5,369.52

GRAND TOTAL: 1,031,446.63

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-ADEL
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 9/11/2025 THRU 10/10/2025
ITEM AMOUNT: 99,999,999.00CR THRU 99,999,999.00
GL POST DATE: 0/00/0000 THRU 99/99/9999
CHECK DATE: 0/00/0000 THRU 99/99/9999

PAYROLL SELECTION

PAYROLL EXPENSES: YES
EXPENSE TYPE: GROSS
CHECK DATE: 9/11/2025 THRU 10/10/2025

PRINT OPTIONS

PRINT DATE: Item Date
SEQUENCE: By Vendor Name
DESCRIPTION: Distribution
GL ACCTS: NO
REPORT TITLE: C O U N C I L R E P O R T
SIGNATURE LINES: 0

PACKET OPTIONS

INCLUDE REFUNDS: YES
INCLUDE OPEN ITEM: YES

Ownership Updates Application (App-229000) For (LG0000787)

License Application (LG0000787)

- **Applicant**

Name of Legal Entity : FAMILY DOLLAR STORES OF IOWA, LLC

Name of Business(DBA) : FAMILY DOLLAR 25428

Address of Premises : 712 Cottage Street

Premises Suite/Apt Number : Suite A

City : Adel

County : Dallas

Zip : 50003

Business : (757) 321-5000

Mailing Address: 500 Volvo ParkwayGreenbrier East

City : Chesapeake

State : Virginia

Zip : 23320

- **Contact Person**

Name : FAMILY DOLLAR

Phone : (757) 321-5000

Email : ab-licensing@dollartree.com

- **License Information**

License Number : LG0000787

License/Permit Type : Class B Retail Alcohol License

Term : 12 Month

Status : Submitted to Local Authority

Tentative Effective Date : 2025-08-09

Tentative Expiration Date : 2026-08-08

Sub-Permits : Class B Retail Alcohol License

Privileges :

Last Day of Business :

- **Status of Business**

Business Type : Limited Liability Company

■ Ownership

Yolanda Gary

City : Portsmouth

State : Virginia

Zip : 23703

Position : Assistant Secretary

% of ownership : 0%

U.S. Citizen : Yes

Jonathan Elder

City : Virginia Beach

State : Virginia

Zip : 23454

Position : Vice President, Tax and Treasury

% of ownership : 0%

U.S. Citizen : Yes

Michael Newman

City : Virginia Beach

State : Virginia

Zip : 23451

Position : President

% of ownership : 0%

U.S. Citizen : Yes

John Crumpler

City : Norfolk

State : Virginia

Zip : 23510

Position : Vice President

% of ownership : 0%

U.S. Citizen : Yes

Mary Topfer

City : Norfolk

State : Virginia

Zip : 23505

Position : Vice President and Secretary

% of ownership : 0%

U.S. Citizen : Yes

- **Insurance Company Information**

-

-



AGENDA ITEM NO. 3.d
AGENDA SECTION: CONSENT
AGENDA

ADEL CITY COUNCIL AGENDA ITEM REPORT

MEETING DATE: October 14, 2025

TO: Mayor & City Council

FROM: Carrie Erickson, City Clerk

AGENDA HEADING: Consider Ratifying the Approval of Resolution No. 25-68,
Temporarily Closing Public Ways or Grounds in Connection
With the Temporary Relocation of the Dallas County Adel
EMS Station

STAFF/COMMITTEE RECOMMENDATION:

Dallas County Human Resources reached out to Mayor Peters to make this request for closure of the alleyway between the Dallas County Administration Building and the First Christian Church so as to serve as a temporary relocation for the emergency vehicles. The Dallas County Adel EMS Station will be getting work done on the inside of the building and not able to store the emergency vehicles or work out of that station for a temporary period. The station will be located in the Administration Building and the emergency vehicles will be staged in the alleyway to ensure quick access to the highway.

The request for closure began on Monday, September 22, 2025 and will last approximately four weeks. The Mayor gave his approval and this item is to ratify that approval.

City staff recommends approval.

ATTACHMENTS:

[Resolution No. 25-68, Dallas County EMS Temp Relocation - Alleyway Closure.pdf](#)
[EMS Staging.pdf](#)

RESOLUTION NO. 25-68

**RESOLUTION TEMPORARILY CLOSING PUBLIC WAYS OR GROUNDS IN
CONNECTION WITH THE TEMPORARY RELOCATION OF THE DALLAS
COUNTY ADEL EMS STATION**

WHEREAS, Iowa Code Section 364.12(2) states "a city shall keep all public grounds, streets, sidewalks, alleys, bridges, culverts, overpasses, underpasses, grade crossing separations and approaches, public ways, squares, and commons open, in repair and free from nuisance;" and

WHEREAS, Iowa Code Section 364.12(2)(a) states "public ways and grounds may be temporarily closed by resolution;" and

WHEREAS, the Dallas County Adel EMS Station is undergoing internal reconstruction, so the need for temporary relocation is necessary; and

WHEREAS, the Dallas County Human Resources Office has requested closure of the following alleyway for use only by the Dallas County EMS vehicles on the date(s) listed below, in conjunction with the temporary relocation of the Dallas County Adel EMS Station.

The alleyway between Highway 169 and 9th Street between the Dallas County Administration Building (800 Court Street, Adel) and the First Christian Church (218 N 9th Street, Adel)

On the following dates: Monday, September 22, 2025 through Friday, October 17, 2025

NOW, THEREFORE, BE IT RESOLVED, pursuant to Iowa Code Section 364.12(2)(a), the City Council of the City of Adel, Iowa does hereby temporarily close the alleyway for temporary relocation of the Dallas County Adel EMS Station as stated above.

Passed and approved this 14th day of October, 2025.

James F. Peters, Mayor

ATTEST:

Carrie Erickson, City Clerk

Legend

- Ingress/Egress
- Ambulance Staging

N 9TH ST

RAPIDS ST

169

COURT ST



1" = 45'



To the best of our knowledge, the information shown on this map was correct at time of publication. However, the County makes no warranty to the accuracy of the information. This map was created by the Dallas County IS Department. <http://geodallas.dallascountyiowa.gov>

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given that the Council of the City of Adel, Iowa, will hold a public hearing on Monday, November 10, 2025, at 6:00 PM, in the Council Chambers, Adel City Hall, 301 S. 10th Street, Adel, Iowa, regarding a proposed ordinance amending the zoning code of the City of Adel by amending Chapter 165, Zoning Code, for the purpose of amending the timeline for publication of notices related to zoning matters and the addition of “practical difficulties” variance standards.

A copy of the proposed ordinance may be viewed at City Hall, 301 S. 10th Street, Adel, IA during business hours of Monday-Thursday, 7:30 a.m. to 4:30 p.m. and Friday, 7:30 a.m. to 12:00 p.m.

At the above meeting, the Council shall receive oral or written objections from any resident or property owner of the City, to the above action. After all objections have been received and considered, the Council will, at this meeting or at any adjournment thereof, take additional action for the authorization of said ordinance described above or will abandon the proposal.

Ordinance No. 432

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ADEL, BY AMENDING CHAPTER 165, ZONING CODE, FOR THE PURPOSE OF AMENDING THE TIMELINE FOR PUBLISHED NOTICE RELATED TO ZONING MATTERS AND TO ADD A PRACTICAL DIFFICULTIES VARIANCE STANDARD

NOW, THEREFORE, be it Ordained by the City Council of the City of Adel, Iowa, that:

SECTION 1. Section 165.17(1) of the zoning code is hereby repealed and replaced as follows:

1. Administrative Review. To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Zoning/Building Administrator in the enforcement of this chapter. Appeals to the Board may be taken by any person aggrieved, or by any officer, department, board or bureau of the City of Adel affected by any decision of the administrative officer. Such appeal shall be taken within 60 days by filing with the Zoning/Building Administrator, and with the Board a notice of appeal specifying the grounds thereof. The Zoning/Building Administrator shall forthwith transmit to the Board all papers constituting the record upon which the action appealed is taken. The Board shall fix a reasonable time for the hearing of the appeal, and give not less than four or more than 20 days' public notice in a paper of local circulation. At said hearing, any party may appear in person, by agent or by attorney. An appeal stays all proceedings in furtherance of the action appealed, unless the Zoning/Building Administrator from whom the appeal is taken certifies to the Board of Adjustment, after the Notice of Appeal is filed with the Administrator, that by reason of facts stated in the certificate, a stay would, in the Administrator's opinion, cause imminent peril to life and property. In such case proceedings shall not be stayed other than by a restraining order, which may be granted by the Board of Adjustment or by a court of record on application, on notice to the Zoning/Building Administrator from whom the appeal is taken and on due cause shown.

SECTION 2. Section 165.17(2)(B) of the zoning code is hereby repealed and replaced as follows:

B. The Board shall fix a reasonable time for the hearing of the special exception, and give not less than four or more than 20 days' public notice in a paper of local circulation. At said hearing, any party may appear in person, by agent or by attorney.

SECTION 3. Section 165.17(3) of the zoning code is hereby repealed and replaced as follows:

3. Variance, Conditions Governing Application; Procedures.

A. The Board of Adjustment may authorize upon appeal in specific cases not involving area, dimension, or other numerical limitations such variance from the terms of this chapter as will not be contrary to the public interest, where, owing to special

conditions, a literal enforcement of the provisions of this chapter would result in unnecessary hardship.

B. The Board of Adjustment may authorize upon appeal in specific cases such variance from the terms of this chapter with respect to the area, dimension, or other numerical limitations as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions of this chapter would result in practical difficulties to the property owner in making a beneficial use of the property allowed by the zoning ordinance.

C. A variance from the terms of this chapter shall not be granted by the Board of Adjustment unless and until:

(1) For variances not involving area, dimension, or other numerical limitations, a written application for a variance is submitted demonstrating:

(a) That special conditions and circumstances exist which are peculiar to land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;

(b) That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;

(c) That the special conditions and circumstances do not result from the actions of the applicant;

(d) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district.

(2) For variances involving area, dimension, or other numerical limitations, a written application for a variance is submitted demonstrating:

(a) That the practical difficulties faced are unique to the property at issue and not self-created by the applicant;

(b) That granting the variance requested will not significantly alter the essential character of the surrounding neighborhood.

D. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of land, structures, or buildings in other districts may be considered grounds for the issuance of a variance.

E. The Board shall fix a reasonable time for the hearing of the variance, and give not less than four or more than 20 days' public notice in a paper of local circulation. At said hearing, any party may appear in person, by agent or by attorney.

F. The public hearing shall be held. Any party may appear in person, by agent or by attorney.

G. The Board of Adjustment shall make findings that requirements of this section have been met by the applicant for a variance.

H. The Board of Adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of land, building, or structure.

I. The Board of Adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

J. In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this chapter. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter and punishable under this chapter.

K. Under no circumstances shall the Board of Adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved or any use expressly or by implication prohibited by the terms of this chapter in said district.

SECTION 4. Section 165.19 of the zoning code is hereby repealed and replaced as follows:

165.19 AMENDMENTS TO ZONING CODE.

The regulations, restrictions, and boundaries may, from time to time, be amended, supplemented, changed, modified, or repealed, provided that at least four days' notice of the time and place of such hearing shall be published in a paper of general circulation in the City. In no case shall the notice be published more than 20 days prior to the hearing. Notwithstanding Section 414.2 of the *Code of Iowa*, as a part of an ordinance changing land from one zoning district to another zoning district or an ordinance approving a site development plan, a Council may impose conditions on a property owner which are in addition to existing regulations if the additional conditions have been agreed to in writing by the property owner before the public hearing required under this section or any adjournment of the hearing. The conditions must be reasonable and imposed to satisfy public needs which are directly caused by the requested change. In the case, however, of a written protest against a change or repeal which is filed with the City Clerk and signed by the owners of 20 percent or more of the area of the lots included in the proposed change or repeal, or by the owners of 20 percent or more of the property which is located within 200 feet of the exterior boundaries of the property for which the change or repeal is proposed, the change or repeal shall not become effective except by the favorable vote of at least three-fourths of all the members of the Council. The protest, if filed, must be filed before or at the public hearing. Proposed amendments not recommended by the Planning and Zoning Commission shall become effective only upon a favorable vote of three-fourths of the members of the City Council. All zoning amendment application forms shall be approved by resolution of the City Council.

SECTION 5. Section 165.53(2) of the zoning code is hereby repealed and replaced as follows:

2. Amendments. The regulations, restrictions, and boundaries may, from time to time, be amended, supplemented, changed, modified, or repealed, provided that at least four days' notice of the time and place of such hearing shall be published in a paper of general circulation in the City. In no case shall the notice be published more than 20 days prior to the hearing. Notwithstanding Section 414.2, as a part of an ordinance changing land from one zoning district to another zoning district or an ordinance approving a site development plan, the Council may impose conditions on a property owner which are in addition to existing regulations if the additional conditions have been agreed to in writing by the property owner before the public hearing required under this section or any adjournment of the hearing. The conditions must be reasonable and imposed to satisfy public needs which are directly caused by the requested change. In the

case, however, of a written protest against a change or repeal which is filed with the City Clerk and signed by the owners of twenty percent or more of the area of the lots included in the proposed change or repeal, or by the owners of twenty percent or more of the property that is located within two hundred feet of the exterior boundaries of the property for which the change or repeal is proposed, the change or repeal shall not become effective except by the favorable vote of at least three-fourths of all the members of the Council. The protest, if filed, must be filed before or at the public hearing. Proposed amendments not recommended by the Planning and Zoning Commission shall become effective only upon a favorable vote of three-fourths of the members of the City Council. All zoning amendment application forms shall be approved by resolution of the Council.

SECTION 6. Effective Date. This ordinance shall be in full force and effect from and after the date of passage and publication as required by law.

SECTION 7. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portion hereof.

SECTION 8. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

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

Passed and adopted this ____ day of _____, 2025.

James F. Peters, Mayor

ATTEST:

Carrie Erickson, City Clerk

New Standards for Zoning Variances

On April 25th, Governor Reynolds signed into law Iowa House File 652. This law took effect on July 1, 2025, and amends Iowa Code sections 414.12 and 335.15 to change the criteria for granting certain zoning variances. House File 652 replaces the strict “unnecessary hardship” standard with a more flexible “practical difficulties” standard for some types of variance requests.

Gary Taylor, J.D. AICP, Professor and Extension Specialist with Iowa State University and Luke Seaberg, State Specialist with Iowa State University Extension and Outreach, wrote an article, [*How HF 652 Changes the Administration of Zoning Variances*](#), for the Iowa League of Cities’ August edition of *CityScapes*. This article provides a good explanation of the variance process before and after the enactment of HF 652.

This new law impacts the powers of zoning boards of adjustment by creating a new, more lenient path for variance requests related to area, dimensional, or other numerical limitations imposed by local zoning regulations. Previously, a property owner had to demonstrate an “unnecessary hardship” to be granted any variance, which was a high bar to clear. The new law allows zoning boards of adjustment to grant relief to area, dimensional, or other numerical limitations upon a showing of “practical difficulties.” Some examples of the zoning regulations covered by the new “practical difficulties” standard include:

- Minimum lot size
- Setbacks and yard widths
- Building height and bulk
- Sidewalk, fencing, and signage requirements
- Off-street parking rules

Under the new law, property owners requesting a variance for one of the covered zoning regulations mentioned above must still prove three things to a zoning board of adjustment:

1. The practical difficulties are unique to the property at issue and are not self-created. Meaning the problem must be inherent to the property itself, such as an irregular shape or unusual topography, and not a result of the owner's actions.
2. Granting the variance will not significantly alter the essential character of the surrounding neighborhood. Any change must keep the general aesthetics of the area.
3. The variance is not contrary to the public interest.

House File 652 does not remove the “unnecessary hardship” test for property owners to prove when seeking a variance from local floodplain regulations or any other zoning regulations. Property owners still have the burden of proving that complying with the floodplain or zoning regulations creates a hardship that is exceptional, unusual, and peculiar to their property and not to a structure, its inhabitants, or the property owners. It attempts to strike a balance between allowing property owners flexibility in how they want to develop their land and ensuring the spirit of the local zoning ordinance is maintained.

Communities with zoning regulations will need to update the variance provisions in their zoning ordinance to comply with the new law. For communities that have their floodplain regulations contained in a zoning ordinance, language should be included to clarify that variances from the floodplain regulations still must adhere to the unnecessary hardship test. This is a requirement for participating in the National Flood Insurance Program. Additionally, Iowa's state floodplain management rules require the applicant to prove undue hardship.

Communities with their floodplain regulations as a standalone ordinance are not required to make any changes to their floodplain ordinance. HF 652 only impacts zoning regulations.

Floodplain management regulations are based on public safety and damage reduction. When considering a variance request, such as one to waive or reduce the elevation requirement, it is essential to weigh the individual hardship against the community's need to protect its citizens from potential flood damage. Floodplain regulations are enacted to protect life and property from flood damage. A variance from full compliance with the floodplain regulations will further endanger the property owner and their structure to flood damage. Thus, granting a variance in this situation would be at odds with the spirit of the floodplain management ordinance.

It's worth remembering that all variance requests from local floodplain regulations require concurrence from the Iowa DNR's Floodplain Management Section before final approval.



The City of Adel's Planning and Zoning Commission met at Adel City Hall, 301 S. 10th Street, on Wednesday, October 1, 2025, at 6:00 p.m.

The Commissioners present were Stephanie Poole, Lane Pralle, Tim Crannell, Patrick Halsey, Danielle Roberts, Jonathan Fokken and Code Compliance Officer Steve Nichols. The Commissioner absent was Jerry Adams. Also present was Doug Mandernach from CDA Engineering. representative

- I. Discussion / Possible Action on Approving and Vacating PUE in Re-Platted Southbridge 3, Lot 9 & 10 and make Recommendation to Council.**
Mandernach made presentations on vacating this easement so it could be moved to the south, so it's not cutting across the lots 9 and 10. They will create a new easement in the one exhibit and vacating the easement in the other exhibit. **Motion to approve vacating the easement and establish it in the exhibit shown and recommend to council for approval by Fokken, second by Roberts. Motion passed unanimously.**
- II. Discussion / Possible Action on consider an ordinance amending the code of ordinances of the City of Adel, by amending Chapter 165, zoning code, for the purpose of amending the timeline for published notice related to zoning matters and to add a practical difficulties variance standard.**
Nichols presented this as a change in the state code and that this would need to be amended in our code. I believe they changed the range of publications for meetings and changed some standards for variances. **Motion to approval and send to council for approval by Fokken and second by Crannell. Motion passed unanimously.**

Meeting adjourned at 6:20 p.m.

Steve Nichols
Code Compliance Officer
City of Adel
snichols@adeliowa.org

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given that the Council of the City of Adel, Iowa, will hold a public hearing on Monday, November 10, 2025, at 6:00 PM, in the Council Chambers, Adel City Hall, 301 S. 10th Street, Adel, Iowa, regarding a proposed ordinance vacating a public utility easement located in a part of lots 9 and 10, Southbridge Plat 3 Re-Platted, an Official Plat in the City of Adel.

A copy of the proposed ordinance may be viewed at City Hall, 301 S. 10th Street, Adel, IA during business hours of Monday-Thursday, 7:30 a.m. to 4:30 p.m. and Friday, 7:30 a.m. to 12:00 p.m.

At the above meeting, the Council shall receive oral or written objections from any resident or property owner of the City, to the above action. After all objections have been received and considered, the Council will, at this meeting or at any adjournment thereof, take additional action for the authorization of said ordinance described above or will abandon the proposal.

ORDINANCE NO. 4XX

AN ORDINANCE VACATING A PUBLIC UTILITY EASEMENT LOCATED IN A PART OF LOTS 9 AND 10, SOUTHBRIDGE PLAT 3 RE-PLATTED, AN OFFICIAL PLAT IN THE CITY OF ADEL

WHEREAS, the developer of Southbridge Plat 3 Re-Platted has requested the City of Adel vacate an existing public utility easement within Lots 9 & 10 so that it can be relocated to accommodate a larger building on the lots; and

WHEREAS, Iowa Code Sections 364.12(2)(a) and 354.23 provide that public ways may be vacated by ordinance, after published notice and a public hearing before the City Council; and

WHEREAS, Iowa Code Section 364.7 provides a city may not dispose of an interest in real property until it publishes notice and holds a public hearing; and

WHEREAS, Iowa Code Section 354.23 provides vacated property within a plat can be conveyed to the adjoining property owner through the vacation ordinance; and

WHEREAS, following notice given as directed by law, the City Council has held a public hearing related to the vacation and conveyance of the public utility easement; and

WHEREAS, the City Council now wishes to proceed with the vacation and conveyance of the public utility easement.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ADEL, STATE OF IOWA:

Section 1: That the public utility easement located in a part of Lots 9 & 10, Southbridge Plat 3 Re-Platted, legally described as follows is hereby vacated:

A PART OF LOTS 9 AND 10, SOUTHBRIDGE PLAT 3 RE-PLATTED, AN OFFICIAL PLAT IN THE CITY OF ADEL, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 00°05'11" EAST ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 83.05 FEET TO THE SOUTHERLY LINE OF AN EXISTING P.U.E. RECORDED IN BOOK 2019, PAGE 19880 AND TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°05'11" EAST ALONG SAID WEST LINE, 10.65 FEET TO THE NORTHERLY LINE OF SAID EXISTING P.U.E.; THENCE NORTH 69°54'40" EAST ALONG SAID NORTHERLY LINE, 296.78 FEET; THENCE SOUTH 89°05'20" EAST ALONG SAID NORTHERLY LINE, 3.61 FEET; THENCE SOUTH 18°51'17" EAST, 10.63 FEET TO SAID SOUTHERLY LINE; THENCE NORTH 89°05'20" WEST ALONG SAID SOUTHERLY LINE, 5.35 FEET; THENCE SOUTH 69°54'40" WEST ALONG

SAID SOUTHERLY LINE, 298.60 FEET TO THE POINT OF BEGINNING
AND CONTAINING 0.07 ACRES (3,022 SQUARE FEET).

Section 2: That the portion of the vacated property located on Lot 9 is hereby conveyed to the owner of Lot 9, Southbridge Plat 3 Re-Platted.

Section 3: That the portion of the vacated property located on Lot 10 is hereby conveyed to the owner of Lot 10, Southbridge Plat 3 Re-Platted.

Section 4: That this ordinance shall be recorded.

Section 5: All ordinances or portions of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 6: If any section, provision, or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 7: This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ day of _____, 2025.

Mayor

ATTEST:

City Clerk

Read First Time: _____

Read Second Time: _____

Read Third Time: _____

PASSED AND APPROVED: _____.

I, _____, City Clerk of the City of Adel, State of Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. _____ passed and approved by the City Council of the City at a meeting held _____, signed by the Mayor on _____, and published in the _____ on _____.

City Clerk, City of Adel, State of Iowa

4917-9389-0922-1\10113-1000

EXHIBIT 'A' - EASEMENT PLAT

PUBLIC UTILITY EASEMENT DESCRIPTION

A PART OF LOTS 9 AND 10, SOUTHBRIDGE PLAT 3 RE-PLATTED, AN OFFICIAL PLAT IN THE CITY OF ADEL, DALLAS COUNTY, IOWA DESCRIBED AS A 10.00-FOOT-WIDE EASEMENT BEING 5.00 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 00°05'11" EAST ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 88.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83°38'00" EAST, 183.07 FEET; THENCE NORTH 51°22'47" EAST, 130.71 FEET TO THE POINT OF TERMINUS. THE SIDELINES OF SAID EASEMENT SHALL SHORTEN OR EXTEND TO THE SIDELINES OF AN EXISTING P.U.E. DESCRIBED IN BOOK 2019, PAGE 19880 IN SAID CITY OF ADEL AT THE POINT OF TERMINUS. SAID EASEMENT CONTAINS 0.07 ACRES (3,138 SQUARE FEET).

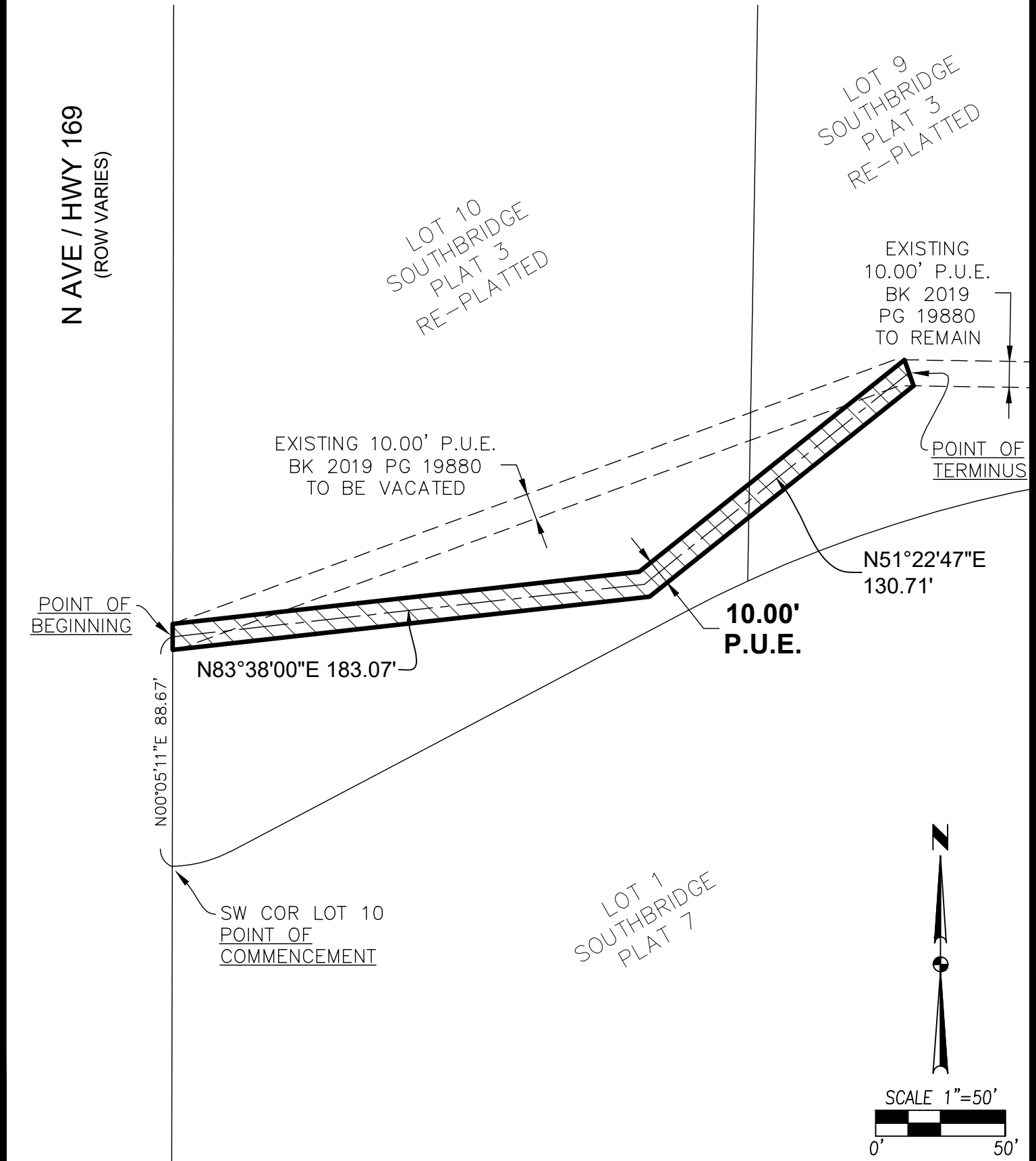
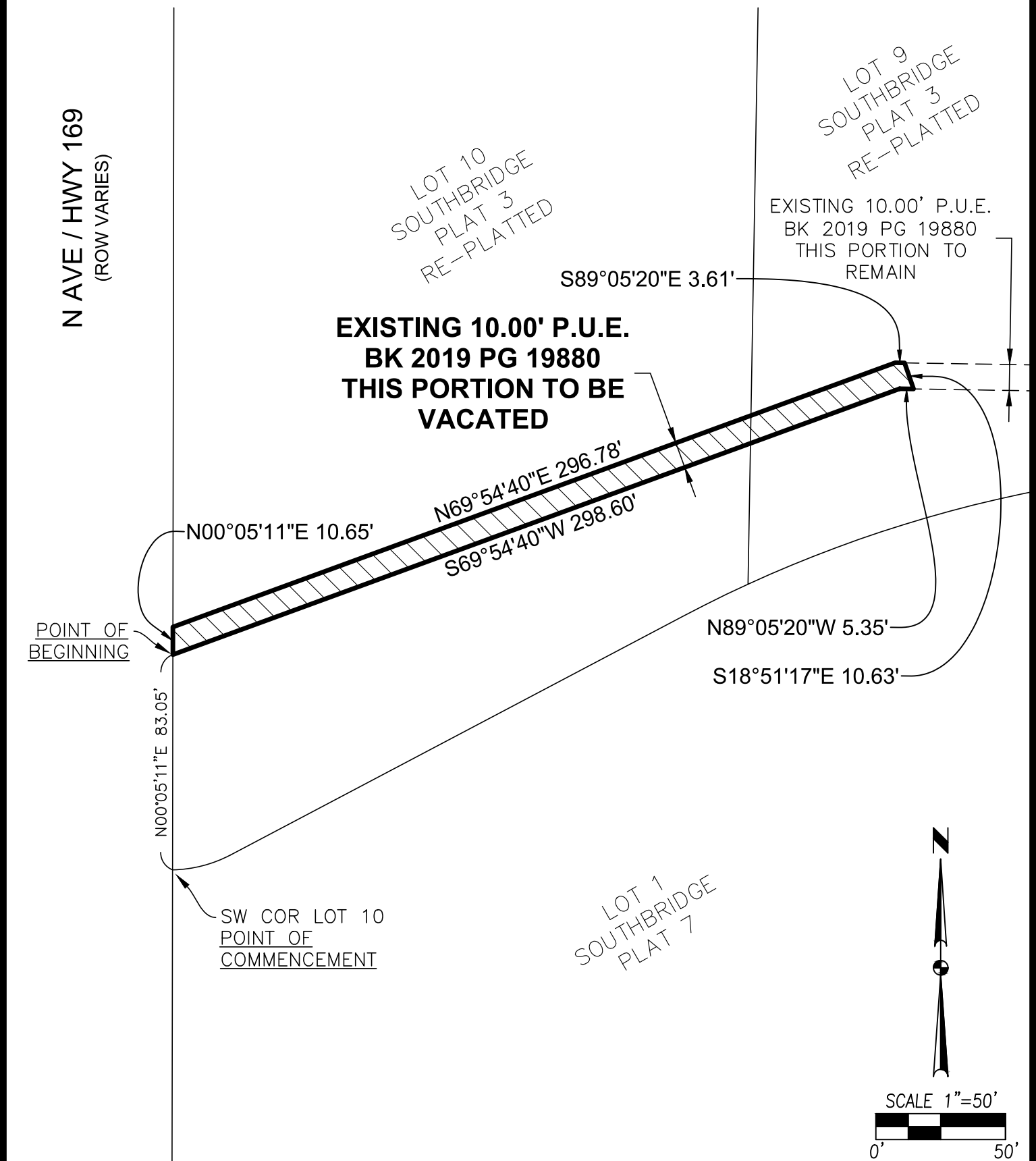


EXHIBIT 'A' - VACATION

PUBLIC UTILITY EASEMENT VACATION DESCRIPTION

A PART OF LOTS 9 AND 10, SOUTHBRIDGE PLAT 3 RE-PLATTED, AN OFFICIAL PLAT IN THE CITY OF ADEL, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 00°05'11" EAST ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 83.05 FEET TO THE SOUTHERLY LINE OF AN EXISTING P.U.E. RECORDED IN BOOK 2019, PAGE 19880 AND TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°05'11" EAST ALONG SAID WEST LINE, 10.65 FEET TO THE NORTHERLY LINE OF SAID EXISTING P.U.E.; THENCE NORTH 69°54'40" EAST ALONG SAID NORTHERLY LINE, 296.78 FEET; THENCE SOUTH 89°05'20" EAST ALONG SAID NORTHERLY LINE, 3.61 FEET; THENCE SOUTH 18°51'17" EAST, 10.63 FEET TO SAID SOUTHERLY LINE; THENCE NORTH 89°05'20" WEST ALONG SAID SOUTHERLY LINE, 5.35 FEET; THENCE SOUTH 69°54'40" WEST ALONG SAID SOUTHERLY LINE, 298.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.07 ACRES (3,022 SQUARE FEET).





The City of Adel's Planning and Zoning Commission met at Adel City Hall, 301 S. 10th Street, on Wednesday, October 1, 2025, at 6:00 p.m.

The Commissioners present were Stephanie Poole, Lane Pralle, Tim Crannell, Patrick Halsey, Danielle Roberts, Jonathan Fokken and Code Compliance Officer Steve Nichols. The Commissioner absent was Jerry Adams. Also present was Doug Mandernach from CDA Engineering. representative

I. Discussion / Possible Action on Approving and Vacating PUE in Re-Platted Southbridge 3, Lot 9 & 10 and make Recommendation to Council.

Mandernach made presentations on vacating this easement so it could be moved to the south, so it's not cutting across the lots 9 and 10. They will create a new easement in the one exhibit and vacating the easement in the other exhibit. **Motion to approve vacating the easement and establish it in the exhibit shown and recommend to council for approval by Fokken, second by Roberts. Motion passed unanimously.**

II. Discussion / Possible Action on consider an ordinance amending the code of ordinances of the City of Adel, by amending Chapter 165, zoning code, for the purpose of amending the timeline for published notice related to zoning matters and to add a practical difficulties variance standard.

Nichols presented this as a change in the state code and that this would need to be amended in our code. I believe they changed the range of publications for meetings and changed some standards for variances. **Motion to approval and send to council for approval by Fokken and second by Crannell. Motion passed unanimously.**

Meeting adjourned at 6:20 p.m.

Steve Nichols
Code Compliance Officer
City of Adel
snichols@adeliowa.org

ITEM TO INCLUDE ON AGENDA

CITY OF CITY OF ADEL, IOWA

October 14, 2025

6:00 p.m.

- Resolution fixing date for a public hearing on the proposal to extend the lease of real property with Sprint Spectrum Realty Company, LLC (formerly a limited partnership), a Delaware limited liability company, successor in interest to Sprint Spectrum L.P.

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

**NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.**

October 14, 2025

The City Council of the City of Adel in the State of Iowa, met in _____ session, in the Council Chambers, at Adel City Hall 301 S 10th Street, Adel, IA 50003, at 6:00 p.m., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

Council Member _____ then introduced the following proposed Resolution entitled "RESOLUTION FIXING DATE FOR A PUBLIC HEARING ON THE PROPOSAL TO EXTEND THE LEASE FOR REAL PROPERTY TO SPRINT SPECTRUM REALTY COMPANY, LLC (FORMERLY A LIMITED PARTNERSHIP), A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR IN INTEREST TO SPRINT SPECTRUM, L.P. AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the Resolution duly adopted as follows:

RESOLUTION NO. 25-69

RESOLUTION FIXING DATE FOR A PUBLIC HEARING ON THE
PROPOSAL TO CONVEY REAL PROPERTY TO SPRINT SPECTRUM
REALTY COMPANY, LLC (FORMERLY A LIMITED PARTNERSHIP), A
DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR IN INTEREST
TO SPRINT SPECTRUM, L.P., AND PROVIDING FOR PUBLICATION OF
NOTICE THEREOF

WHEREAS, the City Council of the City of City of Adel (the "City") has received a proposal from Sprint Spectrum Realty Company, LLC (formerly a limited partnership), a Delaware limited liability company, successor in interest to Sprint Spectrum L.P. in the form of a FIRST Amendment to Rooftop Agreement (the "Agreement"), which Agreement proposes that the City extend the lease of its land to the Sprint Spectrum Realty Company, LLC (formerly a limited partnership), a Delaware limited liability company, successor in interest to Sprint Spectrum L.P. for equal monthly installments of \$2,174.19 beginning August 9, 2026, by the 5th day of each calendar month; thereafter, notwithstanding anything to the contrary in the Agreement, the Rent will escalate by 10% on August 9, 2031 and the first day of each Renewal term thereafter.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY
OF ADEL IN THE STATE OF IOWA:

Section 1. That this Council meet in the Council Chambers at Adel City Hall, at 6:00 p.m. on October, 14, 2025, for the purpose of taking action on the matter of the proposal to extend the lease agreement for real property to Sprint Spectrum Realty Company, LLC (formerly a limited partnership), a Delaware limited liability company, successor in interest to Sprint Spectrum L.P..

Section 2. That the City Clerk is hereby directed to cause at least one publication to be made of a notice of said meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in said City, said publication to be not less than four (4) clear days nor more than twenty (20) days before the date of said public meeting.

Section 3. The notice of the proposed action shall be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF
THE CITY OF ADEL IN THE STATE OF IOWA, ON THE
MATTER OF EXTENDING THE LEASE FOR REAL
PROPERTY TO SPRINT SPECTRUM REALTY COMPANY,
LLC (FORMERLY A LIMITED PARTNERSHIP), A
DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR
IN INTEREST TO SPRINT SPECTRUM, L.P., AND THE
HEARING THEREON

PUBLIC NOTICE is hereby given that the Council of the City of Adel in the State of Iowa, will hold a public hearing on November 10, 2025, at 6:00 p.m. in the Council Chambers of Adel City Hall, at which meeting the Council proposes to take action on the proposal to extend the lease of certain real property to Sprint Spectrum Realty Company, LLC (formerly a limited partnership), a Delaware limited liability company, successor in interest to Sprint Spectrum L.P. under the terms of a proposed First Amendment to Rooftop Agreement (the "Agreement").

The proposal may be subject to conditions as may be stated either in the proposal, the resolution of the City Council or documents entered into between the parties.

At the time and place set for the public hearing, interested individuals will be given the opportunity to express their views, both orally and in writing, on the proposed conveyance. After the public hearing, the Council may make a final determination to accept or reject the proposal as submitted, or upon condition that certain terms be changed, or the Council may defer action on any or all of the proposals until a subsequent meeting.

This notice is given by order of the City Council of the City of Adel in the State of Iowa, as provided by Section 364.7 of the City Code of Iowa.

Dated this _____ day of _____, 2025.

City Clerk, City of Adel in the State of Iowa

(End of Notice)

PASSED AND APPROVED this October 14, 2025.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF DALLAS

)

I, the undersigned City Clerk of the City of City of Adel, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2025.

City Clerk, City of City of Adel, State of Iowa



McClure Engineering Co.

Detailed Payment

25-0035-604

Description	TAP-U-0035(604)--8I-25, Letting Date- March 19, 2024 In the City of Adel, a Rec Trail along Pennoch St., S. 12th St., and south of Lynne Dr MEC#: 2022000190-000
Payment Number	14
Pay Period	08/02/2025 to 10/03/2025
Prime Contractor	ELDER CORPORATION 5088 EAST UNIVERSITY DES MOINES, IA 50327-7098
Payment Status	Pending
Awarded Project Amount	\$1,124,000.00
Authorized Amount	\$1,189,779.55

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
Section: 0001 - TAP-U-0035(604)--8I-25, Trail Items										
0010	2101-0850001	ACRE	\$38,500.000	0.230	0.000	0.230	0.230	0.230	\$0.00	\$8,855.00
CLEARING AND GRUBBING										
0020	2102-2710070	CY	\$7.750	2,477.000	525.000	1,952.000	2,477.000	2,477.000	\$4,068.75	\$19,196.75
EXCAVATION, CLASS 10, ROADWAY AND BORROW										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0030	2102-2710090	CY	\$32.000	806.000	165.500	640.500	806.000	806.000	\$5,296.00	\$25,792.00
EXCAVATION, CLASS 10, WASTE										
0040	2105-8425015	CY	\$15.000	1,532.000	0.000	1,456.000	1,456.000	1,456.000	\$0.00	\$21,840.00
TOPSOIL, STRIP, SALVAGE AND SPREAD										
0050	2123-7450020	STA	\$380.000	96.000	0.000	96.000	96.000	96.000	\$0.00	\$36,480.00
SHOULDER FINISHING, EARTH										
0060	2315-8275025	TON	\$60.000	44.000	0.000	46.090	46.090	46.090	\$0.00	\$2,765.40
SURFACING, DRIVEWAY, CLASS A CRUSHED STONE										
0070	2401-6750001	LS	\$840.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$840.00
REMOVALS, AS PER PLAN										
0080	2416-0100024	EACH	\$2,300.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$2,300.00
APRONS, CONCRETE, 24 IN. DIA.										
0090	2431-0000100	SF	\$90.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SEGMENTAL BLOCK RETAINING WALL										
0100	2435-0251224	EACH	\$2,300.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$2,300.00
INTAKE, SW-512, 24 IN.										
0110	2435-0600010	EACH	\$1,600.000	4.000	0.000	2.000	2.000	2.000	\$0.00	\$3,200.00
MANHOLE ADJUSTMENT, MINOR										
0120	2435-0700010	EACH	\$1,200.000	2.000	0.000	2.000	2.000	2.000	\$0.00	\$2,400.00
CONNECTION TO EXISTING MANHOLE										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0130	2503-0110015	LF	\$164.000	6.000	0.000	6.000	6.000	6.000	\$0.00	\$984.00
STORM SEWER GRAVITY MAIN, TRENCHED, 15 IN.										
0140	2503-0110024	LF	\$154.000	8.000	4.000	4.000	8.000	8.000	\$616.00	\$1,232.00
STORM SEWER GRAVITY MAIN, TRENCHED, 24 IN.										
0150	2504-0200404	LF	\$141.000	20.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SANITARY SEWER SERVICE STUB, POLYVINYL CHLORIDE PIPE (PVC), 4 IN.										
0160	2511-0302500	SY	\$49.500	4,965.800	0.000	5,323.170	5,323.170	5,323.170	\$0.00	\$263,496.92
RECREATIONAL TRAIL, PORTLAND CEMENT CONCRETE, 5 IN.										
0170	2511-0302600	SY	\$55.000	31.800	0.000	32.370	32.370	32.370	\$0.00	\$1,780.35
RECREATIONAL TRAIL, PORTLAND CEMENT CONCRETE, 6 IN.										
0180	2511-0310100	STA	\$340.000	48.000	11.000	37.000	48.000	48.000	\$3,740.00	\$16,320.00
SPECIAL COMPACTION OF SUBGRADE FOR RECREATIONAL TRAIL										
0190	2511-6745900	SY	\$8.750	318.000	114.900	203.100	318.000	318.000	\$1,005.37	\$2,782.50
REMOVAL OF SIDEWALK										
0200	2511-7526004	SY	\$52.000	158.000	0.000	145.600	145.600	145.600	\$0.00	\$7,571.20
SIDEWALK, P.C. CONCRETE, 4 IN.										
0210	2511-7526006	SY	\$89.000	104.500	0.000	93.300	93.300	93.300	\$0.00	\$8,303.70
SIDEWALK, P.C. CONCRETE, 6 IN.										
0220	2511-7528101	SF	\$51.000	217.000	0.000	225.000	225.000	225.000	\$0.00	\$11,475.00
DETECTABLE WARNINGS										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0230	2514-0000200	STA	\$3,100.000	0.650	0.000	0.650	0.650	0.650	\$0.00	\$2,015.00
REMOVAL OF CURB										
0240	2515-2475006	SY	\$85.250	173.500	0.000	323.420	323.420	323.420	\$0.00	\$27,571.56
DRIVEWAY, P.C. CONCRETE, 6 IN.										
0250	2515-6745600	SY	\$16.500	175.000	0.000	175.000	175.000	175.000	\$0.00	\$2,887.50
REMOVAL OF PAVED DRIVEWAY										
0260	2516-8625000	CY	\$1,210.000	7.500	0.000	7.500	7.500	7.500	\$0.00	\$9,075.00
COMBINED CONCRETE SIDEWALK AND RETAINING WALL										
0270	2519-1002048	LF	\$54.000	77.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
FENCE, CHAIN LINK, 48 IN. HEIGHT										
0280	2519-4200120	LF	\$5.000	77.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVAL OF FENCE, CHAIN LINK										
0290	2524-6765010	EACH	\$550.000	2.000	1.500	0.500	2.000	2.000	\$825.00	\$1,100.00
REMOVE AND REINSTALL SIGN AS PER PLAN										
0300	2524-9276010	LF	\$35.000	232.000	0.000	232.000	232.000	232.000	\$0.00	\$8,120.00
PERFORATED SQUARE STEEL TUBE POSTS										
0310	2524-9325001	SF	\$35.000	115.500	0.000	115.000	115.000	115.000	\$0.00	\$4,025.00
TYPE A SIGNS, SHEET ALUMINUM										
0320	2527-9263109	STA	\$450.000	34.200	0.000	34.200	34.200	34.200	\$0.00	\$15,390.00
PAINTED PAVEMENT MARKING, WATERBORNE OR SOLVENT-BASED										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0330	2528-8445110	LS	\$11,200.000	1.000	0.000	0.750	0.750	0.750	\$0.00	\$8,400.00
TRAFFIC CONTROL										
0335	2529-2242304	EACH	\$105.000	9.000	0.000	8.000	8.000	8.000	\$0.00	\$840.00
CD JOINT ASSEMBLY										
0340	2529-5070110	SY	\$111.000	103.000	0.000	107.250	107.250	107.250	\$0.00	\$11,904.75
PATCHES, FULL-DEPTH FINISH, BY AREA										
0350	2529-5070120	EACH	\$476.000	3.000	0.000	4.000	4.000	4.000	\$0.00	\$1,904.00
PATCHES, FULL-DEPTH FINISH, BY COUNT										
0360	2533-4980005	LS	\$106,277.830	1.000	0.000	1.000	1.000	1.000	\$0.00	\$106,277.83
MOBILIZATION										
0370	2554-0210201	EACH	\$6,400.000	1.000	1.000	0.000	1.000	1.000	\$6,400.00	\$6,400.00
FIRE HYDRANT ASSEMBLY, WM-201										
0380	2554-0210205	EACH	\$640.000	1.000	1.000	0.000	1.000	1.000	\$640.00	\$640.00
FIRE HYDRANT ASSEMBLY REMOVAL										
0390	2601-2634105	ACRE	\$4,500.000	1.000	0.000	1.643	1.643	1.643	\$0.00	\$7,393.50
MULCHING, BONDED FIBER MATRIX										
0400	2601-2636015	ACRE	\$2,000.000	0.030	0.030	0.000	0.030	0.030	\$60.00	\$60.00
NATIVE GRASS SEEDING										
0410	2601-2636070	ACRE	\$1,450.000	1.000	0.000	1.280	1.280	1.280	\$0.00	\$1,856.00
HYDRAULIC SEEDING: (URBAN)										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0420	2601-2638352	SQ	\$15.000	12.800	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SLOPE PROTECTION, WOOD EXCELSIOR MAT										
0430	2601-2639010	SQ	\$65.000	303.000	0.000	288.000	288.000	288.000	\$0.00	\$18,720.00
SODDING										
0440	2601-2642120	ACRE	\$850.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
STABILIZING CROP - SEEDING AND FERTILIZING (URBAN)										
0450	2601-2643110	MGAL	\$75.000	181.800	0.000	184.900	184.900	184.900	\$0.00	\$13,867.50
WATERING FOR SOD, SPECIAL DITCH CONTROL, OR SLOPE PROTECTION										
0460	2602-0000020	LF	\$1.600	4,932.000	750.000	0.000	750.000	750.000	\$1,200.00	\$1,200.00
SILT FENCE										
0470	2602-0000071	LF	\$0.010	4,932.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVAL OF SILT FENCE OR SILT FENCE FOR DITCH CHECKS										
0480	2602-0000101	LF	\$0.010	4,932.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
MAINTENANCE OF SILT FENCE OR SILT FENCE FOR DITCH CHECK										
0490	2602-0000150	LF	\$25.210	100.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
STABILIZED CONSTRUCTION ENTRANCE, EC-303										
0500	2602-0000309	LF	\$1.950	2,632.000	0.000	5,088.000	5,088.000	5,088.000	\$0.00	\$9,921.60
PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE, 9 IN. DIA.										
0510	2602-0000351	LF	\$0.100	2,632.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVAL OF PERIMETER AND SLOPE OR DITCH CHECK SEDIMENT CONTROL DEVICE										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0520	2602-0010010	EACH	\$600.000	1.000	2.000	8.000	10.000	10.000	\$1,200.00	\$6,000.00
MOBILIZATIONS, EROSION CONTROL										
0530	2602-0010020	EACH	\$1,200.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
MOBILIZATIONS, EMERGENCY EROSION CONTROL										
8001	2435-0600020	EACH	\$4,558.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$4,558.00
MANHOLE ADJUSTMENT, MAJOR										
8002	2599-9999009	LF	\$80.000	28.000	0.000	28.000	28.000	28.000	\$0.00	\$2,240.00
('LINEAR FEET' ITEM): 6in HDPE Pipe										
8003	2431-0000100	SF	\$97.200	1,974.000	0.000	1,974.000	1,974.000	1,974.000	\$0.00	\$191,872.80
SEGMENTAL BLOCK RETAINING WALL										
8004	6100-2301010	SY	\$2.500	295.500	0.000	0.000	0.000	0.000	\$0.00	\$0.00
(EW0) PCC COLD WEATHER PROTECTION										
Section Totals:									\$25,051.12	\$904,154.86
Section: 0002 - TAP-U-0035(604)--8I-25, 80'-0 x 14'-0 Steel Truss Pedestrian Bridge										
0540	2402-2720000	CY	\$33.000	65.000	35.000	65.000	100.000	100.000	\$1,155.00	\$3,300.00
EXCAVATION, CLASS 20										
0550	2403-0100010	CY	\$1,150.000	42.100	0.000	48.000	48.000	48.000	\$0.00	\$55,200.00
STRUCTURAL CONCRETE (BRIDGE)										
0560	2404-7775005	LB	\$2.000	5,744.000	0.000	5,732.000	5,732.000	5,732.000	\$0.00	\$11,464.00
REINFORCING STEEL, EPOXY COATED										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0570	2414-6445100	LF	\$650.000	42.000	0.000	42.000	42.000	42.000	\$0.00	\$27,300.00
STRUCTURAL STEEL PEDESTRIAN HAND RAILING										
0580	2429-0000100	EACH	\$160,000.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$160,000.00
PRE-ENGINEERED STEEL TRUSS TRAIL BRIDGE,: 80'-0 x 14'-0										
0590	2501-0201057	LF	\$55.000	725.000	0.000	725.000	725.000	725.000	\$0.00	\$39,875.00
PILES, STEEL, HP 10 X 57										
0600	2507-2638650	SY	\$150.000	19.000	0.000	12.010	12.010	12.010	\$0.00	\$1,801.50
BRIDGE WING ARMORING - EROSION STONE										
0610	2507-3250005	SY	\$6.000	162.000	0.000	143.300	143.300	143.300	\$0.00	\$859.80
ENGINEERING FABRIC										
0620	2507-6800061	TON	\$69.000	123.000	0.000	121.670	121.670	121.670	\$0.00	\$8,395.23
REVETMENT, CLASS E										
Section Totals:									\$1,155.00	\$308,195.53
Total Payments:									\$26,206.12	\$1,212,350.39

Time Charges

Time Limit	Original Deadline	Authorized Deadline	Charges This Period	Damages This Period	Days Completed To Date	Days Remaining To Date	Damages To Date
Working Days, Late Start Date - 06/03/2024, Liquidated Damage Rate - 1,000	75.0 Days	75.0 Days	0.0 Days	\$0.00	73.5 Days	1.5 Days	\$0.00
Total Damages:							\$0.00

Summary

Current Approved Work:	\$26,206.12	Approved Work To Date:	\$1,212,350.39
Current Stockpile Advancement:	\$0.00	Stockpile Advancement To Date:	\$0.00
Current Stockpile Recovery:	\$0.00	Stockpile Recovery To Date:	\$0.00
Current Retainage:	\$0.00	Retainage To Date:	\$30,000.00
Current Retainage Released:	\$0.00	Retainage Released To Date:	\$0.00
Current Liquidated Damages:	\$0.00	Liquidated Damages To Date:	\$0.00
Current Adjustment:	\$0.00	Adjustments To Date:	\$0.00
Current Payment:	\$26,206.12	Payments To Date:	\$1,182,350.39
Previous Payment:	\$5,265.40	Previous Payments To Date:	\$1,156,144.27

Funding Details

25-0035-604-CAT-1 25-0035-604-CAT-1 25-0035-604:	\$25,051.12
25-0035-604-CAT-2 25-0035-604-CAT-2 25-0035-604:	\$1,155.00
25-0035-604-CAT-3 NON-PARTICIPATING:	\$0.00
Current Payment:	\$26,206.12

25-0035-604-CAT-1 25-0035-604-CAT-1 25-0035-604 To Date:	\$904,154.86
25-0035-604-CAT-2 25-0035-604-CAT-2 25-0035-604 To Date:	\$308,195.53
25-0035-604-CAT-3 NON-PARTICIPATING To Date:	\$0.00
Payments To Date:	\$1,212,350.39



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
Reboot LLC	Brickyard Burgers & Brews	(515) 993-4200		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
1802 Greene St		Adel	Dallas	50003
MAILING ADDRESS	CITY	STATE	ZIP	
10223 Thorne Dr	West Des Moines	Iowa	50266	

Contact Person

NAME	PHONE	EMAIL
Tanya A Schettler	(515) 577-8921	tanyaschettler@gmail.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LC0046682	Class C Retail Alcohol License	12 Month	Submitted to Local Authority
TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS	
Oct 16, 2025	Oct 15, 2026		
SUB-PERMITS			
Class C Retail Alcohol License			



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Catering, Outdoor Service

Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Daniel Davis	West Des Moines	Iowa	50266	Owner	100.00	Yes

Insurance Company Information

INSURANCE COMPANY

Society Insurance

POLICY EFFECTIVE DATE

Oct 16, 2025

POLICY EXPIRATION DATE

Oct 16, 2026

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



AGENDA ITEM NO. 4.a AGENDA SECTION: DEPARTMENT HEAD REPORT

ADEL CITY COUNCIL AGENDA ITEM REPORT

MEETING DATE: October 14, 2025

TO: Mayor & City Council

FROM: Carrie Erickson, City Clerk

AGENDA HEADING: Council & Mayoral Forum - Tuesday, October 21st, 2025 - 6:30-8:00 PM at the ADM High School Auditorium

STAFF/COMMITTEE RECOMMENDATION:

This event will be hosted by the Adel Partners Chamber of Commerce. An email went out with this information contained in it about the forum:

"Join us for an informative evening as the candidates for Adel City Council and Mayor share their vision for the future of our community. This forum will give residents the opportunity to hear directly from those seeking election, learn about their priorities, and understand their perspectives on the issues that matter most. The moderated program will include opening remarks, candidate questions, and closing statements. Audience members will also have the chance to submit questions in advance.

Office Sought: City Council

Randy Cornelison

Nate Hawkins

Eric Trout

Office Sought: Mayor

Timothy Crannell

Jim Peters

All community members are encouraged to attend, ask questions, and engage in the democratic process. Whether you are a long-time resident or new to Adel, this forum is a chance to connect with candidates and make an informed choice on Election Day (November 4)."

ATTACHMENTS:



AGENDA ITEM NO. 4.b AGENDA SECTION: DEPARTMENT HEAD REPORT

ADEL CITY COUNCIL AGENDA ITEM REPORT

MEETING DATE: October 14, 2025

TO: Mayor & City Council

FROM: Carrie Erickson, City Clerk

AGENDA HEADING: Monday, November 3, 2025 - Committee of the Whole Meeting and Monday, November 10, 2025 - City Council Meeting

STAFF/COMMITTEE RECOMMENDATION:

The Committee of the Whole Meeting, regularly held on the first Tuesday of every month, will be held on the first Monday of the month in November due to the first Tuesday of November being Election Day. The City Council Meeting, regularly held on the second Tuesday of every month, will be held on the second Monday of the month in November due to the second Tuesday of November being Veterans Day this year.

ATTACHMENTS:



AGENDA ITEM NO. 4.c AGENDA SECTION: DEPARTMENT HEAD REPORT

ADEL CITY COUNCIL AGENDA ITEM REPORT

MEETING DATE: October 14, 2025

TO: Mayor & City Council

FROM: Carrie Erickson, City Clerk

AGENDA HEADING: Interview Schedule for the City Administrator Position:

- Thursday, October 16, 2025 - First Round Virtual Interviews
- Thursday, November 13, 2025 - Finalist Interviews

STAFF/COMMITTEE RECOMMENDATION:

The applications for the City Administrator position were due Monday, October 13th by 4:30 p.m. The Mayor and Council will meet in closed session at the end of this meeting to decide which applicants to invite to the first round virtual interviews to be held on Thursday, October 16th. The first round virtual interviews will be held in closed session as well as the finalist interviews held on Thursday, November 13th.

ATTACHMENTS:



AGENDA ITEM NO. 4.d
AGENDA SECTION: DEPARTMENT
HEAD REPORT

ADEL CITY COUNCIL AGENDA ITEM REPORT

MEETING DATE: October 14, 2025

AGENDA HEADING: Potential Developer's Meeting Being Scheduled for February 2026

ATTACHMENTS:



AGENDA ITEM NO. 5.a
AGENDA SECTION: NEW
BUSINESS

ADEL CITY COUNCIL AGENDA ITEM REPORT

MEETING DATE: October 14, 2025

AGENDA HEADING: Consider Approval of Resolution No. 25-70, Adopting the Amended and Restated Adel Urban Revitalization Plan

ATTACHMENTS:

[Resolution No. 25-70, Adopting the Amended and Restated Urban Revitalization Plan.pdf](#)

[Amended and Restated Adel Urban Revit Plan - Final.pdf](#)

[Application for Tax Abatement - Amended and Restated Adel Urban Revit Plan.pdf](#)

ITEMS TO INCLUDE ON AGENDA

CITY OF ADEL, IOWA

October 14, 2025

6:00 P.M.

Amended and Restated Adel Urban Revitalization Plan

- Public hearing on the matter of the adoption of the Amended and Restated Adel Urban Revitalization Plan
- Resolution adopting the proposed Amended and Restated Adel Urban Revitalization Plan

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

**NOTICE MUST BE GIVEN PURSUANT TO CHAPTER 21,
CODE OF IOWA, AND THE LOCAL RULES OF THE CITY.**

October 14, 2025

The City Council of the City of Adel, State of Iowa, met in _____ session, in the Council Chambers, City Hall, 301 S. 10th Street, Adel, Iowa, at 6:00 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

This being the time and place fixed for a public hearing on the matter of the adoption of the Amended and Restated Adel Urban Revitalization Plan, the Mayor asked the City Clerk whether any written objections had been filed with respect to the proposed Amended and Restated Plan. The City Clerk reported that _____ written objections had been filed. The Mayor then called for any oral objections to the adoption of the Amended and Restated Plan and _____ were made. The public hearing was closed.

Council Member _____ then introduced the following Resolution entitled "RESOLUTION ADOPTING AMENDED AND RESTATED ADEL URBAN REVITALIZATION PLAN," and moved:

- ☐ that the Resolution be adopted.
- ☐ to defer action on the Resolution and the proposal to the meeting to be held at _____ .M. on the _____ day of _____, 2025, at this place.

Council Member _____ seconded the motion. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. 25-70

RESOLUTION ADOPTING THE AMENDED AND RESTATED
ADEL URBAN REVITALIZATION PLAN

WHEREAS, pursuant to the provisions of Iowa Code Chapter 404, by action of the City Council on December 14, 2010, the City of Adel, Iowa (the "City") adopted the Urban Revitalization Plan (the "Original Plan") for the Adel Urban Revitalization Area (the "Urban Revitalization Area" or "Area"); and

WHEREAS, the City Council subsequently adopted seven amendments to the Original Plan; and

WHEREAS, by the foregoing action, the Council has determined that the Revitalization Area within the City can be revitalized as authorized by Iowa Code Chapter 404; and

WHEREAS, a proposed Amended and Restated Adel Urban Revitalization Plan ("Amended and Restated Plan" or "Plan") has been prepared as a further amendment to the Original Plan, the purpose of which is to consolidate the Original Plan and the previously adopted amendments into a single document; to amend the Plan's provisions to reflect recent legislative changes to Iowa Code Chapter 404 that took effect on July 1, 2024; and to extend the term of the revitalization program; and

WHEREAS, after published and mailed notice was given, as required by law, the City Council held a public hearing on October 14, 2025, on the Amended and Restated Plan and considered all objections, comments, and evidence presented.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF ADEL, STATE OF IOWA:

Section 1. That all objections received, if any, at the public hearing referred to in the preamble above are found to be without sufficient merit to warrant amending the proposed Amended and Restated Plan.

Section 2. That the rehabilitation, conservation, redevelopment, economic development, or a combination thereof, of the Revitalization Area, is necessary in the interest of the public health, safety, and welfare of the residents of the City and that the Revitalization Area continues to substantially meet the criteria established in Iowa Code Section 404.1 (2-4) for a revitalization area.

Section 3. That the proposed Amended and Restated Plan is adopted in the form attached as Exhibit 1 to this Resolution; the City Clerk is hereby directed to file a certified copy of the Amended and Restated Plan and this Resolution with the County Assessor.

Section 4. That all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED this 14th day of October, 2025.

Mayor

ATTEST:

City Clerk

**AMENDED AND RESTATED ADEL
URBAN REVITALIZATION PLAN**

FOR THE

ADEL URBAN REVITALIZATION AREA

CITY OF ADEL, IOWA

2025

**AMENDED AND RESTATED ADEL
URBAN REVITALIZATION PLAN
FOR THE
ADEL URBAN REVITALIZATION AREA**

CITY OF ADEL, IOWA

I. INTRODUCTION AND HISTORY

The Urban Revitalization Act, Chapter 404 of the *Code of Iowa*, is intended to encourage development, redevelopment, and revitalization within a designated area of a city by authorizing property tax development incentives to the private sector. Qualified real estate within a designated area may be eligible to receive a total or partial exemption from property taxes on improvements for a specified number of years. The primary intent of this act is to provide communities with a long-term increase or stabilization in their tax base by encouraging rehabilitation or new construction which might not otherwise have occurred.

The Urban Revitalization Plan (“Original Plan”) for the City of Adel, Iowa (the “City”) adopted by Resolution 10-55 on December 14, 2010 set forth an Exemption Schedule for Improvements on Qualified Real Estate completed during the 2011, 2012, and 2013 calendar years in the Adel Urban Revitalization Area (the “Revitalization Area” or “Area”). Amendment No. 1 to the Plan, adopted by Resolution No. 12-13 on March 13, 2012, modified the Exemption Schedule. Amendment No. 2, adopted by Resolution No. 12-59 on October 9, 2012, added annexed land not previously included in the Area. Amendment No. 3, adopted by Resolution No. 12-66 on December 11, 2012, modified the Exemption Schedule for 2013 and extended the program through calendar years 2014, 2015, and 2016. Amendment No. 4, adopted by Resolution No. 13-63 on November 12, 2013, added previously annexed land to the Area as well as automatically incorporating all land annexed into the City in the future into the Area as of the annexation date. Amendment No. 5, adopted by Resolution No. 14-36 on August 12, 2014, extended the Exemption Schedule for an additional nine years, thereby covering Improvements completed through December 31, 2025. Amendment No. 6, adopted by Resolution No. 17-02 on January 10, 2017, clarified the duration of the Original Plan/Area, incorporated a limitation to eligibility for property in an Urban Renewal Area, redefined Qualified Real Estate to include commercial property and multi-residential property, and added an Exemption Schedule for Improvements to Qualified Real Estate assessed as commercial or multi-residential property. Amendment No. 7, adopted by Resolution No. 17-49 on October 10, 2017, modified the exemption schedule for improvements to qualified real estate assessed as residential or multi-residential property and terminated the exemption schedule for improvements to qualified real estate assessed as residential or multi-residential property for improvements completed after January 1, 2021.

The City is now adopting this Amended and Restated Adel Urban Revitalization Plan (the “Amended and Restated Plan” or “Plan”) for the Area in order to: (i) consolidate the Original Plan and Amendment Nos. 1-7 into a single revitalization plan document; (ii) update the Plan to accommodate legislative changes; and (iii) extend the term of the Plan. The City Council may adopt future amendments to this Plan that limit or adjust the eligibility provisions of the Plan.

Upon adoption of this Amended and Restated Plan, this Amended and Restated Plan shall replace the Original Plan, as previously amended. In case of any conflict or uncertainty, the terms of this Amended and Restated Plan shall control. Any parts of the Original Plan, as previously amended, in conflict with this Amended and Restated are hereby repealed.

II. DESCRIPTION OF REVITALIZATION AREA

The property to be included in the Adel Urban Revitalization Area is legally described as follows:

All real property contained within the incorporated limits of the City of Adel, Dallas County, State of Iowa as those boundaries existed on January 1, 2013, and all areas thereafter annexed in the City of Adel effective immediately upon their annexation.

The City may amend the land included in the Revitalization Area, or adjust the boundaries of the Area, by adoption of future amendments to this Plan and by the adoption of additional designating ordinances or the repeal of existing designating ordinances.

III. DESIGNATION OF REVITALIZATION AREA

Iowa Code Chapter 404 provides that the City Council may designate an area of the City as a revitalization area, if that area meets any of the criteria set forth in Iowa Code Section 404.1. The City Council has previously designated the Adel Urban Revitalization Area as an urban revitalization area under the criteria of Sections 404.1(2-4), which respectively provide the following criteria:

2. An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use.
3. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.
4. An area which is appropriate as an economic development area as defined in section 403.17.

With the adoption of this Amended and Restated Plan, the City Council affirms that the rehabilitation, conservation, redevelopment, economic development, or a combination thereof, of the Revitalization Area, is necessary in the interest of the public health, safety, and welfare of the

residents of the City and that the Revitalization Area continues to substantially meets the criteria established in Iowa Code Section 404.1 (2-4) for a revitalization area.

IX. EXISTING ZONING; EXISTING AND PROPOSED LAND USE

The City's zoning ordinance(s) and a detailed zoning map are available for public inspection at City Hall.

Existing land use categories are listed in the City's Comprehensive Plan which is available for public inspection at City Hall.

New and expanded commercial development, including improvements to and revitalization of existing commercial structures, is proposed for the Revitalization Area, in accordance with the City's zoning ordinance(s) and the City's Comprehensive Plan.

V. PROPOSALS FOR EXPANDING CITY SERVICES

No extensions or upgrades to existing municipal services or infrastructure are currently planned as part of this Plan. As development and redevelopment within the Revitalization Area warrants, municipal services within the Revitalization Area will be expanded and improved, as needed and as financially feasible, to serve new and expanded development.

VI. ELIGIBLE IMPROVEMENTS

Qualified Real Estate, as used in this Plan, means all real property that is (i) assessed as commercial, (ii) located within the Revitalization Area, and (iii) to which Eligible Improvements have been added during the time the property was included in the designated revitalization area.

Eligible Improvements, as used in this Plan, means improvements to Qualified Real Estate, including rehabilitation of and additions to any existing structures and new construction, that increase the actual value of the Qualified Real Estate by at least 15%. In order to be considered Eligible Improvements, the improvements must be completed in conformance with all applicable ordinances and regulations for the City and must be completed during the time the Area has been designated as a revitalization area.

Actual Value Added by Eligible Improvements, as used in this Plan, means the actual value added to the property's assessed valuation due to the Eligible Improvements as of the first year for which the exemption was received.

VII. TIME FRAME

Revitalization activities in the Revitalization Area shall be eligible under this Plan until the City repeals or amends the ordinance(s) establishing the Revitalization Area, or repeals or amends the exemption benefits contained in this Plan.

If at any time, in the opinion of the City Council, the desired level of revitalization has been attained or economic conditions are such that the continuation of the exemptions granted in the Plan would cease to be of benefit to the City, then, pursuant to Iowa Code Section 404.7, the City Council may repeal the ordinance(s) designating the Revitalization Area, or any portion of the Revitalization Area. Following the repeal of the ordinance(s) designating the Revitalization Area, all previously approved exemptions shall continue until their expiration. The City reserves the right to extend, amend, terminate, or repeal the Plan and/or the designating ordinances to the extent allowed by law.

VIII. EXEMPTIONS

The following exemption schedule is available under this Plan for Qualified Real Estate located within the Revitalization Area to which Eligible Improvements are made:

Commercial Property

All Qualified Real Estate assessed as commercial property is eligible to receive exemption from taxation on Actual Value Added by the Eligible Improvements according to the following schedule:

1st Year	Seventy-Five percent (75%) of actual value added
2nd Year	Sixty percent (60%) of actual value added
3rd Year	Forty-Five percent (45%) of actual value added
4th Year	Thirty percent (30%) of actual value added
5th year	Fifteen percent (15%) of actual value added

IX. APPLICATION PROCEDURES

Application for Completed Improvements – “First Year Application”

Property owners must file an application, on the form provided by the City, for each new exemption claimed. The application shall be filed by the property owner with the City Council by February 1 of the assessment year for which the exemption is first claimed, but not later than the year in which all improvements included in the project are first assessed for taxation, or the following two assessment years. The application shall contain, but is not limited to the following information:

- The nature of the improvement(s);
- The cost of the improvement(s);
- Estimated or actual completion date of the improvement(s);
- The tenants that occupied the property on the date the City adopted the resolution adopting the Original Plan, if known; and
- Identification of which exemption option the property owner is applying for under this Plan.

Additional Requirement for Properties Assessed as Commercial

Property owners submitting applications on or after July 1, 2024 for improvements to property assessed as commercial must also enter into a written assessment agreement with the City, in substantially the form attached as Exhibit A, specifying a minimum actual value for the completed improvements, consistent with and to the extent required by the provisions of Iowa Code Chapter 404 in effect at the time the application is submitted to the City.

Application for Prior Approval – Before Improvement Construction

Property owners may submit a proposal for an improvement project to the City Council to receive prior approval for eligibility for a tax exemption on the project prior to construction of the project. The City Council shall give its prior approval if the project is in conformance with this Plan for revitalization. However, if the proposal is not approved, the owner(s) may submit an amended proposal for the City Council to approve or reject. Such prior approval shall not entitle the owner(s) to exemption from taxation until the improvements have been completed and found to be qualified for the exemption. Additionally, after receiving approval of the application for prior approval, the property owner must submit a first-year application to the City between January 1 and February 1 of the year in which all improvements in the project as first assessed. Failure to timely submit the second application may result in ineligibility of the improvements for a tax exemption under this Plan.

X. APPLICATION REVIEW

The City Council shall, subject to review by the County Assessor, approve all applications submitted for approval if:

1. The project, as determined by the City Council, is in conformance with this Plan and all other requirements of City Code, including, but not limited to, zoning and building code requirements and receipt of a building permit (if required by City Code); and
2. The project is located within the Revitalization Area; and
3. The improvements were made during the time the Revitalization Area was so designated.

The City Council will determine which exemption is applicable to the project (if any), subject to review by the County Assessor, based upon the terms of the Plan in effect when the application is reviewed and approved by the Council.

All approved first-year applications shall be forwarded to the County Assessor by March 1 for review, pursuant to Iowa Code Section 404.5. The County Assessor shall make a physical review of all properties with approved applications. The County Assessor shall determine the increase in actual value for tax purposes due to the improvements and notify the applicant of the determination, which may be appealed to the local board of review pursuant to the provisions of the Iowa Code. After the initial tax exemption is granted, the County Assessor shall continue to grant the tax exemption for the time period specified on the approved application. The tax

exemptions for the succeeding years shall be granted without the owner(s) having to file an application for succeeding years.

XI. OTHER SOURCES OF REVITALIZATION FUNDS

The City is not aware of a federal, state, or private grant or loan program that is permanently a source of funding for residential improvements in the Revitalization Area. However, it is not the intention of the City to prohibit the use of any other appropriate federal or state revitalization or incentive programs within the Revitalization Area. The City Council encourages all property owners to investigate other public and private funding sources for improvements to real property, and to apply to those sources which are applicable to the types of improvements being proposed.

XII. RELOCATION PROVISIONS

The City does not anticipate the displacement or relocation of any persons, families, or businesses as a result of the improvements to be made in the Revitalization Area. However, if the relocation or displacement of a qualified tenant results from a property owner's action to qualify for a tax exemption under this Plan, upon the City's verification of such relocation or displacement, the City may require the property owner to compensate the qualified tenant for at least one month's rent and actual relocation expenses. A "qualified tenant" means the legal occupant of a residential dwelling unit which is located within the designated Revitalization Area and who has occupied the same dwelling unit continuously since one year prior to the adoption of the Original Plan.

XIII. ASSESSED VALUATIONS AND OWNERS OF RECORD

Listings of the names and addresses of the owners of record for all real estate in the Revitalization Area, along with the assessed valuations stated separately for land and buildings for the real estate, as of the adoption date of the Original Plan, is maintained in the office of the City Clerk.

XIV. LIMITATION TO ELIGIBILITY FOR PROPERTY IN URBAN RENEWAL AREA

The City has one or more urban renewal areas that may overlap with the Revitalization Area and, in the future, may establish additional urban renewal areas that overlap with the Revitalization Area. The City has a tax increment financing program within these urban renewal areas that is designed to provide incentives for development. Accordingly, a property that, in the determination of the City Council, is within an urban renewal area and is receiving either direct or indirect benefits that were financed through a tax increment financing program, shall not be eligible for tax abatement under the Plan absent specific approval from the City Council.

XV. SEVERABILITY

If any part of the Amended and Restated Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted urban revitalization plans as a whole or any part of the previously adopted urban revitalization plans, prior amendments to revitalization plans, or the Amended and Restated Plan not determined to be invalid or unconstitutional.

XVI. EFFECTIVE DATE

This Amended and Restated Plan shall be effective upon the approval of a resolution by the City Council adopting the Amended and Restated Plan (“Effective Date”).

Applications submitted under this Plan following the Effective Date shall be eligible to apply only for those exemptions contained in this Amended and Restated Plan, subject to the terms of the Plan. All exemptions awarded prior to the Effective Date shall continue until their expiration.

Prepared by:
Return to: [CITY ADDRESS]; Attn: City Clerk

EXHIBIT A
MINIMUM ASSESSMENT AGREEMENT

THIS MINIMUM ASSESSMENT AGREEMENT (“Minimum Assessment Agreement” or “Assessment Agreement”) is dated as of _____, 20____, by and between the City of Adel, Iowa (the “City”), an Iowa municipal corporation, and [OWNER OF QUALIFIED REAL ESTATE], a(n) Iowa _____ (“Owner”).

WHEREAS, consistent with the provisions of the City’s Amended and Restated Adel Urban Revitalization Plan (the “Plan”), the Owner has submitted an Application for Tax Abatement dated as of _____, 20____ (the “Application”) regarding certain commercial real estate owned by Owner and located in the Adel Urban Revitalization Area, which real estate is legally described as follows:

[LEGAL DESCRIPTION]

(the “Property”);

WHEREAS, the Application describes certain improvements that have been or are proposed to be constructed on the Property (the “Eligible Improvements”); and

WHEREAS, pursuant to Iowa Code Section 404.3C, the City and Owner desire to establish a Minimum Actual Value for the Eligible Improvements and Property following completion of the Eligible Improvements for the duration of the tax abatement requested by the Owner by submission of the Application, under the provisions of the Plan; and

WHEREAS, the Dallas County Assessor has reviewed the preliminary plans and specifications for the Eligible Improvements that are contemplated to be constructed.

NOW, THEREFORE, the parties to this Minimum Assessment Agreement, in consideration of the promises, covenants and agreements made by each other, do hereby agree as follows:

1. Upon substantial completion of construction of the Eligible Improvements, the minimum actual value fixed for assessment purposes for the Eligible Improvements and the Property (building and land value) in the aggregate shall be not less than _____ Dollars (\$ _____), before rollback

The Minimum Actual Value shall terminate and be of no further force or effect as of December 31, ____ (“Assessment Termination Date”). Upon the Assessment Termination Date, this Minimum Assessment Agreement shall no longer control the assessment of the Property.

2. This Minimum Assessment Agreement shall be promptly recorded by the City with the Recorder of Dallas County, Iowa. Such filing shall constitute notice to any subsequent encumbrancer of the Property (or part thereof), whether voluntary or involuntary, and this Minimum Assessment Agreement shall be binding and enforceable in its entirety against any such subsequent encumbrancer, including the holder of any mortgage. The City shall pay all costs of recording.

3. This Minimum Assessment Agreement shall be binding upon and inure to the benefit of and be enforceable by the parties hereto and their respective successors and permitted assigns.

4. Nothing herein shall be deemed to waive the rights of Owner from seeking administrative or legal remedies to reduce the actual value assignment made by the Assessor in excess of the Minimum Actual Value established herein. In no event, however, shall Owner seek to reduce the actual value to an amount below the Minimum Actual Value established herein during the term of this Agreement. This Minimum Assessment Agreement may be amended or modified and any of its terms, covenants, representations, warranties or conditions waived, only by a written instrument executed by the parties hereto, or in the case of a waiver, by the party waiving compliance.

5. If any term, condition or provision of this Minimum Assessment Agreement is for any reason held to be illegal, invalid or inoperable, such illegality, invalidity or inoperability shall not affect the remainder hereof, which shall at the time be construed and enforced as if such illegal or invalid or inoperable portion were not contained herein.

6. The Minimum Actual Value herein established shall be of no further force and effect and this Minimum Assessment Agreement shall terminate pursuant to the Assessment Termination Date set forth in Section 1 above.

[Remainder of this page is blank. Signatures start on the next page.]

CITY OF ADEL, IOWA

ATTEST:

STATE OF IOWA)
) SS
COUNTY OF DALLAS)

Notary Public in and for the State of Iowa

[Signature page to Minimum Assessment Agreement – City]

[OWNER]

By: _____

Print Name: _____

Its: _____

STATE OF _____)
) SS
COUNTY OF _____)

This record was acknowledged before me on this _____ day of _____, 2023, by _____, as the _____ of [OWNER], on behalf of whom the record was executed.

Notary Public in and for said state

[Signature page to Minimum Assessment Agreement – Owner]

CERTIFICATION OF ASSESSOR

The undersigned, having reviewed the plans and specifications for the Eligible Improvements to be constructed, and being of the opinion that the minimum actual value contained in the foregoing Minimum Assessment Agreement appears reasonable, hereby certifies as follows:

The undersigned Assessor, being legally responsible for the assessment of the above described property upon completion of the improvement to be made on it, certifies that the actual value assigned to that land and improvements upon completion shall be not less than \$_____.

Assessor for the County of DALLAS, Iowa

Date

STATE OF IOWA)
) SS
COUNTY OF DALLAS)

Subscribed and sworn to before me by _____, Assessor for the County of Dallas, Iowa on this _____ day of _____, 20____.

Notary Public for the State of Iowa

Consistent with Iowa Code §404.3C, a copy of Iowa Code §404.3C is attached, as follows:

1. For revitalization areas established under this chapter on or after the effective date of this division of this Act and for first-year exemption applications for property located in a revitalization area in existence on the effective date of this division of this Act filed on or after the effective date of this division of this Act, commercial property shall not receive a tax exemption under this chapter unless the city or county, as applicable, and the owner of the qualified real estate enter into a written assessment agreement specifying a minimum actual value until a specified termination date for the duration of the exemption period.

2. a. The assessment agreement shall be presented to the appropriate assessor. The assessor shall review the plans and specifications for the improvements to be made to the property and if the minimum actual value contained in the assessment agreement appears to be reasonable, the assessor shall execute the following certification upon the agreement:

The undersigned assessor, being legally responsible for the assessment of the above described property upon completion of the improvements to be made on it, certifies that the actual value assigned to that land and improvements upon completion shall not be less than\$

b. The assessment agreement with the certification of the assessor and a copy of this subsection shall be filed in the office of the county recorder of the county where the property is located. Upon completion of the improvements, the assessor shall value the property as required by law, except that the actual value shall not be less than the minimum actual value contained in the assessment agreement. This subsection does not prohibit the assessor from assigning a higher actual value to the property or prohibit the owner from seeking administrative or legal remedies to reduce the actual value assigned except that the actual value shall not be reduced below the minimum actual value contained in the assessment agreement. An assessor, county auditor, board of review, director of revenue, or court of this state shall not reduce or order the reduction of the actual value below the minimum actual value in the agreement during the term of the agreement regardless of the actual value which may result from the incomplete construction of improvements, destruction or diminution by any cause, insured or uninsured, except in the case of acquisition or reacquisition of the property by a public entity. Recording of an assessment agreement complying with this subsection constitutes notice of the assessment agreement to a subsequent purchaser or encumbrancer of the land or any part of it, whether voluntary or involuntary, and is binding upon a subsequent purchaser or encumbrancer.

4909-6987-8103-1\10113-138

**APPLICATION FOR TAX ABATEMENT
UNDER CITY OF ADEL'S
AMENDED AND RESTATED ADEL URBAN REVITALIZATION PLAN**

The City of Adel's Amended and Restated Adel Urban Revitalization Plan allows for the following property tax exemption for Actual Value Added by Eligible Improvements constructed on Qualified Property located in the Adel Urban Revitalization Area:

Property Assessed as Commercial

All Qualified Real Estate assessed as commercial property is eligible to receive exemption from taxation on Actual Value Added by Eligible Improvements according to the following schedule:

1st Year	Seventy-Five percent (75%) of actual value added
2nd Year	Sixty percent (60%) of actual value added
3rd Year	Forty-Five percent (45%) of actual value added
4th Year	Thirty percent (30%) of actual value added
5th year	Fifteen percent (15%) of actual value added

- Select One:**
- ☐ **First-Year Application for Completed Improvements (REQUIRED)**
(must be filed with the City by February 1st of the assessment year for which the exemption is first claimed, not later than the year in which the improvements are first assessed for taxation or the following two assessment years)
- ☐ **Application for Prior Approval for Intended Improvements (OPTIONAL)**
(for conditional approval under the current exemption schedules; final eligibility is subject to completion of eligible improvements and filing of first-year application by February 1 of the first assessment year after completion of improvements)

PROPERTY FOR WHICH APPLICATION IS SUBMITTED:

Property Address: _____,
Adel, IA

Legal Description (if known):

Property Assessment Category: ☐ Residential ☐ Industrial
☐ Commercial ☐ Other:

Tenants Occupying Property at time of Original Plan Adoption (if any/if known):

IMPROVEMENTS FOR WHICH APPLICATION IS SUBMITTED:

Select one: ☐ **New Construction** ☐ **Improvements to Existing Structure**

Describe Improvements:

Attach copies of any issued building permit(s).

Estimated or Actual Date of Completion: _____/_____/_____

Estimated or Actual Cost of Improvements: \$ _____

Is a completed Minimum Assessment Agreement attached to this Application (required for all property assessed as commercial): Y___ N___

PROPERTY OWNER SUBMITTING APPLICATION:

Name of Property Owner/Title Holder:

Address of Owner (if different than above):

Phone Number (to be reached during business hours): (_____) _____

Email Address:

Print Name of Property Owner: _____

Signature: _____ **Date:**

If Property Owner is an entity:

Print Name of Signatory: _____

Signatory title/position: _____

This application summarizes the Urban Revitalization Plan terms. For complete information, request a copy of the Amended and Restated Adel Urban Revitalization Plan, from Adel City Hall. In the event of any inconsistency, the Plan terms shall control.

FOLLOWING SECTIONS TO BE COMPLETED BY CITY/COUNTY:	
CITY COUNCIL REVIEW:	☐ PRIOR APPROVAL Application (if applicable) Approved by Resolution No. _____ adopted by City Council on ☐ ____ / ____ /20 ____ FIRST YEAR Application (required) Approved by Resolution No. _____ adopted by City Council on ____ / ____ /20 ____ ☐ Application Denied – Reason: _____ Mayor’s Signature: _____ Attest by City Clerk: _____
COUNTY ASSESOR REVIEW:	Prior Building/Improvements Assessed Value: \$ _____ Assessed Value with New Improvements: \$ _____ Percentage Increase in Assessed Value: _____ % _____ Eligible under Plan _____ Not Eligible under Plan Assessor’s Signature: _____ Date: _____

4934-5447-8935-1\10113-138
 4934-5447-8935-1\10113-138
 4934-5447-8935-1\10113-138
 4934-5447-8935-1\10113-138
 4934-5447-8935-1\10113-138
 4934-5447-8935-1\10113-138

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF DALLAS

)

I, the undersigned City Clerk of the City of Adel, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2025.

City Clerk, City of Adel, State of Iowa

(SEAL)

**AMENDED AND RESTATED ADEL
URBAN REVITALIZATION PLAN**

FOR THE

ADEL URBAN REVITALIZATION AREA

CITY OF ADEL, IOWA

2025

**AMENDED AND RESTATED ADEL
URBAN REVITALIZATION PLAN
FOR THE
ADEL URBAN REVITALIZATION AREA**

CITY OF ADEL, IOWA

I. INTRODUCTION AND HISTORY

The Urban Revitalization Act, Chapter 404 of the *Code of Iowa*, is intended to encourage development, redevelopment, and revitalization within a designated area of a city by authorizing property tax development incentives to the private sector. Qualified real estate within a designated area may be eligible to receive a total or partial exemption from property taxes on improvements for a specified number of years. The primary intent of this act is to provide communities with a long-term increase or stabilization in their tax base by encouraging rehabilitation or new construction which might not otherwise have occurred.

The Urban Revitalization Plan (“Original Plan”) for the City of Adel, Iowa (the “City”) adopted by Resolution 10-55 on December 14, 2010 set forth an Exemption Schedule for Improvements on Qualified Real Estate completed during the 2011, 2012, and 2013 calendar years in the Adel Urban Revitalization Area (the “Revitalization Area” or “Area”). Amendment No. 1 to the Plan, adopted by Resolution No. 12-13 on March 13, 2012, modified the Exemption Schedule. Amendment No. 2, adopted by Resolution No. 12-59 on October 9, 2012, added annexed land not previously included in the Area. Amendment No. 3, adopted by Resolution No. 12-66 on December 11, 2012, modified the Exemption Schedule for 2013 and extended the program through calendar years 2014, 2015, and 2016. Amendment No. 4, adopted by Resolution No. 13-63 on November 12, 2013, added previously annexed land to the Area as well as automatically incorporating all land annexed into the City in the future into the Area as of the annexation date. Amendment No. 5, adopted by Resolution No. 14-36 on August 12, 2014, extended the Exemption Schedule for an additional nine years, thereby covering Improvements completed through December 31, 2025. Amendment No. 6, adopted by Resolution No. 17-02 on January 10, 2017, clarified the duration of the Original Plan/Area, incorporated a limitation to eligibility for property in an Urban Renewal Area, redefined Qualified Real Estate to include commercial property and multi-residential property, and added an Exemption Schedule for Improvements to Qualified Real Estate assessed as commercial or multi-residential property. Amendment No. 7, adopted by Resolution No. 17-49 on October 10, 2017, modified the exemption schedule for improvements to qualified real estate assessed as residential or multi-residential property and terminated the exemption schedule for improvements to qualified real estate assessed as residential or multi-residential property for improvements completed after January 1, 2021.

The City is now adopting this Amended and Restated Adel Urban Revitalization Plan (the “Amended and Restated Plan” or “Plan”) for the Area in order to: (i) consolidate the Original Plan and Amendment Nos. 1-7 into a single revitalization plan document; (ii) update the Plan to accommodate legislative changes; and (iii) extend the term of the Plan. The City Council may adopt future amendments to this Plan that limit or adjust the eligibility provisions of the Plan.

Upon adoption of this Amended and Restated Plan, this Amended and Restated Plan shall replace the Original Plan, as previously amended. In case of any conflict or uncertainty, the terms of this Amended and Restated Plan shall control. Any parts of the Original Plan, as previously amended, in conflict with this Amended and Restated are hereby repealed.

II. DESCRIPTION OF REVITALIZATION AREA

The property to be included in the Adel Urban Revitalization Area is legally described as follows:

All real property contained within the incorporated limits of the City of Adel, Dallas County, State of Iowa as those boundaries existed on January 1, 2013, and all areas thereafter annexed in the City of Adel effective immediately upon their annexation.

The City may amend the land included in the Revitalization Area, or adjust the boundaries of the Area, by adoption of future amendments to this Plan and by the adoption of additional designating ordinances or the repeal of existing designating ordinances.

III. DESIGNATION OF REVITALIZATION AREA

Iowa Code Chapter 404 provides that the City Council may designate an area of the City as a revitalization area, if that area meets any of the criteria set forth in Iowa Code Section 404.1. The City Council has previously designated the Adel Urban Revitalization Area as an urban revitalization area under the criteria of Sections 404.1(2-4), which respectively provide the following criteria:

2. An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use.
3. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.
4. An area which is appropriate as an economic development area as defined in section 403.17.

With the adoption of this Amended and Restated Plan, the City Council affirms that the rehabilitation, conservation, redevelopment, economic development, or a combination thereof, of the Revitalization Area, is necessary in the interest of the public health, safety, and welfare of the

residents of the City and that the Revitalization Area continues to substantially meets the criteria established in Iowa Code Section 404.1 (2-4) for a revitalization area.

IX. EXISTING ZONING; EXISTING AND PROPOSED LAND USE

The City's zoning ordinance(s) and a detailed zoning map are available for public inspection at City Hall.

Existing land use categories are listed in the City's Comprehensive Plan which is available for public inspection at City Hall.

New and expanded commercial development, including improvements to and revitalization of existing commercial structures, is proposed for the Revitalization Area, in accordance with the City's zoning ordinance(s) and the City's Comprehensive Plan.

V. PROPOSALS FOR EXPANDING CITY SERVICES

No extensions or upgrades to existing municipal services or infrastructure are currently planned as part of this Plan. As development and redevelopment within the Revitalization Area warrants, municipal services within the Revitalization Area will be expanded and improved, as needed and as financially feasible, to serve new and expanded development.

VI. ELIGIBLE IMPROVEMENTS

Qualified Real Estate, as used in this Plan, means all real property that is (i) assessed as commercial, (ii) located within the Revitalization Area, and (iii) to which Eligible Improvements have been added during the time the property was included in the designated revitalization area.

Eligible Improvements, as used in this Plan, means improvements to Qualified Real Estate, including rehabilitation of and additions to any existing structures and new construction, that increase the actual value of the Qualified Real Estate by at least 15%. In order to be considered Eligible Improvements, the improvements must be completed in conformance with all applicable ordinances and regulations for the City and must be completed during the time the Area has been designated as a revitalization area.

Actual Value Added by Eligible Improvements, as used in this Plan, means the actual value added to the property's assessed valuation due to the Eligible Improvements as of the first year for which the exemption was received.

VII. TIME FRAME

Revitalization activities in the Revitalization Area shall be eligible under this Plan until the City repeals or amends the ordinance(s) establishing the Revitalization Area, or repeals or amends the exemption benefits contained in this Plan.

If at any time, in the opinion of the City Council, the desired level of revitalization has been attained or economic conditions are such that the continuation of the exemptions granted in the Plan would cease to be of benefit to the City, then, pursuant to Iowa Code Section 404.7, the City Council may repeal the ordinance(s) designating the Revitalization Area, or any portion of the Revitalization Area. Following the repeal of the ordinance(s) designating the Revitalization Area, all previously approved exemptions shall continue until their expiration. The City reserves the right to extend, amend, terminate, or repeal the Plan and/or the designating ordinances to the extent allowed by law.

VIII. EXEMPTIONS

The following exemption schedule is available under this Plan for Qualified Real Estate located within the Revitalization Area to which Eligible Improvements are made:

Commercial Property

All Qualified Real Estate assessed as commercial property is eligible to receive exemption from taxation on Actual Value Added by the Eligible Improvements according to the following schedule:

1st Year	Seventy-Five percent (75%) of actual value added
2nd Year	Sixty percent (60%) of actual value added
3rd Year	Forty-Five percent (45%) of actual value added
4th Year	Thirty percent (30%) of actual value added
5th year	Fifteen percent (15%) of actual value added

IX. APPLICATION PROCEDURES

Application for Completed Improvements – “First Year Application”

Property owners must file an application, on the form provided by the City, for each new exemption claimed. The application shall be filed by the property owner with the City Council by February 1 of the assessment year for which the exemption is first claimed, but not later than the year in which all improvements included in the project are first assessed for taxation, or the following two assessment years. The application shall contain, but is not limited to the following information:

- The nature of the improvement(s);
- The cost of the improvement(s);
- Estimated or actual completion date of the improvement(s);
- The tenants that occupied the property on the date the City adopted the resolution adopting the Original Plan, if known; and
- Identification of which exemption option the property owner is applying for under this Plan.

Additional Requirement for Properties Assessed as Commercial

Property owners submitting applications on or after July 1, 2024 for improvements to property assessed as commercial must also enter into a written assessment agreement with the City, in substantially the form attached as Exhibit A, specifying a minimum actual value for the completed improvements, consistent with and to the extent required by the provisions of Iowa Code Chapter 404 in effect at the time the application is submitted to the City.

Application for Prior Approval – Before Improvement Construction

Property owners may submit a proposal for an improvement project to the City Council to receive prior approval for eligibility for a tax exemption on the project prior to construction of the project. The City Council shall give its prior approval if the project is in conformance with this Plan for revitalization. However, if the proposal is not approved, the owner(s) may submit an amended proposal for the City Council to approve or reject. Such prior approval shall not entitle the owner(s) to exemption from taxation until the improvements have been completed and found to be qualified for the exemption. Additionally, after receiving approval of the application for prior approval, the property owner must submit a first-year application to the City between January 1 and February 1 of the year in which all improvements in the project as first assessed. Failure to timely submit the second application may result in ineligibility of the improvements for a tax exemption under this Plan.

X. APPLICATION REVIEW

The City Council shall, subject to review by the County Assessor, approve all applications submitted for approval if:

1. The project, as determined by the City Council, is in conformance with this Plan and all other requirements of City Code, including, but not limited to, zoning and building code requirements and receipt of a building permit (if required by City Code); and
2. The project is located within the Revitalization Area; and
3. The improvements were made during the time the Revitalization Area was so designated.

The City Council will determine which exemption is applicable to the project (if any), subject to review by the County Assessor, based upon the terms of the Plan in effect when the application is reviewed and approved by the Council.

All approved first-year applications shall be forwarded to the County Assessor by March 1 for review, pursuant to Iowa Code Section 404.5. The County Assessor shall make a physical review of all properties with approved applications. The County Assessor shall determine the increase in actual value for tax purposes due to the improvements and notify the applicant of the determination, which may be appealed to the local board of review pursuant to the provisions of the Iowa Code. After the initial tax exemption is granted, the County Assessor shall continue to grant the tax exemption for the time period specified on the approved application. The tax

exemptions for the succeeding years shall be granted without the owner(s) having to file an application for succeeding years.

XI. OTHER SOURCES OF REVITALIZATION FUNDS

The City is not aware of a federal, state, or private grant or loan program that is permanently a source of funding for residential improvements in the Revitalization Area. However, it is not the intention of the City to prohibit the use of any other appropriate federal or state revitalization or incentive programs within the Revitalization Area. The City Council encourages all property owners to investigate other public and private funding sources for improvements to real property, and to apply to those sources which are applicable to the types of improvements being proposed.

XII. RELOCATION PROVISIONS

The City does not anticipate the displacement or relocation of any persons, families, or businesses as a result of the improvements to be made in the Revitalization Area. However, if the relocation or displacement of a qualified tenant results from a property owner's action to qualify for a tax exemption under this Plan, upon the City's verification of such relocation or displacement, the City may require the property owner to compensate the qualified tenant for at least one month's rent and actual relocation expenses. A "qualified tenant" means the legal occupant of a residential dwelling unit which is located within the designated Revitalization Area and who has occupied the same dwelling unit continuously since one year prior to the adoption of the Original Plan.

XIII. ASSESSED VALUATIONS AND OWNERS OF RECORD

Listings of the names and addresses of the owners of record for all real estate in the Revitalization Area, along with the assessed valuations stated separately for land and buildings for the real estate, as of the adoption date of the Original Plan, is maintained in the office of the City Clerk.

XIV. LIMITATION TO ELIGIBILITY FOR PROPERTY IN URBAN RENEWAL AREA

The City has one or more urban renewal areas that may overlap with the Revitalization Area and, in the future, may establish additional urban renewal areas that overlap with the Revitalization Area. The City has a tax increment financing program within these urban renewal areas that is designed to provide incentives for development. Accordingly, a property that, in the determination of the City Council, is within an urban renewal area and is receiving either direct or indirect benefits that were financed through a tax increment financing program, shall not be eligible for tax abatement under the Plan absent specific approval from the City Council.

XV. SEVERABILITY

If any part of the Amended and Restated Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted urban revitalization plans as a whole or any part of the previously adopted urban revitalization plans, prior amendments to revitalization plans, or the Amended and Restated Plan not determined to be invalid or unconstitutional.

XVI. EFFECTIVE DATE

This Amended and Restated Plan shall be effective upon the approval of a resolution by the City Council adopting the Amended and Restated Plan (“Effective Date”).

Applications submitted under this Plan following the Effective Date shall be eligible to apply only for those exemptions contained in this Amended and Restated Plan, subject to the terms of the Plan. All exemptions awarded prior to the Effective Date shall continue until their expiration.

Prepared by:
Return to: [CITY ADDRESS]; Attn: City Clerk

EXHIBIT A
MINIMUM ASSESSMENT AGREEMENT

THIS MINIMUM ASSESSMENT AGREEMENT (“Minimum Assessment Agreement” or “Assessment Agreement”) is dated as of _____, 20____, by and between the City of Adel, Iowa (the “City”), an Iowa municipal corporation, and [OWNER OF QUALIFIED REAL ESTATE], a(n) Iowa _____ (“Owner”).

WHEREAS, consistent with the provisions of the City’s Amended and Restated Adel Urban Revitalization Plan (the “Plan”), the Owner has submitted an Application for Tax Abatement dated as of _____, 20____ (the “Application”) regarding certain commercial real estate owned by Owner and located in the Adel Urban Revitalization Area, which real estate is legally described as follows:

[LEGAL DESCRIPTION]

(the “Property”);

WHEREAS, the Application describes certain improvements that have been or are proposed to be constructed on the Property (the “Eligible Improvements”); and

WHEREAS, pursuant to Iowa Code Section 404.3C, the City and Owner desire to establish a Minimum Actual Value for the Eligible Improvements and Property following completion of the Eligible Improvements for the duration of the tax abatement requested by the Owner by submission of the Application, under the provisions of the Plan; and

WHEREAS, the Dallas County Assessor has reviewed the preliminary plans and specifications for the Eligible Improvements that are contemplated to be constructed.

NOW, THEREFORE, the parties to this Minimum Assessment Agreement, in consideration of the promises, covenants and agreements made by each other, do hereby agree as follows:

1. Upon substantial completion of construction of the Eligible Improvements, the minimum actual value fixed for assessment purposes for the Eligible Improvements and the Property (building and land value) in the aggregate shall be not less than _____ Dollars (\$ _____), before rollback

The Minimum Actual Value shall terminate and be of no further force or effect as of December 31, ____ (“Assessment Termination Date”). Upon the Assessment Termination Date, this Minimum Assessment Agreement shall no longer control the assessment of the Property.

2. This Minimum Assessment Agreement shall be promptly recorded by the City with the Recorder of Dallas County, Iowa. Such filing shall constitute notice to any subsequent encumbrancer of the Property (or part thereof), whether voluntary or involuntary, and this Minimum Assessment Agreement shall be binding and enforceable in its entirety against any such subsequent encumbrancer, including the holder of any mortgage. The City shall pay all costs of recording.

3. This Minimum Assessment Agreement shall be binding upon and inure to the benefit of and be enforceable by the parties hereto and their respective successors and permitted assigns.

4. Nothing herein shall be deemed to waive the rights of Owner from seeking administrative or legal remedies to reduce the actual value assignment made by the Assessor in excess of the Minimum Actual Value established herein. In no event, however, shall Owner seek to reduce the actual value to an amount below the Minimum Actual Value established herein during the term of this Agreement. This Minimum Assessment Agreement may be amended or modified and any of its terms, covenants, representations, warranties or conditions waived, only by a written instrument executed by the parties hereto, or in the case of a waiver, by the party waiving compliance.

5. If any term, condition or provision of this Minimum Assessment Agreement is for any reason held to be illegal, invalid or inoperable, such illegality, invalidity or inoperability shall not affect the remainder hereof, which shall at the time be construed and enforced as if such illegal or invalid or inoperable portion were not contained herein.

6. The Minimum Actual Value herein established shall be of no further force and effect and this Minimum Assessment Agreement shall terminate pursuant to the Assessment Termination Date set forth in Section 1 above.

[Remainder of this page is blank. Signatures start on the next page.]

CITY OF ADEL, IOWA

ATTEST:

STATE OF IOWA)
) SS
COUNTY OF DALLAS)

Notary Public in and for the State of Iowa

[Signature page to Minimum Assessment Agreement – City]

[OWNER]

By: _____

Print Name: _____

Its: _____

STATE OF _____)
) SS
COUNTY OF _____)

This record was acknowledged before me on this _____ day of _____, 2023, by _____, as the _____ of [OWNER], on behalf of whom the record was executed.

Notary Public in and for said state

[Signature page to Minimum Assessment Agreement – Owner]

CERTIFICATION OF ASSESSOR

The undersigned, having reviewed the plans and specifications for the Eligible Improvements to be constructed, and being of the opinion that the minimum actual value contained in the foregoing Minimum Assessment Agreement appears reasonable, hereby certifies as follows:

The undersigned Assessor, being legally responsible for the assessment of the above described property upon completion of the improvement to be made on it, certifies that the actual value assigned to that land and improvements upon completion shall be not less than \$_____.

Assessor for the County of DALLAS, Iowa

Date

STATE OF IOWA)
) SS
COUNTY OF DALLAS)

Subscribed and sworn to before me by _____, Assessor for the County
of Dallas, Iowa on this _____ day of _____, 20____.

Notary Public for the State of Iowa

Consistent with Iowa Code §404.3C, a copy of Iowa Code §404.3C is attached, as follows:

1. For revitalization areas established under this chapter on or after the effective date of this division of this Act and for first-year exemption applications for property located in a revitalization area in existence on the effective date of this division of this Act filed on or after the effective date of this division of this Act, commercial property shall not receive a tax exemption under this chapter unless the city or county, as applicable, and the owner of the qualified real estate enter into a written assessment agreement specifying a minimum actual value until a specified termination date for the duration of the exemption period.

2. a. The assessment agreement shall be presented to the appropriate assessor. The assessor shall review the plans and specifications for the improvements to be made to the property and if the minimum actual value contained in the assessment agreement appears to be reasonable, the assessor shall execute the following certification upon the agreement:

The undersigned assessor, being legally responsible for the assessment of the above described property upon completion of the improvements to be made on it, certifies that the actual value assigned to that land and improvements upon completion shall not be less than\$

b. The assessment agreement with the certification of the assessor and a copy of this subsection shall be filed in the office of the county recorder of the county where the property is located. Upon completion of the improvements, the assessor shall value the property as required by law, except that the actual value shall not be less than the minimum actual value contained in the assessment agreement. This subsection does not prohibit the assessor from assigning a higher actual value to the property or prohibit the owner from seeking administrative or legal remedies to reduce the actual value assigned except that the actual value shall not be reduced below the minimum actual value contained in the assessment agreement. An assessor, county auditor, board of review, director of revenue, or court of this state shall not reduce or order the reduction of the actual value below the minimum actual value in the agreement during the term of the agreement regardless of the actual value which may result from the incomplete construction of improvements, destruction or diminution by any cause, insured or uninsured, except in the case of acquisition or reacquisition of the property by a public entity. Recording of an assessment agreement complying with this subsection constitutes notice of the assessment agreement to a subsequent purchaser or encumbrancer of the land or any part of it, whether voluntary or involuntary, and is binding upon a subsequent purchaser or encumbrancer.

4909-6987-8103-1\10113-138

APPLICATION FOR TAX ABATEMENT
UNDER CITY OF ADEL'S
AMENDED AND RESTATED ADEL URBAN REVITALIZATION PLAN

The City of Adel's Amended and Restated Adel Urban Revitalization Plan allows for the following property tax exemption for Actual Value Added by Eligible Improvements constructed on Qualified Property located in the Adel Urban Revitalization Area:

Property Assessed as Commercial

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3rd Year	Forty-Five percent (45%) of actual value added
4th Year	Thirty percent (30%) of actual value added
5th year	Fifteen percent (15%) of actual value added

Select One:

☐

First-Year Application for Completed Improvements (REQUIRED)

(must be filed with the City by February 1st of the assessment year for which the exemption is first claimed, not later than the year in which the improvements are first assessed for taxation or the following two assessment years)

☐

Application for Prior Approval for Intended Improvements (OPTIONAL)

(for conditional approval under the current exemption schedules; final eligibility is subject to completion of eligible improvements and filing of first-year application by February 1 of the first assessment year after completion of improvements)

PROPERTY FOR WHICH APPLICATION IS SUBMITTED:

Property Address: _____, Adel, IA

Legal Description (if known): _____

Property Assessment Category:

☐

Residential

☐

Industrial

☐

Commercial

☐

Other:

Tenants Occupying Property at time of Original Plan Adoption (if any/if known): _____

IMPROVEMENTS FOR WHICH APPLICATION IS SUBMITTED:

Select one:

☐

New Construction

☐

Improvements to Existing Structure

Describe Improvements: _____

Attach copies of any issued building permit(s).

Estimated or Actual Date of Completion: ____/____/____

Estimated or Actual Cost of Improvements: \$ _____

Is a completed Minimum Assessment Agreement attached to this Application (required for all property assessed as commercial): Y___ N___

PROPERTY OWNER SUBMITTING APPLICATION:

Name of Property Owner/Title Holder: _____

Address of Owner (if different than above): _____

Phone Number (to be reached during business hours): (_____) _____

Email Address: _____

Print Name of Property Owner: _____

Signature: _____ Date: _____

If Property Owner is an entity:

Print Name of Signatory: _____

Signatory title/position: _____

This application summarizes the Urban Revitalization Plan terms. For complete information, request a copy of the Amended and Restated Adel Urban Revitalization Plan, from Adel City Hall. In the event of any inconsistency, the Plan terms shall control.

FOLLOWING SECTIONS TO BE COMPLETED BY CITY/COUNTY:	
CITY COUNCIL REVIEW:	☐ PRIOR APPROVAL Application (if applicable) Approved by Resolution No. _____ adopted by City Council on ____ / ____ /20 ____ ☐ FIRST YEAR Application (required) Approved by Resolution No. _____ adopted by City Council on ____ / ____ /20 ____ ☐ Application Denied – Reason: _____ Mayor's Signature: _____ Attest by City Clerk: _____
COUNTY ASSESSOR REVIEW:	Prior Building/Improvements Assessed Value: \$ _____ Assessed Value with New Improvements: \$ _____ Percentage Increase in Assessed Value: _____ % _____ Eligible under Plan _____ Not Eligible under Plan Assessor's Signature: _____ Date: _____

4934-5447-8935-1\10113-138
4934-5447-8935-1\10113-138
4934-5447-8935-1\10113-138
4934-5447-8935-1\10113-138
4934-5447-8935-1\10113-138
4934-5447-8935-1\10113-138



AGENDA ITEM NO. 5.b
AGENDA SECTION: NEW
BUSINESS

ADEL CITY COUNCIL AGENDA ITEM REPORT

MEETING DATE: October 14, 2025

AGENDA HEADING: Consider Approval of Resolution No. 25-71, Approving and Authorizing Granting an Access Easement to Fairfax Properties, LLC Across Property Located East of the City's Water Tower on Meadow Road

ATTACHMENTS:

[Resolution No. 25-71, Granting an Access Easement to Fairfax Properties.pdf](#)

[Access Easement - Fairfax \(BW 9-22-25 clean\).1.pdf](#)

[Access Easement Exhibit.pdf](#)

[Map_-_Access_Easement_for_Fairfax_Properties__LLC.pdf](#)

ITEM TO INCLUDE ON AGENDA

CITY OF ADEL, IOWA

October 14, 2025

6:00 P.M.

- Public hearing on the proposal to grant an access easement to Fairfax Properties, LLC, across property located east of the City's water tower on Meadow Road.
- Resolution approving and authorizing granting an access easement to Fairfax Properties, LLC, across property located east of the City's water tower on Meadow Road

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

**NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.**

October 14, 2025

The City Council of the City of Adel in the State of Iowa, met in _____ session, in Adel City Hall, 301 S. 10th Street, Adel, IA 50003, at 6:00 p.m, on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the proposal to grant an access easement to Fairfax Properties, LLC, across property located east of the City’s water tower on Meadow Road, and that notice of the proposed action had been published pursuant to the provisions of Section 362.3 of the Code of Iowa.

The Mayor then asked the City Clerk whether any written objections had been filed by any City resident or property owner to the proposed action. The City Clerk advised the Mayor and the Council Members that ____ written objections had been filed. The Mayor then called for oral objections and ____ were made. Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

(Attach here a summary of objections received or made, if any)

The Council Members then considered the proposed action and the extent of objections thereto.

Council Member _____ then introduced the following proposed Resolution entitled "RESOLUTION S APPROVING AND AUTHORIZING GRANTING AN ACCESS EASEMENT TO FAIRFAX PROPERTIES, LLC, ACROSS PROPERTY LOCATED EAST OF THE CITY'S WATER TOWER ON MEADOW ROAD", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the Resolution duly adopted.

RESOLUTION NO. 25-71

RESOLUTION APPROVING AND AUTHORIZING GRANTING AN ACCESS
EASEMENT TO FAIRFAX PROPERTIES, LLC, ACROSS PROPERTY
LOCATED EAST OF THE CITY'S WATER TOWER ON MEADOW ROAD

WHEREAS, the City of Adel is the current titleholder of real property legally described
as:

Part of Parcel "BB" of the Southeast Quarter of the Southeast Quarter of Section
31, Township 79 North, Range 27 West of the Fifth P.M., City of Adel, Dallas
County, Iowa, as shown on a Plat of Survey recorded in Book 2015, Page 16277
in the Dallas County Recorder's office, being more particularly described as
follows:

Beginning at the Southwest Corner of said Parcel "BB", thence S89°42'46" along
the South line of said Parcel "BB", 61.78 feet to a point on the West right of way
line of Meadow Road, as presently established; thence N00°10'58"W along said
right of way line, 33.00 feet; thence N89°42'46"W, 61.67 feet to a point on the
West line of said Parcel "BB"; thence S00°00'06"E along said line, 33.00 feet to
the point of beginning.

(the "Property"); and

WHEREAS, Fairfax Properties, LLC, has requested an access easement across the
Property for the purpose of accessing their farm field; and

WHEREAS, the granting of the access easement will not interfere with the City's plans
for the Property in the future; and

WHEREAS, pursuant to notice published as required by law, at this meeting, the City has
held a hearing on the proposal to convey an interest in real property and the extent of objections
received from residents or property owners as to said proposed transaction have been fully
considered; and, accordingly the following action is now considered to be in the best interests of
the City and residents thereof.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY
OF ADEL IN THE STATE OF IOWA:

Section 1. That the Access Easement across the Property described herein is hereby
authorized and approved.

Section 2. That the Mayor and City Clerk be and they hereby are authorized, empowered
and directed to execute the Access Easement.

PASSED AND APPROVED October 14, 2025.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF DALLAS

)

I, the undersigned City Clerk of the City of Adel, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this ____ day of _____, 2025.

City Clerk

ACCESS EASEMENT

This Access Easement is dated _____, 2025 and is between the City of Adel (the “Grantor”) and Fairfax Properties, LLC (the “Grantee”).

The Grantee owns real property legally described as

The Southwest Quarter of the Southeast Quarter of Section 31, Township 79 North, Range 27 West of the 5th P.M., Dallas County, Iowa (the “Benefitted Property”).

The Grantor owns real property adjacent to the Benefitted Property legally described as

Parcel “BB” of the Southeast Quarter of the Southeast Quarter of Section 31, Township 79 North, Range 27 West of the Fifth P.M., City of Adel, Dallas County, Iowa, as shown on a Plat of Survey recorded in Book 2015, Page 16277 in the Dallas County Recorder’s office (the “Burdened Property”).

The Grantee desires to use part of the Burdened Property, legally described as:

Part of Parcel “BB” of the Southeast Quarter of the Southeast Quarter of Section 31, Township 79 North, Range 27 West of the Fifth P.M., City of Adel, Dallas County, Iowa, as shown on a Plat of Survey recorded in Book 2015, Page 16277 in the Dallas County Recorder’s office, being more particularly described as follows:

Beginning at the Southwest Corner of said Parcel “BB”, thence S89°42’46” along the South line of said Parcel “BB”, 61.78 feet to a point on the West right of way line of Meadow Road, as presently established; thence N00°10’58”W along said right of way line, 33.00 feet; thence N89°42’46”W, 61.67 feet to a point on the West line of said Parcel “BB”; thence S00°00’06”E along said line, 33.00 feet to the point of beginning,

and as depicted in the attached Exhibit 1, (the “Easement Area”) for ingress and egress to the Benefitted Property, and the Grantor is willing to permit such use on the terms and conditions described in this agreement.

The parties therefore agree as follows:

1. **Grant of Easement.** The Grantor hereby grants to the Grantee a nonexclusive easement over the Easement Area to permit pedestrian and vehicular access, ingress, egress, travel and traffic to access the Benefitted Property.

2. **Erection of Structures Prohibited.** The Grantor and its successors and assigns shall not erect any structure, building, fence, or any unauthorized obstructions over or within the Easement Area.

3. **Maintenance.** The Grantor shall keep the Easement Area free from obstructions and shall maintain the Easement Area in a condition suitable to be used to access the Benefitted Property by pedestrian and vehicular traffic.

4. **Change in Grade Prohibited.** Grantor and its successors and assigns shall not change the grade, elevation or contour of any part of the Easement Area without the prior written consent of the Grantee.

5. **Extension of Meadow Road.** Notwithstanding the foregoing, the parties acknowledge and agree that Grantor shall be entitled to extend or improve Meadow Road in the future at the Grantor’s sole discretion and without the consent of Grantee, so long as access to the extended or improved Meadow Road is maintained until such time that alternate access is provided to the Benefitted Property through the platting or subdivision process.

6. **Easement and Covenants Run with the Land.** The Benefitted Property and the Easement Area shall be held, sold, and conveyed subject to this agreement. This agreement shall run with the land and shall be binding upon, and inure to the benefit of, all parties having any right, title, and interest in the Easement Area or the Benefitted Property, or any part thereof, and their respective successors and assigns.

7. **Paragraph Headings.** The paragraph headings in this easement are included solely for convenience and shall not be used in connection with the interpretation of this easement.

8. **Entire Agreement.** This easement constitutes the entire understanding between the parties with respect to the subject matter of this easement and supersedes all other agreements, whether written or oral concerning the subject matter of this easement.

9. **Modification.** No amendment of this easement will be effective unless it is in writing and signed by the owners of the Benefitted Property and the Burdened Property.

10. **Waiver.** No waiver under this easement will be effective unless it is in writing and signed by the party granting the waiver.

11. **Governing Law.** In the event of a dispute, this easement agreement shall be construed and enforced in accordance with the laws of the State of Iowa.

12. **Forum.** The parties hereby consent to the jurisdiction of the parties and the subject matter being in Dallas County, Iowa.

13. **Severability.** The Grantor and the Grantee agree that if a dispute between them arises out of this easement, they would want the court to interpret this easement as follows: (i) with respect to any provision that it holds to be unenforceable, by modifying that provision to the minimum extent necessary to make it enforceable or, if that modification is not permitted by law, by disregarding that provision; (ii) if an unenforceable provision is modified or disregarded in accordance with this section, by holding that the rest of this easement will remain in effect; (iii) by holding that any unenforceable provision will remain as written in any circumstances other than those in which the provision is held to be unenforceable; and (iv) if modifying or disregarding the unenforceable provision would result in failure of an essential purpose of this easement, by holding the entire agreement unenforceable.

The Grantor is signing this easement as of the date stated in the introductory clause.

GRANTOR

CITY OF ADEL

Mayor

Attest:

City Clerk

Exhibit 1

Depiction of Easement Area

INDEX LEGEND

LOCATION: SE 1/4 SE 1/4 SECTION 31-79-27
(PARCEL "BB"-BOOK 2015, PAGE 16277)

PROPRIETORS - CITY OF ADEL, IOWA
PO BOX 248
ADEL, IOWA 50003
(DEED-BOOK 2020, PAGE 19054)

SURVEY REQUESTED BY KELLY HAMBORG
BROWNNICK LAW FIRM
666 GRAND AVENUE, SUITE 2000
DES MOINES, IOWA 50309

SURVEYOR - MARK A. FOWLER PLS
COMPANY: FOWLER CONSULTING, L.L.C.
1155 ELMWOOD LANE, EARLHAM, IOWA 50072
mark@fowlerconsultingllc.com (515) 491-2617

"EXHIBIT 1"

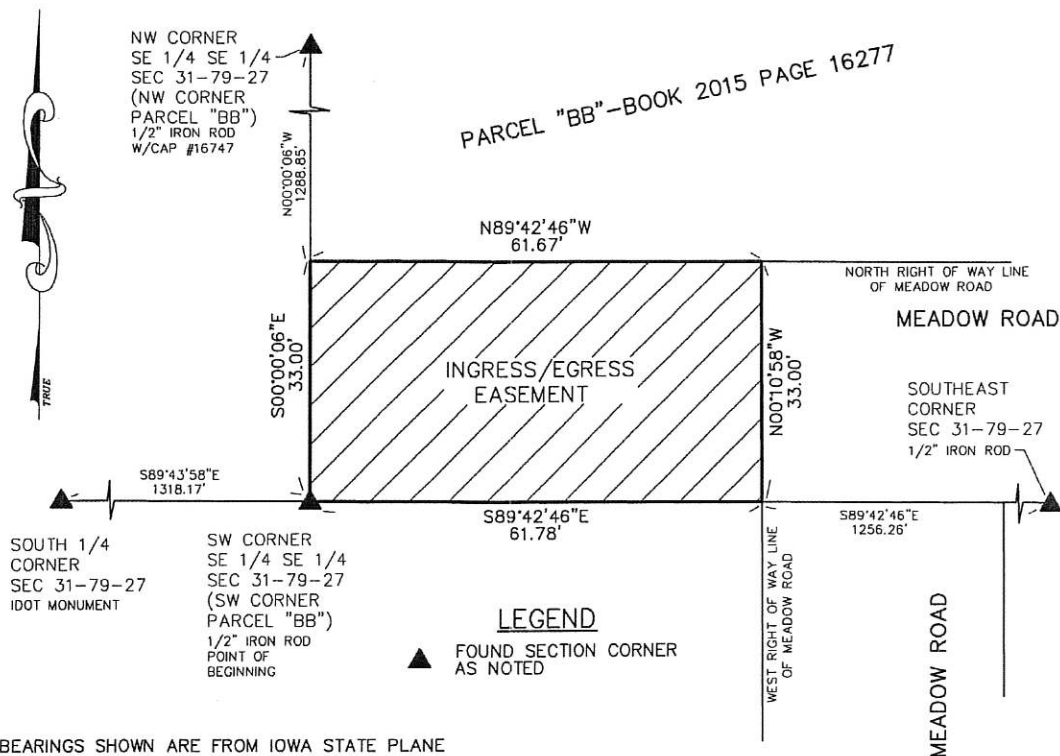
EASEMENT FOR INGRESS/EGRESS
SE 1/4 SE 1/4 SECTION 31-79-27
PARCEL "BB"-BOOK 2015 PAGE 16277

LEGAL DESCRIPTION OF INGRESS/EGRESS EASEMENT

PART OF PARCEL "BB" OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 79 NORTH, RANGE 27 WEST OF THE 5TH P.M., CITY OF ADEL, DALLAS COUNTY, IOWA, AS SHOWN ON A PLAT OF SURVEY RECORDED IN BOOK 2015, PAGE 16277 IN THE DALLAS COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "BB", THENCE S89°42'46"E ALONG THE SOUTH LINE OF SAID PARCEL "BB", 61.78 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MEADOW ROAD, AS PRESENTLY ESTABLISHED; THENCE N00°10'58"W ALONG SAID RIGHT OF WAY LINE, 33.00 FEET; THENCE N89°42'46"W, 61.67 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "BB"; THENCE S00°00'06"E ALONG SAID LINE, 33.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED TRACT CONTAINS 0.047 ACRES (2037 SQUARE FEET)



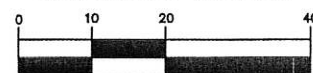
BEARINGS SHOWN ARE FROM IOWA STATE PLANE
COORDINATES (SOUTH ZONE).



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Mark A. Fowler 8-14-2025
Mark A. Fowler License number 14074
My license renewal date is December 31, 2026.
Pages or sheets covered by this seal: THIS PAGE ONLY

GRAPHIC SCALE

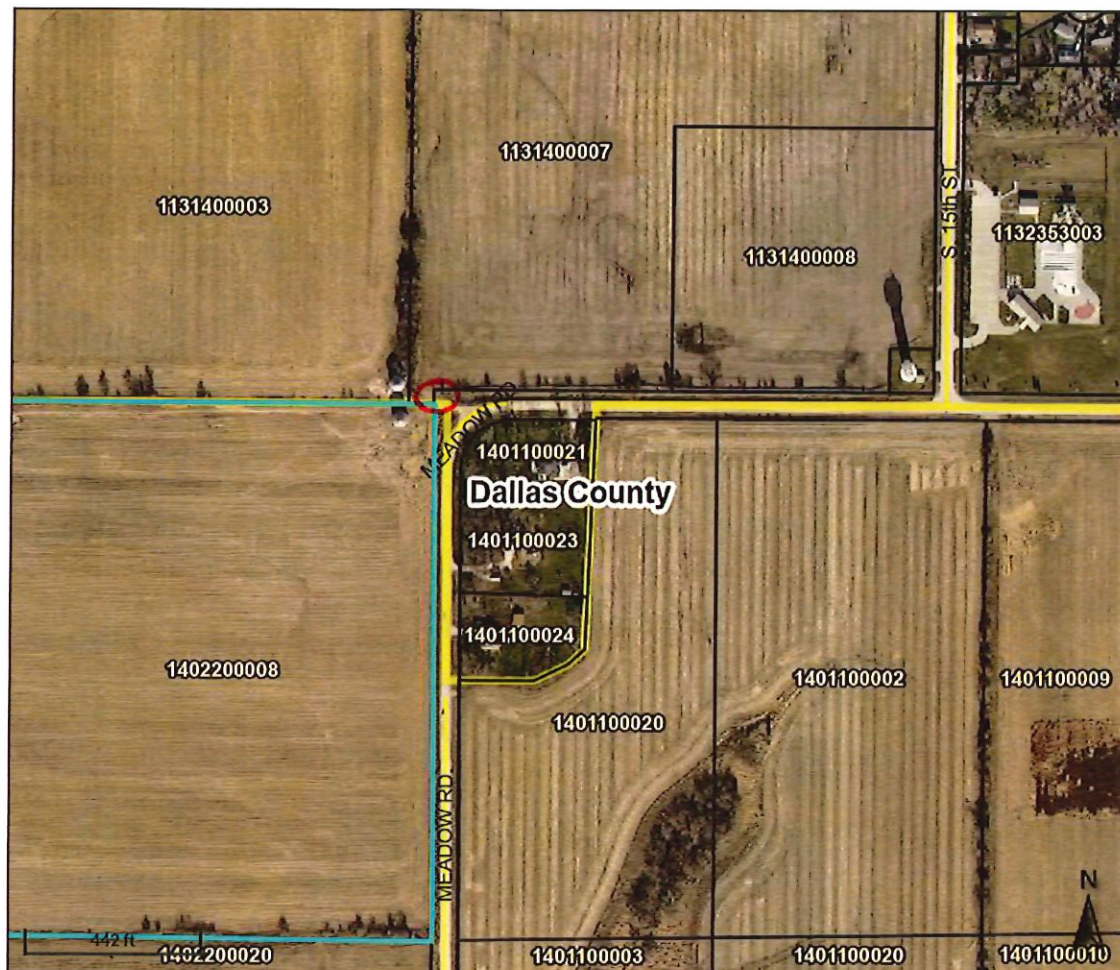


(IN FEET)
1 inch = 20 ft.

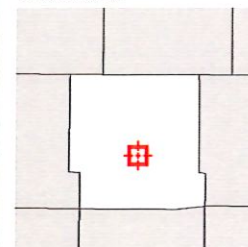
FOWLER CONSULTING, L.L.C.

1155 ELMWOOD LANE
EARLHAM, IOWA 50072
(515) 491-2617 www.fowlerconsultingllc.com

Beacon™ Dallas County, IA



Overview



Legend

- Parcels
- USA Major Highways
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- City Limits

Parcel ID	1402200008	Alternate ID	n/a	Owner Address	FORRET, TIMOTHY A & JODY L JTRS
Sec/Twp/Rng	2-78-28	Class	A		29065 322ND RD
Property Address		Acreage	38.5		ADEL, IA 50003
District	070000				
Brief Tax Description	GOV LOT 1Sec: 2Twp: 78Rng: 28				
	(Note: Not to be used on legal documents)				

Date created: 9/9/2025

Last Data Uploaded: 9/9/2025 5:53:25 AM

Developed by  SCHNEIDER
GEOSPATIAL



AGENDA ITEM NO. 5.c
AGENDA SECTION: NEW
BUSINESS

ADEL CITY COUNCIL AGENDA ITEM REPORT

MEETING DATE: October 14, 2025

AGENDA HEADING: Consider Approval of Resolution No. 25-72, Amending the Master Services Agreement Between the City of Adel and McClure Engineering and Approving the Task Order 002 - Meadow Rd. Functional Design Study

ATTACHMENTS:

[Resolution No. 25-72, Amending Master Services Agreement with McClure and Approving Task Order 002.pdf](#)
[MSA_TO-002_MeadowRdFunctionalDesign.pdf](#)

Resolution No. 25-72

A RESOLUTION AMENDING THE MASTER SERVICES ENGINEERING AGREEMENT BETWEEN THE CITY OF ADEL AND MCCLURE ENGINEERING AND APPROVING THE TASK ORDER 002 – MEADOW RD. FUNCTIONAL DESIGN STUDY

WHEREAS, the City of Adel approved the Master Services Engineering Agreement with McClure Engineering on March 11th, 2025; and

WHEREAS, Task Order 002 for the Meadow Road Functional Design Study has been prepared for review and approval by the City of Adel as an amendment to the Master Services Agreement; and

WHEREAS, the City Council wishes to formally accept and approve the attached task order agreement.

NOW THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF ADEL, IOWA, that the attached Task Order 002 – Meadow Rd. Functional Design Study Agreement between the City of Adel and McClure Engineering is hereby approved and accepted.

Passed and approved this 14th day of October, 2025.

James F. Peters, Mayor

Attest: _____
Carrie Erickson, City Clerk

**Master Services Agreement
TERMS AND CONDITIONS CITY OF ADEL, IOWA**

Task Order 002 – Meadow Rd. Functional Design Study

McClure Engineering Co.

Project Name: City of Adel – City Engineer

Project Number: 2025000053-002

Project Manager: Alex Schlader, PE

This Task Order (this “TO”) adopts and incorporates by reference the terms and conditions of the Master Services Agreement terms and conditions, which was entered into on **March 11th, 2025** between McClure Engineering Co., an Iowa corporation (“**McClure**”), and the undersigned Client or its affiliate, **City of Adel, Iowa**, (hereinafter referred to as “**Client**”), as it may be amended from time to time (the “**MSA**”), and the attached Exhibits. A capitalized term not defined in this TO shall have the meaning ascribed such term in the MSA. This Task Order is effective beginning on the date fully signed below (the “**Effective Date**”) and will remain in effect until terminated in accordance with the MSA. All Services performed under this TO will be subject to the terms and conditions of this TO and the MSA.

1. The Services that McClure will provide under this TO are described in the attached **Exhibit A** (the “**Task Order Scope of Work**”).
2. The Services that McClure will provide under this TO will be compensated for in accordance with the fees or hourly rates as presented in **Exhibit B** and the MSA.
3. All other Exhibits identified as “Included” below are incorporated into this TO.
4. This TO represents the entire and integrated agreement between **Client** and **McClure** and supersedes all prior negotiations, representations, or agreements, either written or oral regarding the subject matter of this TO. This TO may be amended only by written instrument signed by both **Client** and **McClure**.

Attached Exhibits		Included	Not Included
Exhibit ‘A’	Task Order Scope of Work	☒	☐
Exhibit ‘B’	Fees/Hourly Rates	☒	☐
Exhibit ‘C’	Subconsultant(s) Contract	☐	☒
Exhibit ‘D’	Client’s Additional Responsibilities to McClure	☒	☐
Exhibit ‘E’	Duties and Responsibilities of RPR	☐	☒
Exhibit ‘F’	Drawing Depicting the Project	☒	☐
Exhibit ‘G’	Construction Item List Cost Estimate	☐	☒
Exhibit ‘H’	Regulatory Requirements	☐	☒

In Witness Whereof, the parties have executed this TO as of the date below.

CLIENT: City of Adel, Iowa

McClure Engineering Co.

By: _____

Signed: _____

Title: _____

Title: _____ **Project Manager**

Date: _____

Date: _____

**Master Services Agreement
TERMS AND CONDITIONS CITY OF ADEL, IOWA**

Exhibit A

Task Order Scope of Work

I. PROJECT INFORMATION

- A. The PROJECT includes the functional design study of Meadow Road from S 15th Street and US Highway 169 in the City of Adel, Iowa. Refer to Exhibit F in this Task Order for study limits.
- B. The PROJECT will provide a planning document that identifies a full-build of Meadow Road. The proposed roadway is anticipated to include a 44-foot urban section including two through lanes with a center two-way-left-turn (TWTL). A 10-foot trail and 5-foot sidewalk will also be included throughout the corridor.
- C. The PROJECT will include utility planning of sanitary sewer needs, water main adjustments, and storm water sewer collection and conveyance.
- D. The PROJECT also includes topographical survey, right-of-way analysis, and cost estimation.

II. SCOPE OF SERVICES

A. Phase 100 – Preliminary Planning and Reports

- 1. Task 101 – Functional Design
 - a. Traffic Analysis
 - i. The CONSULTANT will utilize current traffic counts provided by the Iowa DOT and review anticipated trip generations based on the current conceptual developments adjacent to the Meadow Road corridor.
 - ii. The CONSULTANT will verify the proposed 44-foot urban section meets the need for anticipated traffic volumes.
 - b. Roadway Design
 - i. The CONSULTANT will develop the horizontal and vertical alignments for Meadow Road following SUDAS design standards for an urban collector.
 - ii. The CONSULTANT will prepare a model for the proposed 44-foot urban road, future 10-foot trail, and a 5-foot sidewalk to develop grading limits.
 - c. Utility Planning
 - i. The CONSULTANT will evaluate the sanitary sewer needs for the corridor area, including force main and gravity sewer. Alignments of proposed mains will be included in the planning document for future use.
 - ii. The CONSULTANT will identify water main adjustments to the existing infrastructure along the corridor based on the proposed grading and any utility separation conflicts.
 - iii. The CONSULTANT will develop anticipated storm water sewer collection and conveyance based on the proposed roadway infrastructure.
 - d. Right-of-Way Analysis
 - i. The CONSULTANT will utilize current right-of-way data based on GIS information to identify right-of-way needs based on the roadway design and utility planning.
 - e. Opinion of Probable Cost
 - i. The CONSULTANT will prepare a budgetary opinion of probable construction costs for the full corridor build-out.
 - ii. The CONSULTANT will define boundaries based on the guidance of the CLIENT to determine the cost breakdown between the developer-funded and city-funded infrastructure.
 - f. Functional Design Deliverable

**Master Services Agreement
TERMS AND CONDITIONS CITY OF ADEL, IOWA**

- i. The CONSULTANT will provide a planning-level design document including typical roadway sections, plan and profile, cross sections, utility layouts, and right-of-way layout for future use.
- ii. The CONSULTANT will provide a budgetary opinion of probable cost including breakdowns to guide future development coordination and infrastructure investment.

B. Phase 700 – Survey Services

- 1. Task 735 Preliminary Design Survey
 - a. The CONSULTANT will review the topographic survey collected in 2018 to determine additional survey limits and areas with new improvements added to the project limits.
 - i. Areas include but are not limited to existing roadway profile at centerline and pavement improvements near US Highway 169.
 - b. The CONSULTANT will collect and supplement the topographic survey with LiDAR and City GIS data to use for existing surface grades and right-of-way information.
 - i. Boundary survey will not be performed as part of this task order.

C. Phase 850 – Project Management and Coordination

- 1. Task 851 Project Management and Coordination (General)
 - a. Project Management:
 - i. The project manager of the CONSULTANT will be responsible for coordination with the OWNER.
 - ii. The CONSULTANT will conduct internal design review meetings.
 - iii. The CONSULTANT will develop and maintain the PROJECT schedule.
 - iv. The CONSULTANT will maintain documentation of pertinent correspondence made by email, memos, letters, telephone, etc.
 - b. Functional Design Review Meetings
 - i. The CONSULTANT will develop agenda, attend, and provide meeting minutes of the following:
 - i. One (1) draft functional design meeting with City Staff.
 - ii. One (1) final functional design presentation to City Council.

III. FEES

A. BASIC SERVICES (Hourly Not to Exceed):

These fees are based on estimated time required for the respective tasks, however, if additional services are required beyond what has been estimated, this shall be added via a supplemental agreement or contract amendment:

BASIC SERVICES (Time and Expense)	TOTAL
1. PHASE 100 – Preliminary Planning and Reports	
a. Task 101 – Functional Design	\$17,800.00
2. PHASE 700 – Survey Services	
a. Task 735 – Preliminary Design Survey	\$4,400.00
3. PHASE 850 – Project Management and Coordination	
a. Task 851 – Project Management and Coordination (General)	\$2,700.00
Total Hourly (Not to Exceed) Fee:	\$24,900.00

**Master Services Agreement
TERMS AND CONDITIONS CITY OF ADEL, IOWA**

IV. Schedule

The following is the estimated time frame for this PROJECT. All calendar days are estimated, subject to acceptance day with the OWNER. If notice to proceed (NTP) is given at a later date, time of completion may need to be extended accordingly. Generally, the schedule for the PROJECT is described as follows:

Milestone	Start Date*	Target Completion Date
Topographic Survey	10/15/25	10/21/25
Draft Functional Design	10/15/25	11/18/25
Draft Functional Design Review Meeting		11/21/25
Final Functional Design Study	11/21/25	12/05/25
Presentation to City Council		12/09/25

* Assumes NTP is at City Council Meeting scheduled for 10/14/25

V. ADDITIONAL SERVICES NOT INCLUDED IN THIS TASK ORDER

The following services are excluded from the basic services but may be performed by the CONSULTANT upon written amendment to this agreement.

- Boundary Survey
- Funding Procurement
- Drainage Design and Study
- Geotechnical Design
- Pavement Design
- Construction Document Preparation
- Bidding, Advertising, and Award
- Right-of-Way Acquisitions
- Easement and Acquisition Plats and Legal Descriptions
- Permitting
- Environmental and/or Cultural Review and Assessment
- Subsurface Utility Investigations
- Wetland Observation and Mitigation Assessment
- Construction Engineering Services
- Public Engagement Meetings
- Special Meetings and Meetings not outlined in the Scope of Services
- Other services not specifically outlined in this Task Order

**Master Services Agreement
TERMS AND CONDITIONS CITY OF ADEL, IOWA**

**Exhibit B
Fees/Hourly Rates**

McClure Engineering Co.
Hourly Rate Schedule
(Effective 1/1/2025 through 12/31/2025)

Personnel	Hourly Rate*
Principal.....	\$270 - \$295
Team Leader	\$250
Project Manager.....	\$185 - \$230
Senior Professional	\$185 - \$285
Professional	\$155 - \$185
Junior Professional.....	\$125 - \$155
Senior Technician	\$155 - \$175
Technician	\$115 - \$135
Landscape Architect	\$125 - \$160
On-Site Representative.....	\$115 - \$155
Client/Project Liaison	\$135 - \$185
Administrative	\$65 - \$85
Public Relations.....	\$115 - \$150
1 Member Survey Crew.....	\$150
2 Member Survey Crew.....	\$225
3 Member Survey Crew.....	\$300

Equipment

3D Scanner per Scan.....	\$30.00
Photogrammetry Drone per Flight.....	\$125.00
Sonar Boat	\$125.00
LiDAR Drone per Flight.....	\$250.00

Miscellaneous expenses

Survey Vehicle Mileage	\$0.90/Mile
Automobile Mileage (at current IRS rate)	Current IRS Rate
Printing	Per Contract
Survey Supplies (Hubs, Lath, Paint, Nails, etc.).....	Per Contract
Out-of-Pocket Expenses (Meals, Hotels, etc.)	Per Contract

*Rates are subject to annual adjustment (based on McClure's billing rate adjustments for future years),
Adjustments shall be provided in writing to Client at least sixty days prior to their implementation.

Master Services Agreement
TERMS AND CONDITIONS CITY OF ADEL, IOWA

Exhibit D

Client's Additional Responsibilities to McClure

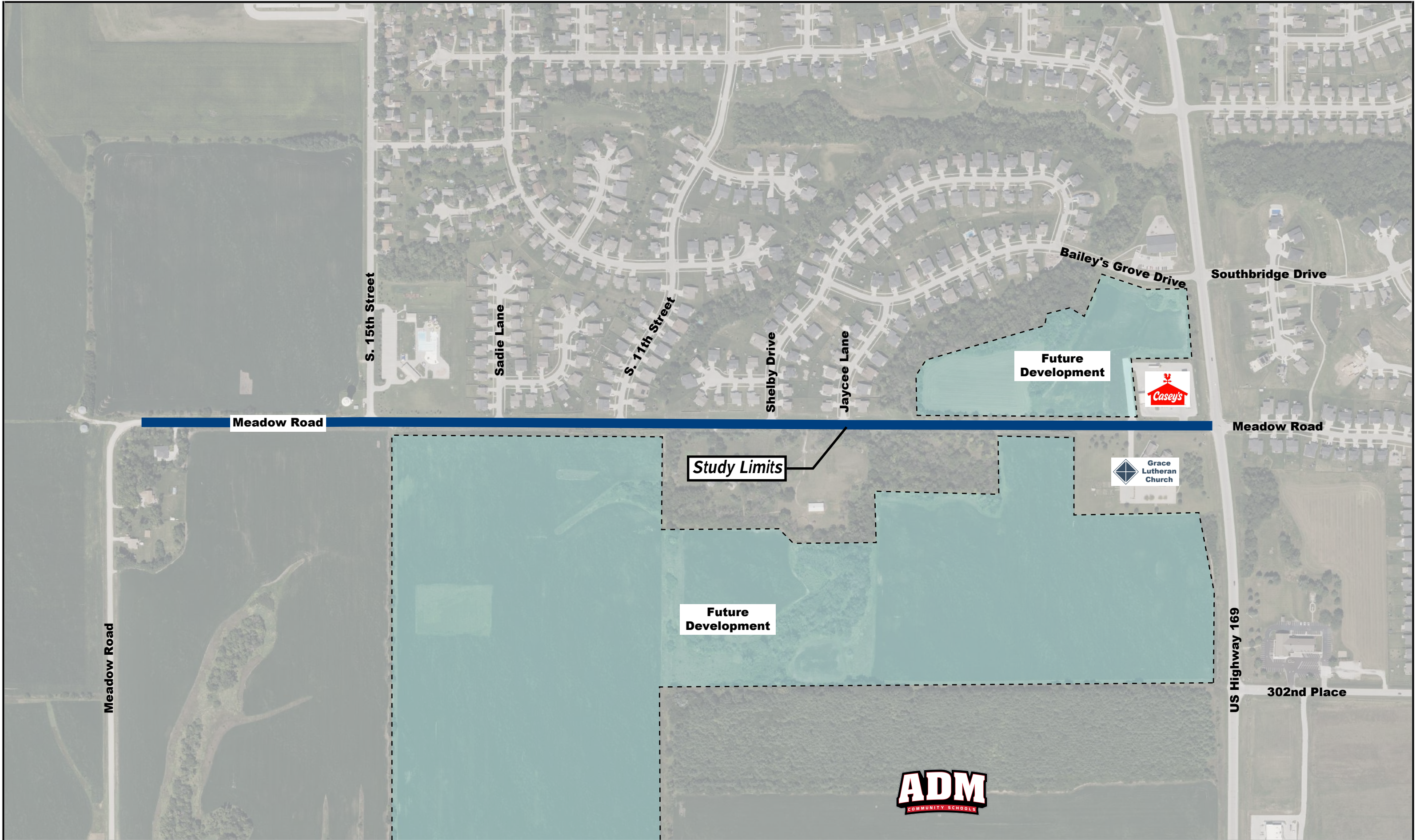
CLIENT shall do the following in a timely manner so as not to delay the Services of McClure:

1. Designate in writing a person to act as Client's representative with respect to the Services to be rendered under this Task Order. Such person shall have complete authority to transmit instructions, receive information, interpret and define Client's decisions with respect to McClure's Services for the Project.
2. Provide to McClure all criteria and full information as to Client's requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expendability, and any budgetary limitations; and furnish to McClure copies of all design and construction standards which Client will require in the drawings and specifications.
3. Assist McClure by delivering to McClure all available information pertinent to the Project including previous reports and any other data relative to design or construction of the Project.
4. Arrange for access to make all provisions for McClure to enter upon public and private property as required for McClure to perform services under this Agreement.
5. Examine all studies, reports, sketches, drawings, specifications, proposals and other documents presented by McClure, obtain advice of an attorney, accountant, insurance counselor and other consultants as Client deems appropriate for such examination and render in writing decisions pertaining thereto within a reasonable time so as not to delay the services of McClure.
6. Furnish approvals and permits from all governmental authorities having jurisdiction over the Project and such approvals and consents from others as may be necessary for completion of the Project.
7. Attend the prebid conference, bid opening, preconstruction conferences, construction progress and other job-related meetings and substantial completion inspection and final payment inspection.
8. Give prompt written notice to McClure whenever Client observes or otherwise becomes aware of any development that affects the scope or timing of McClure's services, or any defect or non-conformance in the work of any Contractor.
9. Arrange for financing and pay for Services as agreed to in this Task Order or Agreement.

Master Services Agreement
TERMS AND CONDITIONS CITY OF ADEL, IOWA

Exhibit F

Drawing Depicting the Project





AGENDA ITEM NO. 5.d
AGENDA SECTION: NEW
BUSINESS

ADEL CITY COUNCIL AGENDA ITEM REPORT

MEETING DATE: October 14, 2025

AGENDA HEADING: Consider Approval of Resolution No. 25-73, Approving Final Plat for Southbridge Plat 10

ATTACHMENTS:

[Southbridge Plat 10 Final Plat 2025-07-28 addresses.pdf](#)

[Maintenance Bond - McAninch Corporation.pdf](#)

[Maintenance Bond - Sternquist Construction.pdf](#)

FILE: H:\2024\2401020\DWG\2401020-FINAL PLATING.dwg
PLOTTER: HP DesignJet T1100
PLOTED BY: LOUIS M. KELEHAN
DATE: 7/28/2025 3:48 PM
COMMENT: FINAL PLATING

U.S. HIGHWAY 169

INDEX LEGEND
LOCATION: PT. GOV'T LOTS 12 AND 13, SEC 6--78--27
ADEL, DALLAS COUNTY, IOWA

REQUESTOR: CRAMER AND ASSOCIATES, INC.

PROPRIETOR: CRAMER AND ASSOCIATES, INC.
3100 BROOKSIDE DRIVE
GRIMES, IOWA 50111

SURVEYOR: LOUIS M. KELEHAN

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY
& RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH:515-369-4400

OWNER / DEVELOPER

CRAMER AND ASSOCIATES, INC.
4121 S.W. BROOKSIDE DRIVE
GRIMES, IOWA 50111

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322

ZONING AND BULK REGULATIONS

LOTS 1-27
R-1 HIGH DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT
- 25' FRONT YARD SETBACK
- 25' REAR YARD SETBACK
- 15' TOTAL SIDE YARD SETBACK
- 7' MIN. SIDE YARD SETBACK ON ONE SIDE

LOTS 28-44
SOUTHBRIDGE P.U.D.
- 15' FRONT YARD SETBACK
- 20' REAR YARD SETBACK
- 5' SIDE YARD SETBACK ON EACH SIDE
- R-4 MULTI-FAMILY RESIDENTIAL DISTRICT
UNDERLYING ZONING

SOUTHBRIDGE PLAT 4

LOT 1

LOT 2

PT. GOV'T LOT 13
SEC 6--78--27

OUTLOT 'Y'

SHEET 3

SHEET 2

PONTE PLACE

PARCEL 24-63
PT. GOV'T LOT 12
PT. GOV'T LOT 13
SEC 6--78--27
DOC#2024-10750

PARCEL 24-64
PT. GOV'T LOT 12
SEC 6--78--27
DOC#2024-10750

SOUTHBRIDGE PLAT 7

BRADFIELD STREET

CALATRAVA COURT

CHAN DRIVE

CHAN DRIVE

SOUTHBRIDGE DRIVE

LOT 123
LOT 122
LOT 121
LOT 120
LOT 119
LOT 118
LOT 117
LOT 116
LOT 115
LOT 114
LOT 113
LOT 112
LOT 111
LOT 110
LOT 109
LOT 108

OUTLOT 'Z'

LOT 39

LOT 40

LOT 41

LOT 42

LOT 43

LOT 44

LOT 38

LOT 37

LOT 36

LOT 35

LOT 34

LOT 28

LOT 29

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LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	17°28'37"	333.00'	101.57'	N81°21'53"E	101.18'
C2	0°02'32"	333.00'	0.25'	N72°36'19"E	0.25'
C3	39°34'01"	650.00'	448.87'	S02°22'04"W	440.01'
C4	12°31'59"	650.00'	142.18'	S23°40'56"E	141.90'
C5	85°31'32"	25.00'	37.32'	N29°49'17"E	33.95'
C6	4°40'31"	680.00'	55.49'	N10°36'14"W	55.47'
C7	5°14'23"	680.00'	62.19'	N05°38'47"W	62.17'
C8	5°16'57"	680.00'	62.70'	N00°23'06"W	62.67'
C9	5°16'57"	680.00'	62.70'	N04°53'51"E	62.67'
C10	5°16'57"	680.00'	62.70'	N10°10'48"E	62.67'
C11	5°16'57"	680.00'	62.70'	N15°27'46"E	62.67'
C12	4°02'50"	680.00'	48.03'	N20°07'39"E	48.02'
C13	27°06'24"	60.50'	28.62'	N35°42'17"E	28.36'
C14	48°55'34"	60.50'	51.66'	N73°43'16"E	50.11'
C15	48°55'09"	60.50'	51.65'	S57°21'22"E	50.10'
C16	43°53'36"	60.50'	46.35'	S10°57'00"E	45.22'
C17	83°25'20"	60.50'	88.09'	S52°42'28"W	80.51'
C18	34°09'14"	25.00'	14.90'	S77°20'31"W	14.68'
C19	42°14'17"	25.00'	18.43'	S39°08'45"W	18.02'
C20	4°30'38"	620.00'	48.81'	S15°46'18"W	48.79'
C21	8°01'55"	620.00'	86.91'	S09°30'01"W	86.84'
C22	6°01'49"	620.00'	65.25'	S02°28'09"W	65.22'
C23	6°00'40"	620.00'	65.05'	S03°33'05"E	65.02'
C24	5°58'05"	620.00'	64.58'	S09°32'27"E	64.55'
C25	86°22'54"	25.00'	37.69'	S55°42'57"E	34.22'
C26	6°55'04"	25.00'	3.02'	S84°33'08"W	3.02'
C27	9°00'36"	363.00'	57.08'	N85°35'54"E	57.02'
C28	34°11'31"	25.00'	14.92'	N73°00'26"E	14.70'
C29	52°18'44"	56.00'	51.13'	N82°04'03"E	49.37'
C30	49°38'41"	56.00'	48.52'	S46°57'15"E	47.02'
C31	70°40'09"	56.00'	69.07'	S13°12'10"W	64.78'
C32	5°23'32"	303.00'	28.52'	S87°24'26"W	28.51'
C33	34°56'11"	25.00'	15.24'	N67°14'34"E	15.01'
C34	108°01'51"	25.00'	47.14'	S30°41'44"W	40.46'
C35	6°18'39"	620.00'	68.29'	S26°28'31"E	68.26'
C36	0°19'05"	620.00'	3.44'	S29°47'23"E	3.44'
C37	47°14'19"	34.50'	28.44'	S53°34'05"E	27.65'
C38	22°37'05"	60.50'	23.88'	S65°52'42"E	23.73'
C39	51°15'26"	60.50'	54.12'	S28°56'26"E	52.34'
C40	46°08'19"	60.50'	48.72'	S19°45'26"W	47.41'
C41	54°57'47"	60.50'	58.04'	S70°18'30"W	55.84'
C42	56°32'22"	60.50'	59.70'	N53°56'26"W	57.31'
C43	42°57'38"	60.50'	45.36'	N04°11'26"W	44.31'
C44	38°30'41"	34.50'	23.19'	N01°57'57"W	22.76'
C45	8°43'38"	34.50'	5.26'	N25°35'06"W	5.25'
C46	3°31'27"	680.00'	41.83'	N28°11'12"W	41.82'
C47	4°32'03"	680.00'	53.81'	N24°09'27"W	53.80'
C48	85°31'32"	25.00'	37.32'	N64°39'11"W	33.95'

PLAT DESCRIPTION

A PART OF GOVERNMENT LOTS 12 AND 13 IN SECTION 6, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ADEL, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SOUTHBRIDGE PLAT 8, AN OFFICIAL PLAT IN SAID CITY OF ADEL; THENCE SOUTH 29°56'56" EAST ALONG THE WESTERLY LINE OF SAID SOUTHBRIDGE PLAT 8, A DISTANCE OF 715.20 FEET; THENCE SOUTH 28°30'16" EAST CONTINUING ALONG SAID WESTERLY LINE, 41.34 FEET; THENCE SOUTH 25°19'16" EAST CONTINUING ALONG SAID WESTERLY LINE, 49.76 FEET; THENCE SOUTH 21°32'51" EAST CONTINUING ALONG SAID WESTERLY LINE, 58.23 FEET; THENCE SOUTH 17°24'57" EAST CONTINUING ALONG SAID WESTERLY LINE, 60.00 FEET; THENCE SOUTH 13°16'24" EAST CONTINUING ALONG SAID WESTERLY LINE, 58.55 FEET; THENCE SOUTH 09°28'25" EAST CONTINUING ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 05°57'59" EAST CONTINUING ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 02°27'32" EAST CONTINUING ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 01°02'54" WEST CONTINUING ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 04°33'20" WEST CONTINUING ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 08°03'47" WEST CONTINUING ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 11°34'13" WEST CONTINUING ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 15°04'40" WEST CONTINUING ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 18°35'06" WEST CONTINUING ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 21°08'59" WEST CONTINUING ALONG SAID WESTERLY LINE, 25.94 FEET; THENCE SOUTH 21°08'59" WEST CONTINUING ALONG SAID WESTERLY LINE, 26.67 FEET; THENCE SOUTH 17°56'11" WEST CONTINUING ALONG SAID WESTERLY LINE, 58.89 FEET; THENCE SOUTH 13°30'47" WEST CONTINUING ALONG SAID WESTERLY LINE, 58.89 FEET; THENCE SOUTH 09°05'23" WEST CONTINUING ALONG SAID WESTERLY LINE, 58.89 FEET; THENCE SOUTH 05°01'18" WEST CONTINUING ALONG SAID WESTERLY LINE, 58.91 FEET; THENCE SOUTH 00°40'52" WEST CONTINUING ALONG SAID WESTERLY LINE, 23.62 FEET; THENCE SOUTH 00°40'52" WEST CONTINUING ALONG SAID WESTERLY LINE, 95.28 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHBRIDGE PLAT 8, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SOUTHBRIDGE PLAT 4, AN OFFICIAL PLAT IN SAID CITY OF ADEL; THENCE NORTH 89°19'08" WEST ALONG SAID NORTHERLY LINE, 286.34 FEET; THENCE NORTH 32°57'35" WEST CONTINUING ALONG SAID NORTHERLY LINE, 227.38 FEET; THENCE NORTH 35°53'53" WEST CONTINUING ALONG SAID NORTHERLY LINE, 87.69 FEET; THENCE NORTH 45°47'57" WEST CONTINUING ALONG SAID NORTHERLY LINE, 90.72 FEET; THENCE NORTH 56°30'43" WEST CONTINUING ALONG SAID NORTHERLY LINE, 186.48 FEET; THENCE NORTH 67°50'56" WEST CONTINUING ALONG SAID NORTHERLY LINE, 138.09 FEET; THENCE NORTH 80°13'12" WEST CONTINUING ALONG SAID NORTHERLY LINE, 277.64 FEET; THENCE SOUTH 89°55'58" WEST CONTINUING ALONG SAID NORTHERLY LINE, 63.84 FEET TO THE NORTHWEST CORNER OF SAID SOUTHBRIDGE PLAT 4, SAID POINT ALSO BEING ON THE WEST LINE OF SAID GOVERNMENT LOT 13; THENCE NORTH 00°04'02" WEST ALONG SAID WEST LINE, 387.49 FEET TO THE SOUTHWEST CORNER OF PARCEL 24-63 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN DOCUMENT NUMBER 2024-10750 BEING A PART OF SAID GOVERNMENT LOTS 12 AND 13; THENCE SOUTH 89°54'31" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL 24-63, A DISTANCE OF 294.11 FEET; THENCE EASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 56.00 FEET, WHOSE ARC LENGTH IS 97.25 FEET AND WHOSE CHORD BEARS SOUTH 81°42'42" EAST, 85.48 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 25.28 FEET AND WHOSE CHORD BEARS SOUTH 60°55'43" EAST, 24.22 FEET; THENCE SOUTH 89°53'48" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 79.35 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2024-63; THENCE NORTH 00°05'28" EAST ALONG THE EAST LINE OF SAID PARCEL 2024-63, A DISTANCE OF 122.35 FEET TO THE SOUTHWEST CORNER OF PARCEL 2024-64 AS SHOWN ON SAID PLAT OF SURVEY RECORDED IN DOCUMENT NUMBER 2024-10750 BEING A PART OF SAID GOVERNMENT LOT 12; THENCE SOUTH 89°53'48" EAST ALONG THE SOUTH LINE OF SAID PARCEL 2024-64, A DISTANCE OF 260.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2024-64; THENCE NORTH 00°05'28" EAST ALONG THE EAST LINE OF SAID PARCEL 2024-64, A DISTANCE OF 684.55 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2024-64, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SOUTHBRIDGE PLAT 7, AN OFFICIAL PLAT IN SAID CITY OF ADEL; THENCE EASTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1030.00 FEET, WHOSE ARC LENGTH IS 59.98 FEET AND WHOSE CHORD BEARS NORTH 78°03'57" EAST, 59.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.66 ACRES (1,030,591 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

SECTION CORNER AS NOTED
1/2" REBAR, YELLOW PLASTIC CAP #18660
(UNLESS OTHERWISE NOTED)
MEASURED BEARING & DISTANCE
RECORDED BEARING & DISTANCE
DEEDED BEARING & DISTANCE
PUBLIC UTILITY EASEMENT
CURVE ARC LENGTH
LOT ADDRESS
CENTERLINE
SECTION LINE
EASEMENT LINE
BUILDING SETBACK LINE
PLAT BOUNDARY

FOUND	SET
▲	△
●	○
M	R
R	D
P.U.E.	P.U.E.
AL	AL
(1234)	(1234)

NOTES

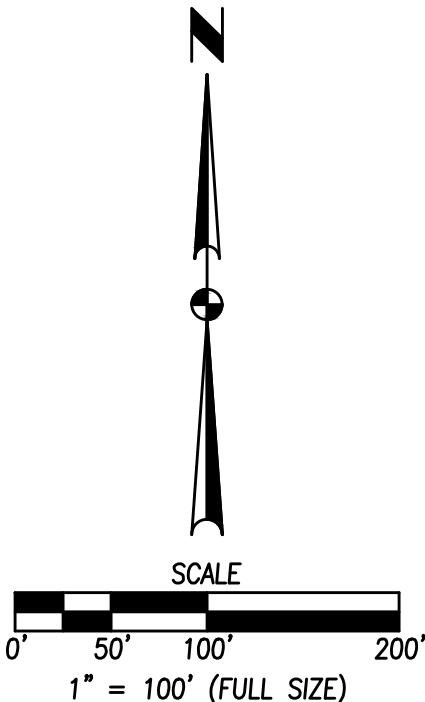
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- STREET LOTS 'A', 'B' AND 'C' TO BE DEDICATED TO THE CITY OF ADEL AND SHALL BE USED AS PUBLIC STREET RIGHT-OF-WAY.

DATE OF SURVEY

FIELDWORK: FEBRUARY, 2024

AREA SUMMARY

PT. GOV'T LOT 12 SEC 6--78--27	=	6.02 ACRES
PT. GOV'T LOT 13 SEC 6--78--27	=	17.64 ACRES
TOTAL	=	23.66 ACRES



LOUIS M. KELEHAN, P.E.
LICENSE NUMBER 18660
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1 - 3

PRELIMINARY

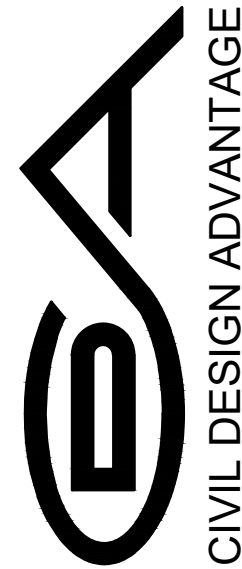
NOT FOR CONSTRUCTION

SOUTHBRIDGE PLAT 10
FINAL PLAT

1/3
2401.020

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: REVIEW: TECH: FIRST SUBMITTAL



ADEL, IOWA

REVISIONS

DATE

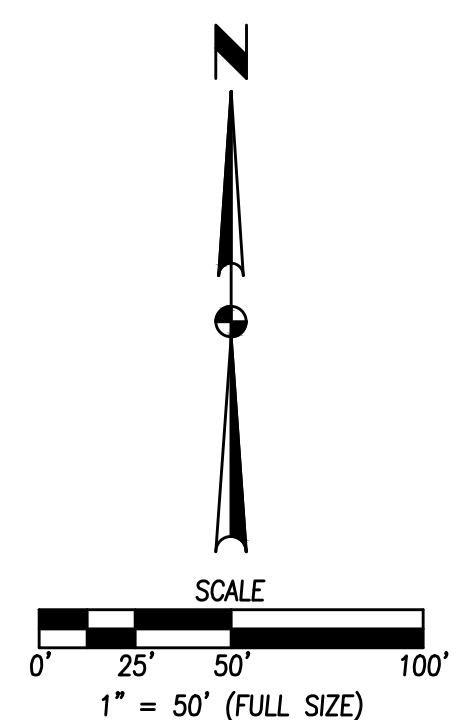
06/26/25

SOUTHBRIDGE PLAT 10

FINAL PLAT

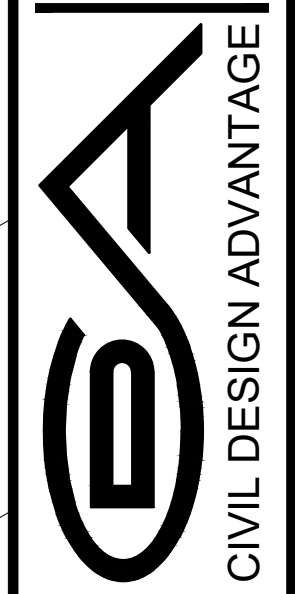
SOUTHBRIDGE PLAT 7

$\Delta=3^{\circ}20'12''$ L=59.98'
R=1030.00' CH=59.97'
CHB=N78°03'57"E
(M&R)



DATE	REVISIONS	ENGINEER	TECH	REVIEW
06/26/25				

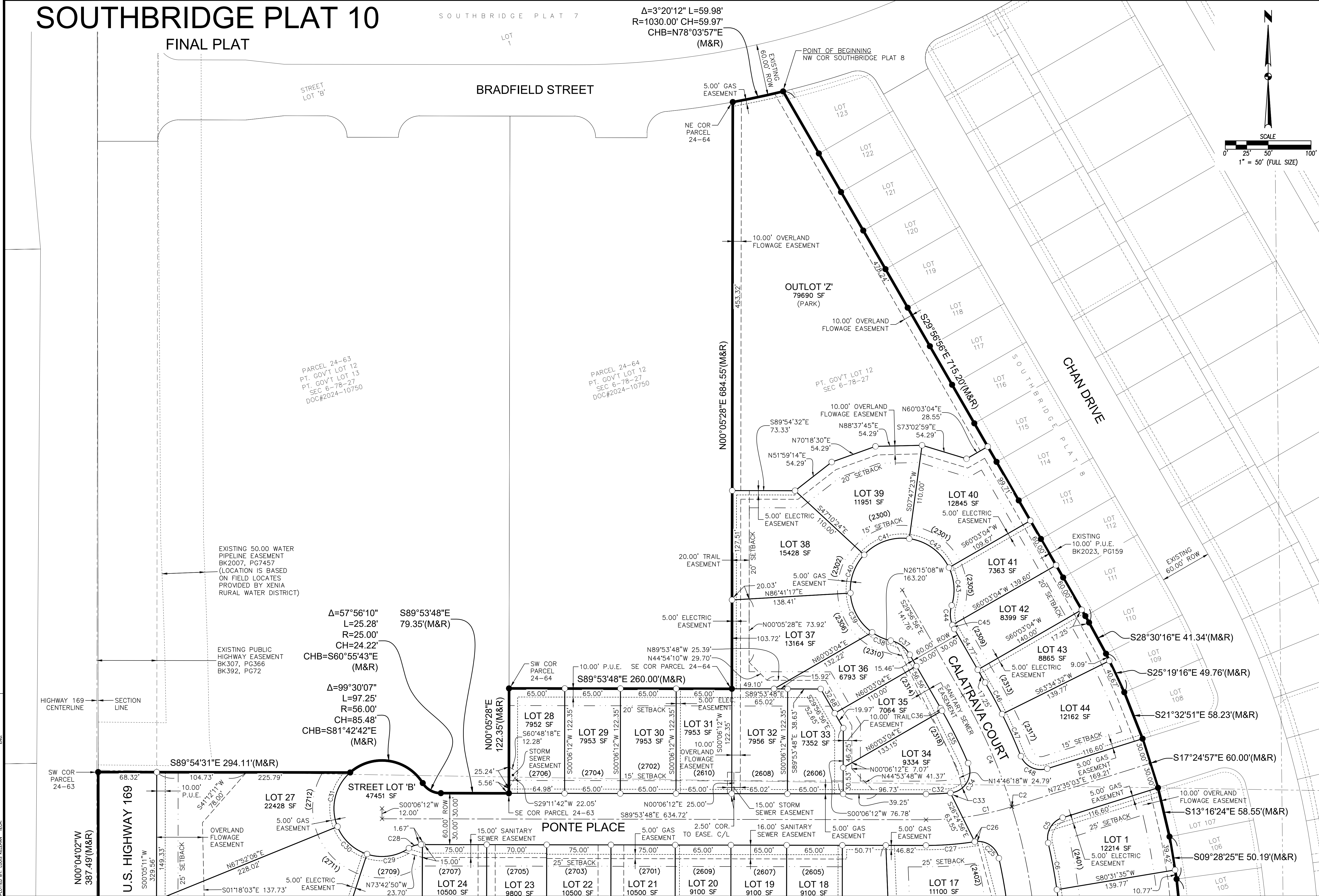
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400



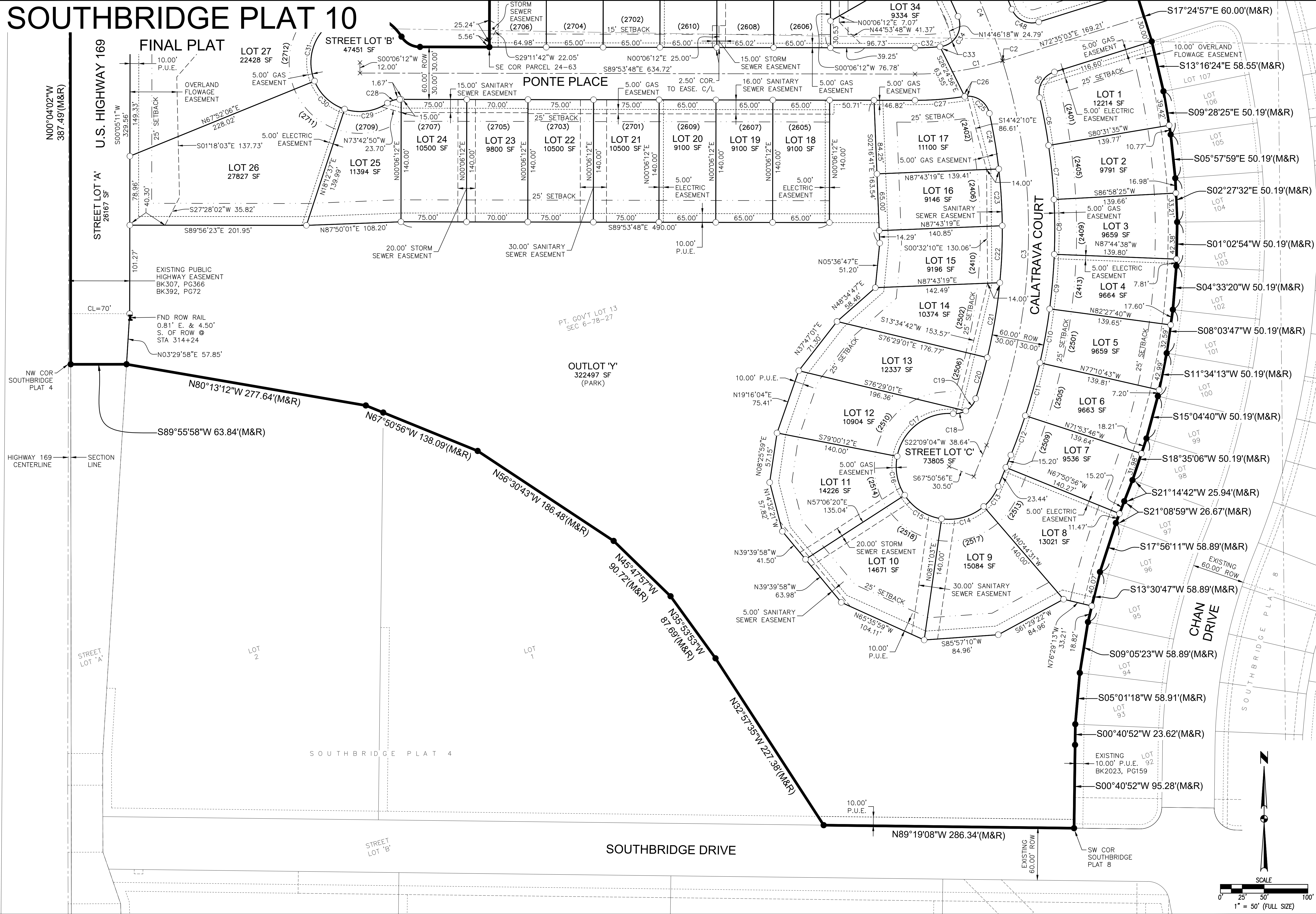
ADL, IOWA

SOUTHBRIDGE PLAT 10
FINAL PLAT

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PLOT BY: JGAS KELEHAN



SOUTHBRIDGE PLAT 10



GA

DATE

06/26/23

REVISIONS

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH: REVIEW: ENGINEER: ADL, IOWA

SOUTHBRIDGE PLAT 10

FINAL PLAT

3

2401.020

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PLOTTER: 7/28/2023
PLOT BY: JGUS, KELEHAN, DEB

MAINTENANCE BOND

Bond No. 30259463

ALL MEN BY THESE PRESENTS:

That, McAninch Corporation of Des Moines, IA
as Principal, and the Western Surety Company as Surety,
are held and firmly bound unto City of Adel, Iowa in the

penal sum of Seven Hundred Thirty-eight Thousand Six Hundred One & 18/100 (\$ 738,601.18)

Dollars, lawful money of the United States of America, for the payment of which, well and truly to be made, the Principal and Surety bind themselves, their and each of their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

Whereas the said Principal entered into a certain contract, with _____
Cramer and Associates, Inc.

To furnish all the material and labor necessary for the construction of _____
Subgrade Prep, Water, Storm Sewer and Sanitary Sewer in connection with Southbridge Plat 10 - Adel, IA

in Adel, IA In conformity with certain specifications; and

Whereas a further condition of said contract is that the said Principal should furnish a bond in indemnity, guaranteeing to remedy any defects in workmanship or materials that may develop in said work within a period of four (4) years from date of acceptance of the work under said contract; and

Whereas the said Western Surety Company for a valuable consideration, has agreed to join with said Principal in such bond or guarantee, indemnifying said City of Adel, Iowa

Now, therefore, the condition of this obligation is such, that if the said Principal shall, at his own cost and expense, remedy any and all defects that may develop in said work within the period of four (4) years from the date of date of acceptance of the work under said contract, by reason of bad workmanship or poor material used in the construction of said work and shall keep all work in continuous good repair during said period, and shall in all other respects, comply with all the terms and conditions of said contract with respect to maintenance and repair of said work, then this obligation to be null and void; otherwise, to be and remain in full force and virtue in law.

In Witness whereof, we have hereunto set our hands and seals this 2nd
day of October, 2025.

McAninch Corporation

Principal

By: Edward J. Origer
Edward Origer, President/ O.O.O
Western Surety Company

Surety

By: Grace Dickinson
Grace Dickinson Attorney-in-Fact

151 N Franklin St.
Address

Chicago, IL 60606



Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Dione R Young, Craig E Hansen, Jay D Freiermuth, Brian M Deimerly, Anne Crowner, Tim McCulloh, Kate Zanders, John Cord, Sara Huston, Seth Rooker, Jamie Gifford, Grace Dickinson, Zachary Fuller, Individually

of Wauke, IA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 15th day of May, 2025.



WESTERN SURETY COMPANY

Larry Kasten, Vice President

State of South Dakota }
County of Minnehaha } ss

On this 15th day of May, 2025, before me personally came Larry Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

March 2, 2026



M. Bent, Notary Public

CERTIFICATE

I, Paula Kolsrud, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Laws and Resolutions of the corporation printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 2nd day of October, 2025



WESTERN SURETY COMPANY

Paula Kolsrud, Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above Bylaw to execute power of attorneys on behalf of Western Surety Company.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

Go to www.cnasurety.com > Owner / Obligor Services > Validate Bond Coverage, if you want to verify bond authenticity.

MAINTENANCE BOND

Bond No. 101645152

ALL MEN BY THESE PRESENTS:

That, Sternquist Construction, Inc. of Indianola, IA
as Principal, and the Merchants Bonding Company (Mutual) as Surety,
are held and firmly bound unto City of Adel in the

penal sum of Four Hundred Forty Thousand Seven Hundred Ninety-six & 85/100 (\$ 440,796.85)

Dollars, lawful money of the United States of America, for the payment of which, well and truly to be made, the Principal and Surety bind themselves, their and each of their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

Whereas the said Principal entered into a certain contract, with _____

McAninch Corporation

To furnish all the material and labor necessary for the construction of _____
7058 SY of 7" PCC Pavement, 89 SY of 6" PCC Sidewalks ADA Ramps, 112 SF of Detectable Warnings, and 1925 SY
of 4" PCC Sidewalk/Shared Use Trail In connection with Southbridge Plat 10

in Adel, IA In conformity with certain specifications; and

Whereas a further condition of said contract is that the said Principal should furnish a bond in indemnity, guaranteeing to remedy any defects in workmanship or materials that may develop in
said work within a period of four (4) years from date of acceptance of the work
under said contract; and

Whereas the said Merchants Bonding Company (Mutual) for a valuable consideration,
has agreed to join with said Principal in such bond or guarantee, indemnifying said
City of Adel

Now, therefore, the condition of this obligation is such, that if the said Principal shall, at his own cost and expense, remedy any and all defects that may develop in said work within the period
of four (4) years from the date of date of acceptance of the work under said contract, by reason of bad workmanship or poor material used in the construction of said work and shall keep all work in continuous good repair during said period, and shall in all other respects, comply with all the terms and conditions of said contract with respect to maintenance and repair of said work, then this obligation to be null and void; otherwise, to be and remain in full force and virtue in law.

In Witness whereof, we have hereunto set our hands and seals this 3rd
day of October, 2025.

Sternquist Construction, Inc.

Principal
By: [Signature]

Merchants Bonding Company (Mutual)

Surety
By: [Signature]
Jamie Gifford Attorney-in-Fact

P.O. Box 14498
Address

Des Moines, IA 50306-3498



MERCHANTS BONDING COMPANY™ POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY, an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Alissa Cahalan; Anne Crowner; Ashlea McCaughey; Austin Muehlschlegel; Ben Williams; Brian J Oestreich; Brian M Deimerly; Cameron M Burt; Colby D White; Connor Oberg; Craig E Hansen; Dione R Young; Donald E Appleby; Douglas Muth; Ginger Hoke; Grace Dickinson; Grace Rasmussen; Graydon Dotson; Greg Krier; Jamie Gifford; Jay D Friermuth; Jenni Marino; Jessie Allen; Joe Tiernan; John Cord; Joseph Cardinal; Joshua R Loftis; Kate Zanders; Keeton Welch; Kristine M Becks; Lindsey Minutillo; Mark R DeWitt; Mark Sweigart; Melinda C Blodgett; Michelle Morrison; Michelle R Gruis; Nathan Weaver; Nicole Stillings; R C Bowman; Ryan Olivia E Lundy; Sandra M Engstrum; Sara Huston; Sarah C Brown; Seth Rooker; Taylor Fogle; Ted Jorgensen; Tim McCulloh; Todd Bengford; Zach Fuller

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 11th day of August, 2025.

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
MERCHANTS NATIONAL INDEMNITY COMPANY



By

Larry Taylor

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 11th day of August, 2025, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



(Expiration of notary's commission
does not invalidate this instrument)

Penni Miller

Notary Public

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 3rd day of October, 2025.



Elisabeth Sandersfeld

Secretary



AGENDA ITEM NO. 5.e
AGENDA SECTION: NEW
BUSINESS

ADEL CITY COUNCIL AGENDA ITEM REPORT

MEETING DATE: October 14, 2025

TO: Mayor & City Council

FROM: Carrie Erickson, City Clerk

AGENDA HEADING: Consider Approval of Authorizing Staff to Proceed With Negotiating an Asset Purchase Agreement with the South Dallas County Landfill

PREVIOUS COUNCIL ACTION: Resolution No. 25-19, Authorizing Proceeding with Transfer of Landfill and Operations to City - Passed March 11, 2025

ATTACHMENTS:
[Resolution No. 25-19, Authorizing Proceeding with Transfer of Landfill and Operations to City.pdf](#)

RESOLUTION NO. 25-19

RESOLUTION AUTHORIZING STAFF TO PROCEED WITH
TRANSITION OF LANDFILL PROPERTY AND OPERATIONS
TO THE CITY OF ADEL

WHEREAS, on April 20, 1970, the City of Adel entered into a 28E Agreement creating the South Dallas County Sanitary Landfill Agency; and

WHEREAS, the South Dallas County Sanitary Landfill Agency was created for the purpose of collecting and disposing of solid waste within its member communities; and

WHEREAS, since 1992, the City of Adel has been the sole member of the South Dallas County Sanitary Landfill Agency; and

WHEREAS, currently all real and personal property, employees, permits, agreements and insurance related to the landfill's operations are held in the name of the South Dallas County Sanitary Landfill Agency; and

WHEREAS, the Adel City Council believes it is prudent and necessary to begin the process of dissolving the South Dallas County Sanitary Landfill Agency and formally transferring its assets, liabilities and operations to the City to be operated as a City enterprise.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ADEL, IOWA:

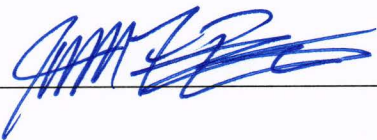
Section 1. That City staff is hereby authorized and directed to begin the process of formally transferring the assets, liabilities and operations of the South Dallas County Sanitary Landfill Agency to the City of Adel to be operated as a City enterprise, to be effective on July 1, 2026.

Section 2. Upon completion of the transfer of the assets, liabilities and operations of the South Dallas County Sanitary Landfill to the City, it shall be appropriate and necessary to dissolve the South Dallas County Sanitary Landfill Agency.

Section 3. That City staff, in consultation with legal counsel, is authorized and directed to prepare all documents which may be necessary or appropriate to carry out the purposes of this Resolution.

Section 4. That upon its approval, the City Clerk shall deliver a copy of this Resolution to the South Dallas County Landfill Agency.

PASSED AND APPROVED this 11th day of March, 2025.



Mayor

ATTEST:



City Clerk

4923-6119-5556-1\10113-1014

TO: Shirley McAdon, SDCSLA Board Chair/City of Adel Councilmember & Denny Puckett, Legal Counsel to SDCSLA
FROM: Kristine Stone and Logan Brundage
DATE: January 24, 2025
RE: Process for termination and wind down of SDCLA & transition of operations to City of Adel

The City of Adel has requested assistance from legal counsel to advise on the process for transferring its local landfill from a previously formed 28E arrangement to the City for full and complete control, and subsequently terminating the longstanding 28E agreement that formed the South Dallas County Sanitary Landfill Agency, which has long overseen and operated said landfill.

Factual Background

On April 20, 1970, five municipalities—Earlham, Van Meter, DeSoto, Redfield, and Adel—executed a 28E agreement for the joint exercise of their powers to form a local sanitary landfill. *See* 28E Agreement. The agreement resulted in the creation of the South Dallas County Sanitary Landfill Agency (“Landfill”). *Id.* To provide for the joint exercise of powers over the landfill, the agreement created an “Agency Board,” made up of one elected representative of the governing bodies of each participating member community. *Id.* § III(a). The agreement’s expressed intent was to create a lasting joint operation to maintain, operate, and oversee the landfill permanently. 28E Agreement § IV(1).

The next year, in 1971, Dallas County joined the Landfill, followed by the City of Waukee in 1972, and the City of Dallas Center and the City of Dexter in 1973. Settlement Agreement § 2. Over time, however, member municipalities withdrew from the joint agreement. Dallas County was the last joint member to leave the Landfill in 1992, leaving the City of Adel as its sole remaining member. *Id.*

A dispute developed between the Landfill and its former members, resulting in a lawsuit brought by the Landfill against the former members in the Iowa District Court for Dallas County. The dispute centered on continued monetary obligations by the former members for the closure and post-closure maintenance of the Northeast Area (used September 01, 1970-March 01, 1986) and the Southwest Area (used March 01, 1986-February 01, 1993), which activities are required by state and federal law. Settlement Agreement Preamble, § 1. The lawsuit resulted in a settlement amongst the Landfill and former members, except Dallas County and the City of Waukee, providing for the apportionment of the various members’ monetary obligations for area closure and post-closure maintenance, as well as a payment schedule therefore. Based on the settlement agreement, the Landfill is expected to receive its final settlement contributions from Redfield,

Dexter, and Dallas Center in 2025 (totaling \$6,716). Landfill Audit p. 19; Settlement Agreement § 9. The settlement agreement also restricted the continued operations and functions of the original Landfill to the vertical expansion of the Northeast Area and the closure and post-closure care of the Northeast Area and Southwest Area. Settlement Agreement § 11(b). Any additional undertakings were to be undertaken by a new entity, separate and apart from the history and relations of the original 28E agreement. *Id.*

In 2008, the Landfill requested a legal opinion from its counsel to advise on the City's potential liability for actions of the Landfill. The Landfill's counsel concluded that no separate legal entity was ever created by the original 28E agreement and that a 28E agreement with just one remaining active member to the agreement does not legally survive because 28E agreements and operations are intended for joint undertakings between or among members. Counsel Letter, Feb. 25, 2008; Counsel Letter, April 21, 2008. The Landfill's counsel advised the Landfill and the City to seek another legal vehicle for operating the landfill, namely for the City to take unambiguous title and control of the landfill and maintain it as a function of the City. Counsel Letter, Feb. 25, 2008; Counsel Letter, April 21, 2008.

Since around 1992, when the City of Adel became the sole remaining member of the Landfill, the Landfill and the City of Adel have continued to operate the landfill as an independent, if not wholly separate, agency. The Landfill continues to function as a board-governed entity, with the City of Adel's representative as the Landfill's single remaining member. The Landfill's Director, Mike Fountas, serves as the Board Secretary. We understand the City of Adel to no longer be making annual contributions to the Landfill, per the original 28E agreement. The Landfill has continued its operations as an independent agency based on the possibility that former or separate communities would (re)join the 28E agreement; as time has passed, such a possibility is no longer realistic.

The Landfill holds title to its real and personal property acquired and used for landfill operations, including the open and closed deposit areas, a compactor, bulldozer, loader, grader, and other equipment with a total value of approximately \$2 million. Add'l Prop. Stmt. Values, ICAP. The Landfill maintains restricted cash balances to fund the post-closure care of the Landfill's closed areas as well as the closure and post-closure care costs of the areas that remain open, as required by state law. *See* Iowa Code § 455B.306. The Landfill's restricted (closure and post-closure care funds) and unrestricted cash balances total approximately \$12 million. Landfill's Audit p. 6.

The Landfill employs its director and three (3) operators. Payroll is handled by a CPA firm engaged by the Landfill. The Landfill's employees are provided pensions through the Iowa Public Employees' Retirement System (IPERS), and IPERS membership is mandatory for the Landfill's employees. Landfill Audit pp. 10-13.

The Landfill maintains casualty and property insurance through the Iowa Communities Assurance Pool (ICAP). Landfill Audit p. 16-17. The Landfill also maintains additional commercial coverage for worker's compensation through other insurers. Landfill Audit p. 17.

The Landfill contracts with Metro Waste Authority—a Solid Waste contract and a Household Solid Waste Contract. The Landfill generates revenue primarily through tonnage fees paid by the solid waste collectors and investment returns. Ankeny Sanitation contracts with the City of Adel for residential solid waste collection and delivers the collected solid waste to the Landfill. The Landfill does not contract directly with Ankeny Sanitation. Waste Management provides commercial solid waste collection within the City of Adel and delivers those collections to the Landfill but, again, does not contract directly with the Landfill.

According to the Landfill's 2024 Financial Audit, the Landfill's estimated remaining life is seven (7) years, with approximately 69.1% of its capacity used as of June 30, 2024. Landfill Audit p. 14.

Discussion

Summary of Landfill Legal Counsel Assessments and Advice

In his 2008 analysis, the Landfill's legal counsel analyzed the Landfill's legal status following the departure of all its members save the City of Adel. The Landfill's attorney first determined that the language of the original 28E agreement did not provide for the creation of a separate entity to conduct the joint landfill operations. Counsel Letter, Feb. 25, 2008, pp. 1-2. He also concluded the parties did not intend to create a separate entity and, instead, likely intended to create a joint board for the Landfill's operations. *Id.* p. 2; *see* Iowa Code § 28E.6. Finally, counsel determined that in the absence of all other members, aside from the City of Adel, the Landfill does not legally survive as an entity originally formulated and constituted under Iowa Code chapter 28E—a law enabling joint operations by two or more entities, one of which must be public. *Id.* p. 3. As a result, the Landfill's attorney found the Landfill's identity essentially equated to that of the City of Adel, and the Landfill's liability would flow to the City; he advised the Landfill and the City to create an alternative legal entity or vehicle to continue carrying on operations.

Legal counsel followed up his initial opinion with a subsequent review that included further assessing the 1996 Settlement Agreement under the same context. Counsel Letter, April 21, 2008. In this second opinion, the Landfill's attorneys determined that the Settlement Agreement further supported the need for the Landfill to create a new entity or vehicle to carry on expanded operations beyond the Northeast Area and the Southwest Areas that were subject of the lawsuit. *Id.* p. 1-3. Legal counsel further advised that the City of Adel likely could not create an administrative agency under Iowa Code chapter 392, because the City could not delegate functions of a "city enterprise" under Iowa Code chapter 384 (a landfill is considered a type of "city enterprise"), to an administrative agency. *Id.* p. 3. Therefore, the attorneys advised that the City of Adel would need to assume landfill operations as a city function. *Id.*

City Attorney Opinion on Transferring Landfill Ownership and Operations

We have reviewed and considered the assessments and recommendations of the Landfill's legal counsel. We do not disagree with their determinations summarized above, aside from one point.

In his April 21, 2008 letter, legal counsel advised that he did not believe the City could establish an administrative agency to oversee and run the landfill. Our reading of Iowa Code section 392.1, providing for administrative agencies, does not prevent the City of Adel from establishing the new landfill as an administrative agency simply because a landfill qualifies as a “city enterprise” under Iowa Code chapter 384. However, if the City chose to create an administrative agency to operate the landfill, the City Council could not delegate its revenue financing authorities provided for under Iowa Code chapter 384, subchapter V, to the agency; instead, the Council must retain those powers. But if the City established the landfill as an administrative agency, it could delegate authority to establish and collect charges and disburse moneys, strictly subject to the limitations imposed by any outstanding revenue financing for the landfill. Iowa Code § 392.1. If the City desired to establish the landfill as an administrative agency, it must do so by ordinance providing for the powers, duties, method of appointment or election, qualification, compensation, and term of its members. *Id.*

Separately, because the Landfill has essentially been operated and functioned as an independent entity since 1992, when the City of Adel became the sole remaining member, despite the potential legal illegitimacy of the entity, we believe the most practical approach to transferring operations to the City of Adel and winding down the Landfill would be to continue treating the Landfill as an independent entity. Given the relative sophistication of the Landfill’s operations and the substantial assets involved, undertaking a formal planning, preparation, and transfer will reduce risks of errors, oversights, or future liability, and best position the City of Adel to assume operations for the remaining years of the landfill’s useful life.

Planning for the Transfer of Landfill Ownership and Operations to the City of Adel

The process for transferring the Landfill’s real and personal property to the City of Adel and the City of Adel’s formal assumption of the Landfill’s operations and assets will require careful sequencing of several steps to complete.

An initial step to this process will be planning for the City of Adel to receive the transfer of the Landfill’s existing Solid Waste Disposal Permit from the Iowa Department of Natural Resources. The City should review either the Landfill’s or its own documentation providing for the implementation of solid waste disposal methods other than final disposal in a sanitary landfill. Such documentation is a prerequisite to issuance of a permit. *See* Iowa Code § 455B.305(2). Further, the City should review and confirm the adequacy of the Landfill’s leachate control system. *Id.* § 455B.305(3). Additionally, the City should review the Landfill’s most recent inspection reports from either the Iowa Department of Natural Resources or the local board of health. *Id.* § 455B.305(1)(b). The City should also review the Landfill’s comprehensive plans for the disposal of solid waste and the solid waste reduction program, if either of these are not already maintained by the City. *Id.* §§ 455B.306(1), .306(1)(a). The City should also review the Landfill’s compliance with Iowa Code chapter 455B, overall, and the adequacy of the Landfill’s equipment and personnel to continue operating the landfill. Iowa Admin. Code r. 567—102.8(1). Completing this review, and making any necessary updates or taking any necessary actions, will facilitate the transfer of the Landfill’s Solid Waste Disposal Permit to the City’s name when the time comes. *Id.* It is

advisable to coordinate with the Department of Natural Resources in advance to best facilitate a smooth permit transfer.

Absent any identified issues with the transfer of the Solid Waste Disposal Permit, it may be useful, for the purposes of documenting the effort, for the Landfill and the City to approve respective resolutions of support of the decision to transfer operations from the Landfill to the City and expressing intended cooperation between the parties for the accomplishment thereof.

Next, the City should plan for the assumption of landfill operations within its overall operations. This could be the formation of an administrative agency to oversee and run the landfill, or as, as the Landfill's legal counsel indicated, through the creation of a new department or division within city operations. If the former, the City would likely need to establish the administrative agency by ordinance, staff it, and empower it to carry out the transfer and assumption of the Landfill, subject to Council approval as necessary.

If the City decided to simply bring the landfill operations "in house," City staff will need make recommendations to structure the new landfill department or division within existing city operations. This may also require an ordinance to establish a new city department or division. Such planning may also include creating new positions with the applicable hierarchy and updating employee and compensation handbooks, which will require Council approval. Further, the efforts may require a budget amendment or incorporation of the future employees and operating costs into the next fiscal year's budget, also subject to Council approval.

A note, any legislation should also amend City Code sections 105.11 and 106.08's references to the "South Dallas County Sanitary Landfill Agency," which will soon be no more.

Following permit and personnel preparation, the Landfill and the City may focus on the transfer of assets. The Landfill's known assets include the real estate on which the landfill is located, the Landfill's equipment (valued at approximately \$2 million), and the Landfill's cash accounts (valued at approximately \$12 million). The parties may wish to complete the transfer via either an asset purchase agreement or a gift agreement between two government entities. However, given the involvement of prior members in the Landfill's acquisition of some assets and the questionability of the Landfill's legal entity status, it may be best to pursue an asset purchase agreement. Once a mutual agreement is drawn up to transfer the assets, the City may approve the acquisition of the assets and authorize the agreement's execution by resolution. Subsequently, the Landfill should set a public hearing by resolution for the proposal to convey the real property to the City of Adel, publish notice, hold the public hearing, and approve the conveyance of the Landfill's assets to the City of Adel. *See* Iowa Code § 364.7. Once the parties have executed the asset purchase agreement, the transaction may be completed pursuant to the terms and title transferred via deed and bill of sale, and recorded.

Within 30 days of the transfer, the City must apply in writing to the Department of Natural Resources for the transfer of the Solid Waste Disposal Permit from the Landfill to the City. Iowa Admin. Code r. 567—102(8). The Landfill's existing Solid Waste Disposal Permit will become invalid 60 days following the transfer of title. *Id.* r. 567—102.8(2).

Upon completion of the transfer of the Landfill's assets, the Landfill and the City should handle the insurance of the assets. The Landfill should seek to either assign its ICAP casualty and property insurance to the City of Adel or cancel the policy upon the City's confirmation of its insuring the assets and operations.

Near in time to the closing of the transaction transferring the Landfill's assets to the City, the Landfill should terminate its employees, and the City should hire the employees. This should be conducted in accordance with each entity's policies and procedures. As part of the transfer of employment, the Landfill and the City should review the employees' benefits for comparability and transferability, including IPERS benefits and compensated absences. Once the Landfill's employees are transferred to the City, the Landfill may cancel any commercial insurance policies it maintains for worker's compensation, pursuant to the terms of such plans.

The Landfill may require a short-term agreement to retain its Director to complete the final dissolution, wind up and termination, or, alternatively, a later termination and re-hiring by the City than the other Landfill employees.

The Landfill will need to assign its existing contracts with Metro Waste Authority to the City, pursuant to the terms of those agreements. The City may accept such assignment through an assumption agreement provided for under the asset purchase agreement, or via separate resolution.

Having transferred essentially all of the assets and obligations of the Landfill, the City may at this point withdraw from the original 28E agreement. The City should adopt and approve a resolution to withdraw from the Landfill and direct notice of withdrawal to be provided to the Landfill. Upon receipt of notice, the Landfill should adopt a resolution receiving the City of Adel's notice of withdrawal, acknowledging the departure of its final member, and directing dissolution, wind up, and termination, which must pass by $\frac{3}{4}$ majority vote. 28E Agreement, Section IX(2). Pursuant to the 28E agreement's Section IX(1), when a member withdraws, they "shall/shall not" be entitled to a prorated share of the Landfill's assets. Withdrawing members may waive any rights to a prorated share. 28E Agreement, Section IX(1). Given that the last member, aside from Adel, withdrew in 1992, it may be assumed that any waivers or prorated distributions were settled at the time of each previous member's respective withdraw. However, the Landfill may review its records and weigh in to the contrary or correction of this assumption. But it is unlikely the Landfill will need to make any distribution to the prior members to compensate for their early contributions in the acquisition of assets. Additionally, Section IX(3) provides that in the event of complete dissolution of the Landfill, any real or personal property shall be sold and the proceeds distributed to the municipalities at the time of dissolution. Given that the Landfill will have already transferred its assets to the City of Adel, there should not be anything left to dispose of. However, if the Landfill has any proceeds to assets remaining following its transaction with the City of Adel and upon its final dissolution, those should be distributed to the City of Adel—as the sole remaining member at the time of complete dissolution.

Once the Landfill has completed any and all remaining business, the Landfill should cause a notice of the original 28E's termination to be filed with the Secretary of State. *See* Iowa Code

28E.8(1)(b). The filing of this notice should be the final step and achieve the dissolution and termination of the South Dallas County Sanitary Landfill Agency, originally constituted under Iowa Code chapter 28E.

Anthony Brown

Subject: Landfill future

From: Bob Ockerman

Sent: Thursday, January 13, 2022 11:51 AM

To: Anthony Brown; Jim Peters; Shirley McAdon

Subject: Landfill future

Based on Shirley's discussion on the future of the landfill at the last committee meeting and in talking to her I would suggest the four of us meet after Shirley gets back in town to discuss the future of the landfill.

Here is a list of topics I came up with.

1. Set up two committees one of staff and the other council members

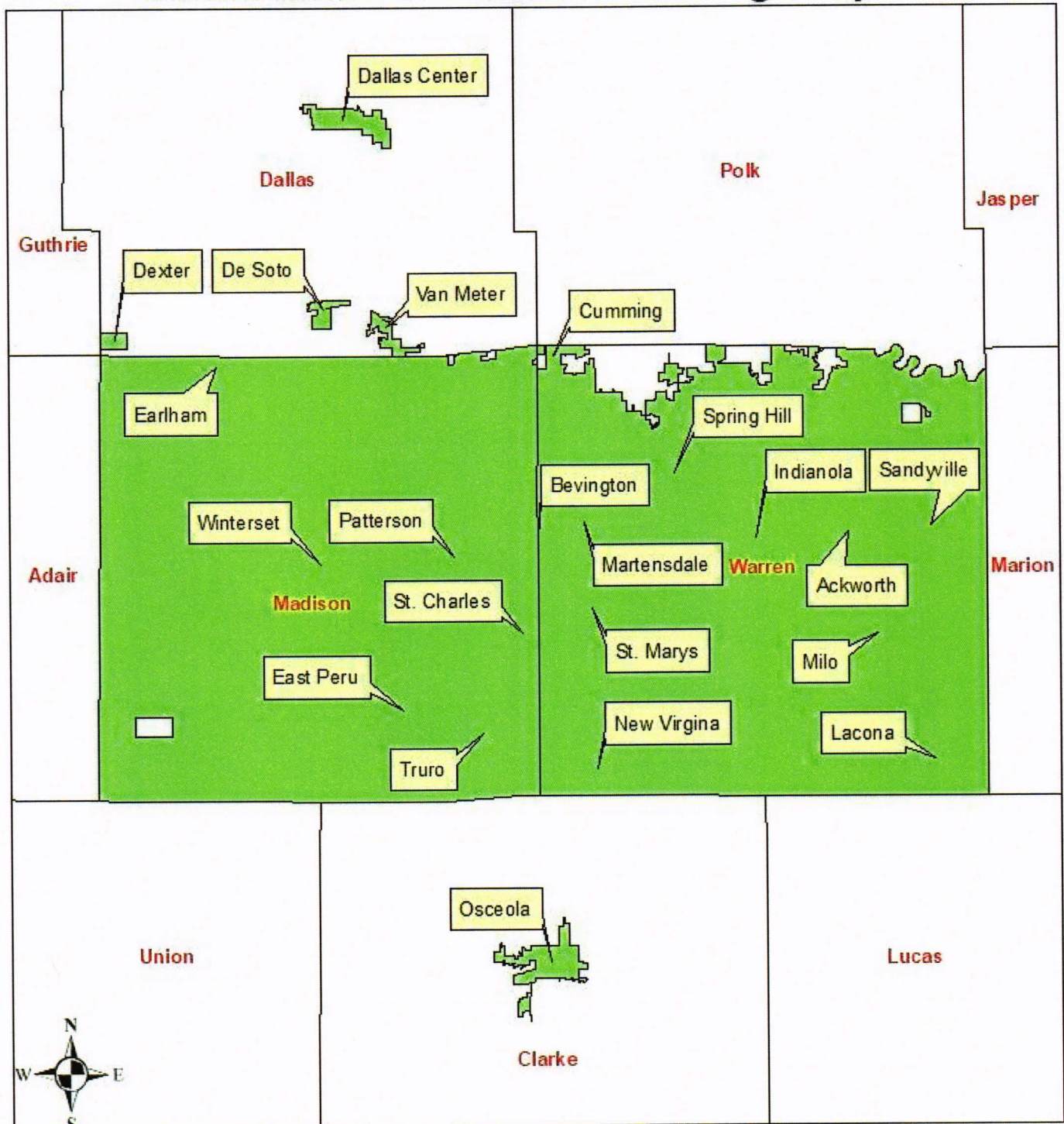
Anthony	Bob
Kip.	Shirley
Mike.	Dan
Brittany	
Carrie	

2. Timetable. Proposed to be completed for 23/24 budget. Change over 7/17/23
3. future of the landfill
 - A. Sale of landfill
 - B. Continue as is remaining life
 - C. Can we purchase more land
4. Legal
 - A. End 28e agreement
 - B. Who is landfill attorney
 - C. Set up new enterprise fund
 - D. Can Ahmed's take over
5. Consultant
 - Who
 - Shutdown and monitoring plans
6. Organization
 1. Separate department reporting to Anthony
 2. Setup under public works reporting to Kip
 - A. How many employees
 - B. Duties
 - C. Wages
7. Finance
 - A. Additional work load, staff and office space
 - Assistant finance officer
 - Assistant city clerk
 - Additional bill clerk
 - B. Payroll (# of employees)
 - C. Accounts receivable/payable
 - D. Personnel
 - E. Five years of audit (PFM review and model income and experiences
 - F. Reserve funds (shut down and monitoring, operating funds and any other fund's
8. City hall space

If anybody has any other topics please add.
Thanks
Bob

Bob Ockerman

Legal Service Area For South Central Iowa Landfill Agency



 SCILA Service Area

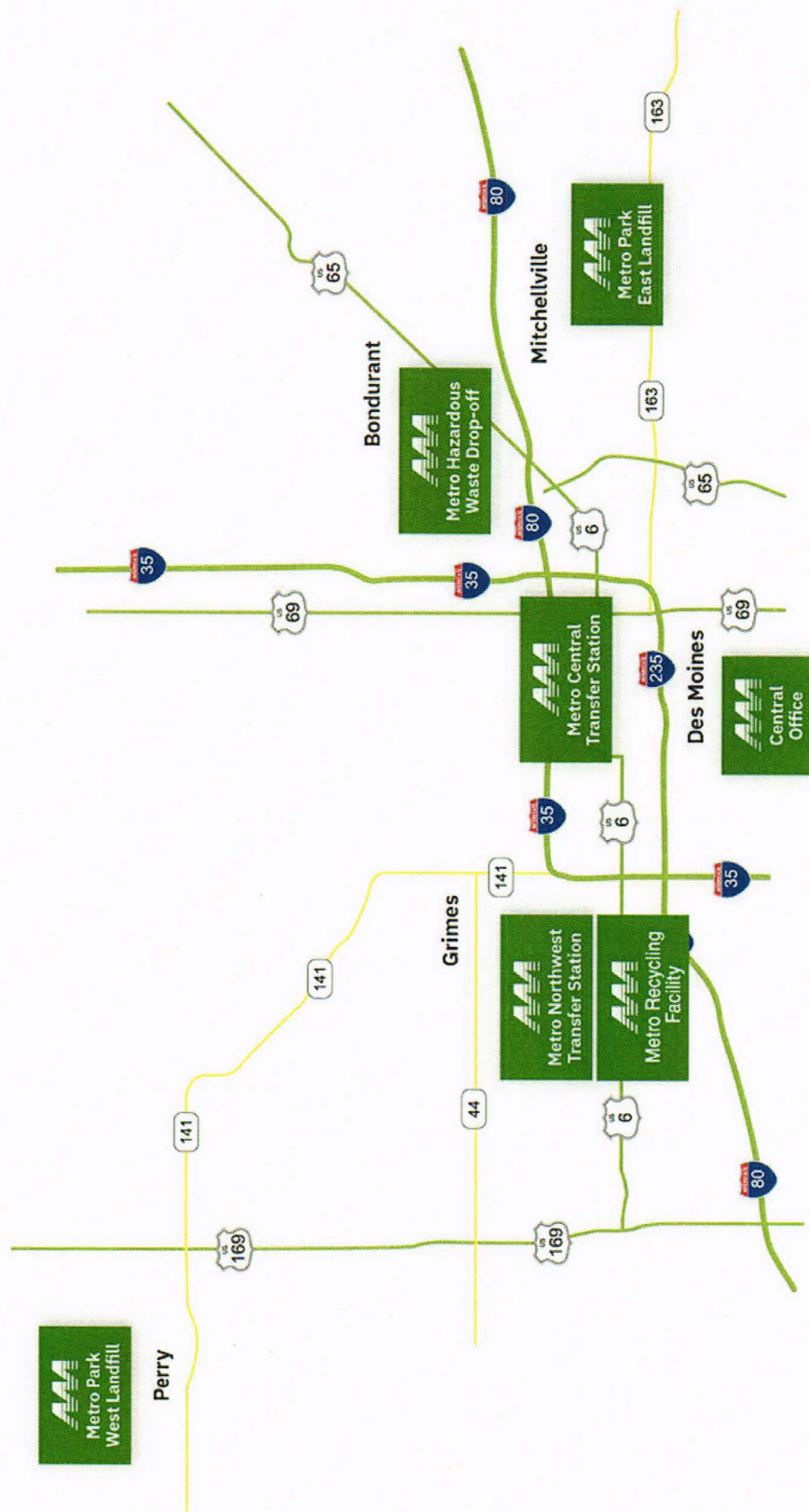
The Following Are Accepted Service Areas of SCILA:

- All of Madison County Except Macksburg.
- All of Warren County Except Norwalk, Harford & Carlisle.
- Including the City Limits of:
Ackworth, Bevington, Cumming, Dallas Center,
De Soto, Dexter, Earlham, East Peru, Indianola,
Lacona, Martensdale, Milo, New Virginia, Osceola,
Patterson, Sandyville, Spring Hill, St. Charles, St. Marys,
Truro, Van Meter, Winterset

* If you live or the trash you are hauling is from an area shaded in green, your trash is welcome.

* If you do not live or the trash you are hauling is not from an area shaded in green, your fee will be doubled.

METRO WASTE AUTHORITY LOCATIONS



Current LMOP Landfill and LFG Energy Project Database - Iowa

GHSP ID	Landfill Name	State	Physical Address	City	County	Zip Code	Latitude	Longitude	Ownership Type	Landfill Owner Organization(s)	Year Landfill Opened	Landfill Closure	Status	Waste in Place (Tons)	Waste in Place Year	LFG Collection System in Place?	LFG Collected (mmcf/yr)	LFG Flared (mmcf/yr)	Project ID	Current Project Status	Project Name	Project Start Date	Project Shutdown Date	Project Energy Type	LFG Energy Project Type	RNG Delivery Method	Actual MW Generation	Rated MW Capacity	LFG Flow to Project (mmcf/yr)	Current Year Emission Reductions (MMTCO ₂ e/yr) Direct	Current Year Emission Reductions (MMTCO ₂ e/yr) Avoided	
21155	Benton County Sanitary Landfill	IA	7504 22th Avenue	Blainston	Benton	52209	41.873716	-92.096757	Public	Benton County, IA	1975	Open	Open	Unknown		Unknown				201386-0	Unknown				Unknown	Unknown						
1000287	Black Hawk County S/L Area	IA	1509 East Washburn Road	Waterloo	Black Hawk	50701	42.414	-92.32758	Public	Black Hawk County SWM Commission, IA	1975	2054	Open	6,703,383	2022	Yes			684-0	Operational	Project #1	8/29/2024		Renewable Natural Gas	Other	Pipeline Injection		1.728	0.164	0.0149		
1011956	Boone County Landfill	IA	1248 224th Lane	Boone	Boone	50036	42.9285	-91.9184	Public	Boone County, IA	1970	2018	Open	2,382,443	2022	No			685-0	Candidate					Unknown	Unknown						
1006036	Carroll County Landfill	IA	1911 8th/9th Avenue	Carroll	Carroll	51401	42.0717	-94.90601	Public	Carroll County Solid Waste Management Commission	1973	2014	Open	1,651,061	2022	No			181037-0	Candidate					Unknown	Unknown						
21156	East County Sanitary Landfill	IA	6938 Jackson Road	Atlantic	Cass	50022	41.71839	-94.92788	Public	Cass County, IA	1973	Open	Open	Unknown		Unknown			201387-0	Unknown					Unknown	Unknown						
1007166	Cedar Rapids-Linn County Solid Waste Agency	IA	2250 A Street SW	Cedar Rapids	Linn	52404	41.96469	-91.65193	Public	Cedar Rapids-Linn County Solid Waste Agency	1965	2013	Closed	6,000,000	2012	Yes	0.494	0.494	180844-0	Shutdown	Project #2	1/1/2006	6/1/2008	Direct	Direct Thermal				2.3			
1007166	Cedar Rapids-Linn County Solid Waste Landfill #1	IA	2250 A Street SW	Cedar Rapids	Linn	52404	41.96469	-91.55149	Public	Cedar Rapids-Linn County Solid Waste Agency	1965	2013	Closed	6,000,000	2012	Yes	0.494	0.494	702-0	Shutdown	Project #1	7/15/1986	12/31/2005	Electricity	Steam Turbine				2.3			
1001949	Cedar Rapids-Linn County Solid Waste Landfill #2	IA	1554 County Home Road	Marion	Linn	52302	42.59271	-91.55147	Public	Cedar Rapids-Linn County Solid Waste Agency	1972	2016	Open	4,485,977	2022	Yes	1		701-0	Operational	Project #1	5/21/2013		Electricity	Cogeneration		1.6	1.6		0.0810	0.0077	
1007673	Central Regional Landfill	IA	12205 - 430th Street	Lake Mills	Winnebago	50450	43.382	-93.572	Private	WM	1972	2277	Open	6,693,457	2022	Yes	0.928	0.055	693-0	Operational	Project #1	3/18/2006		Electricity	Reciprocating Engine		1.56	4	0.875	0.0788	0.0075	
11462	Cherokee County Sanitary Landfill	IA	1805 Linden Street	Cherokee	Cherokee	51012	42.74739	-95.24442	Unknown		2147	Open	Open	Unknown		Unknown			181034-0	Unknown					Unknown	Unknown						
1014295	City of Newton Sanitary Landfill	IA	3202 Highway 14 S	Newton	Jasper	50208	41.671	-91.6655	Public	City of Newton, IA	1945	2040	Open	1,732,446	2022	No			690-0	Candidate					Unknown	Unknown						
1002099	Clinton County S/L (East)	IA	4079 220th Street	Clinton	Clinton	52732	41.89005	-90.3566	Public	Clinton County Area Solid Waste Agency, IA	1974	2031	Open	2,144,444	2022	No			686-0	Candidate					Unknown	Unknown						
1026210	Des Moines County Regional Sanitary Landfill	IA	13758 Washington Road	Burlington	Des Moines	52055	40.849	-91.196	Public	Des Moines County Regional Solid Waste Commission, IA	1964	2016	Open	3,046,941	2022	Yes	0.144		687-0	Operational	Project #1	5/21/2013		Direct	Leachate Evaporation				0.144	0.0141	0.0012	
1007090	Dickinson Landfill Inc.	IA	1275 190th Street	Spirit Lake	Dickinson	51360	43.3178	-95.07713	Private	WM	1975	2168	Open	1,995,531	2022	Yes	0.271	0.271	688-0	Candidate					Unknown	Unknown						
1000473	Dubuque Metropolitan S/L	IA	101 Airborne Road	Dubuque	Dubuque	52003	42.45501	-90.71886	Public	Dubuque Metropolitan Area Solid Waste Agency, IA	1976	2053	Open	4,465,305	2022	Yes	1.033		0.889-0	Operational	Project #1	10/15/2021		Renewable Natural Gas	Vehicle Fuel	Pipeline Injection		0.385	0.0378	0.0020		
1001102	Fayette County Landfill	IA	10375 Knoxville Road	Fayette	Fayette	52142	42.82	-91.792	Public	Fayette County Solid Waste Management Commission, IA	1983	2009	Closed	275,484	2001	No			180150-0	Low Potential					Unknown	Unknown						
21157	Floyd-Mitchell-Chickasaw Counties Landfill	IA	154 A 130th Street	Elma	Mitchell	50628	43.236747	-92.56748	Public	Floyd-Mitchell-Chickasaw Counties Solid Waste Management Agency, IA	1979	Open	Open	Unknown		Unknown			201888-0	Unknown					Unknown	Unknown						
21158	Fremont County Sanitary Landfill	IA	1879 250th Street	Sidney	Fremont	51552	40.60489	-95.64214	Public	Fremont County Sanitary Landfill Commission, IA	1979	Open	Open	Unknown		Unknown			201889-0	Unknown					Unknown	Unknown						
1006153	Grant River Regional Solid Waste Authority Landfill	IA	1092 303rd Avenue	Fort Madison	Linn	52627	40.656	-91.3095	Public	Grant River Regional Waste Authority, IA	1984	2030	Open	2,221,815	2022	No			700-0	Candidate					Unknown	Unknown						
21159	Harrison County Sanitary Landfill	IA	1812 E. Highway 30	Logan	Harrison	51546	41.640812	-95.76831	Public	Harrison County Landfill Commission, IA	1972	Open	Open	Unknown		Unknown			201390-0	Unknown					Unknown	Unknown						
1003812	Iowa City S/L	IA	3900 Held Avenue SW	Iowa City	Johnson	52246	41.645	-91.624	Public	City of Iowa City, IA	1972	2044	Open	4,957,632	2022	Yes	1.385	1.385	180659-0	Candidate					Unknown	Unknown						
21160	Iowa County Sanitary Landfill	IA	1360 Highway 6 Trail	Homestead	Iowa	52336	41.764875	-91.83359	Public	Regional Environmental Improvement Commission of Iowa County (REC), IA		Open	Open	Unknown		Unknown			201391-0	Unknown					Unknown	Unknown						
1006749	Landfill of North Iowa	IA	15942 Ridgeway Avenue	Clear Lake	Cerro Gordo	50428	43.126	-93.3003	Public	Landfill of North Iowa	1971	2044	Open	3,005,700	2022	No			181026-0	Candidate					Unknown	Unknown						
1003990	Lees Hills Regional S/L	IA	19722 260th Street	Melvern	Mills	51551	41.022	-95.839	Private	Waste Connections Inc. - Central Region	1973	2016	Open	1,133,869	2022	Yes	1.023	1.023	181045-0	Operational	Project #1	9/29/2023		Renewable Natural Gas	Other	Pipeline Injection		2.16	0.2118	0.0187		
1014520	Malaska County Sanitary Landfill	IA	1879 US Highway 63	Oklaheola	Malaska	52577	41.24276	-92.44782	Public	Malaska County Solid Waste Management Commission, IA	1988	2030	Open	1,475,146	2022	No			201392-0	Candidate					Unknown	Unknown						
1010983	Marshall County S/L	IA	1313 Marshalltown Boulevard	Marshalltown	Marshall	50158	42.036	-92.882	Public	Marshall County Solid Waste Management Comm., IA	1975	2027	Open	1,386,284	2022	No			696-0	Candidate					Unknown	Unknown						
1007727	Metos Park East Landfill	IA	1218 University Avenue NE	Mitchellville	Polk	50169	41.600722	-93.84505	Public	Metos Waste Authority, IA	1972	2027	Open	22,919,740	2022	Yes	4.75	0.006	694-0	Operational	Project #1	1/1/1993		Electricity	Reciprocating Engine		5.65	6.4	2.57	0.3859	0.0273	
1007727	Metos Park West Landfill	IA	1218 University Avenue NE	Mitchellville	Polk	50169	41.600722	-93.84505	Public	Metos Waste Authority, IA	1972	2027	Open	22,919,740	2022	Yes	4.75	0.006	694-1	Operational	Project #1 Expansion #1	5/1/2014		Electricity	Reciprocating Engine		4.24	4.8	2.18	0.2146	0.0205	
21161	Montgomery County Sanitary Landfill	IA	1459 337th Street	Perry	Dallas	50220	41.864805	-94.182446	Public	Metos Waste Authority, IA	1972	Open	Open	Unknown		Unknown			201393-0	Unknown					Unknown	Unknown						
21162	Montgomery County Sanitary Landfill	IA	1704 A Avenue	Red Oak	Montgomery	53566	41.057814	-95.15008	Private	Iowa Waste Services LLC	1974	2011	Closed	Unknown		Unknown			201394-0	Unknown					Unknown	Unknown						
670	Muscatine County S/L	IA	1700 U.S. Highway 61 N	Blue Grass	Muscatine	52276	41.5173	-90.843	Public	City of Muscatine, IA	1976	2022	Open	2,789,208	2022	No			703-0	Candidate					Unknown	Unknown						

2



AGENDA ITEM NO. 5.f
AGENDA SECTION: NEW
BUSINESS

ADEL CITY COUNCIL AGENDA ITEM REPORT

MEETING DATE: October 14, 2025

AGENDA HEADING: Discussion / Possible Action on the Assessment Options for the Rapids Street Reconstruction Project

ATTACHMENTS:

[Draft_Assessment_Policy_Alternatives_9-16-25.pdf](#)
[ALT - CPI Parcel Assessments & Schedule.pdf](#)

Draft Assessment Policy Alternatives

CPI Method

The Consumer Price Index (CPI) Method to determine unit costs has historically been used for PCC reconstruction projects in the City of Adel. This method uses the Flint Formula to calculate the number of units assigned to each parcel. The unit cost is determined by the increase in average CPI from previous projects based on the year constructed. The following indicates the increase in unit cost from the previous 2017 Brick Streets project.

Consumer Price Index Calculation

Project - Year	CPI	Unit Cost
Brick Streets Project - 2017	245.1	\$53.48/unit
Rapids Street – 2025	319.3	\$69.67/unit
% Change	30.28%	30.28%

Based on a unit price of **\$69.67/unit** the attached parcel assessments and schedule are assigned to each parcel along the Rapids Street corridor. Excluding the ADM School property, the average assessment applied to each resident is **\$7,738.06**, and the total amount assessed totals **\$317,077.09**. This is **6.18%** of the total project costs of **\$5,127,534.26** (60% Design Cost Opinion).

Refer to attached CPI Method Parcel Assessments and Schedules

Straight Flint Method

Similar to the CPI Method, the Straight Flint Method uses the Flint Formula to determine the number of units to be assessed on the project. The difference is the unit cost calculation based on what items are selected to be assessed. For the purposes of this report McClure looked at five scenarios to calculate the unit costs for the Straight Flint Method. The scenario descriptions are as follows:

1. **Scenario 1** – This scenario includes the entire project costs consisting of all anticipated construction costs, contingency, engineering services, and legal/admin costs.
2. **Scenario 2** – This scenario includes all roadway pavement (minus intersections), storm sewer, water/sanitary service lines, sidewalks, driveways, partial engineering, and partial legal/admin costs. Items removed are removal items, lump sum items (needed to construct the project), and associated portions of engineering and legal/admin costs.
3. **Scenario 3** – This scenario is similar to Scenario 2 but the costs for sidewalks, driveways, and storm sewer costs were also removed from the assessed items.
4. **Scenario 4** – This scenario includes all roadway pavement (minus intersections and modified subbase), water/sanitary service lines, temporary water main, partial engineering, and partial legal/admin costs.
5. **Scenario 5** – This scenario includes water/sanitary/storm service lines, sidewalks, driveways, surface preparation (topsoil and seeding), partial engineering, and partial legal/admin costs.

Based on the five scenarios, an associated unit cost was applied to each parcel assessment. The breakdown of average assessed cost (without the ADM School property), total assessed costs, percentage of property owner contribution, and percentage of City contribution for each scenario are as follows:

Flint Method Assessment Breakdown

	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5
Average Assessment Cost	\$59,534.94	\$47,789.90	\$23,357.52	\$19,495.21	\$13,287.03
Total Assessment Cost	\$2,358,997.98	\$1,947,921.59	\$957,691.60	\$779,340.73	\$544,453.34
Property Owner Contribution, %	46.01%	37.99%	18.68%	15.20%	10.62%
City Contribution, %	53.99%	62.01%	81.32%	84.80%	89.38%

Refer to attached Straight Flint Method Parcel Assessments and Schedules

Area Method

The area method is a different assessment method to determine the number of units assigned to each parcel adjacent to the project. This method assigns a unit factor based on parcel area with in a 50-foot interval outside the right-of-way up to 300-feet. A table of factors applied to this project is listed in the table below.

Range (feet)	0-50	50-100	100-150	150-200	200-250	250-300
Factor	1.00	0.50	0.25	0.125	0.0625	0.03125

Similar to the Straight Flint Method the unit costs can be determine by what items of the project are deemed to be assessed to the property owners. For comparison to the Flint Method scenario 1 was used to determine the assessment breakdown for the Area Method.

Area Method Assessment Breakdown

	Scenario 1
Average Assessment Cost	\$61,945.80
Total Assessment Cost	\$2,443,377.85
Property Owner Contribution, %	47.65%
City Contribution, %	52.35%

Refer to attached Area Method Parcel Assessments and Schedules

Rapids Street Reconstruction Project
Final Special Assessments for the City of Adel
Parcel Assessments by CPI Method

Total Project Cost
\$5,127,534.26



		Parcel Assessments
		CPI Method
		\$69.67
Parcel NO	Assessable Units	Current Cost
1	118.50	\$8,256.42
2	119.70	\$8,339.82
3	113.72	\$7,922.82
4	78.56	\$5,473.55
5	113.52	\$7,909.24
6	140.45	\$9,785.38
7	91.73	\$6,390.93
8	235.20	\$16,387.01
9	77.62	\$5,407.71
10	79.46	\$5,536.47
11	113.35	\$7,897.25
12	97.47	\$6,790.99
13	89.78	\$6,254.86
14	77.62	\$5,407.71
15	221.76	\$15,450.61
16	77.62	\$5,407.71
17	66.15	\$4,608.85
18	174.17	\$12,135.16
19	46.90	\$3,267.65
20	97.61	\$6,800.61
21	118.34	\$8,245.00
22	138.60	\$9,656.63
23	138.60	\$9,656.63
24	116.42	\$8,111.57
25	663.75	\$46,244.95
26	116.42	\$8,111.57
27	116.42	\$8,111.57
28	77.62	\$5,407.71
29	110.88	\$7,725.30
30	52.21	\$3,637.33
31	77.62	\$5,407.71
32	110.88	\$7,725.30
33	55.44	\$3,862.65
34	116.42	\$8,111.57
35	155.23	\$10,815.42
36	155.23	\$10,815.42
TOTALS	4550.96	\$317,077.09

AVERAGE (w/o School)

\$7,738.06

Property Owner Contribution

6.18%

City Contribution

93.82%

Rapids Street Reconstruction							MEC 2024000794-000	
SPECIAL ASSESSMENTS FOR THE CITY OF ADEL, IOWA			Total Project Cost	\$ 5,127,534.26		CPI Based Unit Price	\$69.67	
ASSMT. NO.	SAME NAME	VALUE BY COUNCIL	ASSESSABLE UNITS	TOTAL CONST.	DEFICIENCY	PRELIMINARY ASSESSMENT	% OF TOTAL Assessments	% OF TOTAL Project Cost
AS	LEGAL DESCRIPTION							
1	Derek G & Megan I Garrett 1418 Rapids Street	\$251,040.00	118.50	\$8,256.42	\$0.00	\$8,256.42	2.60%	0.16%
2	Patti A Clark 1408 Rapids Street	\$167,510.00	119.70	\$8,339.82	\$0.00	\$8,339.82	2.63%	0.16%
3	Ryan A Grife 1402 Rapids Street	\$311,500.00	113.72	\$7,922.82	\$0.00	\$7,922.82	2.50%	0.15%
4	T Erick & Amy J Skogerson 1419 Rapids Street	\$184,110.00	78.56	\$5,473.55	\$0.00	\$5,473.55	1.73%	0.11%
5	Eric S & Anna Trout 1415 Rapids Street	\$286,310.00	113.52	\$7,909.24	\$0.00	\$7,909.24	2.49%	0.15%
6	Michael C & Mary A Crannell 1403 Rapids Street	\$278,640.00	140.45	\$9,785.38	\$0.00	\$9,785.38	3.09%	0.19%
7	Keith & Rebecca Soffa 1316 Rapids Street	\$244,470.00	91.73	\$6,390.93	\$0.00	\$6,390.93	2.02%	0.12%
8	Kim & Debra Smith 1310 Rapids Street	\$447,330.00	235.20	\$16,387.01	\$0.00	\$16,387.01	5.17%	0.32%
9	Alicia A & Joel J Steenhoek 1302 Rapids Street	\$316,910.00	77.62	\$5,407.71	\$0.00	\$5,407.71	1.71%	0.11%
10	Nathan Heath 1317 Rapids Street	\$228,160.00	79.46	\$5,536.47	\$0.00	\$5,536.47	1.75%	0.11%
11	Patricia L Penn 1311 Rapids Street	\$222,400.00	113.35	\$7,897.25	\$0.00	\$7,897.25	2.49%	0.15%
12	Matthew T Blair 1309 Rapids Street	\$215,620.00	97.47	\$6,790.99	\$0.00	\$6,790.99	2.14%	0.13%
13	John O Neder III 1303 Rapids Street	\$128,490.00	89.78	\$6,254.86	\$0.00	\$6,254.86	1.97%	0.12%
14	Scott & Melissa Greer 1220 Rapids Street	\$309,060.00	77.62	\$5,407.71	\$0.00	\$5,407.71	1.71%	0.11%
15	Laverne & Anna Tigges 1208 Rapids Street	\$266,600.00	221.76	\$15,450.61	\$0.00	\$15,450.61	4.87%	0.30%

Rapids Street Reconstruction							MEC 2024000794-000	
SPECIAL ASSESSMENTS FOR THE CITY OF ADEL, IOWA			Total Project Cost	\$ 5,127,534.26		CPI Based Unit Price	\$69.67	
ASSMT. NO.	SAME NAME	VALUE BY COUNCIL	ASSESSABLE UNITS	TOTAL CONST.	DEFICIENCY	PRELIMINARY ASSESSMENT	% OF TOTAL Assessments	% OF TOTAL Project Cost
AS	LEGAL DESCRIPTION							
16	Victoria A McCarthy 1202 Rapids Street	\$265,300.00	77.62	\$5,407.71	\$0.00	\$5,407.71	1.71%	0.11%
17	Addie R Roberts 1219 Rapids Street	\$123,330.00	66.15	\$4,608.85	\$0.00	\$4,608.85	1.45%	0.09%
18	Donald Chestnutwood 219 N. 12th Street	\$248,470.00	174.17	\$12,135.16	\$0.00	\$12,135.16	3.83%	0.24%
19	Albertus & Jennifer Louw 1134 Rapids Street	\$283,680.00	46.90	\$3,267.65	\$0.00	\$3,267.65	1.03%	0.06%
20	Courtney Michelle Licht 1132 Rapids Street	\$208,210.00	97.61	\$6,800.61	\$0.00	\$6,800.61	2.14%	0.13%
21	Christopher & Bobbie Jo Johnson 1124 Rapids Street	\$315,730.00	118.34	\$8,245.00	\$0.00	\$8,245.00	2.60%	0.16%
22	Bryce A & Kale J Smith 1118 Rapids Street	\$321,390.00	138.60	\$9,656.63	\$0.00	\$9,656.63	3.05%	0.19%
23	Rodney & Katina Carmichael 1108 Rapids Street	\$226,460.00	138.60	\$9,656.63	\$0.00	\$9,656.63	3.05%	0.19%
24	Melissa S & Benjamin E Hengesteg 1104 Rapids Street	\$502,160.00	116.42	\$8,111.57	\$0.00	\$8,111.57	2.56%	0.16%
25	Adel-Desoto-Minburn CSD 215 N. 11th Street	\$1,101,100.00	663.75	\$46,244.95	\$0.00	\$46,244.95	14.58%	0.90%
26	Van G Harden 1020 Rapids Street	\$461,720.00	116.42	\$8,111.57	\$0.00	\$8,111.57	2.56%	0.16%
27	Dawn E Fish 303 N. 10th Street	\$210,800.00	116.42	\$8,111.57	\$0.00	\$8,111.57	2.56%	0.16%
28	Casey Ray Bennet & Michelle Boles 216 N. 11th Street	\$274,510.00	77.62	\$5,407.71	\$0.00	\$5,407.71	1.71%	0.11%
29	Spencer S Steckelberg 1011 Rapids Street	\$157,350.00	110.88	\$7,725.30	\$0.00	\$7,725.30	2.44%	0.15%
30	Tara J Dunning 219 N. 10th Street	\$185,310.00	52.21	\$3,637.33	\$0.00	\$3,637.33	1.15%	0.07%
31	Dean Bury 918 Rapids Street	\$270,620.00	77.62	\$5,407.71	\$0.00	\$5,407.71	1.71%	0.11%

Rapids Street Reconstruction							MEC 2024000794-000		
SPECIAL ASSESSMENTS FOR THE CITY OF ADEL, IOWA			Total Project Cost	\$ 5,127,534.26		CPI Based Unit Price	\$69.67		
ASSMT. NO.	SAME PARCEL AS	NAME ADDRESS LEGAL DESCRIPTION	VALUE BY COUNCIL	ASSESSABLE UNITS	TOTAL CONST.	DEFICIENCY	PRELIMINARY ASSESSMENT	% OF TOTAL Assessments	% OF TOTAL Project Cost
32		Matthew Lee Logan 912 Rapids Street	\$196,000.00	110.88	\$7,725.30	\$0.00	\$7,725.30	2.44%	0.15%
33		MPS Properties LLC 908 Rapids Street	\$147,960.00	55.44	\$3,862.65	\$0.00	\$3,862.65	1.22%	0.08%
34		Timothy J & Judith Ann Arntz 902 Rapids Street	\$167,000.00	116.42	\$8,111.57	\$0.00	\$8,111.57	2.56%	0.16%
35		Dallas County, Iowa 210 N. 10th Street	\$799,390.00	155.23	\$10,815.42	\$0.00	\$10,815.42	3.41%	0.21%
36		Dallas County, Iowa 901 Rapids Street	\$117,390.00	155.23	\$10,815.42	\$0.00	\$10,815.42	3.41%	0.21%

Rapids Street Reconstruction Project
Final Special Assessments for the City of Adel
Parcel Assessments by Flint Method

Total Project Cost
\$5,127,534.26



Unit Cost		Parcel Assessments	Parcel Assessments	Parcel Assessments	Parcel Assessments	Parcel Assessments
		Flint Method Scenario 1	Flint Method Scenario 2	Flint Method Scenario 3	Flint Method Scenario 4	Flint Method Scenario 5
		\$1,126.69	\$575.06	\$307.04	\$301.78	\$234.03
Parcel NO	Assessable Units	Current Cost	Current Cost	Current Cost	Current Cost	Current Cost
1	118.50	\$62,760.00	\$56,210.72	\$25,026.95	\$20,800.15	\$14,177.10
2	119.70	\$41,877.50	\$41,877.50	\$25,279.75	\$21,010.25	\$14,320.30
3	113.72	\$77,875.00	\$53,939.58	\$24,015.76	\$19,959.74	\$13,604.29
4	78.56	\$46,027.50	\$37,264.63	\$16,591.50	\$13,789.36	\$9,398.64
5	113.52	\$71,577.50	\$53,847.08	\$23,974.58	\$19,925.51	\$13,580.96
6	140.45	\$69,660.00	\$66,620.11	\$29,661.57	\$24,652.02	\$16,802.49
7	91.73	\$61,117.50	\$43,510.26	\$19,372.27	\$16,100.48	\$10,973.88
8	235.20	\$111,832.50	\$111,564.78	\$49,672.49	\$41,283.29	\$28,138.14
9	77.62	\$59,028.36	\$36,816.38	\$16,391.92	\$13,623.49	\$9,285.59
10	79.46	\$57,040.00	\$37,692.96	\$16,782.21	\$13,947.86	\$9,506.67
11	113.35	\$55,600.00	\$53,765.50	\$23,938.25	\$19,896.32	\$13,560.38
12	97.47	\$53,905.00	\$46,233.92	\$20,584.94	\$17,108.34	\$11,660.82
13	89.78	\$32,122.50	\$32,122.50	\$18,959.81	\$15,757.69	\$10,740.23
14	77.62	\$59,028.36	\$36,816.38	\$16,391.92	\$13,623.49	\$9,285.59
15	221.76	\$66,650.00	\$66,650.00	\$46,834.06	\$38,924.25	\$26,530.25
16	77.62	\$59,028.36	\$36,816.38	\$16,391.92	\$13,623.49	\$9,285.59
17	66.15	\$30,832.50	\$30,832.50	\$13,970.39	\$11,610.93	\$7,913.85
18	174.17	\$62,117.50	\$62,117.50	\$36,784.25	\$30,571.75	\$20,837.30
19	46.90	\$35,668.29	\$22,246.55	\$9,904.93	\$8,232.09	\$5,610.88
20	97.61	\$52,052.50	\$46,299.38	\$20,614.08	\$17,132.57	\$11,677.33
21	118.34	\$78,932.50	\$56,133.02	\$24,992.36	\$20,771.39	\$14,157.50
22	138.60	\$80,347.50	\$65,743.53	\$29,271.29	\$24,327.66	\$16,581.40
23	138.60	\$56,615.00	\$56,615.00	\$29,271.29	\$24,327.66	\$16,581.40
24	116.42	\$88,542.54	\$55,224.57	\$24,587.88	\$20,435.23	\$13,928.38
25	663.75	\$275,275.00	\$275,275.00	\$140,178.25	\$116,503.52	\$79,407.24
26	116.42	\$88,542.54	\$55,224.57	\$24,587.88	\$20,435.23	\$13,928.38
27	116.42	\$52,700.00	\$52,700.00	\$24,587.88	\$20,435.23	\$13,928.38
28	77.62	\$59,028.36	\$36,816.38	\$16,391.92	\$13,623.49	\$9,285.59
29	110.88	\$39,337.50	\$39,337.50	\$23,417.03	\$9,163.42	\$13,265.12
30	52.21	\$39,703.60	\$24,763.40	\$11,025.52	\$13,623.49	\$6,245.66
31	77.62	\$59,028.36	\$36,816.38	\$16,391.92	\$19,462.12	\$9,285.59
32	110.88	\$49,000.00	\$49,000.00	\$23,417.03	\$9,731.06	\$13,265.12
33	55.44	\$36,990.00	\$26,297.41	\$11,708.52	\$20,435.23	\$6,632.56
34	116.42	\$41,750.00	\$41,750.00	\$24,587.88	\$27,246.97	\$13,928.38
35	155.23	\$118,056.72	\$73,632.75	\$32,783.84	\$27,246.97	\$18,571.17
36	155.23	\$29,347.50	\$29,347.50	\$29,347.50		\$18,571.17
TOTALS	4550.96	\$2,358,997.98	\$1,947,921.59	\$957,691.60	\$779,340.73	\$544,453.34
AVERAGE (w/o School)		\$59,534.94	\$47,789.90	\$23,357.52	\$19,495.21	\$13,287.03
Property Owner Contribution		46.01%	37.99%	18.68%	15.20%	10.62%
City Contribution		53.99%	62.01%	81.32%	84.80%	89.38%

Rapids Street Reconstruction														MEC 2024000794-000	
SPECIAL ASSESSMENTS FOR THE CITY OF ADEL, IOWA			SCHEDULE 1												\$5,127,534.26
ASSMT. NO.	SAME NAME	VALUE BY COUNCIL	ASSESSABLE UNITS	STREET CONST.	WALK/DRIVE CONST.	STORM CONST.	WATER CONST.	SANITARY CONST.	MISC. CONST.	CREDIT	TOTAL CONST.	DEFICIENCY	PRELIMINARY ASSESSMENT	% OF TOTAL Assessments	% OF TOTAL Project Cost
AS	LEGAL DESCRIPTION			Cost Unit											
				\$1,755,682.71	\$483,130.15	\$1,222,270.27	\$707,241.55	\$853,543.11	\$105,666.47		\$5,127,534.26				
				\$385.78	\$106.16	\$268.57	\$155.41	\$187.55	\$23.22		\$1,126.69				
1	Derek G & Megan I Garrett 1418 Rapids Street	\$251,040.00	118.50	\$45,716.48	\$12,580.30	\$31,826.88	\$18,415.97	\$22,225.54	\$2,751.46	\$0.00	\$90,123.66	\$27,363.66	\$62,760.00	2.66%	1.22%
2	Patti A Clark 1408 Rapids Street	\$167,510.00	119.70	\$46,178.26	\$12,707.37	\$32,148.36	\$18,601.99	\$22,450.04	\$2,779.26	\$0.00	\$91,034.00	\$49,156.50	\$41,877.50	1.78%	0.82%
3	Ryan A Grife 1402 Rapids Street	\$311,500.00	113.72	\$43,869.35	\$12,072.00	\$30,540.94	\$17,671.89	\$21,327.53	\$2,640.29	\$0.00	\$86,482.30	\$8,607.30	\$77,875.00	3.30%	1.52%
4	T Erick & Amy J Skogerson 1419 Rapids Street	\$184,110.00	78.56	\$30,307.52	\$8,340.05	\$21,099.48	\$12,208.78	\$14,734.31	\$1,824.07	\$0.00	\$59,747.05	\$13,719.55	\$46,027.50	1.95%	0.90%
5	Eric S & Anna Trout 1415 Rapids Street	\$286,310.00	113.52	\$43,794.12	\$12,051.30	\$30,488.57	\$17,641.58	\$21,290.96	\$2,635.77	\$0.00	\$86,333.99	\$14,756.49	\$71,577.50	3.03%	1.40%
6	Michael C & Mary A Crannell 1403 Rapids Street	\$278,640.00	140.45	\$54,182.50	\$14,909.98	\$37,720.74	\$21,826.33	\$26,341.38	\$3,261.00	\$0.00	\$106,813.22	\$37,153.22	\$69,660.00	2.95%	1.36%
7	Keith & Rebecca Soffa 1316 Rapids Street	\$244,470.00	91.73	\$35,387.13	\$9,737.86	\$24,635.80	\$14,255.00	\$17,203.82	\$2,129.79	\$0.00	\$69,760.79	\$8,643.29	\$61,117.50	2.59%	1.19%
8	Kim & Debra Smith 1310 Rapids Street	\$447,330.00	235.20	\$90,736.24	\$24,968.87	\$63,168.71	\$36,551.27	\$44,112.35	\$5,461.00	\$0.00	\$178,873.82	\$67,041.32	\$111,832.50	4.74%	2.18%
9	Alicia A & Joel J Steenhoek 1302 Rapids Street	\$316,910.00	77.62	\$29,942.96	\$8,239.73	\$20,845.67	\$12,061.92	\$14,557.08	\$1,802.13	\$0.00	\$59,028.36	\$0.00	\$59,028.36	2.50%	1.15%
10	Nathan Heath 1317 Rapids Street	\$228,160.00	79.46	\$30,655.89	\$8,435.91	\$21,342.00	\$12,349.11	\$14,903.67	\$1,845.04	\$0.00	\$60,433.80	\$3,393.80	\$57,040.00	2.42%	1.11%
11	Patricia L Penn 1311 Rapids Street	\$222,400.00	113.35	\$43,727.77	\$12,033.04	\$30,442.38	\$17,614.85	\$21,258.70	\$2,631.77	\$0.00	\$86,203.19	\$30,603.19	\$55,600.00	2.36%	1.08%
12	Matthew T Blair 1309 Rapids Street	\$215,620.00	97.47	\$37,602.30	\$10,347.43	\$26,177.95	\$15,147.33	\$18,280.74	\$2,263.11	\$0.00	\$74,127.68	\$20,222.68	\$53,905.00	2.29%	1.05%
13	John O Neder III 1303 Rapids Street	\$128,490.00	89.78	\$34,633.70	\$9,530.53	\$24,111.27	\$13,951.49	\$16,837.53	\$2,084.44	\$0.00	\$68,275.50	\$36,153.00	\$32,122.50	1.36%	0.63%
14	Scott & Melissa Greer 1220 Rapids Street	\$309,060.00	77.62	\$29,942.96	\$8,239.73	\$20,845.67	\$12,061.92	\$14,557.08	\$1,802.13	\$0.00	\$59,028.36	\$0.00	\$59,028.36	2.50%	1.15%
15	Laverne & Anna Tigges 1208 Rapids Street	\$266,600.00	221.76	\$85,551.31	\$23,542.08	\$59,559.07	\$34,462.63	\$41,591.65	\$5,148.94	\$0.00	\$168,652.46	\$102,002.46	\$66,650.00	2.83%	1.30%

SPECIAL ASSESSMENTS FOR THE CITY OF ADEL, IOWA				Rapids Street Reconstruction										MEC 2024000794-000		
SCHEDULE 1		\$5,127,534.26														
ASSMT. NO.	NAME PARCEL ADDRESS AS LEGAL DESCRIPTION	VALUE BY COUNCIL	ASSESSABLE UNITS	STREET CONST.	WALK/DRIVE CONST.	STORM CONST.	WATER CONST.	SANITARY CONST.	MISC. CONST.	CREDIT	TOTAL CONST.	DEFICIENCY	PRELIMINARY ASSESSMENT	% OF TOTAL Assessments	% OF TOTAL Project Cost	
				Cost Unit	\$1,755,682.71 \$385.78	\$483,130.15 \$106.16	\$1,222,270.27 \$268.57	\$707,241.55 \$155.41	\$853,543.11 \$187.55	\$105,666.47 \$23.22		\$5,127,534.26 \$1,126.69				
16	Victoria A McCarthy 1202 Rapids Street	\$265,300.00	77.62		\$29,942.96	\$8,239.73	\$20,845.67	\$12,061.92	\$14,557.08	\$1,802.13	\$0.00	\$59,028.36	\$0.00	\$59,028.36	2.50%	1.15%
17	Addie R Roberts 1219 Rapids Street	\$123,330.00	66.15		\$25,519.57	\$7,022.49	\$17,766.20	\$10,280.05	\$12,406.60	\$1,535.91	\$0.00	\$50,308.26	\$19,475.76	\$30,832.50	1.31%	0.60%
18	Donald Chestnutwood 219 N. 12th Street	\$248,470.00	174.17		\$67,193.43	\$18,490.34	\$46,778.68	\$27,067.52	\$32,666.77	\$4,044.06	\$0.00	\$132,462.45	\$70,344.95	\$62,117.50	2.63%	1.21%
19	Albertus & Jennifer Louw 1134 Rapids Street	\$283,680.00	46.90		\$18,093.24	\$4,978.91	\$12,596.14	\$7,288.50	\$8,796.21	\$1,088.95	\$0.00	\$35,668.29	\$0.00	\$35,668.29	1.51%	0.70%
20	Courtney Michelle Licht 1132 Rapids Street	\$208,210.00	97.61		\$37,655.54	\$10,362.08	\$26,215.01	\$15,168.78	\$18,306.63	\$2,266.31	\$0.00	\$74,232.63	\$22,180.13	\$52,052.50	2.21%	1.02%
21	Christopher & Bobbie Jo Johnson 1124 Rapids Street	\$315,730.00	118.34		\$45,653.29	\$12,562.91	\$31,782.88	\$18,390.51	\$22,194.81	\$2,747.66	\$0.00	\$89,999.08	\$11,066.58	\$78,932.50	3.35%	1.54%
22	Bryce A & Kale J Smith 1118 Rapids Street	\$321,390.00	138.60		\$53,469.57	\$14,713.80	\$37,224.42	\$21,539.14	\$25,994.78	\$3,218.09	\$0.00	\$105,407.78	\$25,060.28	\$80,347.50	3.41%	1.57%
23	Rodney & Katina Carmichael 1108 Rapids Street	\$226,460.00	138.60		\$53,469.57	\$14,713.80	\$37,224.42	\$21,539.14	\$25,994.78	\$3,218.09	\$0.00	\$105,407.78	\$48,792.78	\$56,615.00	2.40%	1.10%
24	Melissa S & Benjamin E Hengesteg 1104 Rapids Street	\$502,160.00	116.42		\$44,914.44	\$12,359.59	\$31,268.51	\$18,092.88	\$21,835.61	\$2,703.19	\$0.00	\$88,542.54	\$0.00	\$88,542.54	3.75%	1.73%
25	Adel-Desoto-Minburn CSD 215 N. 11th Street	\$1,101,100.00	663.75		\$256,062.20	\$70,463.40	\$178,265.25	\$103,149.52	\$124,487.26	\$15,411.21	\$0.00	\$504,790.85	\$229,515.85	\$275,275.00	11.67%	5.37%
26	Van G Harden 1020 Rapids Street	\$461,720.00	116.42		\$44,914.44	\$12,359.59	\$31,268.51	\$18,092.88	\$21,835.61	\$2,703.19	\$0.00	\$88,542.54	\$0.00	\$88,542.54	3.75%	1.73%
27	Dawn E Fish 303 N. 10th Street	\$210,800.00	116.42		\$44,914.44	\$12,359.59	\$31,268.51	\$18,092.88	\$21,835.61	\$2,703.19	\$0.00	\$88,542.54	\$35,842.54	\$52,700.00	2.23%	1.03%
28	Casey Ray Bennet & Michelle Boles 216 N. 11th Street	\$274,510.00	77.62		\$29,942.96	\$8,239.73	\$20,845.67	\$12,061.92	\$14,557.08	\$1,802.13	\$0.00	\$59,028.36	\$0.00	\$59,028.36	2.50%	1.15%
29	Spencer S Steckelberg 1011 Rapids Street	\$157,350.00	110.88		\$42,775.66	\$11,771.04	\$29,779.53	\$17,231.31	\$20,795.82	\$2,574.47	\$0.00	\$84,326.23	\$44,988.73	\$39,337.50	1.67%	0.77%
30	Tara J Dunning 219 N. 10th Street	\$185,310.00	52.21		\$20,140.20	\$5,542.20	\$14,021.20	\$8,113.08	\$9,791.37	\$1,212.15	\$0.00	\$39,703.60	\$0.00	\$39,703.60	1.68%	0.77%
31	Dean Bury 918 Rapids Street	\$270,620.00	77.62		\$29,942.96	\$8,239.73	\$20,845.67	\$12,061.92	\$14,557.08	\$1,802.13	\$0.00	\$59,028.36	\$0.00	\$59,028.36	2.50%	1.15%

Rapids Street Reconstruction														MEC 2024000794-000		
SPECIAL ASSESSMENTS FOR THE CITY OF ADEL, IOWA		SCHEDULE 1												Total Construction		\$5,127,534.26
ASSMT. NO.	SAME NAME	VALUE BY COUNCIL	ASSESSABLE UNITS	Cost Unit	STREET CONST.	WALK/DRIVE CONST.	STORM CONST.	WATER CONST.	SANITARY CONST.	MISC. CONST.	CREDIT	TOTAL CONST.	DEFICIENCY	PRELIMINARY ASSESSMENT	% OF TOTAL Assessments	% OF TOTAL Project Cost
AS	LEGAL DESCRIPTION															
32	Matthew Lee Logan 912 Rapids Street	\$196,000.00	110.88		\$1,755,682.71 \$385.78	\$483,130.15 \$106.16	\$1,222,270.27 \$268.57	\$707,241.55 \$155.41	\$853,543.11 \$187.55	\$105,666.47 \$23.22	\$0.00	\$84,326.23 \$1,126.69	\$35,326.23	\$49,000.00	2.08%	0.96%
33	MPS Properties LLC 908 Rapids Street	\$147,960.00	55.44		\$21,387.83	\$5,885.52	\$14,889.77	\$8,615.66	\$10,397.91	\$1,287.24	\$0.00	\$42,163.11	\$5,173.11	\$36,990.00	1.57%	0.72%
34	Timothy J & Judith Ann Arntz 902 Rapids Street	\$167,000.00	116.42		\$44,914.44	\$12,359.59	\$31,268.51	\$18,092.88	\$21,835.61	\$2,703.19	\$0.00	\$88,542.54	\$46,792.54	\$41,750.00	1.77%	0.81%
35	Dallas County, Iowa 210 N. 10th Street	\$799,390.00	155.23		\$59,885.92	\$16,479.45	\$41,691.35	\$24,123.84	\$29,114.15	\$3,604.26	\$0.00	\$118,056.72	\$0.00	\$118,056.72	5.00%	2.30%
36	Dallas County, Iowa 901 Rapids Street	\$117,390.00	155.23		\$59,885.92	\$16,479.45	\$41,691.35	\$24,123.84	\$29,114.15	\$3,604.26	\$0.00	\$118,056.72	\$88,709.22	\$29,347.50	1.24%	0.57%

SPECIAL ASSESSMENTS FOR THE CITY OF ADEL, IOWA															MEC 2024000794-000	
SCHEDULE 2															\$5,127,534.26	
ASSMT. NO.	SAME NAME AS	PARCEL ADDRESS	LEGAL DESCRIPTION	VALUE BY COUNCIL	ASSESSABLE UNITS	Rapids Street Reconstruction										Total Construction
						STREET CONST.	WALK/DRIVE CONST.	STORM CONST.	WATER CONST.	SANITARY CONST.	MISC. CONST.	CREDIT	TOTAL CONST.	DEFICIENCY	PRELIMINARY ASSESSMENT	% OF TOTAL Assessments
						\$785,468.49	\$271,248.34	\$1,101,983.53	\$254,019.10	\$204,360.03	\$0.00		\$2,617,079.49			% OF TOTAL Project Cost
						\$172.59	\$59.60	\$242.14	\$55.82	\$44.90	\$0.00		\$575.06			
1		Derek G & Megan I Garrett	1418 Rapids Street	\$251,040.00	118.50	\$20,452.93	\$7,063.08	\$28,694.71	\$6,614.44	\$5,321.36	\$0.00	\$0.00	\$56,210.72	\$0.00	\$56,210.72	2.89%
2		Patti A Clark	1408 Rapids Street	\$167,510.00	119.70	\$20,659.53	\$7,134.42	\$28,984.56	\$6,681.25	\$5,375.11	\$0.00	\$0.00	\$56,778.50	\$14,901.00	\$41,877.50	2.15%
3		Ryan A Grife	1402 Rapids Street	\$311,500.00	113.72	\$19,626.55	\$6,777.70	\$27,535.33	\$6,347.19	\$5,106.36	\$0.00	\$0.00	\$53,939.58	\$0.00	\$53,939.58	2.77%
4		T Erick & Amy J Skogerson	1419 Rapids Street	\$184,110.00	78.56	\$13,559.17	\$4,682.43	\$19,023.02	\$4,385.01	\$3,527.77	\$0.00	\$0.00	\$37,264.63	\$0.00	\$37,264.63	1.91%
5		Eric S & Anna Trout	1415 Rapids Street	\$286,310.00	113.52	\$19,592.89	\$6,766.08	\$27,488.11	\$6,336.31	\$5,097.60	\$0.00	\$0.00	\$53,847.08	\$0.00	\$53,847.08	2.76%
6		Michael C & Mary A Crannell	1403 Rapids Street	\$278,640.00	140.45	\$24,240.51	\$8,371.05	\$34,008.55	\$7,839.34	\$6,306.80	\$0.00	\$0.00	\$66,620.11	\$0.00	\$66,620.11	3.42%
7		Keith & Rebecca Soffa	1316 Rapids Street	\$244,470.00	91.73	\$15,831.72	\$5,467.22	\$22,211.32	\$5,119.95	\$4,119.03	\$0.00	\$0.00	\$43,510.26	\$0.00	\$43,510.26	2.23%
8		Kim & Debra Smith	1310 Rapids Street	\$447,330.00	235.20	\$40,594.16	\$14,018.51	\$56,952.11	\$13,128.08	\$10,561.62	\$0.00	\$0.00	\$111,564.78	\$0.00	\$111,564.78	5.73%
9		Alicia A & Joel J Steenhoek	1302 Rapids Street	\$316,910.00	77.62	\$13,396.07	\$4,626.11	\$18,794.20	\$4,332.27	\$3,485.34	\$0.00	\$0.00	\$36,816.38	\$0.00	\$36,816.38	1.89%
10		Nathan Heath	1317 Rapids Street	\$228,160.00	79.46	\$13,715.03	\$4,736.25	\$19,241.68	\$4,435.41	\$3,568.32	\$0.00	\$0.00	\$37,692.96	\$0.00	\$37,692.96	1.94%
11		Patricia L Penn	1311 Rapids Street	\$222,400.00	113.35	\$19,563.21	\$6,755.82	\$27,446.46	\$6,326.71	\$5,089.88	\$0.00	\$0.00	\$53,765.50	\$0.00	\$53,765.50	2.76%
12		Matthew T Blair	1309 Rapids Street	\$215,620.00	97.47	\$16,822.76	\$5,809.46	\$23,601.71	\$5,440.45	\$4,376.88	\$0.00	\$0.00	\$46,233.92	\$0.00	\$46,233.92	2.37%
13		John O Neder III	1303 Rapids Street	\$128,490.00	89.78	\$15,494.64	\$5,350.81	\$21,738.42	\$5,010.94	\$4,031.33	\$0.00	\$0.00	\$42,583.88	\$10,461.38	\$32,122.50	1.65%
14		Scott & Melissa Greer	1220 Rapids Street	\$309,060.00	77.62	\$13,396.07	\$4,626.11	\$18,794.20	\$4,332.27	\$3,485.34	\$0.00	\$0.00	\$36,816.38	\$0.00	\$36,816.38	1.89%
15		Laverne & Anna Tigges	1208 Rapids Street	\$266,600.00	221.76	\$38,274.49	\$13,217.45	\$53,697.71	\$12,377.90	\$9,958.10	\$0.00	\$0.00	\$105,189.65	\$38,539.65	\$66,650.00	3.42%

SPECIAL ASSESSMENTS FOR THE CITY OF ADEL, IOWA															MEC 2024000794-000		
SCHEDULE 2															\$5,127,534.26		
ASSMT. NO.	SAME NAME PARCEL ADDRESS AS LEGAL DESCRIPTION	VALUE BY COUNCIL	ASSESSABLE UNITS	STREET CONST.	WALK/DRIVE CONST.	STORM CONST.	WATER CONST.	SANITARY CONST.	MISC. CONST.	CREDIT	TOTAL CONST.	DEFICIENCY	PRELIMINARY ASSESSMENT	% OF TOTAL Assessments	% OF TOTAL Project Cost		
																Cost Unit	\$785,468.49 \$172.59
16	Victoria A McCarthy 1202 Rapids Street	\$265,300.00	77.62	\$13,396.07	\$4,626.11	\$18,794.20	\$4,332.27	\$3,485.34	\$0.00	\$0.00	\$36,816.38	\$0.00	\$36,816.38	1.89%	0.72%		
17	Addie R Roberts 1219 Rapids Street	\$123,330.00	66.15	\$11,417.11	\$3,942.71	\$16,017.78	\$3,692.27	\$2,970.46	\$0.00	\$0.00	\$31,377.59	\$545.09	\$30,832.50	1.58%	0.60%		
18	Donald Chestnutwood 219 N. 12th Street	\$248,470.00	174.17	\$30,061.42	\$10,381.21	\$42,175.07	\$9,721.81	\$7,821.26	\$0.00	\$0.00	\$82,617.70	\$20,500.20	\$62,117.50	3.19%	1.21%		
19	Albertus & Jennifer Louw 1134 Rapids Street	\$283,680.00	46.90	\$8,094.67	\$2,795.36	\$11,356.52	\$2,617.80	\$2,106.04	\$0.00	\$0.00	\$22,246.55	\$0.00	\$22,246.55	1.14%	0.43%		
20	Courtney Michelle Licht 1132 Rapids Street	\$208,210.00	97.61	\$16,846.57	\$5,817.68	\$23,635.13	\$5,448.15	\$4,383.07	\$0.00	\$0.00	\$46,299.38	\$0.00	\$46,299.38	2.38%	0.90%		
21	Christopher & Bobbie Jo Johnson 1124 Rapids Street	\$315,730.00	118.34	\$20,424.66	\$7,053.31	\$28,655.05	\$6,605.30	\$5,314.01	\$0.00	\$0.00	\$56,133.02	\$0.00	\$56,133.02	2.88%	1.09%		
22	Bryce A & Kale J Smith 1118 Rapids Street	\$321,390.00	138.60	\$23,921.56	\$8,260.91	\$33,561.07	\$7,736.19	\$6,223.81	\$0.00	\$0.00	\$65,743.53	\$0.00	\$65,743.53	3.38%	1.28%		
23	Rodney & Katina Carmichael 1108 Rapids Street	\$226,460.00	138.60	\$23,921.56	\$8,260.91	\$33,561.07	\$7,736.19	\$6,223.81	\$0.00	\$0.00	\$65,743.53	\$9,128.53	\$56,615.00	2.91%	1.10%		
24	Melissa S & Benjamin E Hengesteg 1104 Rapids Street	\$502,160.00	116.42	\$20,094.11	\$6,939.16	\$28,191.30	\$6,498.40	\$5,228.00	\$0.00	\$0.00	\$55,224.57	\$0.00	\$55,224.57	2.84%	1.08%		
25	Adel-Desoto-Minburn CSD 215 N. 11th Street	\$1,101,100.00	663.75	\$114,558.74	\$39,560.93	\$160,721.71	\$37,048.09	\$29,805.43	\$0.00	\$0.00	\$314,841.38	\$39,566.38	\$275,275.00	14.13%	5.37%		
26	Van G Harden 1020 Rapids Street	\$461,720.00	116.42	\$20,094.11	\$6,939.16	\$28,191.30	\$6,498.40	\$5,228.00	\$0.00	\$0.00	\$55,224.57	\$0.00	\$55,224.57	2.84%	1.08%		
27	Dawn E Fish 303 N. 10th Street	\$210,800.00	116.42	\$20,094.11	\$6,939.16	\$28,191.30	\$6,498.40	\$5,228.00	\$0.00	\$0.00	\$55,224.57	\$2,524.57	\$52,700.00	2.71%	1.03%		
28	Casey Ray Bennet & Michelle Boles 216 N. 11th Street	\$274,510.00	77.62	\$13,396.07	\$4,626.11	\$18,794.20	\$4,332.27	\$3,485.34	\$0.00	\$0.00	\$36,816.38	\$0.00	\$36,816.38	1.89%	0.72%		
29	Spencer S Steckelberg 1011 Rapids Street	\$157,350.00	110.88	\$19,137.24	\$6,608.73	\$26,848.85	\$6,188.95	\$4,979.05	\$0.00	\$0.00	\$52,594.82	\$13,257.32	\$39,337.50	2.02%	0.77%		
30	Tara J Dunning 219 N. 10th Street	\$185,310.00	52.21	\$9,010.45	\$3,111.61	\$12,641.34	\$2,913.96	\$2,344.30	\$0.00	\$0.00	\$24,763.40	\$0.00	\$24,763.40	1.27%	0.48%		
31	Dean Bury 918 Rapids Street	\$270,620.00	77.62	\$13,396.07	\$4,626.11	\$18,794.20	\$4,332.27	\$3,485.34	\$0.00	\$0.00	\$36,816.38	\$0.00	\$36,816.38	1.89%	0.72%		

Rapids Street Reconstruction														MEC 2024000794-000		
SPECIAL ASSESSMENTS FOR THE CITY OF ADEL, IOWA		SCHEDULE 2												Total Construction		\$5,127,534.26
ASSMT. NO.	SAME NAME	VALUE BY COUNCIL	ASSESSABLE UNITS	Cost Unit	STREET CONST.	WALK/DRIVE CONST.	STORM CONST.	WATER CONST.	SANITARY CONST.	MISC. CONST.	CREDIT	TOTAL CONST.	DEFICIENCY	PRELIMINARY ASSESSMENT	% OF TOTAL Assessments	% OF TOTAL Project Cost
AS	LEGAL DESCRIPTION															
32	Matthew Lee Logan 912 Rapids Street	\$196,000.00	110.88		\$19,137.24	\$6,608.73	\$26,848.85	\$6,188.95	\$4,979.05	\$0.00	\$0.00	\$52,594.82	\$3,594.82	\$49,000.00	2.52%	0.96%
33	MPS Properties LLC 908 Rapids Street	\$147,960.00	55.44		\$9,568.62	\$3,304.36	\$13,424.43	\$3,094.48	\$2,489.53	\$0.00	\$0.00	\$26,297.41	\$0.00	\$26,297.41	1.35%	0.51%
34	Timothy J & Judith Ann Arntz 902 Rapids Street	\$167,000.00	116.42		\$20,094.11	\$6,939.16	\$28,191.30	\$6,498.40	\$5,228.00	\$0.00	\$0.00	\$55,224.57	\$13,474.57	\$41,750.00	2.14%	0.81%
35	Dallas County, Iowa 210 N. 10th Street	\$799,390.00	155.23		\$26,792.14	\$9,252.22	\$37,588.39	\$8,664.53	\$6,970.67	\$0.00	\$0.00	\$73,632.75	\$0.00	\$73,632.75	3.78%	1.44%
36	Dallas County, Iowa 901 Rapids Street	\$117,390.00	155.23		\$26,792.14	\$9,252.22	\$37,588.39	\$8,664.53	\$6,970.67	\$0.00	\$0.00	\$73,632.75	\$44,285.25	\$29,347.50	1.51%	0.57%

SPECIAL ASSESSMENTS FOR THE CITY OF ADEL, IOWA			Rapids Street Reconstruction											Total Construction		MEC 2024000794-000	
ASSMT. NO.	NAME	PARCEL ADDRESS	VALUE BY COUNCIL	ASSESSABLE UNITS	STREET CONST.	WALK/DRIVE CONST.	STORM CONST.	WATER CONST.	SANITARY CONST.	MISC. CONST.	CREDIT	TOTAL CONST.	DEFICIENCY	PRELIMINARY ASSESSMENT	% OF TOTAL Assessments	% OF TOTAL Project Cost	
																	AS
					\$211.19	\$0.00	\$0.00	\$40.07	\$55.78	\$0.00		\$307.04					
1	Derek G & Megan I Garrett	1418 Rapids Street	\$251,040.00	118.50	\$25,026.95	\$0.00	\$0.00	\$4,747.95	\$6,610.10	\$0.00	\$0.00	\$25,026.95	\$0.00	\$25,026.95	2.61%	0.49%	
2	Patti A Clark	1408 Rapids Street	\$167,510.00	119.70	\$25,279.75	\$0.00	\$0.00	\$4,795.91	\$6,676.87	\$0.00	\$0.00	\$25,279.75	\$0.00	\$25,279.75	2.64%	0.49%	
3	Ryan A Grife	1402 Rapids Street	\$311,500.00	113.72	\$24,015.76	\$0.00	\$0.00	\$4,556.11	\$6,343.03	\$0.00	\$0.00	\$24,015.76	\$0.00	\$24,015.76	2.51%	0.47%	
4	T Erick & Amy J Skogerson	1419 Rapids Street	\$184,110.00	78.56	\$16,591.50	\$0.00	\$0.00	\$3,147.63	\$4,382.14	\$0.00	\$0.00	\$16,591.50	\$0.00	\$16,591.50	1.73%	0.32%	
5	Eric S & Anna Trout	1415 Rapids Street	\$286,310.00	113.52	\$23,974.58	\$0.00	\$0.00	\$4,548.30	\$6,332.15	\$0.00	\$0.00	\$23,974.58	\$0.00	\$23,974.58	2.50%	0.47%	
6	Michael C & Mary A Crannell	1403 Rapids Street	\$278,640.00	140.45	\$29,661.57	\$0.00	\$0.00	\$5,627.20	\$7,834.19	\$0.00	\$0.00	\$29,661.57	\$0.00	\$29,661.57	3.10%	0.58%	
7	Keith & Rebecca Soffa	1316 Rapids Street	\$244,470.00	91.73	\$19,372.27	\$0.00	\$0.00	\$3,675.18	\$5,116.59	\$0.00	\$0.00	\$19,372.27	\$0.00	\$19,372.27	2.02%	0.38%	
8	Kim & Debra Smith	1310 Rapids Street	\$447,330.00	235.20	\$49,672.49	\$0.00	\$0.00	\$9,423.54	\$13,119.46	\$0.00	\$0.00	\$49,672.49	\$0.00	\$49,672.49	5.19%	0.97%	
9	Alicia A & Joel J Steenhoek	1302 Rapids Street	\$316,910.00	77.62	\$16,391.92	\$0.00	\$0.00	\$3,109.77	\$4,329.42	\$0.00	\$0.00	\$16,391.92	\$0.00	\$16,391.92	1.71%	0.32%	
10	Nathan Heath	1317 Rapids Street	\$228,160.00	79.46	\$16,782.21	\$0.00	\$0.00	\$3,183.81	\$4,432.50	\$0.00	\$0.00	\$16,782.21	\$0.00	\$16,782.21	1.75%	0.33%	
11	Patricia L Penn	1311 Rapids Street	\$222,400.00	113.35	\$23,938.25	\$0.00	\$0.00	\$4,541.41	\$6,322.56	\$0.00	\$0.00	\$23,938.25	\$0.00	\$23,938.25	2.50%	0.47%	
12	Matthew T Blair	1309 Rapids Street	\$215,620.00	97.47	\$20,584.94	\$0.00	\$0.00	\$3,905.24	\$5,436.88	\$0.00	\$0.00	\$20,584.94	\$0.00	\$20,584.94	2.15%	0.40%	
13	John O Neder III	1303 Rapids Street	\$128,490.00	89.78	\$18,959.81	\$0.00	\$0.00	\$3,596.93	\$5,007.65	\$0.00	\$0.00	\$18,959.81	\$0.00	\$18,959.81	1.98%	0.37%	
14	Scott & Melissa Greer	1220 Rapids Street	\$309,060.00	77.62	\$16,391.92	\$0.00	\$0.00	\$3,109.77	\$4,329.42	\$0.00	\$0.00	\$16,391.92	\$0.00	\$16,391.92	1.71%	0.32%	
15	Laverne & Anna Tigges	1208 Rapids Street	\$266,600.00	221.76	\$46,834.06	\$0.00	\$0.00	\$8,885.05	\$12,369.78	\$0.00	\$0.00	\$46,834.06	\$0.00	\$46,834.06	4.89%	0.91%	

SPECIAL ASSESSMENTS FOR THE CITY OF ADEL, IOWA															MEC 2024000794-000			
		RAPIDS STREET RECONSTRUCTION													Total Construction		\$5,127,534.26	
ASSMT. NO.	SAME NAME PARCEL ADDRESS AS LEGAL DESCRIPTION	VALUE BY COUNCIL	ASSESSABLE UNITS	STREET CONST.	WALK/DRIVE CONST.	STORM CONST.	WATER CONST.	SANITARY CONST.	MISC. CONST.	CREDIT	TOTAL CONST.	DEFICIENCY	PRELIMINARY ASSESSMENT	% OF TOTAL Assessments	% OF TOTAL Project Cost			
																Cost Unit	\$961,127.94 \$211.19	\$0.00 \$0.00
16	Victoria A McCarthy 1202 Rapids Street	\$265,300.00	77.62	\$16,391.92	\$0.00	\$0.00	\$3,109.77	\$4,329.42	\$0.00	\$0.00	\$16,391.92	\$0.00	\$16,391.92	1.71%	0.32%			
17	Addie R Roberts 1219 Rapids Street	\$123,330.00	66.15	\$13,970.39	\$0.00	\$0.00	\$2,650.37	\$3,689.85	\$0.00	\$0.00	\$13,970.39	\$0.00	\$13,970.39	1.46%	0.27%			
18	Donald Chestnutwood 219 N. 12th Street	\$248,470.00	174.17	\$36,784.25	\$0.00	\$0.00	\$6,978.47	\$9,715.43	\$0.00	\$0.00	\$36,784.25	\$0.00	\$36,784.25	3.84%	0.72%			
19	Albertus & Jennifer Louw 1134 Rapids Street	\$283,680.00	46.90	\$9,904.93	\$0.00	\$0.00	\$1,879.10	\$2,616.08	\$0.00	\$0.00	\$9,904.93	\$0.00	\$9,904.93	1.03%	0.19%			
20	Courtney Michelle Licht 1132 Rapids Street	\$208,210.00	97.61	\$20,614.08	\$0.00	\$0.00	\$3,910.77	\$5,444.58	\$0.00	\$0.00	\$20,614.08	\$0.00	\$20,614.08	2.15%	0.40%			
21	Christopher & Bobbie Jo Johnson 1124 Rapids Street	\$315,730.00	118.34	\$24,992.36	\$0.00	\$0.00	\$4,741.39	\$6,600.96	\$0.00	\$0.00	\$24,992.36	\$0.00	\$24,992.36	2.61%	0.49%			
22	Bryce A & Kale J Smith 1118 Rapids Street	\$321,390.00	138.60	\$29,271.29	\$0.00	\$0.00	\$5,553.16	\$7,731.11	\$0.00	\$0.00	\$29,271.29	\$0.00	\$29,271.29	3.06%	0.57%			
23	Rodney & Katina Carmichael 1108 Rapids Street	\$226,460.00	138.60	\$29,271.29	\$0.00	\$0.00	\$5,553.16	\$7,731.11	\$0.00	\$0.00	\$29,271.29	\$0.00	\$29,271.29	3.06%	0.57%			
24	Melissa S & Benjamin E Hengesteg 1104 Rapids Street	\$502,160.00	116.42	\$24,587.88	\$0.00	\$0.00	\$4,664.65	\$6,494.14	\$0.00	\$0.00	\$24,587.88	\$0.00	\$24,587.88	2.57%	0.48%			
25	Adel-Desoto-Minburn CSD 215 N. 11th Street	\$1,101,100.00	663.75	\$140,178.25	\$0.00	\$0.00	\$26,593.70	\$37,023.79	\$0.00	\$0.00	\$140,178.25	\$0.00	\$140,178.25	14.64%	2.73%			
26	Van G Harden 1020 Rapids Street	\$461,720.00	116.42	\$24,587.88	\$0.00	\$0.00	\$4,664.65	\$6,494.14	\$0.00	\$0.00	\$24,587.88	\$0.00	\$24,587.88	2.57%	0.48%			
27	Dawn E Fish 303 N. 10th Street	\$210,800.00	116.42	\$24,587.88	\$0.00	\$0.00	\$4,664.65	\$6,494.14	\$0.00	\$0.00	\$24,587.88	\$0.00	\$24,587.88	2.57%	0.48%			
28	Casey Ray Bennet & Michelle Boles 216 N. 11th Street	\$274,510.00	77.62	\$16,391.92	\$0.00	\$0.00	\$3,109.77	\$4,329.42	\$0.00	\$0.00	\$16,391.92	\$0.00	\$16,391.92	1.71%	0.32%			
29	Spencer S Steckelberg 1011 Rapids Street	\$157,350.00	110.88	\$23,417.03	\$0.00	\$0.00	\$4,442.53	\$6,184.89	\$0.00	\$0.00	\$23,417.03	\$0.00	\$23,417.03	2.45%	0.46%			
30	Tara J Dunning 219 N. 10th Street	\$185,310.00	52.21	\$11,025.52	\$0.00	\$0.00	\$2,091.69	\$2,912.05	\$0.00	\$0.00	\$11,025.52	\$0.00	\$11,025.52	1.15%	0.22%			
31	Dean Bury 918 Rapids Street	\$270,620.00	77.62	\$16,391.92	\$0.00	\$0.00	\$3,109.77	\$4,329.42	\$0.00	\$0.00	\$16,391.92	\$0.00	\$16,391.92	1.71%	0.32%			

SPECIAL ASSESSMENTS FOR THE CITY OF ADEL, IOWA														SCHEDULE 3			Rapids Street Reconstruction										MEC 2024000794-000		
ASSMT. SAME NAME		VALUE BY COUNCIL	ASSESSABLE UNITS	STREET CONST.	WALK/DRIVE CONST.	STORM CONST.	WATER CONST.	SANITARY CONST.	MISC. CONST.	CREDIT	TOTAL CONST.	DEFICIENCY	Total Construction	PRELIMINARY ASSESSMENT	% OF TOTAL Assessments	% OF TOTAL Project Cost													
NO.	PARCEL ADDRESS																												
AS	LEGAL DESCRIPTION	Cost Unit	\$961,127.94	\$0.00	\$0.00	\$182,338.90	\$253,852.46	\$0.00	\$1,397,319.30	\$307.04	\$0.00	\$23,417.03	\$0.00	\$23,417.03	\$5,127,534.26														
32	Matthew Lee Logan 912 Rapids Street	\$196,000.00	110.88	\$23,417.03	\$0.00	\$0.00	\$4,442.53	\$6,184.89	\$0.00	\$0.00	\$23,417.03	\$0.00	\$23,417.03		2.45%	0.46%													
33	MPS Properties LLC 908 Rapids Street	\$147,960.00	55.44	\$11,708.52	\$0.00	\$0.00	\$2,221.26	\$3,092.45	\$0.00	\$0.00	\$11,708.52	\$0.00	\$11,708.52		1.22%	0.23%													
34	Timothy J & Judith Ann Arntz 902 Rapids Street	\$167,000.00	116.42	\$24,587.88	\$0.00	\$0.00	\$4,664.65	\$6,494.14	\$0.00	\$0.00	\$24,587.88	\$0.00	\$24,587.88		2.57%	0.48%													
35	Dallas County, Iowa 210 N. 10th Street	\$799,390.00	155.23	\$32,783.84	\$0.00	\$0.00	\$6,219.54	\$8,658.85	\$0.00	\$0.00	\$32,783.84	\$0.00	\$32,783.84		3.42%	0.64%													
36	Dallas County, Iowa 901 Rapids Street	\$117,390.00	155.23	\$32,783.84	\$0.00	\$0.00	\$6,219.54	\$8,658.85	\$0.00	\$0.00	\$32,783.84	\$3,436.34	\$29,347.50		3.06%	0.57%													

Rapids Street Reconstruction														MEC 2024000794-000	
SPECIAL ASSESSMENTS FOR THE CITY OF ADEL, IOWA			SCHEDULE 4												\$5,127,534.26
ASSMT. NO.	SAME NAME	VALUE BY COUNCIL	ASSESSABLE UNITS	STREET CONST.	WALK/DRIVE CONST.	STORM CONST.	WATER CONST.	SANITARY CONST.	MISC. CONST.	CREDIT	TOTAL CONST.	DEFICIENCY	PRELIMINARY ASSESSMENT	% OF TOTAL Assessments	% OF TOTAL Project Cost
	AS LEGAL DESCRIPTION			Cost Unit											
1	Derek G & Megan I Garrett 1418 Rapids Street	\$251,040.00	118.50	\$20,800.15	\$0.00	\$0.00	\$8,291.40	\$6,670.48	\$0.00	\$0.00	\$20,800.15	\$0.00	\$20,800.15	2.60%	0.41%
2	Patti A Clark 1408 Rapids Street	\$167,510.00	119.70	\$21,010.25	\$0.00	\$0.00	\$8,375.15	\$6,737.86	\$0.00	\$0.00	\$21,010.25	\$0.00	\$21,010.25	2.63%	0.41%
3	Ryan A Grife 1402 Rapids Street	\$311,500.00	113.72	\$19,959.74	\$0.00	\$0.00	\$7,956.39	\$6,400.97	\$0.00	\$0.00	\$19,959.74	\$0.00	\$19,959.74	2.50%	0.39%
4	T Erick & Amy J Skogerson 1419 Rapids Street	\$184,110.00	78.56	\$13,789.36	\$0.00	\$0.00	\$5,496.74	\$4,422.16	\$0.00	\$0.00	\$13,789.36	\$0.00	\$13,789.36	1.73%	0.27%
5	Eric S & Anna Trout 1415 Rapids Street	\$286,310.00	113.52	\$19,925.51	\$0.00	\$0.00	\$7,942.75	\$6,389.99	\$0.00	\$0.00	\$19,925.51	\$0.00	\$19,925.51	2.49%	0.39%
6	Michael C & Mary A Crannell 1403 Rapids Street	\$278,640.00	140.45	\$24,652.02	\$0.00	\$0.00	\$9,826.84	\$7,905.76	\$0.00	\$0.00	\$24,652.02	\$0.00	\$24,652.02	3.09%	0.48%
7	Keith & Rebecca Soffa 1316 Rapids Street	\$244,470.00	91.73	\$16,100.48	\$0.00	\$0.00	\$6,418.01	\$5,163.33	\$0.00	\$0.00	\$16,100.48	\$0.00	\$16,100.48	2.02%	0.31%
8	Kim & Debra Smith 1310 Rapids Street	\$447,330.00	235.20	\$41,283.29	\$0.00	\$0.00	\$16,456.43	\$13,239.31	\$0.00	\$0.00	\$41,283.29	\$0.00	\$41,283.29	5.17%	0.81%
9	Alicia A & Joel J Steenhoek 1302 Rapids Street	\$316,910.00	77.62	\$13,623.49	\$0.00	\$0.00	\$5,430.62	\$4,368.97	\$0.00	\$0.00	\$13,623.49	\$0.00	\$13,623.49	1.71%	0.27%
10	Nathan Heath 1317 Rapids Street	\$228,160.00	79.46	\$13,947.86	\$0.00	\$0.00	\$5,559.92	\$4,472.99	\$0.00	\$0.00	\$13,947.86	\$0.00	\$13,947.86	1.75%	0.27%
11	Patricia L Penn 1311 Rapids Street	\$222,400.00	113.35	\$19,895.32	\$0.00	\$0.00	\$7,930.71	\$6,380.31	\$0.00	\$0.00	\$19,895.32	\$0.00	\$19,895.32	2.49%	0.39%
12	Matthew T Blair 1309 Rapids Street	\$215,620.00	97.47	\$17,108.34	\$0.00	\$0.00	\$6,819.76	\$5,486.54	\$0.00	\$0.00	\$17,108.34	\$0.00	\$17,108.34	2.14%	0.33%
13	John O Neder III 1303 Rapids Street	\$128,490.00	89.78	\$15,757.69	\$0.00	\$0.00	\$6,281.36	\$5,053.40	\$0.00	\$0.00	\$15,757.69	\$0.00	\$15,757.69	1.97%	0.31%
14	Scott & Melissa Greer 1220 Rapids Street	\$309,060.00	77.62	\$13,623.49	\$0.00	\$0.00	\$5,430.62	\$4,368.97	\$0.00	\$0.00	\$13,623.49	\$0.00	\$13,623.49	1.71%	0.27%
15	Laverne & Anna Tigges 1208 Rapids Street	\$266,600.00	221.76	\$38,924.25	\$0.00	\$0.00	\$15,516.06	\$12,482.77	\$0.00	\$0.00	\$38,924.25	\$0.00	\$38,924.25	4.87%	0.76%

Rapids Street Reconstruction															MEC 2024000794-000	
SPECIAL ASSESSMENTS FOR THE CITY OF ADEL, IOWA															\$5,127,534.26	
SCHEDULE 4															Total Construction	
ASSMT. SAME NAME															PRELIMINARY	
NO.	PARCELADDRESS		VALUE BY COUNCIL	ASSESSABLE UNITS	STREET CONST.		WALK/DRIVE CONST.	STORM CONST.	WATER CONST.	SANITARY CONST.	MISC. CONST.	CREDIT	TOTAL CONST.	DEFICIENCY	% OF TOTAL Assessments	% OF TOTAL Project Cost
	AS	LEGAL DESCRIPTION			Cost Unit											
16	Victoria A McCarthy 1202 Rapids Street		\$265,300.00	77.62		\$798,802.85 \$175.52	\$0.00 \$0.00	\$0.00 \$0.00	\$318,420.38 \$69.97	\$256,171.29 \$56.29	\$0.00 \$0.00	\$0.00	\$1,373,394.52 \$301.78	\$0.00	1.71%	0.27%
						\$13,623.49	\$0.00	\$0.00	\$5,430.62	\$4,368.97	\$0.00	\$0.00	\$13,623.49	\$0.00		
17	Addie R Roberts 1219 Rapids Street		\$123,330.00	66.15		\$11,610.93	\$0.00	\$0.00	\$4,628.37	\$3,723.55	\$0.00	\$0.00	\$11,610.93	\$0.00	1.45%	0.23%
18	Donald Chestnutwood 219 N. 12th Street		\$248,470.00	174.17		\$30,571.75	\$0.00	\$0.00	\$12,186.57	\$9,804.18	\$0.00	\$0.00	\$30,571.75	\$0.00	3.83%	0.60%
19	Albertus & Jennifer Louw 1134 Rapids Street		\$283,680.00	46.90		\$8,232.09	\$0.00	\$0.00	\$3,281.49	\$2,639.98	\$0.00	\$0.00	\$8,232.09	\$0.00	1.03%	0.16%
20	Courtney Michelle Licht 1132 Rapids Street		\$208,210.00	97.61		\$17,132.57	\$0.00	\$0.00	\$6,829.42	\$5,494.31	\$0.00	\$0.00	\$17,132.57	\$0.00	2.14%	0.33%
21	Christopher & Bobbie Jo Johnson 1124 Rapids Street		\$315,730.00	118.34		\$20,771.39	\$0.00	\$0.00	\$8,279.93	\$6,661.26	\$0.00	\$0.00	\$20,771.39	\$0.00	2.60%	0.41%
22	Bryce A & Kale J Smith 1118 Rapids Street		\$321,390.00	138.60		\$24,327.66	\$0.00	\$0.00	\$9,697.54	\$7,801.73	\$0.00	\$0.00	\$24,327.66	\$0.00	3.05%	0.47%
23	Rodney & Katina Carmichael 1108 Rapids Street		\$226,460.00	138.60		\$24,327.66	\$0.00	\$0.00	\$9,697.54	\$7,801.73	\$0.00	\$0.00	\$24,327.66	\$0.00	3.05%	0.47%
24	Melissa S & Benjamin E Hengesteg 1104 Rapids Street		\$502,160.00	116.42		\$20,435.23	\$0.00	\$0.00	\$8,145.93	\$6,553.46	\$0.00	\$0.00	\$20,435.23	\$0.00	2.56%	0.40%
25	Adel-Desoto-Minburn CSD 215 N. 11th Street		\$1,101,100.00	663.75		\$116,503.52	\$0.00	\$0.00	\$46,440.87	\$37,361.98	\$0.00	\$0.00	\$116,503.52	\$0.00	14.58%	2.27%
26	Van G Harden 1020 Rapids Street		\$461,720.00	116.42		\$20,435.23	\$0.00	\$0.00	\$8,145.93	\$6,553.46	\$0.00	\$0.00	\$20,435.23	\$0.00	2.56%	0.40%
27	Dawn E Fish 303 N. 10th Street		\$210,800.00	116.42		\$20,435.23	\$0.00	\$0.00	\$8,145.93	\$6,553.46	\$0.00	\$0.00	\$20,435.23	\$0.00	2.56%	0.40%
28	Casey Ray Bennet & Michelle Boles 216 N. 11th Street		\$274,510.00	77.62		\$13,623.49	\$0.00	\$0.00	\$5,430.62	\$4,368.97	\$0.00	\$0.00	\$13,623.49	\$0.00	1.71%	0.27%
29	Spencer S Steckelberg 1011 Rapids Street		\$157,350.00	110.88		\$19,462.12	\$0.00	\$0.00	\$7,758.03	\$6,241.39	\$0.00	\$0.00	\$19,462.12	\$0.00	2.44%	0.38%
30	Tara J Dunning 219 N. 10th Street		\$185,310.00	52.21		\$9,163.42	\$0.00	\$0.00	\$3,652.74	\$2,938.65	\$0.00	\$0.00	\$9,163.42	\$0.00	1.15%	0.18%
31	Dean Bury 918 Rapids Street		\$270,620.00	77.62		\$13,623.49	\$0.00	\$0.00	\$5,430.62	\$4,368.97	\$0.00	\$0.00	\$13,623.49	\$0.00	1.71%	0.27%

Rapids Street Reconstruction														MEC 2024000794-000		
SPECIAL ASSESSMENTS FOR THE CITY OF ADEL, IOWA		SCHEDULE 4												Total Construction		\$5,127,534.26
ASSMT. NO.	SAME NAME	VALUE BY COUNCIL	ASSESSABLE UNITS	Cost Unit	STREET CONST.	WALK/DRIVE CONST.	STORM CONST.	WATER CONST.	SANITARY CONST.	MISC. CONST.	CREDIT	TOTAL CONST.	DEFICIENCY	PRELIMINARY ASSESSMENT	% OF TOTAL Assessments	% OF TOTAL Project Cost
AS	LEGAL DESCRIPTION															
32	Matthew Lee Logan 912 Rapids Street	\$196,000.00	110.88		\$798,802.85 \$175.52	\$0.00	\$0.00	\$318,420.38 \$69.97	\$256,171.29 \$56.29	\$0.00	\$0.00	\$1,373,394.52 \$301.78	\$0.00	\$19,462.12	2.44%	0.38%
33	MPS Properties LLC 908 Rapids Street	\$147,960.00	55.44		\$9,731.06	\$0.00	\$0.00	\$3,879.02	\$3,120.69	\$0.00	\$0.00	\$9,731.06	\$0.00	\$9,731.06	1.22%	0.19%
34	Timothy J & Judith Ann Arntz 902 Rapids Street	\$167,000.00	116.42		\$20,435.23	\$0.00	\$0.00	\$8,145.93	\$6,553.46	\$0.00	\$0.00	\$20,435.23	\$0.00	\$20,435.23	2.56%	0.40%
35	Dallas County, Iowa 210 N. 10th Street	\$799,390.00	155.23		\$27,246.97	\$0.00	\$0.00	\$10,861.24	\$8,737.94	\$0.00	\$0.00	\$27,246.97	\$0.00	\$27,246.97	3.41%	0.53%
36	Dallas County, Iowa 901 Rapids Street	\$117,390.00	155.23		\$27,246.97	\$0.00	\$0.00	\$10,861.24	\$8,737.94	\$0.00	\$0.00	\$27,246.97	\$0.00	\$27,246.97	3.41%	0.53%

SPECIAL ASSESSMENTS FOR THE CITY OF ADEL, IOWA			Rapids Street Reconstruction											Total Construction		MEC 2024000794-000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
ASSMT. NO.	NAME	PARCEL ADDRESS	VALUE BY COUNCIL	ASSESSABLE UNITS	STREET CONST.		WALK/DRIVE CONST.		STORM CONST.		WATER CONST.		SANITARY CONST.		MISC. CONST.		CREDIT	TOTAL CONST.	DEFICIENCY	PRELIMINARY ASSESSMENT	% OF TOTAL Assessments	% OF TOTAL Project Cost																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
					Cost Unit	\$91,569.30	\$402,131.55	\$50,752.49	\$217,618.06	\$302,968.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

SPECIAL ASSESSMENTS FOR THE CITY OF ADEL, IOWA		Rapids Street Reconstruction												MEC 2024000794-000		
SCHEDULE 5														\$5,127,534.26		
ASSMT. NO.	SAME NAME PARCEL ADDRESS	VALUE BY COUNCIL	ASSESSABLE UNITS		STREET CONST.	WALK/DRIVE CONST.	STORM CONST.	WATER CONST.	SANITARY CONST.	MISC. CONST.	CREDIT	TOTAL CONST.	DEFICIENCY	PRELIMINARY ASSESSMENT	% OF TOTAL Assessments	% OF TOTAL Project Cost
	AS LEGAL DESCRIPTION			Cost Unit	\$91,569.30 \$20.12	\$402,131.55 \$88.36	\$50,752.49 \$11.15	\$217,618.06 \$47.82	\$302,968.17 \$66.57	\$0.00 \$0.00		\$1,065,039.57 \$234.03				
16	Victoria A McCarthy 1202 Rapids Street	\$265,300.00	77.62		\$1,561.70	\$6,858.31	\$865.58	\$3,711.45	\$5,167.09	\$0.00	\$0.00	\$9,285.59	\$0.00	\$9,285.59	1.71%	0.18%
17	Addie R Roberts 1219 Rapids Street	\$123,330.00	66.15		\$1,331.00	\$5,845.15	\$737.71	\$3,163.17	\$4,403.77	\$0.00	\$0.00	\$7,913.85	\$0.00	\$7,913.85	1.45%	0.15%
18	Donald Chestnutwood 219 N. 12th Street	\$248,470.00	174.17		\$3,504.54	\$15,390.36	\$1,942.40	\$8,328.67	\$11,595.19	\$0.00	\$0.00	\$20,837.30	\$0.00	\$20,837.30	3.83%	0.41%
19	Albertus & Jennifer Louw 1134 Rapids Street	\$283,680.00	46.90		\$943.67	\$4,144.18	\$523.03	\$2,242.67	\$3,122.25	\$0.00	\$0.00	\$5,610.88	\$0.00	\$5,610.88	1.03%	0.11%
20	Courtney Michelle Licht 1132 Rapids Street	\$208,210.00	97.61		\$1,963.96	\$8,624.84	\$1,088.53	\$4,667.43	\$6,498.00	\$0.00	\$0.00	\$11,677.33	\$0.00	\$11,677.33	2.14%	0.23%
21	Christopher & Bobbie Jo Johnson 1124 Rapids Street	\$315,730.00	118.34		\$2,381.09	\$10,456.69	\$1,319.72	\$5,658.76	\$7,878.13	\$0.00	\$0.00	\$14,157.50	\$0.00	\$14,157.50	2.60%	0.28%
22	Bryce A & Kale J Smith 1118 Rapids Street	\$321,390.00	138.60		\$2,788.76	\$12,246.97	\$1,545.67	\$6,627.59	\$9,226.94	\$0.00	\$0.00	\$16,581.40	\$0.00	\$16,581.40	3.05%	0.32%
23	Rodney & Katina Carmichael 1108 Rapids Street	\$226,460.00	138.60		\$2,788.76	\$12,246.97	\$1,545.67	\$6,627.59	\$9,226.94	\$0.00	\$0.00	\$16,581.40	\$0.00	\$16,581.40	3.05%	0.32%
24	Melissa S & Benjamin E Hengesteg 1104 Rapids Street	\$502,160.00	116.42		\$2,342.56	\$10,287.46	\$1,298.37	\$5,567.18	\$7,750.63	\$0.00	\$0.00	\$13,928.38	\$0.00	\$13,928.38	2.56%	0.27%
25	Adel-Desoto-Minburn CSD 215 N. 11th Street	\$1,101,100.00	663.75		\$13,355.17	\$58,649.94	\$7,402.13	\$31,739.08	\$44,187.20	\$0.00	\$0.00	\$79,407.24	\$0.00	\$79,407.24	14.58%	1.55%
26	Van G Harden 1020 Rapids Street	\$461,720.00	116.42		\$2,342.56	\$10,287.46	\$1,298.37	\$5,567.18	\$7,750.63	\$0.00	\$0.00	\$13,928.38	\$0.00	\$13,928.38	2.56%	0.27%
27	Dawn E Fish 303 N. 10th Street	\$210,800.00	116.42		\$2,342.56	\$10,287.46	\$1,298.37	\$5,567.18	\$7,750.63	\$0.00	\$0.00	\$13,928.38	\$0.00	\$13,928.38	2.56%	0.27%
28	Casey Ray Bennet & Michelle Boles 216 N. 11th Street	\$274,510.00	77.62		\$1,561.70	\$6,858.31	\$865.58	\$3,711.45	\$5,167.09	\$0.00	\$0.00	\$9,285.59	\$0.00	\$9,285.59	1.71%	0.18%
29	Spencer S Steckelberg 1011 Rapids Street	\$157,350.00	110.88		\$2,231.00	\$9,797.58	\$1,236.54	\$5,302.07	\$7,381.55	\$0.00	\$0.00	\$13,265.12	\$0.00	\$13,265.12	2.44%	0.26%
30	Tara J Dunning 219 N. 10th Street	\$185,310.00	52.21		\$1,050.43	\$4,613.03	\$582.20	\$2,496.39	\$3,475.48	\$0.00	\$0.00	\$6,245.66	\$0.00	\$6,245.66	1.15%	0.12%
31	Dean Bury 918 Rapids Street	\$270,620.00	77.62		\$1,561.70	\$6,858.31	\$865.58	\$3,711.45	\$5,167.09	\$0.00	\$0.00	\$9,285.59	\$0.00	\$9,285.59	1.71%	0.18%

Rapids Street Reconstruction														MEC 2024000794-000		
SPECIAL ASSESSMENTS FOR THE CITY OF ADEL, IOWA		SCHEDULE 5												Total Construction		\$5,127,534.26
ASSMT. NO.	SAME NAME	VALUE BY COUNCIL	ASSESSABLE UNITS	Cost Unit	STREET CONST.	WALK/DRIVE CONST.	STORM CONST.	WATER CONST.	SANITARY CONST.	MISC. CONST.	CREDIT	TOTAL CONST.	DEFICIENCY	PRELIMINARY ASSESSMENT	% OF TOTAL Assessments	% OF TOTAL Project Cost
AS	LEGAL DESCRIPTION				\$91,569.30 \$20.12	\$402,131.55 \$88.36	\$50,752.49 \$11.15	\$217,618.06 \$47.82	\$302,968.17 \$66.57	\$0.00 \$0.00		\$1,065,039.57 \$234.03				
32	Matthew Lee Logan 912 Rapids Street	\$196,000.00	110.88		\$2,231.00	\$9,797.58	\$1,236.54	\$5,302.07	\$7,381.55	\$0.00	\$0.00	\$13,265.12	\$0.00	\$13,265.12	2.44%	0.26%
33	MPS Properties LLC 908 Rapids Street	\$147,960.00	55.44		\$1,115.50	\$4,898.79	\$618.27	\$2,651.04	\$3,690.78	\$0.00	\$0.00	\$6,632.56	\$0.00	\$6,632.56	1.22%	0.13%
34	Timothy J & Judith Ann Arntz 902 Rapids Street	\$167,000.00	116.42		\$2,342.56	\$10,287.46	\$1,298.37	\$5,567.18	\$7,750.63	\$0.00	\$0.00	\$13,928.38	\$0.00	\$13,928.38	2.56%	0.27%
35	Dallas County, Iowa 210 N. 10th Street	\$799,390.00	155.23		\$3,123.41	\$13,716.61	\$1,731.16	\$7,422.90	\$10,334.17	\$0.00	\$0.00	\$18,571.17	\$0.00	\$18,571.17	3.41%	0.36%
36	Dallas County, Iowa 901 Rapids Street	\$117,390.00	155.23		\$3,123.41	\$13,716.61	\$1,731.16	\$7,422.90	\$10,334.17	\$0.00	\$0.00	\$18,571.17	\$0.00	\$18,571.17	3.41%	0.36%

Rapids Street Reconstruction Project
Final Special Assessments for the City of Adel
Parcel Assessments by Area Method

Total Project Cost
\$5,127,534.47



		Parcel Assessments
		Area Method
Unit Cost		\$17.89
Parcel NO	Assessable Units	Current Cost
1	8295.73	\$62,760.00
2	5869.92	\$41,877.50
3	7971.83	\$77,875.00
4	5583.74	\$46,027.50
5	5561.52	\$67,166.54
6	8271.48	\$69,660.00
7	6395.13	\$61,117.50
8	9846.84	\$111,832.50
9	5419.58	\$65,452.36
10	5586.13	\$57,040.00
11	5578.74	\$55,600.00
12	4823.13	\$53,905.00
13	6347.59	\$32,122.50
14	4547.92	\$54,925.24
15	10869.74	\$66,650.00
16	5396.33	\$65,171.59
17	4238.43	\$30,832.50
18	12581.59	\$62,117.50
19	5548.33	\$67,007.32
20	6873.85	\$52,052.50
21	5855.73	\$70,719.79
22	6833.73	\$80,347.50
23	6833.81	\$56,615.00
24	8201.18	\$99,045.81
25	47352.78	\$275,275.00
26	8503.10	\$102,692.08
27	8503.55	\$52,700.00
28	5669.60	\$68,471.82
29	5661.71	\$39,337.50
30	3762.95	\$45,445.20
31	5463.68	\$65,984.98
32	5463.99	\$49,000.00
33	2731.94	\$32,993.72
34	8196.67	\$41,750.00
35	10967.85	\$132,458.91
36	10974.53	\$29,347.50
TOTALS	286584.33	\$2,443,377.85

AVERAGE (w/o School)

\$61,945.80

Property Owner Contribution
City Contribution

47.65%
52.35%

SPECIAL ASSESSMENTS FOR THE CITY OF ADEL, IOWA														MEC 2024000794-000		
ASSMT. NO. PARCEL ADDRESS		VALUE BY COUNCIL	ASSESSABLE UNITS	STREET CONST.	WALK/DRIVE CONST.	STORM CONST.	WATER CONST.	SANITARY CONST.	MISC. CONST.	CREDIT	TOTAL CONST.	DEFICIENCY	PRELIMINARY ASSESSMENT	% OF TOTAL Assessments	% OF TOTAL Project Cost	
AS	LEGAL DESCRIPTION															
				Cost Unit	\$1,755,682.71 \$6.13	\$483,130.15 \$1.69	\$1,222,270.27 \$4.26	\$707,241.55 \$2.47	\$853,543.11 \$2.98	\$105,666.47 \$0.37	\$5,127,534.26 \$17.89					
1	Derek G & Megan I Garrett 1418 Rapids Street	\$251,040.00	8295.73	\$50,821.56	\$13,985.12	\$35,380.93	\$20,472.45	\$24,707.42	\$3,058.72	\$0.00	\$100,187.61	\$37,427.61	\$62,760.00	2.57%	1.22%	
2	Patti A Clark 1408 Rapids Street	\$167,510.00	5869.92	\$35,960.48	\$9,895.63	\$25,034.95	\$14,485.96	\$17,482.55	\$2,164.30	\$0.00	\$70,891.05	\$29,013.55	\$41,877.50	1.71%	0.82%	
3	Ryan A Grife 1402 Rapids Street	\$311,500.00	7971.83	\$48,837.27	\$13,439.08	\$33,999.51	\$19,673.11	\$23,742.74	\$2,939.29	\$0.00	\$96,275.85	\$18,400.85	\$77,875.00	3.19%	1.52%	
4	T Erick & Amy J Skogerson 1419 Rapids Street	\$184,110.00	5583.74	\$34,207.28	\$9,413.19	\$23,814.41	\$13,779.72	\$16,630.22	\$2,058.78	\$0.00	\$67,434.88	\$21,407.38	\$46,027.50	1.88%	0.90%	
5	Eric S & Anna Trout 1415 Rapids Street	\$286,310.00	5561.52	\$34,071.17	\$9,375.73	\$23,719.65	\$13,724.89	\$16,564.05	\$2,050.59	\$0.00	\$67,166.54	\$0.00	\$67,166.54	2.75%	1.31%	
6	Michael C & Mary A Crannell 1403 Rapids Street	\$278,640.00	8271.48	\$50,673.00	\$13,944.24	\$35,277.50	\$20,412.60	\$24,635.20	\$3,049.77	\$0.00	\$99,894.74	\$30,234.74	\$69,660.00	2.85%	1.36%	
7	Keith & Rebecca Soffa 1316 Rapids Street	\$244,470.00	6395.13	\$39,178.08	\$10,781.05	\$27,274.97	\$15,782.10	\$19,046.82	\$2,357.95	\$0.00	\$77,234.11	\$16,116.61	\$61,117.50	2.50%	1.19%	
8	Kim & Debra Smith 1310 Rapids Street	\$447,330.00	9846.84	\$60,324.04	\$16,600.02	\$41,996.36	\$24,300.33	\$29,327.15	\$3,630.63	\$0.00	\$118,920.41	\$7,087.91	\$111,832.50	4.58%	2.18%	
9	Alicia A & Joel J Steenhoek 1302 Rapids Street	\$316,910.00	5419.58	\$33,201.62	\$9,136.45	\$23,114.29	\$13,374.61	\$16,141.31	\$1,998.25	\$0.00	\$65,452.36	\$0.00	\$65,452.36	2.68%	1.28%	
10	Nathan Heath 1317 Rapids Street	\$228,160.00	5586.13	\$34,221.93	\$9,417.22	\$23,824.60	\$13,785.62	\$16,637.34	\$2,059.66	\$0.00	\$67,463.75	\$10,423.75	\$57,040.00	2.33%	1.11%	
11	Patricia L Penn 1311 Rapids Street	\$222,400.00	5578.74	\$34,176.65	\$9,404.76	\$23,793.08	\$13,767.38	\$16,615.33	\$2,056.94	\$0.00	\$67,374.50	\$11,774.50	\$55,600.00	2.28%	1.08%	
12	Matthew T Blair 1309 Rapids Street	\$215,620.00	4823.13	\$29,547.63	\$8,130.94	\$20,570.46	\$11,902.67	\$14,364.88	\$1,778.34	\$0.00	\$58,249.03	\$4,344.03	\$53,905.00	2.21%	1.05%	
13	John O Nader III 1303 Rapids Street	\$128,490.00	6347.59	\$38,886.83	\$10,700.91	\$27,072.21	\$15,664.78	\$18,905.23	\$2,340.42	\$0.00	\$76,659.96	\$44,537.46	\$32,122.50	1.31%	0.63%	
14	Scott & Melissa Greer 1220 Rapids Street	\$309,060.00	4547.92	\$27,861.59	\$7,666.98	\$19,396.67	\$11,223.48	\$13,545.20	\$1,676.86	\$0.00	\$54,925.24	\$0.00	\$54,925.24	2.25%	1.07%	
15	Laverne & Anna Tigges 1208 Rapids Street	\$266,600.00	10869.74	\$66,590.58	\$18,324.45	\$46,358.99	\$26,824.68	\$32,373.69	\$4,007.78	\$0.00	\$131,274.02	\$64,624.02	\$66,650.00	2.73%	1.30%	

Rapids Street Reconstruction															MEC 2024000794-000	
SPECIAL ASSESSMENTS FOR THE CITY OF ADEL, IOWA															\$5,127,534.26	
ASSMT. NO.	SAME NAME PARCEL ADDRESS AS LEGAL DESCRIPTION	VALUE BY COUNCIL	ASSESSABLE UNITS	STREET CONST.	WALK/DRIVE CONST.	STORM CONST.	WATER CONST.	SANITARY CONST.	MISC. CONST.	CREDIT	TOTAL CONST.	DEFICIENCY	Total Construction PRELIMINARY ASSESSMENT	% OF TOTAL Assessments	% OF TOTAL Project Cost	
				Cost Unit	\$1,755,682.71 \$6.13	\$483,130.15 \$1.69	\$1,222,270.27 \$4.26	\$707,241.55 \$2.47	\$853,543.11 \$2.98	\$105,666.47 \$0.37		\$5,127,534.26 \$17.89				
16	Victoria A McCarthy 1202 Rapids Street	\$265,300.00	5396.33		\$33,059.20	\$9,097.26	\$23,015.13	\$13,317.23	\$16,072.07	\$1,989.68	\$0.00	\$65,171.59	\$0.00	\$65,171.59	2.67%	1.27%
17	Addie R Roberts 1219 Rapids Street	\$123,330.00	4238.43		\$25,965.58	\$7,145.23	\$18,076.71	\$10,459.71	\$12,623.43	\$1,562.75	\$0.00	\$51,187.52	\$20,355.02	\$30,832.50	1.26%	0.60%
18	Donald Chestnutwood 219 N. 12th Street	\$248,470.00	12581.59		\$77,077.75	\$21,210.32	\$53,659.95	\$31,049.22	\$37,472.14	\$4,638.96	\$0.00	\$151,948.01	\$89,830.51	\$62,117.50	2.54%	1.21%
19	Albertus & Jennifer Louw 1134 Rapids Street	\$283,680.00	5548.33		\$33,990.40	\$9,353.50	\$23,663.42	\$13,692.35	\$16,524.78	\$2,045.73	\$0.00	\$67,007.32	\$0.00	\$67,007.32	2.74%	1.31%
20	Courtney Michelle Licht 1132 Rapids Street	\$208,210.00	6873.85		\$42,110.82	\$11,588.09	\$29,316.69	\$16,963.50	\$20,472.61	\$2,534.46	\$0.00	\$83,015.60	\$30,963.10	\$52,052.50	2.13%	1.02%
21	Christopher & Bobbie Jo Johnson 1124 Rapids Street	\$315,730.00	5855.73		\$35,873.60	\$9,871.73	\$24,974.46	\$14,450.96	\$17,440.32	\$2,159.07	\$0.00	\$70,719.79	\$0.00	\$70,719.79	2.89%	1.38%
22	Bryce A & Kale J Smith 1118 Rapids Street	\$321,390.00	6833.73		\$41,865.02	\$11,520.45	\$29,145.56	\$16,864.48	\$20,353.11	\$2,519.66	\$0.00	\$82,531.03	\$2,183.53	\$80,347.50	3.29%	1.57%
23	Rodney & Katina Carmichael 1108 Rapids Street	\$226,460.00	6833.81		\$41,865.51	\$11,520.58	\$29,145.91	\$16,864.68	\$20,353.34	\$2,519.69	\$0.00	\$82,532.00	\$25,917.00	\$56,615.00	2.32%	1.10%
24	Melissa S & Benjamin E Hengesteg 1104 Rapids Street	\$502,160.00	8201.18		\$50,242.37	\$13,825.73	\$34,977.71	\$20,239.13	\$24,425.84	\$3,023.86	\$0.00	\$99,045.81	\$0.00	\$99,045.81	4.05%	1.93%
25	Adel-Desoto-Minburn CSD 215 N. 11th Street	\$1,101,100.00	47352.78		\$290,094.22	\$79,828.36	\$201,957.64	\$116,858.64	\$141,032.27	\$17,459.44	\$0.00	\$571,880.22	\$296,605.22	\$275,275.00	11.27%	5.37%
26	Van G Harden 1020 Rapids Street	\$461,720.00	8503.10		\$52,091.99	\$14,334.72	\$36,265.38	\$20,984.21	\$25,325.05	\$3,135.18	\$0.00	\$102,692.08	\$0.00	\$102,692.08	4.20%	2.00%
27	Dawn E Fish 303 N. 10th Street	\$210,800.00	8503.55		\$52,094.72	\$14,335.47	\$36,267.27	\$20,985.31	\$25,326.38	\$3,135.34	\$0.00	\$102,697.45	\$49,997.45	\$52,700.00	2.16%	1.03%
28	Casey Ray Bennet & Michelle Boles 216 N. 11th Street	\$274,510.00	5669.60		\$34,733.29	\$9,557.93	\$24,180.60	\$13,991.61	\$16,885.94	\$2,090.44	\$0.00	\$68,471.82	\$0.00	\$68,471.82	2.80%	1.34%
29	Spencer S Steckelberg 1011 Rapids Street	\$157,350.00	5661.71		\$34,684.97	\$9,544.64	\$24,146.96	\$13,972.14	\$16,862.45	\$2,087.53	\$0.00	\$68,376.56	\$29,039.06	\$39,337.50	1.61%	0.77%
30	Tara J Dunning 219 N. 10th Street	\$185,310.00	3762.95		\$23,052.71	\$6,343.66	\$16,048.83	\$9,286.32	\$11,207.31	\$1,387.44	\$0.00	\$45,445.20	\$0.00	\$45,445.20	1.86%	0.89%
31	Dean Bury 918 Rapids Street	\$270,620.00	5463.68		\$33,471.80	\$9,210.80	\$23,302.38	\$13,483.44	\$16,272.66	\$2,014.51	\$0.00	\$65,984.98	\$0.00	\$65,984.98	2.70%	1.29%

Rapids Street Reconstruction														MEC 2024000794-000	
SPECIAL ASSESSMENTS FOR THE CITY OF ADEL, IOWA														Total Construction	
ASSMT. SAME NAME		VALUE BY COUNCIL	ASSESSABLE UNITS	STREET CONST.	WALK/DRIVE CONST.	STORM CONST.	WATER CONST.	SANITARY CONST.	MISC. CONST.	CREDIT	TOTAL CONST.	DEFICIENCY	PRELIMINARY ASSESSMENT	% OF TOTAL Assessments	% OF TOTAL Project Cost
NO.	PARCEL ADDRESS														
AS	LEGAL DESCRIPTION			Cost Unit											
32	Matthew Lee Logan 912 Rapids Street	\$196,000.00	5463.99	\$33,473.66	\$9,211.31	\$23,303.67	\$13,484.19	\$16,273.56	\$2,014.63	\$0.00	\$65,988.64	\$16,988.64	\$49,000.00	2.01%	0.96%
33	MPS Properties LLC 908 Rapids Street	\$147,960.00	2731.94	\$16,736.53	\$4,605.57	\$11,651.63	\$6,741.97	\$8,136.63	\$1,007.29	\$0.00	\$32,993.72	\$0.00	\$32,993.72	1.35%	0.64%
34	Timothy J & Judith Ann Arntz 902 Rapids Street	\$167,000.00	8196.67	\$50,214.69	\$13,818.12	\$34,958.44	\$20,227.98	\$24,412.38	\$3,022.19	\$0.00	\$98,991.24	\$57,241.24	\$41,750.00	1.71%	0.81%
35	Dallas County, Iowa 210 N. 10th Street	\$799,390.00	10967.85	\$67,191.63	\$18,489.85	\$46,777.43	\$27,066.80	\$32,665.90	\$4,043.96	\$0.00	\$132,458.91	\$0.00	\$132,458.91	5.42%	2.58%
36	Dallas County, Iowa 901 Rapids Street	\$117,390.00	10974.53	\$67,232.56	\$18,501.11	\$46,805.93	\$27,083.29	\$32,685.80	\$4,046.42	\$0.00	\$132,539.60	\$103,192.10	\$29,347.50	1.20%	0.57%

Rapids Street Reconstruction Project
Final Special Assessments for the City of Adel
Parcel Assessments by CPI Method

Total Project Cost
\$5,127,534.26



		Unit Cost	Parcel Assessments
			CPI Method
			\$53.48
Parcel NO	Assessable Units		Current Cost
1	118.50		\$6,337.54
2	119.70		\$6,401.56
3	113.72		\$6,081.48
4	78.56		\$4,201.44
5	113.52		\$6,071.05
6	140.45		\$7,511.16
7	91.73		\$4,905.61
8	235.20		\$12,578.50
9	77.62		\$4,150.90
10	79.46		\$4,249.73
11	113.35		\$6,061.85
12	97.47		\$5,212.70
13	89.78		\$4,801.17
14	77.62		\$4,150.90
15	221.76		\$11,859.72
16	77.62		\$4,150.90
17	66.15		\$3,537.70
18	174.17		\$9,314.83
19	46.90		\$2,508.21
20	97.61		\$5,220.08
21	118.34		\$6,328.78
22	138.60		\$7,412.33
23	138.60		\$7,412.33
24	116.42		\$6,226.36
25	663.75		\$35,497.14
26	116.42		\$6,226.36
27	116.42		\$6,226.36
28	77.62		\$4,150.90
29	110.88		\$5,929.86
30	52.21		\$2,791.98
31	77.62		\$4,150.90
32	110.88		\$5,929.86
33	55.44		\$2,964.93
34	116.42		\$6,226.36
35	155.23		\$8,301.81
36	155.23		\$8,301.81
TOTALS	4550.96		\$243,385.09

AVERAGE (w/o School) \$5,939.66

Property Owner Contribution 4.75%
City Contribution 95.25%

Rapids Street Reconstruction						MEC 2024000794-000		
SPECIAL ASSESSMENTS FOR THE CITY OF ADEL, IOWA			Total Project Cost	\$ 5,127,534.26		CPI Based Unit Price	\$53.48	
ASSMT. NO.	SAME NAME	VALUE BY COUNCIL	ASSESSABLE UNITS	TOTAL CONST.	DEFICIENCY	PRELIMINARY ASSESSMENT	% OF TOTAL Assessments	% OF TOTAL Project Cost
PARCEL NO.	ADDRESS AS LEGAL DESCRIPTION							
1	Derek G & Megan I Garrett 1418 Rapids Street	\$251,040.00	118.50	\$6,337.54	\$0.00	\$6,337.54	2.60%	0.12%
2	Patti A Clark 1408 Rapids Street	\$167,510.00	119.70	\$6,401.56	\$0.00	\$6,401.56	2.63%	0.12%
3	Ryan A Grife 1402 Rapids Street	\$311,500.00	113.72	\$6,081.48	\$0.00	\$6,081.48	2.50%	0.12%
4	T Erick & Amy J Skogerson 1419 Rapids Street	\$184,110.00	78.56	\$4,201.44	\$0.00	\$4,201.44	1.73%	0.08%
5	Eric S & Anna Trout 1415 Rapids Street	\$286,310.00	113.52	\$6,071.05	\$0.00	\$6,071.05	2.49%	0.12%
6	Michael C & Mary A Crannell 1403 Rapids Street	\$278,640.00	140.45	\$7,511.16	\$0.00	\$7,511.16	3.09%	0.15%
7	Keith & Rebecca Soffa 1316 Rapids Street	\$244,470.00	91.73	\$4,905.61	\$0.00	\$4,905.61	2.02%	0.10%
8	Kim & Debra Smith 1310 Rapids Street	\$447,330.00	235.20	\$12,578.50	\$0.00	\$12,578.50	5.17%	0.25%
9	Alicia A & Joel J Steenhoek 1302 Rapids Street	\$316,910.00	77.62	\$4,150.90	\$0.00	\$4,150.90	1.71%	0.08%
10	Nathan Heath 1317 Rapids Street	\$228,160.00	79.46	\$4,249.73	\$0.00	\$4,249.73	1.75%	0.08%
11	Patricia L Penn 1311 Rapids Street	\$222,400.00	113.35	\$6,061.85	\$0.00	\$6,061.85	2.49%	0.12%
12	Matthew T Blair 1309 Rapids Street	\$215,620.00	97.47	\$5,212.70	\$0.00	\$5,212.70	2.14%	0.10%
13	John O Neder III 1303 Rapids Street	\$128,490.00	89.78	\$4,801.17	\$0.00	\$4,801.17	1.97%	0.09%
14	Scott & Melissa Greer 1220 Rapids Street	\$309,060.00	77.62	\$4,150.90	\$0.00	\$4,150.90	1.71%	0.08%
15	Laverne & Anna Tigges 1208 Rapids Street	\$266,600.00	221.76	\$11,859.72	\$0.00	\$11,859.72	4.87%	0.23%

Rapids Street Reconstruction							MEC 2024000794-000		
SPECIAL ASSESSMENTS FOR THE CITY OF ADEL, IOWA			Total Project Cost	\$ 5,127,534.26		CPI Based Unit Price	\$53.48		
ASSMT. NO.	SAME NAME	PARCEL ADDRESS	VALUE BY COUNCIL	ASSESSABLE UNITS	TOTAL CONST.	DEFICIENCY	PRELIMINARY ASSESSMENT	% OF TOTAL Assessments	% OF TOTAL Project Cost
16		Victoria A McCarthy 1202 Rapids Street	\$265,300.00	77.62	\$4,150.90	\$0.00	\$4,150.90	1.71%	0.08%
17		Addie R Roberts 1219 Rapids Street	\$123,330.00	66.15	\$3,537.70	\$0.00	\$3,537.70	1.45%	0.07%
18		Donald Chestnutwood 219 N. 12th Street	\$248,470.00	174.17	\$9,314.83	\$0.00	\$9,314.83	3.83%	0.18%
19		Albertus & Jennifer Louw 1134 Rapids Street	\$283,680.00	46.90	\$2,508.21	\$0.00	\$2,508.21	1.03%	0.05%
20		Courtney Michelle Licht 1132 Rapids Street	\$208,210.00	97.61	\$5,220.08	\$0.00	\$5,220.08	2.14%	0.10%
21		Christopher & Bobbie Jo Johnson 1124 Rapids Street	\$315,730.00	118.34	\$6,328.78	\$0.00	\$6,328.78	2.60%	0.12%
22		Bryce A & Kale J Smith 1118 Rapids Street	\$321,390.00	138.60	\$7,412.33	\$0.00	\$7,412.33	3.05%	0.14%
23		Rodney & Katina Carmichael 1108 Rapids Street	\$226,460.00	138.60	\$7,412.33	\$0.00	\$7,412.33	3.05%	0.14%
24		Melissa S & Benjamin E Hengesteg 1104 Rapids Street	\$502,160.00	116.42	\$6,226.36	\$0.00	\$6,226.36	2.56%	0.12%
25		Adel-Desoto-Minburn CSD 215 N. 11th Street	\$1,101,100.00	663.75	\$35,497.14	\$0.00	\$35,497.14	14.58%	0.69%
26		Van G Harden 1020 Rapids Street	\$461,720.00	116.42	\$6,226.36	\$0.00	\$6,226.36	2.56%	0.12%
27		Dawn E Fish 303 N. 10th Street	\$210,800.00	116.42	\$6,226.36	\$0.00	\$6,226.36	2.56%	0.12%
28		Casey Ray Bennet & Michelle Boles 216 N. 11th Street	\$274,510.00	77.62	\$4,150.90	\$0.00	\$4,150.90	1.71%	0.08%
29		Spencer S Steckelberg 1011 Rapids Street	\$157,350.00	110.88	\$5,929.86	\$0.00	\$5,929.86	2.44%	0.12%
30		Tara J Dunning 219 N. 10th Street	\$185,310.00	52.21	\$2,791.98	\$0.00	\$2,791.98	1.15%	0.05%
31		Dean Bury 918 Rapids Street	\$270,620.00	77.62	\$4,150.90	\$0.00	\$4,150.90	1.71%	0.08%

Rapids Street Reconstruction							MEC 2024000794-000			
SPECIAL ASSESSMENTS FOR THE CITY OF ADEL, IOWA				Total Project Cost	\$ 5,127,534.26	CPI Based Unit Price	\$53.48			
ASSMT. NO.	SAME NO.	NAME ADDRESS	LEGAL DESCRIPTION	VALUE BY COUNCIL	ASSESSABLE UNITS	TOTAL CONST.	DEFICIENCY	PRELIMINARY ASSESSMENT	% OF TOTAL Assessments	% OF TOTAL Project Cost
32			Matthew Lee Logan 912 Rapids Street	\$196,000.00	110.88	\$5,929.86	\$0.00	\$5,929.86	2.44%	0.12%
33			MPS Properties LLC 908 Rapids Street	\$147,960.00	55.44	\$2,964.93	\$0.00	\$2,964.93	1.22%	0.06%
34			Timothy J & Judith Ann Arntz 902 Rapids Street	\$167,000.00	116.42	\$6,226.36	\$0.00	\$6,226.36	2.56%	0.12%
35			Dallas County, Iowa 210 N. 10th Street	\$799,390.00	155.23	\$8,301.81	\$0.00	\$8,301.81	3.41%	0.16%
36			Dallas County, Iowa 901 Rapids Street	\$117,390.00	155.23	\$8,301.81	\$0.00	\$8,301.81	3.41%	0.16%



AGENDA ITEM NO. 5.g
AGENDA SECTION: NEW
BUSINESS

ADEL CITY COUNCIL AGENDA ITEM REPORT

MEETING DATE: October 14, 2025

TO: Mayor & City Council

FROM: Steve Nichols, Community Development Director

AGENDA HEADING: Consider Approval of Issuing Notice and Ordering Sidewalk Repair Pursuant to the City of Adel Code of Ordinances Chapter 136.06 for the Following Addresses:

- 1205 S. 14th Street
- 1209 S. 14th Street
- 1213 S. 14th Street
- 1309 S. 14th Street
- 1405 S. 14th Street
- 1701 S. 14th Street

STAFF/COMMITTEE RECOMMENDATION:

Multiple sidewalks abutting properties along Penoch to Bailey's Grove Plat 1 have been reported as being tripping hazards. Community Development Director Steve Nichols is requesting from the Council to order the repair of the sidewalks to the residents of those properties. Please see the attached letter for the full request.

City staff is recommending approval.

ATTACHMENTS:

[Letter to Council from Community Dev Dir Nichols.pdf](#)

Dear Council,

Section 136.06 of the Code of Ordinance states: If the abutting property owner does not maintain sidewalks as required, the Council may serve notice on such owner, by certified mail, requiring the owner to repair, replace or reconstruct sidewalks within a reasonable time and if such action is not completed within the time stated in the notice, the Council may require the work to be done and assess the cost against the abutting property for collection in the same manner as a property tax.

The following addresses have issue with the sidewalks with trippers:

1205 South 14th Street-Shyann Warrick

1209 South 14th Street-Matthew Heil

1213 South 14th Street-Bryan Welch—1059 Belle Mar Drive, West Des Moines, 50266

1309 South 14th Street-Matthew & Angela Helmick

1405 South 14th Street-Joel Comito

1701 South 14th Street-Donna Anderson

This is complaint driven and will be a guide for a sidewalk program when we hire someone in my department to do a proactive approach to sidewalks. This is all on the path from Penoch to Bailey's Grove Plat 1 on the east side of the road.

I'm asking for Council to approve and order the repair of the marked section of sidewalks on the path of travel. A previous letter found in records gave 60 days for repairs. I also ask for guidance from the Council if the residents would call, what time frame can I extend for hardship and possibly frost when approaching winter?

Respectfully

Steve Nichols

Community Development Director

City of Adel

515-993-4525

snichols@adeliowa.gov



AGENDA ITEM NO. 5.h
AGENDA SECTION: NEW
BUSINESS

ADEL CITY COUNCIL AGENDA ITEM REPORT

MEETING DATE: October 14, 2025

AGENDA HEADING: Consider Approval of Change Order No. 1 - Wastewater
Treatment Plant Lab and Admin Building

ATTACHMENTS:
[Change Order 01-WWTP Lab & Admin Building.pdf](#)

	CONTRACT CHANGE ORDER	Change Order Number:	001
		MEC Project Number:	20718101-001
		Contract Date:	3/11/2025
For Contracted Project:	Adel, IA - WWTP Laboratory and Administration Building	Date of Issuance:	10/3/2025
		Effective Date:	
		Original Contract Price:	\$ 1,093,310.00
Owner:	City of Adel, IA 301 S. 10th St., PO Box 248, Adel, IA 50003	Current Contract Price:	\$ 1,093,310.00
Contractor:	Edge Commercial, LLC 3155 SE Miehe Drive, Suite 2 Grimes, Iowa 50111	Current Contingency Allowance:	\$ -
		Current Substantial Completion Date:	8/29/2025

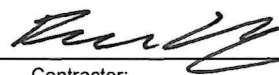
You are hereby requested to comply with the following changes below from the original contracted plans and specifications.

Description of Changes	ADJUSTMENT to Contingency Allowance	DECREASE in Contract Price	INCREASE in Contract Price
1. PPC-01: Add conduits for future gate communications	\$ -	\$ -	\$ 2,800.00
2. PPC-02: Add hold-downs for structural walls	\$ -	\$ -	\$ 1,175.00
3. PPC-03: Delete fire extinguisher cabinets	\$ -	\$ 200.00	\$ -
4. PPC-05: Delete attic access ladder and hatch, add 2x3 white hinged door	\$ -	\$ 2,025.00	\$ -
5. PPC-06: Delete two (2) upper cabinets in Room 100	\$ -	\$ 237.00	\$ -
6. PPC-07: Delete towel / waste bin	\$ -	\$ 375.00	\$ -
7. PPC-08: Electrical Changes	\$ -	\$ 200.00	\$ -
8. PPC-09A: Add slotted drain and slope concrete to facilitate drainage away from building.	\$ -	\$ -	\$ 5,445.00
9. PPC-12: Delete site seeding	\$ -	\$ 2,000.00	\$ -
10. PPC-13: Door Hardware modifications	\$ -	\$ -	\$ 857.00
11. PPC-14: PCC Driveway Paving modifications	\$ -	\$ -	\$ 9,619.20
12. PPC-15: Delete Owner Furnishing Allowance	\$ -	\$ 5,000.00	\$ -
Totals:	\$ -	\$ 10,037.00	\$ 19,896.20
Contingency Allowance Remaining:	\$ -		
Net Change to Contract Price:		\$ 9,859.20	
Updated Contract Price:		\$ 1,103,169.20	

Justification:	See attached Justification Breakdown and Supplied Documentation..
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The Amount of the Contingency Allowance will be UNCHANGED by the Sum of:	\$0.00
<i>Zero and 00/100 Dollars</i>	
The Total Remaining Contingency Allowance including this and previous Change Orders will be:	\$0.00
<i>Zero and 00/100 Dollars</i>	
The Amount of the Contract will be INCREASED by the Sum of:	\$9,859.20
<i>Nine Thousand Eight Hundred Fifty-nine and 20/100 Dollars</i>	
The Total Contract Price including this and previous Change Orders will be:	\$1,103,169.20
<i>One Million, One-Hundred Three Thousand One Hundred Sixty-nine and 20/100 Dollars</i>	
The Contract Period provided for Substantial Completion will be UNCHANGED :	8/29/2025

This Document will become a Supplement to the Contract dated 3/11/2025, and all Provisions will apply hereto.

Requested By:		10/5/25
	Contractor: Edge Commercial, LLC	Date
Recommended By:		10/6/2025
	Engineer: McClure Engineering Co.	Date
Accepted By:		
	Owner: City of Adel, IA	Date
Approved by Funding Agency: (if applicable)		Date

This information will be used as a record of any changes to the Original Construction Contract.

Project Change Order Justification Breakdown

For (Contract):	Adel, IA - WWTP Laboratory and Administration Building		Project Documentation:	Edge Commercial Submitted Information
Item	Description	Approved Requested Change Order Value	Comment	
1	PPC-01: Add conduits for future gate communications	\$ 2,800.00	Owner requested. Install conduits from new Lab / Admin Building to west side of installed paving for future access gate and future fiber communications.	
2	PPC-02: Add hold-downs for structural walls	\$ 1,175.00	RFI-03 Response.	
3	PPC-03: Delete fire extinguisher cabinets	\$ (200.00)	Owner requested.	
4	PPC-05: Delete attic access ladder and hatch, add 2x3 white hinged door	\$ (2,025.00)	Owner requested.	
5	PPC-06: Delete two (2) upper cabinets in Room 100	\$ (237.00)	Cabinets removed per shop drawing review.	
6	PPC-07: Delete towel / waste bin	\$ (375.00)	Owner requested.	
7	PPC-08: Electrical Changes	\$ (200.00)	Owner requested. Change out under cabinet lights with low voltage tape light to remain concealed and delete two wall pack lights.	
8	PPC-09A: Add slotted drain and slope concrete to facilitate drainage away from building.	\$ 5,445.00	Field conditions. Addition of heavy traffic slot drain in lieu of further pavement removal / replacement.	
9	PPC-12: Delete site seeding	\$ (2,000.00)	Owner requested.	
10	PPC-13: Door Hardware modifications	\$ 857.00	Field condition door hardware change for glazed man doors.	
11	PPC-14A: PCC Driveway Paving modifications	\$ 9,619.20	Owner requested. Additional pavement removal / replacement on west side of building, additional of equipment pads on eastside of building. Cost share for remaining PCC paving over-run.	
12	PPC-15: Delete Owner Furnishing Allowance	\$ (5,000.00)	Allowance not used by General Contractor.	
	Totals	\$ 9,859.20		



Change Request

To: McClure Engineering Company
400 SE Delaware
Ankeny, IA 50021
Ph: (515)964-1229 Fax: (515)964-2370

Number: 1
Date: 6/2/25
Job: S-14155-25 WWTP Admin Building
Phone:

Description: CR 01 Added Conduits for Future Gate Communications

We are pleased to offer the following specifications and pricing to make the following changes:

To provide additional conduits for the future gate communications:

Elite Electrical: \$2,820.00

Edge Bond/Insurance (1.85%): \$49.00

Edge Fee (5%): \$131.00

The total amount to provide this work is \$2,800.00

If you have any questions, please contact me at 515-986-2229.

Submitted by: Branson Ropp
Edge Commercial, LLC

Approved by: _____
Date: _____

ELITE ELECTRIC & UTILITY CONTRACTORS, INC.

1403 Sugar Grove Ave.
Dallas Center, IA 50063
Ph. (515) 992-3222
Fax (515) 992-3130

05/23/2025

Elite Electric & Utility Contractors, Inc. to provide material, tools, equipment, and labor for complete installation of the following:

Change Order: Adel WWTP – Gate/Comm Conduit Extensions

- Extend existing conduits in ground from northside of new building to south end of building.
 - 2 – 2” Communication Conduits
 - 1 – 1” Gate Communication Conduit
 - 1 – 1” Gate Power Conduit
- Conduits to be routed into gutter on exterior of building for future use.
- Change order includes all labor, equipment, and material
 - *Change order does NOT include running wire in conduits.

Material - \$1,300.00
Labor - \$1020.00
Equipment - \$500.00

○ **Total cost: \$2,820.00**

Payment: 100% upon completion of job. Net 30 days - 1.5 % per month on unpaid balance

All material and workmanship is guaranteed for one year from the completion date. Liability and workman compensation insurance provided, with certificate on request. This proposal may be withdrawn if not accepted within 30 days.

If accepting this proposal, please sign below and return one (1) copy to our office or provide a contract for our review and signature. A signed proposal or contract is required prior to ordering material, scheduling job or start of any work.

The above price is satisfactory, and you are hereby authorized to do the work as specified for lump sum price. Payments will be made as outlined above.

Signature_____Date_____

PrintName_____Title_____



Change Request

To: McClure Engineering Company
400 SE Delaware
Ankeny, IA 50021
Ph: (515)964-1229 Fax: (515)964-2370

Number: 2
Date: 6/2/25
Job: S-14155-25 WWTP Admin Building
Phone:

Description: CR 02 Hold Downs for Building

We are pleased to offer the following specifications and pricing to make the following changes:

To provide and install hold downs for structural walls:

Edge Materials: \$550.00
Edge Labor: \$500.00

Edge Bond/Insurance (1.85%): \$20.00
Edge Fee (10%): \$105.00

The total amount to provide this work is \$1,175.00

If you have any questions, please contact me at 515-986-2229.

Submitted by: Branson Ropp
Edge Commercial, LLC

Approved by: _____
Date: _____



Change Request

To: McClure Engineering Company
400 SE Delaware
Ankeny, IA 50021
Ph: (515)964-1229 Fax: (515)964-2370

Number: 3
Date: 6/3/25
Job: S-14155-25 WWTP Admin Building
Phone:

Description: Remove FE Cabinets Deduct

We are pleased to offer the following specifications and pricing to make the following changes:
This is a deductive change request to remove the fire extinguisher cabinets from the project scope.

The total amount to provide this work is \$-200.00

If you have any questions, please contact me at .

Submitted by:

Approved by: _____
Date: _____



Change Request

To: McClure Engineering Company
400 SE Delaware
Ankeny, IA 50021
Ph: (515)964-1229 Fax: (515)964-2370

Number: 5
Date: 6/6/25
Job: S-14155-25 WWTP Admin Building
Phone:

Description: CR 05 Delete Attic Access Ladder

We are pleased to offer the following specifications and pricing to make the following changes:

To delete the attic access ladder per city's request and replace with 2x3 white hinged door per owner's request:

Edge Commercial: (\$2,025.00)

The total amount to provide this work is \$-2,025.00

If you have any questions, please contact me at 515-986-2229.

Submitted by: Branson Ropp
Edge Commercial, LLC

Approved by: _____
Date: _____



Change Request

To: McClure Engineering Company
400 SE Delaware
Ankeny, IA 50021
Ph: (515)964-1229 Fax: (515)964-2370

Number: 6
Date: 6/6/25
Job: S-14155-25 WWTP Admin Building
Phone:

Description: CR 06 Delete (2) Upper Cabinets

We are pleased to offer the following specifications and pricing to make the following changes:

To delete (2) upper cabinets per ASI #2:

Woodcrafters: (\$237.00)

The total amount to provide this work is \$-237.00

If you have any questions, please contact me at 515-986-2229.

Submitted by: Branson Ropp
Edge Commercial, LLC

Approved by: _____
Date: _____



Change Request

To: McClure Engineering Company
400 SE Delaware
Ankeny, IA 50021
Ph: (515)964-1229 Fax: (515)964-2370

Number: 7
Date: 6/16/25
Job: S-14155-25 WWTP Admin Building
Phone:

Description: Remove Towel/Waste Bin Combo

We are pleased to offer the following specifications and pricing to make the following changes:

This the credit amount to remove the towel/waste bin combo scope as requested by the owner.

JSS = -\$325.00

Edge Commercial Labor = -\$50.00

The total amount to provide this work is \$-375.00

If you have any questions, please contact me at 515-986-2229.

Submitted by: Colby Wiederholt
Edge Commercial, LLC

Approved by: _____
Date: _____



Change Request

To: City of Adel
301 South 10th Street
PO Box 248
Adel, IA 50003

Number: 8
Date: 6/17/25
Job: S-14155-25 WWTP Admin Building
Phone:

Description: CR 08 Change Under Cabinet Lights and Delete Wall Packs

We are pleased to offer the following specifications and pricing to make the following changes:

To change out under cabinet lights with low voltage tape light to remain concealed and delete two wall pack lights:

Elite Electrical: (\$200.00)

The total amount to provide this work is \$-200.00

If you have any questions, please contact me at 515-986-2229.

Submitted by: Branson Ropp
Edge Commercial, LLC

Approved by: _____
Date: _____



Change Request

To: City of Adel
301 South 10th Street
PO Box 248
Adel, IA 50003

Number: 9A
Date: 7/15/25
Job: S-14155-25 WWTP Admin Building
Phone:

Description: CR 09 Install Slotted Drainage

We are pleased to offer the following specifications and pricing to make the following changes:

To install a slotted drain and altered concrete driveway sloping to shed water from building:

Core & Main Materials: \$2,950.00
Portland Concrete: \$2,145.00

Edge Bond/Insurance (1.85%): \$95.00
Edge Fee (5%): \$255.00

Excludes connector pipe from storm to outlet of slotted drains.

The total amount to provide this work is \$5,445.00

If you have any questions, please contact me at 515-986-2229.

Submitted by: Branson Ropp
Edge Commercial, LLC

Approved by: _____
Date: _____

Duraslot® Submittal Package



Package Contents

1. Product overview
 - a. ADS standard specification
2. Duraslot standard drawings
 - a. Standard Slot Height
 - b. Custom Slot Height
 - c. Grate (by McNichols Co.)
 - d. Grated assembly
 - e. Open top assembly

adspipe.com

800-821-6710

Duraslot® Slotted Drain Specification

Scope

This specification describes 4- through 36-inch (100 to 900 mm) diameter Duraslot slotted drain for use in surface drainage and conveyance applications.

Pipe Requirements

Duraslot pipe, as manufactured and distributed by ADS, Inc., shall have a smooth interior and annular exterior corrugations with an aluminum slot frame mounted longitudinally along the length of the pipe to accept the grate while maintaining the original pipe diameter.

- 4- through 10-inch (100 to 250 mm) pipe shall meet AASHTO M252, Type S.
- 12- through 36-inch (300 to 900 mm) pipe shall meet AASHTO M294, Type S or ASTM F2306.
- Manning's "n" value for use in design shall be 0.012.

The aluminum slot frame shall be manufactured from 0.063-inch (1.6 mm) thick tempered commercial 5052 aluminum meeting the requirements of ASTM B209, consisting of two parallel plates separated by spacers spanning the slot 6-inch (150 mm) on centers. The aluminum slot frame shall be coated with a primer to protect the aluminum when installed in concrete. The grate shall be ½ - #13 galvanized steel or ½ - #13 304 stainless steel per ASTM F1267. The grate shall have diamond-shaped openings with a 52% open area and be ADA compliant. Alternatively, aluminum slot riser may be left open top. The flange at the bottom of the aluminum slot frame shall be riveted to the inside crown of the pipe with a minimum of two rivets per linear foot.

Fittings

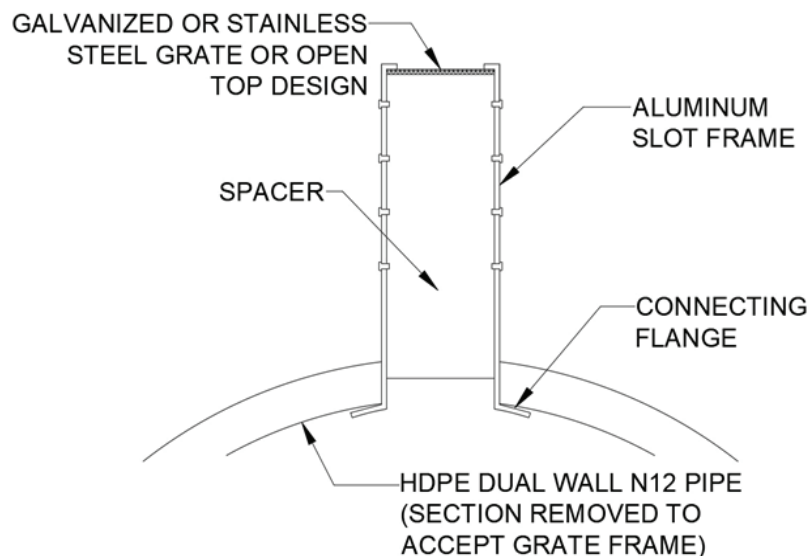
Duraslot fittings shall be modified from fittings which conform to AASHTO M252, AASHTO M294 or ASTM F2306.

Build America, Buy America (BABA)

Duraslot pipe, manufactured in accordance with AASHTO M252, AASHTO M294 or ASTM F2306, complies with the requirements in the Build America, Buy America (BABA) Act.

Installation

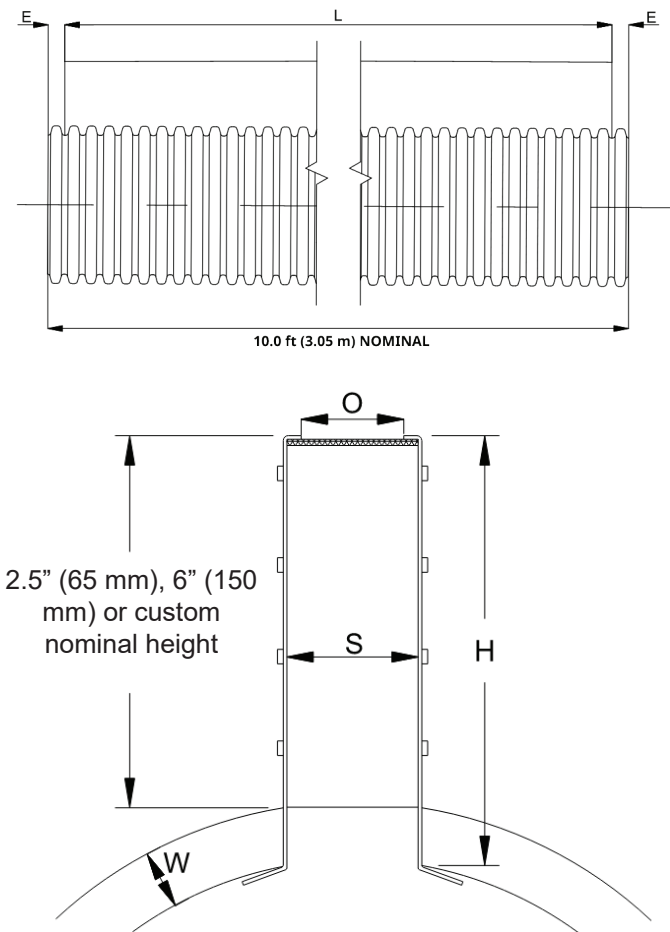
Installation shall be in accordance with ADS recommended installation instructions. Contact your local ADS representative or visit www.adspipe.com for a copy of the latest installation guidelines.



Duraslot Standard Dimensions

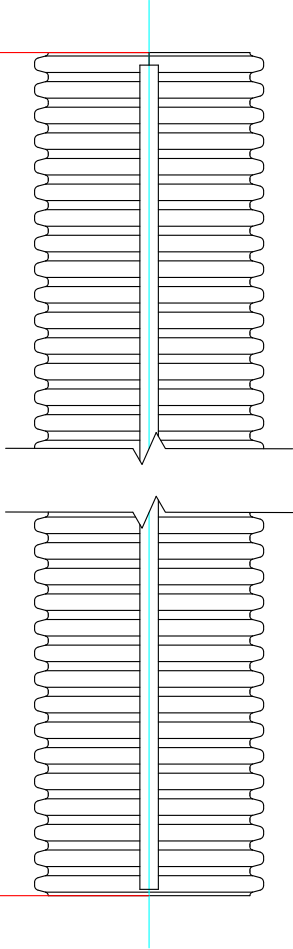
	Nominal Pipe Diameter in (mm)									
	4 (100)	6 (150)	8 (200)	10 (250)	12 (300)	15 (375)	18 (450)	24 (600)	30 (750)	36 (900)
L – Drain Grate Length	118.0 (2997)					116.0 (2946)				
E - Pipe End Length	1.0 (25)					2.0 (51)				
H – 2.5" (65 mm) Slot	2.75 (70)	3.0 (76)	3.0 (76)	3.0 (76)	3.5 (89)	3.75 (95)	4.0 (102)	4.75 (121)	5.0 (127)	5.25 (133)
H – 6.0" (150 mm) Slot	6.25 (159)	6.5 (165)	6.5 (165)	6.5 (165)	7.0 (178)	7.0 (178)	7.0 (178)	7.25 (184)	8.25 (210)	8.25 (210)
O – Opening Width	1.25 (32)	1.75 (44)	1.75 (44)	1.75 (44)	1.75 (44)	1.75 (44)	1.75 (44)	1.75 (44)	1.75 (44)	1.75 (44)
S – Slot Width	1.75 (44)	2.25 (57)	2.25 (57)	2.25 (57)	2.25 (57)	2.25 (57)	2.25 (57)	2.25 (57)	2.25 (57)	2.25 (57)
W – Pipe Width with Corrugation	0.34 (9)	0.46 (12)	0.61 (15)	0.73 (19)	1.15 (29)	1.30 (33)	1.57 (40)	1.86 (47)	2.55 (65)	2.85 (72)

Note: Custom slot heights available upon request. Production of custom slots will require approval by the Duraslot Project Engineer. Signed shop drawings also required from interested party.

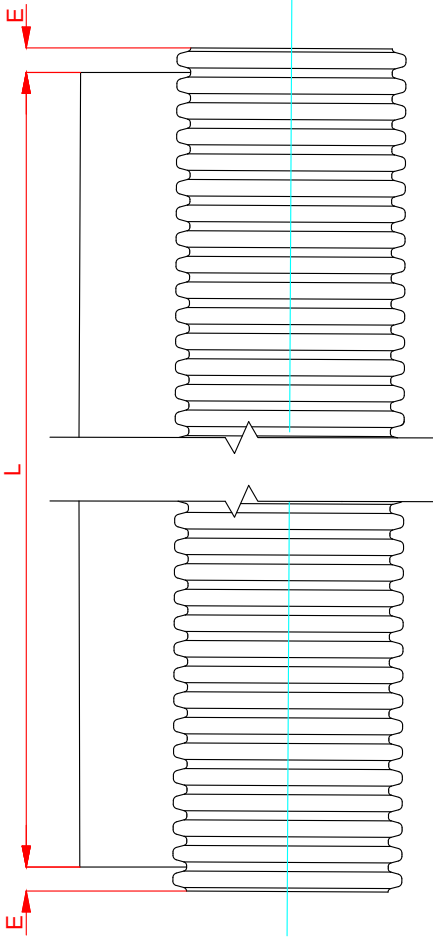


Note: 2.5" (65 mm) standard slot height Duraslot is available in 6" – 12" (150-300 mm) Ø pipe and 6" (150 mm) standard slot height Duraslot is available in 6"-36" (150-900 mm) Ø pipe.

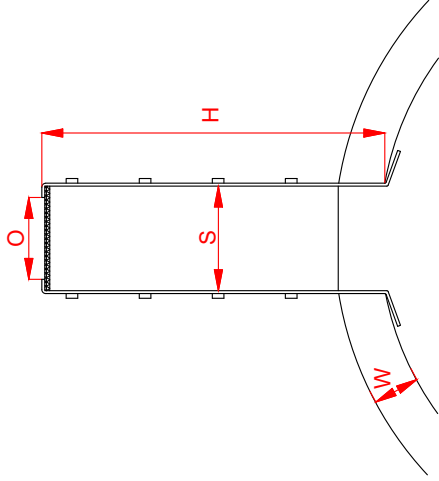
10.0 ft (3.05 m) NOMINAL



PLAN VIEW



PROFILE VIEW



CROSS SECTION

PIPE Ø, in (mm)	H, in (mm)	W, in (mm)	O, in (mm)	S, in (mm)	L in (mm)	E in (mm)	GRATED PRODUCT #	OPEN TOP PRODUCT #
4 (100)	2.75 (70)	0.34 (9)	1.25 (32)	1.75 (44)	118.0 (2997)	1.0 (25)	0420DS	0420DSOT
4 (100)	6.25 (159)						0460DS	0460DSOT
6 (150)	3.00 (76)	0.46 (13)	1.75 (44)	2.25 (57)			0620DS	0620DSOT
6 (150)	6.50 (165)						0660DS	0660DSOT
8 (200)	3.00 (76)						0820DS	0820DSOT
8 (200)	6.50 (165)	0860DS			0860DSOT			
10 (250)	3.00 (76)	0.73 (19)			1.75 (44)	2.25 (57)	1020DS	1020DSOT
10 (250)	6.50 (165)		1060DS	1060DSOT				
12 (300)	3.50 (89)	1.15 (29)	1220DS	1220DSOT				
12 (300)	7.00 (178)		1260DS	1260DSOT				
15 (375)	7.00 (178)	1.30 (33)	116.0 (2946)	2.0 (51)			1560DS	1560DSOT
18 (450)	7.00 (178)	1.57 (40)			1860DS	1860DSOT		
24 (600)	7.25 (184)	1.86 (47)			2460DS	2460DSOT		
30 (750)	8.25 (210)	2.55 (65)			3060DS	3060DSOT		
36 (900)	8.25 (210)	2.85 (72)			3660DS	3660DSOT		

NOTES:

- 1. ADA COMPLIANT GRATING OR OPEN TOP SURFACE TREATMENT OPTIONS AVAILABLE

© 2025 ADS, INC.

REV.	Updated Layers & Logo	K/J/S	BY	MM/DD/YY	CHKD
1				01/10/2025	-

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEET OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

Duraslot Pipe
Standard Slot Height

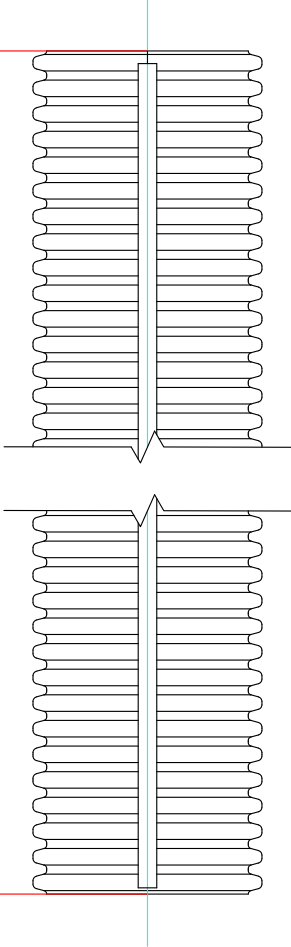
DRAWING NUMBER: STD-1400A



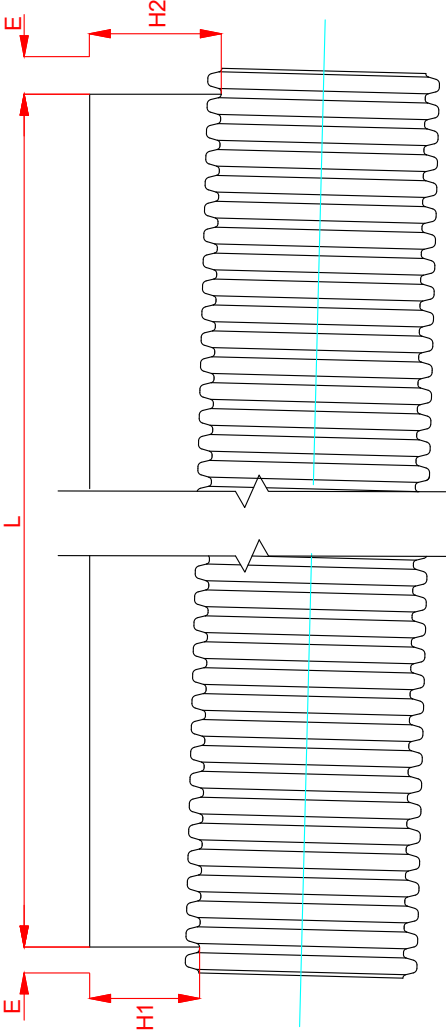
4640 TRUEMAN BLVD
HILLIARD, OHIO 43026

DRAWN BY: KJS
CHECKED BY: -
DATE: 05-18-2023
SCALE: -
SHEET: 1 OF 1

4.0 ft - 10.0 ft (1.22 m - 3.05 m) NOMINAL

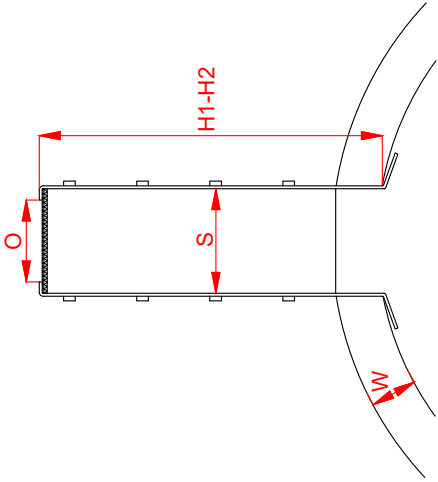


PLAN VIEW



PROFILE VIEW

- NOTES:
1. ADA COMPLIANT GRATING OR OPEN TOP SURFACE TREATMENT OPTIONS AVAILABLE
 2. H1 AND H2 VARY BASED ON PROJECT SPECIFICATIONS AND MAY NOT RESEMBLE THE IMAGES SHOWN ABOVE.



CROSS SECTION

PIPE Ø, in (mm)	H1-H2, in (mm)	W, in (mm)	O, in (mm)	S, in (mm)	L, in (mm)	E, in (mm)	PRODUCT #
4 (100)	2.75 - 24.00 (70 - 610)	0.34 (9)	1.25 (32)	1.75 (44)	46 - 118.0 (1168 - 2997)	1.0 (25)	0490DS
6 (150)	3.00 - 24.00 (76 - 610)	0.46 (13)					0690DS
8 (200)	3.00 - 24.00 (76 - 610)	0.61 (15)					0890DS
10 (250)	3.00 - 24.00 (76 - 610)	0.73 (19)					1090DS
12 (300)	3.50 - 24.00 (89 - 609)	1.15 (29)			46 - 118.0 (1168 - 2997)	1.0 (25)	1290DS
12 (300)	24.01 - 36.00 (610 - 914)						1290DSDT
15 (375)	3.75 - 24.00 (95 - 609)	1.30 (33)					1590DS
15 (375)	24.01 - 36.00 (610 - 914)						1590DSDT
18 (450)	4.00 - 24.00 (102 - 609)	1.57 (40)	1.75 (44)	2.25 (57)	46 - 118.0 (1168 - 2997)	2.0 (51)	1890DS
18 (450)	24.01 - 36.00 (610 - 914)						1890DSDT
24 (600)	4.25 - 24.00 (121 - 609)	1.86 (47)					2490DS
24 (600)	24.01 - 36.00 (610 - 914)						2490DSDT
30 (750)	5.00 - 24.00 (127 - 609)	2.55 (65)			46 - 118.0 (1168 - 2997)	2.0 (51)	3090DS
30 (750)	24.01 - 36.00 (610 - 914)						3090DSDT
36 (900)	5.25 - 24.00 (133 - 609)	2.85 (72)					3690DS
36 (900)	24.01 - 36.00 (610 - 914)						3690DSDT

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1	Updated Layers & Logo	KJS	01/09/25	-	CHKD
REV.	DESCRIPTION	BY	MM/DD/YY		

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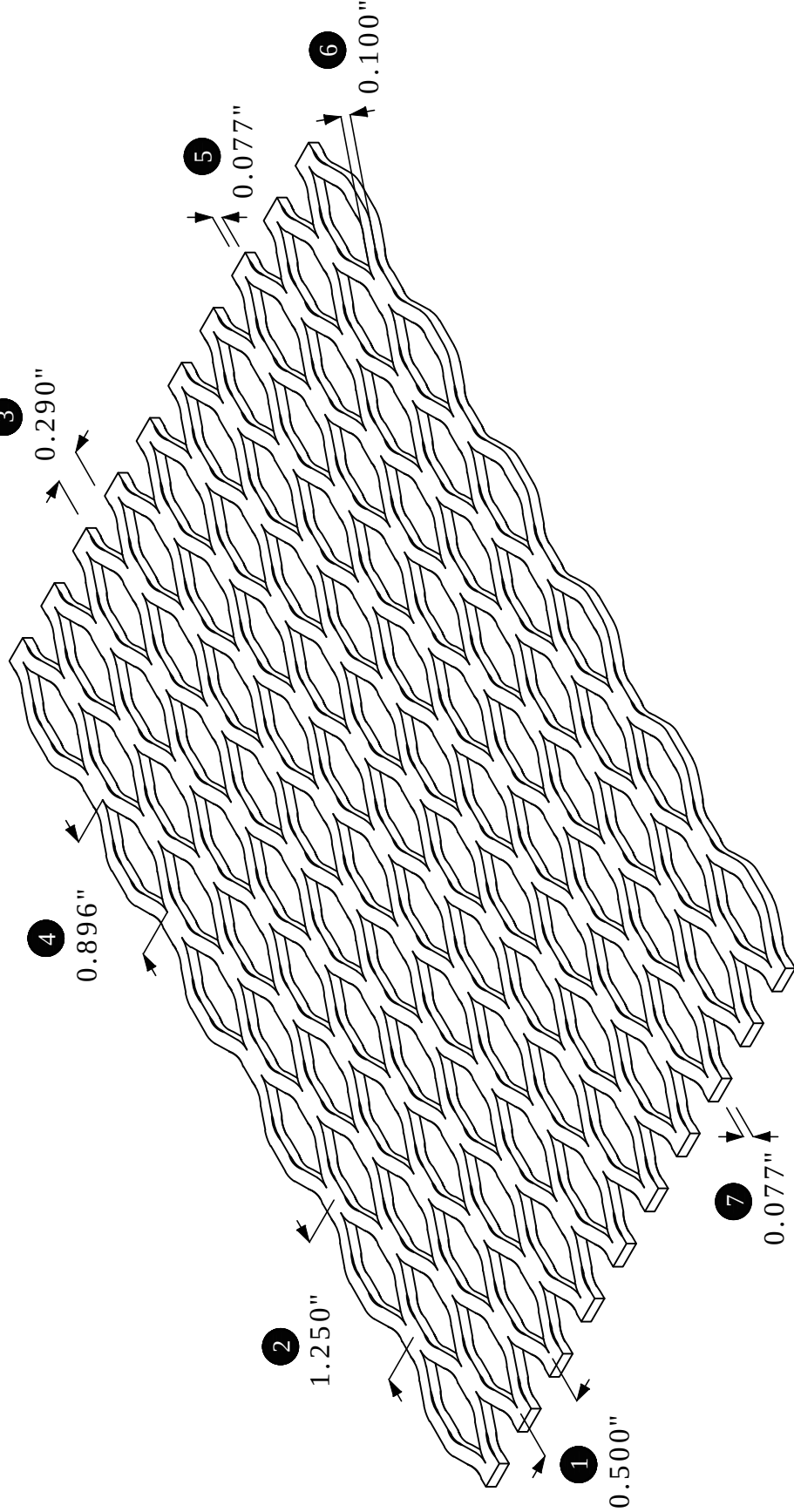


Duraslot Pipe
Custom Slot Height

DRAWING NUMBER: STD-1401A

4640 TRUEMAN BLVD
HILLIARD, OHIO 43026

DRAWN BY: KJS
DATE: 05-19-2023
CHECKED BY: -
SCALE: NTS
SHEET 1 OF 1



McNICHOLS CO.



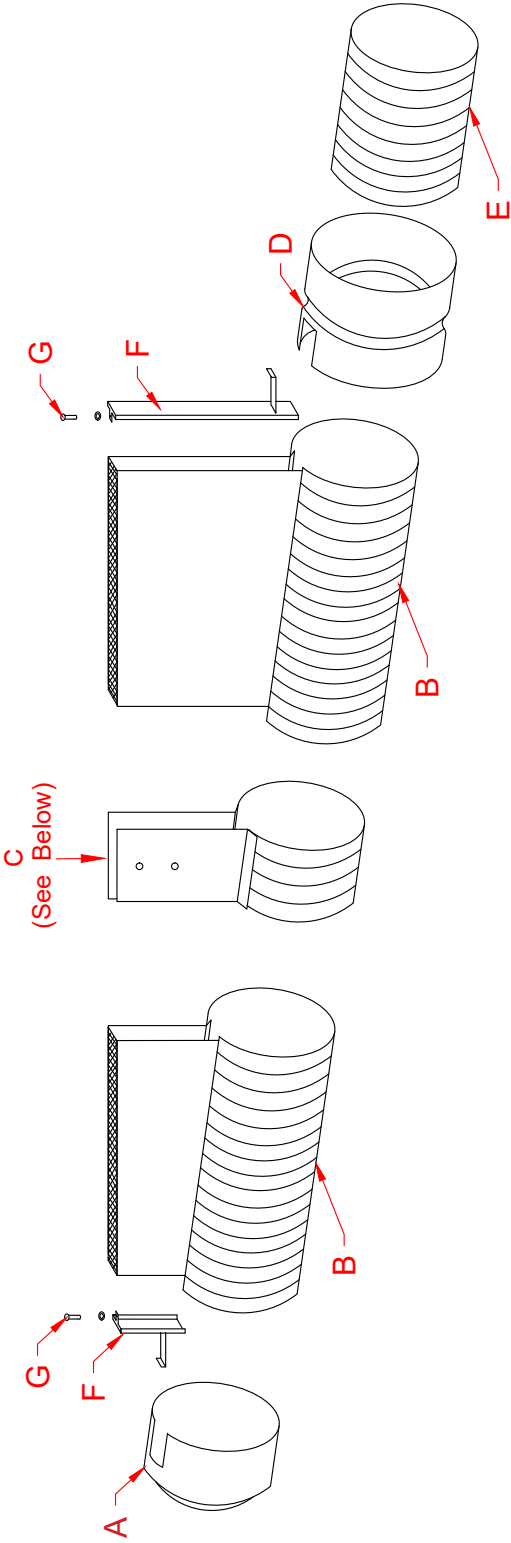
McNICHOLS CO. has based these drawings on the data provided by you, and they are intended solely for informational purposes as part of the order process. McNichols Co. does not use these drawings to determine whether the drawings (including design and dimensions) are adequate for the intended use. McNichols Co. makes no representation, warranty, express or implied regarding the accuracy, completeness, or appropriateness of the drawings for your use or the results of your use of these drawings, and you assume all risk and liability for any losses, damage, claims or expenses resulting from such use.

McNICHOLS® EXPANDED METAL

- EXPANDED TYPE: Flattened
PRIMARY MATERIAL: Galvanized Steel
STYLE & TYPE: 1/2 #13 Flattened
PERCENT OPEN AREA: 64%
- 1 SHORT WAY OF DESIGN (SWD): 0.500"
 - 2 LONG WAY OF DESIGN (LWD): 1.250"
 - 3 SHORT WAY OF OPENING (SWO): 0.290"
 - 4 LONG WAY OF OPENING (LWO): 0.896"
 - 5 STRAND THICKNESS: 0.077"
 - 6 STRAND WIDTH: 0.100"
 - 7 OVERALL THICKNESS: 0.077"

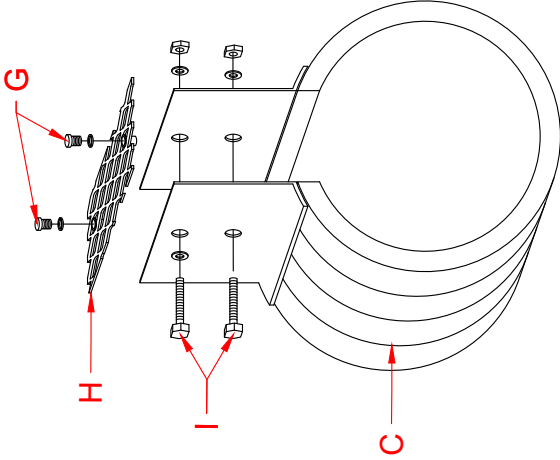
DRAWING INFORMATION

JOB NAME:	NOT TO SCALE
DATE:	
COMPANY:	
NAME:	
TITLE:	
SIGNATURE:	
DWG NUMBER	53E01213
REVISION	A
EXPANDED METAL SPECIFICATIONS MAY VARY SLIGHTLY WITHIN MILL TOLERANCES.	
<i>Inspired to Serve.®</i> ©McNICHOLS CO. 2018	



- A. Duraslot End Cap
- B. Duraslot Pipe
- C. Duraslot Coupler Band
- D. Duraslot Adapter
- E. ADS N-12 Pipe or HP Storm Pipe or Plain End Fitting
- F. Duraslot Grate Anchor Assembly
- G. 1/4\" - 20 Flat Head Screw w/ Washer
- H. Duraslot Grate Connector
- I. Hex Head Assembly:
(1) 5/16\" x 3 1/2\" Hex Head Screw
w/ (2) Washers and (1) 5/16\" - 18 Hex Nut

NOTE: - Slot height may vary per project
- Each Cap (A) & Adapter (D) comes with Hardware - F, G
- Each Coupler Band (C) comes with Hardware - G, H, I & J

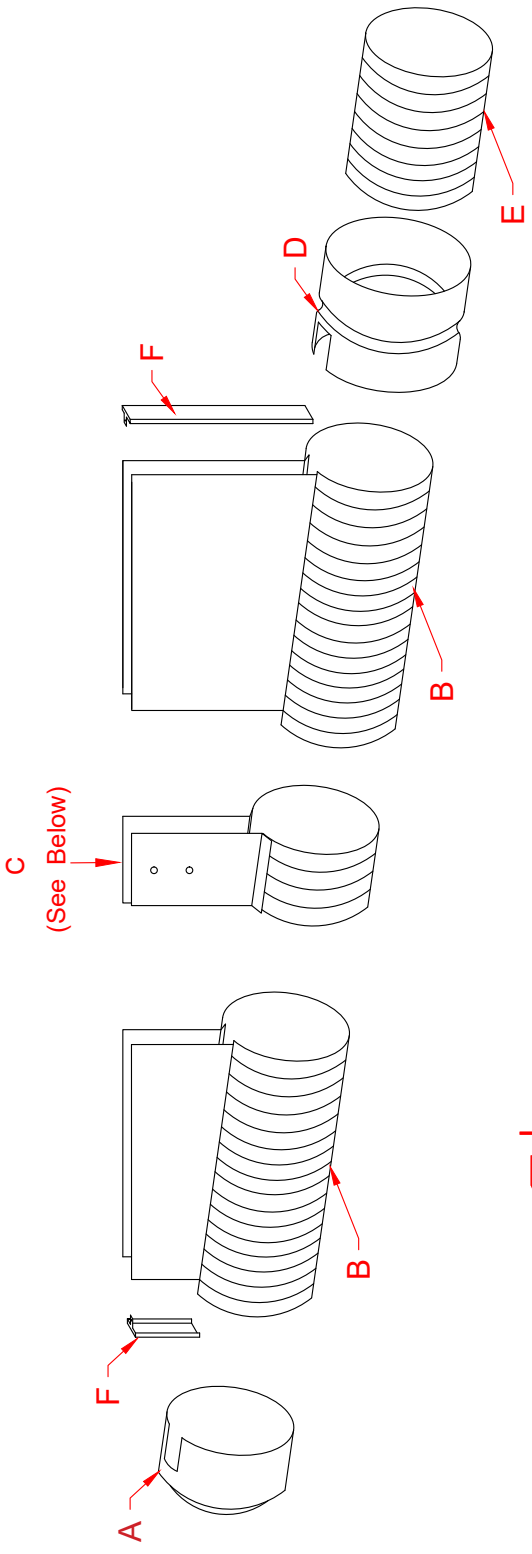


**DURASLOT COUPLER BAND (C)
HARDWARE ASSEMBLY**

1		Updated Layers & Logo	KJS-	01/09/2025	-	CHKD
REV.		DESCRIPTION	BY	MM/DD/YY		
Duraslot Assembly		4640 TRUEMAN BLVD HILLIARD, OHIO 43026				
DRAWING NUMBER: STD-1480A		DRAWN BY: KJS				
		CHECKED BY: KJS				
		DATE: 03-26-2024				
		SCALE: NTS				
		SHEET 1 OF 1				

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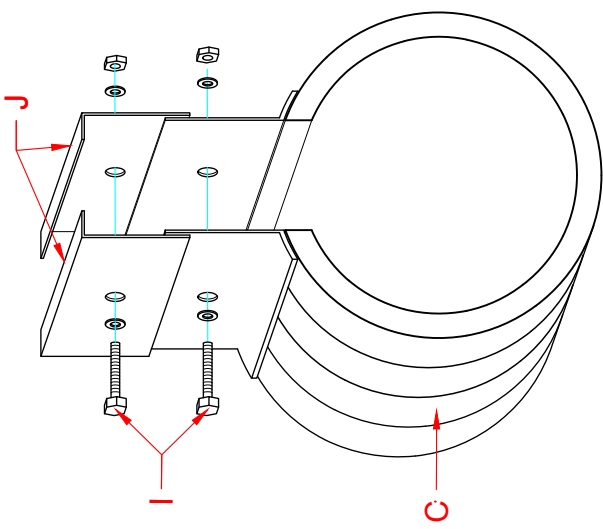
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- A. Duraslot End Cap
- B. Duraslot Pipe
- C. Duraslot Coupler Band
- D. Duraslot Adapter
- E. ADS N-12 Pipe or HP Storm Pipe or Plain End Fitting
- F. Duraslot Slot Cap
- G. N/A
- H. N/A
- I. Hex Head Assembly:
 - (1) 1/16" x 3 1/2" Hex Head Screw
 - w/ (2) Washers and (1) 1/16" - 18 Hex Nut
- J. Duraslot Band Flanges

NOTE: - Slot height may vary per project
- Each Cap (A) & Adapter (D) comes with a Grate Anchor (F)
- Each Coupler Band (C) comes with Hardware - I, K & K

**DURASLOT COUPLER BAND (C)
HARDWARE ASSEMBLY**



1

REV.

Updated Layers & Logo

K/J/S

BY

01/09/25

MM/DD/YY

CHKD

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEET OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

DURASLOT Open Top Assembly

DRAWING NUMBER: STD-1480C

ADS

Advanced Drainage Systems, Inc.

4640 TRUEMAN BLVD
HILLIARD, OHIO 43026

DRAWN BY: KJS

DATE: 03-26-2024

CAD BY: -

SACD: NTS

SHEET 1 OF 1



Change Request

To: City of Adel
301 South 10th Street
PO Box 248
Adel, IA 50003

Number: 12
Date: 7/24/25
Job: S-14155-25 WWTP Admin Building
Phone:

Description: CR 12 Deduct Seeding from Scope of Work

We are pleased to offer the following specifications and pricing to make the following changes:

To remove seeding from our scope of work:

Edge Commercial: (\$2,000.00)

The total amount to provide this work is \$-2,000.00

If you have any questions, please contact me at 515-986-2229.

Submitted by: Branson Ropp
Edge Commercial, LLC

Approved by: _____
Date: _____



Change Request

To: McClure Engineering Company
400 SE Delaware
Ankeny, IA 50021
Ph: (515)964-1229 Fax: (515)964-2370

Number: 13
Date: 8/7/25
Job: S-14155-25 WWTP Admin Building
Phone:

Description: Added Door Closers & Misc. Hardware

We are pleased to offer the following specifications and pricing to make the following changes:

This is the change request for the supply and install of the additional closers, threshold, & sweep.

Doors Inc. = \$510.00
Edge Labor (3hrs): \$255.00

Edge Bond/Insurance (1.85%) = \$15.00
Edge Fee (10%): \$77.00

The total amount to provide this work is \$857.00

If you have any questions, please contact me at .

Submitted by:

Approved by: _____

Date: _____

QUOTE FOR MATERIAL AND/OR LABOR



DOORS INC
300 S.W. 6TH STREET
DES MOINES, IA 50309
PH: 515-288-8951
FX: 515-288-6212

DATE: 8/13/25 1:29 PM

QUOTE:

REFERENCE: EMAIL REQUEST

JOB NAME: Adel WWTP Laboratory & Admin BLDG.

CONTRACTOR: Edge Commercial

JOB NUMBER: 25-02008

ATTENTION: Colby Wiederholt

ESTIMATED COST OF MATERIAL AND/OR LABOR:

\$ 510.00

TAX NOT INCLUDED

NO PRODUCT WILL BE ORDERED UNTIL A CHANGE ORDER IS EMAILED OR A
SEPARATE P.O. IS PROVIDED TO THE PROJECT MANAGER.

PRICE ABOVE INCLUDES THE FOLLOWING:

(2QTY) LCN 4040XP-30 689 CUSH SHOE SUPPORT
(2QTY) LCN 4040XP-18PA 689 PARALLEL ARM DROP PLATE
(1QTY) LCN 4040XP .SCUSH 689 SURFACE CLOSER
(1QTY) PEMKO 171A x 36" THRESHOLD
(1QTY) PEMKO 315CN x 36" SWEEP

NOTES:

- 1) SALES TAX IS NOT INCLUDED
- 2) GLASS AND GLAZING IS EXCLUDED
- 3) FOB JOB SITE WITH TAIL GATE DELIVERY
- 4) TERMS ARE NET 30 DAYS WITH NO RETAINAGE ALLOWED

QUOTE GOOD FOR 30 DAYS

THANK YOU,

Tyler Zimmerline



Change Request

To: City of Adel
301 South 10th Street
PO Box 248
Adel, IA 50003

Number: 14A
Date: 8/13/25
Job: S-14155-25 WWTP Admin Building
Phone:

Description: CR 14 Additional Paving at WWTP

We are pleased to offer the following specifications and pricing to make the following changes:

Additonal paving as agreed to by City, McClure, & Edge:

\$9,619.20

The total amount to provide this work is

\$9,619.20

If you have any questions, please contact me at 515-986-2229.

Submitted by: Branson Ropp
Edge Commercial, LLC

Approved by: _____
Date: _____



Change Request

To: City of Adel
301 South 10th Street
PO Box 248
Adel, IA 50003

Number: 15
Date: 8/13/25
Job: S-14155-25 WWTP Admin Building
Phone:

Description: CR 15 Delete Owner Furnishing Allowance

We are pleased to offer the following specifications and pricing to make the following changes:

To delete the allowance for owner furnishings:

Edge Commercial (\$5,000.00)

The total amount to provide this work is \$-5,000.00

If you have any questions, please contact me at 515-986-2229.

Submitted by: Branson Ropp
Edge Commercial, LLC

Approved by: _____
Date: _____



AGENDA ITEM NO. 5.i
AGENDA SECTION: NEW
BUSINESS

ADEL CITY COUNCIL AGENDA ITEM REPORT

MEETING DATE: October 14, 2025

AGENDA HEADING: Consider Approval of Pay Application No. 4 - Wastewater Treatment Plant Lab and Admin Building

ATTACHMENTS:
[20718101-001_WWTP L-A BLDG_Pay App-4_REVIEWED.pdf](#)

Contractor's Application for Payment

Owner: <u>City of Adel, IA</u> Engineer: <u>McClure Engineering Co. - Clive, IA</u> Contractor: <u>Edge Commercial, LLC - Grimes, IA</u> Project: <u>WWTP Laboratory and Administration Building</u> Contract: <u>-</u>	Owner's Project No.: <u>-</u> Engineer's Project No.: <u>20718101-001</u> Contractor's Project No.: <u>S-14155-25</u>
---	---

Application No.: <u>4 (Four) SUB-FINAL</u>	Application Period: From <u>8/1/2025</u> to <u>8/31/2025</u>	Application Date: <u>8/31/2025</u>
--	--	------------------------------------

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	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">1. Original Contract Price</td> <td style="width: 30%; text-align: right;">\$ 1,093,310.00</td> </tr> <tr> <td>2. Net change by Change Orders</td> <td style="text-align: right;">\$ 9,859.20</td> </tr> <tr> <td>3. Current Contract Price (Line 1 + Line 2)</td> <td style="text-align: right;">\$ 1,103,169.20</td> </tr> <tr> <td>4. Total Work Completed and Materials Stored to Date (Column G Lump Sum Total)</td> <td style="text-align: right;">\$ 1,103,169.20</td> </tr> <tr> <td>5. Retainage</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">a. 5% X \$1,103,169.20 Work Completed</td> <td style="text-align: right;">\$ 55,158.46</td> </tr> <tr> <td style="padding-left: 20px;">b. 5% X \$ - Stored Materials</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td style="padding-left: 20px;">c. Less Early Release of Retainage</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td style="padding-left: 20px;">d. Total Retainage (Line 5.a + Line 5.b - Line 5.c)</td> <td style="text-align: right;">\$ 55,158.46</td> </tr> <tr> <td>6. Amount Eligible to Date (Line 4 - Line 5.d)</td> <td style="text-align: right;">\$ 1,048,010.74</td> </tr> <tr> <td>7. Less Previous Payments (Line 6 from Prior Application)</td> <td style="text-align: right;">\$ 929,393.27</td> </tr> <tr style="background-color: yellow;"> <td>8. Amount Due This Application</td> <td style="text-align: right;">\$ 118,617.47</td> </tr> <tr> <td>9. Balance to Finish, Including Retainage (Line 3 - Line 4 + Line 5.d)</td> <td style="text-align: right;">\$ 55,158.46</td> </tr> </table>	1. Original Contract Price	\$ 1,093,310.00	2. Net change by Change Orders	\$ 9,859.20	3. Current Contract Price (Line 1 + Line 2)	\$ 1,103,169.20	4. Total Work Completed and Materials Stored to Date (Column G Lump Sum Total)	\$ 1,103,169.20	5. Retainage		a. 5% X \$1,103,169.20 Work Completed	\$ 55,158.46	b. 5% X \$ - Stored Materials	\$ -	c. Less Early Release of Retainage	\$ -	d. Total Retainage (Line 5.a + Line 5.b - Line 5.c)	\$ 55,158.46	6. Amount Eligible to Date (Line 4 - Line 5.d)	\$ 1,048,010.74	7. Less Previous Payments (Line 6 from Prior Application)	\$ 929,393.27	8. Amount Due This Application	\$ 118,617.47	9. Balance to Finish, Including Retainage (Line 3 - Line 4 + Line 5.d)	\$ 55,158.46
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9. Balance to Finish, Including Retainage (Line 3 - Line 4 + Line 5.d)	\$ 55,158.46																										

Contractor: <u>Edge Commercial, LLC</u> Signature:  Date: <u>10/5/25</u>	Recommended by Engineer - McClure Engineering Company By:  Title: <u>Team Leader</u> Date: <u>10/6/2025</u> Approved by Owner - City of Adel, IA By: _____ Title: _____ Date: _____ Approved by Funding Agency By: _____ Title: _____ Date: _____
--	--

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Adel, IA				Owner's Project No.:	-			
Engineer:	McClure Engineering Co. - Clive, IA				Engineer's Project No.:	20718101-001			
Contractor:	Edge Commercial, LLC - Grimes, IA				Contractor's Project No.:	S-14155-25			
Project:	WWTP Laboratory and Administration Building								
Contract:	-								

Application No.:	4 (Four) SUB-FINAL	Application Period:	From	08/01/25	to	08/31/25	Application Date:	08/31/25
------------------	--------------------	---------------------	------	----------	----	----------	-------------------	----------

A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	Work Completed		Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)
			(D + E) From Previous Application (\$)	This Period (\$)				
Original Contract								
1	Project Management & General Conditions	139,708.00	125,737.00	13,971.00		139,708.00	100%	-
2	Bonds & Insurance	20,225.00	18,203.00	2,022.00		20,225.00	100%	-
3	Structural & Building Concrete	124,118.00	124,118.00	-		124,118.00	100%	-
4	Exterior Flatwork Concrete	29,114.00	26,214.00	2,900.00		29,114.00	100%	-
5	Structural Steel	30,250.00	30,250.00	-		30,250.00	100%	-
6	Wood Framing	94,190.00	94,190.00	-		94,190.00	100%	-
7	Architectural Millwork	18,210.00	18,210.00	-		18,210.00	100%	-
8	Thermal Insulation	31,250.00	31,250.00	-		31,250.00	100%	-
9	Metal Wall, Roof, & Liner Panels	229,644.00	229,644.00	-		229,644.00	100%	-
10	Joint Sealants and Air Barrier	20,915.00	20,915.00	-		20,915.00	100%	-
11	Doors & Hardware	11,350.00	11,350.00	-		11,350.00	100%	-
12	Overhead Doors	39,577.00	-	39,577.00		39,577.00	100%	-
13	Windows & Glazing	3,667.00	3,667.00	-		3,667.00	100%	-
14	Drywall & Acoustical Ceiling Tile	14,300.00	10,725.00	3,575.00		14,300.00	100%	-
15	Flooring	11,620.00	5,620.00	6,000.00		11,620.00	100%	-
16	Painting	11,475.00	8,475.00	3,000.00		11,475.00	100%	-
17	Specialties - Division 10	3,125.00	1,562.00	1,563.00		3,125.00	100%	-
18	Lab Fixtures & Equipment Allowance	5,000.00	-	5,000.00		5,000.00	100%	-
19	Plumbing - Rough In	32,886.00	32,886.00	-		32,886.00	100%	-
20	Plumbing - Trim Out	19,314.00	14,000.00	5,314.00		19,314.00	100%	-
21	HVAC - Materials	32,175.00	25,740.25	6,434.75		32,175.00	100%	-
22	HVAC - Labor	35,249.00	29,962.45	5,286.55		35,249.00	100%	-
23	HVAC - Testing & Balance	1,350.00	-	1,350.00		1,350.00	100%	-
24	Electrical - Conduit / Wire - Materials	13,011.00	13,011.00	-		13,011.00	100%	-
25	Electrical - Conduit / Wire - Labor	12,977.00	12,977.00	-		12,977.00	100%	-
25	Electrical Equipment - Materials	6,800.00	6,800.00	-		6,800.00	100%	-
26	Electrical Equipment - Labor	16,115.00	13,096.00	3,019.00		16,115.00	100%	-
27	Lighting - Materials	9,265.00	8,265.00	1,000.00		9,265.00	100%	-
28	Lighting - Labor	14,342.00	6,290.00	8,052.00		14,342.00	100%	-
29	Earthwork - Mass Excavation / Rough Grading	29,376.00	26,439.00	2,937.00		29,376.00	100%	-
30	Final Grading	3,000.00	-	3,000.00		3,000.00	100%	-
31	Seeding	1,000.00	-	1,000.00		1,000.00	100%	-
32	Site Utilities	28,712.00	28,712.00	-		28,712.00	100%	-
Original Contract Totals		\$ 1,093,310.00	\$ 978,308.70	\$ 115,001.30	\$ -	\$ 1,093,310.00	100%	\$ -

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Adel, IA		Owner's Project No.: -
Engineer:	McClure Engineering Co. - Clive, IA		Engineer's Project No.: 20718101-001
Contractor:	Edge Commercial, LLC - Grimes, IA		Contractor's Project No.: S-14155-25
Project:	WWTP Laboratory and Administration Building		
Contract:	-		

Application No.:	4 (Four) SUB-FINAL	Application Period:	From	08/01/25	to	08/31/25	Application Date:	08/31/25
A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	Work Completed		Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)
			(D + E) From Previous Application (\$)	This Period (\$)				
Change Orders								
CO-1.1	Add conduits for future gate communications	2,800.00	-	2,800.00		2,800.00	100%	-
CO-1.2	Add hold-downs for structural walls	1,175.00	-	1,175.00		1,175.00	100%	-
CO-1.3	Delete fire extinguisher cabinets	(200.00)	-	(200.00)		(200.00)	100%	-
CO-1.4	Delete attic access ladder and hatch, add 2x3 white hinged door	(2,025.00)	-	(2,025.00)		(2,025.00)	100%	-
CO-1.5	Delete two (2) upper cabinets in Room 100	(237.00)	-	(237.00)		(237.00)	100%	-
CO-1.6	Delete towel / waste bin	(375.00)	-	(375.00)		(375.00)	100%	-
CO-1.7	Electrical Changes	(200.00)	-	(200.00)		(200.00)	100%	-
CO-1.8	Add slotted drain and slope concrete to facilitate drainage away from building	5,445.00	-	5,445.00		5,445.00	100%	-
CO-1.9	Delete site seeding	(2,000.00)	-	(2,000.00)		(2,000.00)	100%	-
CO-1.10	Door Hardware modifications	857.00	-	857.00		857.00	100%	-
CO-1.11	PCC Driveway Paving modifications	9,619.20	-	9,619.20		9,619.20	100%	-
CO-1.12	Delete Owner Furnishing Allowance	(5,000.00)	-	(5,000.00)		(5,000.00)	100%	-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
Change Order Totals		\$ 9,859.20	\$ -	\$ 9,859.20	\$ -	\$ 9,859.20	100%	\$ -
Original Contract and Change Orders								
Project Totals		\$ 1,103,169.20	\$ 978,308.70	\$ 124,860.50	\$ -	\$ 1,103,169.20	100%	\$ -

Contractor's Application for Payment

Owner:	City of Adel, IA
Engineer:	McClure Engineering Co. - Clive, IA
Contractor:	Edge Commercial, LLC - Grimes, IA
Project:	WWTP Laboratory and Administration Building
Contract:	-

Owner's Project No.: -
Engineer's Project No.: 20718101-001
Contractor's Project No.: S-14155-25

[illegible]

Partial Pay Estimates Paid-to-Date

Contractor's Application for Payment

Owner:	City of Adel, IA
Engineer:	McClure Engineering Co. - Clive, IA
Contractor:	Edge Commercial, LLC - Grimes, IA
Project:	WWTP Laboratory and Administration Building
Contract:	-

Owner's Project No.: -
Engineer's Project No.: 20718101-001
Contractor's Project No.: S-14155-25

Application No.: 4 (Four) SUB-FINAL Application Period: From 08/01/25 to 08/31/25 Application Date: 08/31/25

Original Contract Amount: \$ 1,093,310.00

[illegible]

Revised Contract Amount: \$ 1,103,169.20

[illegible]

Total Estimates Paid to Date: \$ 929,393.27

5 FINAL		
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Total Construction Cost: \$ 929,393.27



AGENDA ITEM NO. 5.j
AGENDA SECTION: NEW
BUSINESS

ADEL CITY COUNCIL AGENDA ITEM REPORT

MEETING DATE: October 14, 2025

AGENDA HEADING: Consider Approval of Substantial Completion for the Adel
Wastewater Treatment Plant Lab & Admin Building

STAFF/COMMITTEE RECOMMENDATION:

This item considers approval of substantial completion on the Wastewater Treatment Plant Lab & Admin Building Project.

McClure has reviewed the project and has reported that it has reached substantial completion.

City staff is recommending approval.

ATTACHMENTS:

[C625 Cert of Substantial_20718101-001 Adel L-A-Signed.pdf](#)

Amendments to Contractor's Responsibilities:

☒ None

☐ As Follows:

The following documents are attached to and made part of this Certificate:

1. Request for Substantial Completion by Edge Commercial dated 08/22/2025.
2. Outstanding Project Punch List dated 10/06/2025.

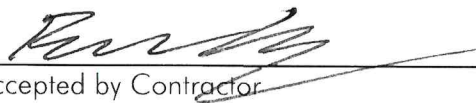
This Certificate does not constitute an acceptance of Work not in accordance with the Contract Documents, nor is it a release of Contractor's obligation to complete the Work in accordance with the Contract Documents.



Executed by Engineer

10/4/2025

Date



Accepted by Contractor

10/5/25

Date

Accepted by Owner

Date

Accepted by Funding Agency (if applicable)

Date

August 22nd, 2025

**Subject: WWTP Admin Building
Substantial Completion**

In accordance with project documents, drawings, specifications, and contract, Edge Commercial would like to formally request substantial completion for the WWTP Admin Building for the City of Adel.

Edge Commercial is proud to have been part of your project and look forward to working with you again in the future.

Sincerely,



BRANSON ROPP

Sr. Project Manager & Shareholder

**EDGE
COMPANIES**

3155 SE Miehe Dr., Ste. 2
Grimes, IA 50111

P: 515/986.2229 x114 | F: 515/986.2239 | C: 515/402.9275

www.edgeco-usa.com

COMMERCIAL | HEALTHCARE | INDUSTRIAL

PROJECT OUTSTANDING PUNCH LIST

Project:	Adel, IA - Wastewater Treatment Plant Lab & Administration Building			Project #:	20718101-001			
				Date Generated:	Friday, August 22, 2025			
Contractor:	Edge Commercial, LLC Grimes, IA	<u>Status Legend</u> A - Item Complete, Approved by Engineer V - Item Stated Complete, Engineer to Verify NC - Item Not Complete or In Progress W - Warranty Item		Date of Last Update:	Monday, October 6, 2025			
Owner:	City of Adel, IA			Status of items shown does not constitute official, legal acceptance of work. Engineer and Owner have right to add and remove items at any time up to final acceptance of work.				
Engineer:	McClure Engineering Company Clive, IA							
ITEM #	DATE ADDED	ADDED BY	DESCRIPTION	STATUS	COMMENTS	DATE APPROVED	APPROVED BY	
1	08/22/25	MEC (Site)	Supply rock as denoted to be replaced per plans for exterior driveways, requested to be stockpile to Owner.	NC				
2	08/22/25	AES (Garage)	Slope or dam the inside of the LV-1 louver sleeve so that water can't run into the building. Open up the weep holes on the exterior side of the louver so that water can exit to the exterior.	V	- Appeared complete as of 10/6/25, awaiting all final installations for final acceptance.			
3	08/22/25	AES (Garage)	Complete electrical and test LV-1 damper actuator.	NC	-LV-1 installed but not finished as of 10/6/25.			
4	08/22/25	AES (Garage)	Complete electrical and test EF-2.	NC	-EF-2 installed but not finished as of 10/6/25.			
5	08/22/25	MEC (Garage)	Replace garage Overhead Door panels as denoted in final walk-through with Owner.	NC	- South Overhead door.			
6	09/17/25	MEC (Garage)	Investigate and repair Overhead Door opener issues.	NC	Edge was supplied clarification remaining on 9/18 and is working with OHD supplier. - Adjust opener operator brake system to coast doors open. - Replace bent J-bar connection from operator track to door on south door on west side of building. - Schedule an 11-month warranty visit to correct any issue that arise.			
7	09/17/25	MEC (Closeout)	Submit for review and approval I, O, & M manuals in PDF composite electronic indexed file per specification 01 70 00.1.9.	NC	- Division 07: Wall, Roof, Soffit Panels bound as one for maintenance data, as applicable. - 08 36 00: Overhead Doors and Openers - 22 05 00.1.A.4 - Plumbing (major equipment) - 23 05 00.1.A.5 - HVAC - 26 00 00 - Electrical (denoted under Closeout Documents verbiage)			
8	09/17/25	MEC (Closeout)	Submit for review and approval stand-alone warranty information per specifications, as applicable.	NC	- Division 07: Wall, Roof, Soffit Panels - 07 92 00.1.7 - Sealants - 08 53 13.1.5 & 08 90 00.1.2 - Windows & Glazing			
9	09/17/25	MEC (Closeout)	Supply extra materials to Owner per specifications, as applicable.	NC	- 09 51 23.1.7 - Acoustical Ceiling Tile - 09 65 19.1.6 - Floor Tile			
10	09/17/25	MEC (Closeout)	Submit for review and approval HVAC Testing and Balance Report per specification 23 05 93 denoted on plan sheet M000.	NC				
11	09/17/25	MEC (Closeout)	Submit red lined record document drawings per specification 01 70 00.1.8.A	NC				
12	09/17/25	MEC (Closeout)	Submit written certificate that work is substantially complete per specification 01 70 00.1.4.B	NC				

PROJECT OUTSTANDING PUNCH LIST

Project:	Adel, IA - Wastewater Treatment Plant Lab & Administration Building			Project #:	20718101-001						
				Date Generated:	Friday, August 22, 2025						
Contractor:	Edge Commercial, LLC Grimes, IA	<u>Status Legend</u> A - Item Complete, Approved by Engineer V - Item Stated Complete, Engineer to Verify NC - Item Not Complete or In Progress W - Warranty Item			Date of Last Update:	Monday, October 6, 2025					
Owner:	City of Adel, IA				Status of items shown does not constitute official, legal acceptance of work. Engineer and Owner have right to add and remove items at any time up to final acceptance of work.						
Engineer:	McClure Engineering Company Clive, IA										
ITEM #	DATE ADDED	ADDED BY	DESCRIPTION	STATUS	COMMENTS		DATE APPROVED	APPROVED BY			
13	09/17/25	MEC (Closeout)	Submit final closeout documents per specification 01 70 00.1.4.C.	NC	- Contractor's affidavit of payment of debts and claims. - Contractor affidavit of release of liens. - Consent of surety to final payment.						



AGENDA ITEM NO. 5.k
AGENDA SECTION: NEW
BUSINESS

ADEL CITY COUNCIL AGENDA ITEM REPORT

MEETING DATE: October 14, 2025

AGENDA HEADING: Consider Approval of Resolution No. 25-74, Approving a Federal Aid Agreement Between the City of Adel, Iowa and the Iowa Department of Transportation for an Iowa's Transportation Alternatives Program (Iowa's TAP) Project

ATTACHMENTS:

[Resolution No. 25-74, Agreement with Iowa DOT for Iowa TAP Federal-Aid Funding.pdf](#)
[Adel TAP-U-0035\(605\)--8I-25.pdf](#)
[Evans Park to RRVt Connection \(Updated\).pdf](#)

Resolution No. 25-74

A RESOLUTION APPROVING A FEDERAL AID AGREEMENT BETWEEN THE CITY OF ADEL, IOWA AND THE IOWA DEPARTMENT OF TRANSPORTATION FOR AN IOWA'S TRANSPORTATION ALTERNATIVES PROGRAM (IOWA'S TAP) PROJECT

WHEREAS, on January 8, 2019, the City of Adel (City) approved Resolution No. 19-09, for the City to submit an application by the City of Adel with the Iowa Department of Transportation (DOT) Transportation Alternatives Program (Iowa's TAP) Project; and

WHEREAS, on February 8, 2022, the City of Adel (City) approved Resolution No. 22-13, for the City to submit a supplemental application by the City of Adel with the Iowa Department of Transportation (DOT) Transportation Alternatives Program (Iowa's TAP) Project for the Year 2026; and

WHEREAS, the application was amended to decrease the project to half of the proposed Section #2 on September 18, 2025; and

WHEREAS, the Iowa TAP application is for partial funding of Adel recreational trail section including the connection between Evans Park to Raccoon River Valley Trail; and

WHEREAS, the Adel City Council approved the obligation of the City to match funds for the construction of said project at the February 8, 2022 council meeting; and

WHEREAS, Iowa Code Sections 306A.7 and 307.44 provide for the City and the DOT to enter into agreements with each other for the purpose of financing transportation improvement projects in Iowa with federal funds.

NOW THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF ADEL, IOWA that the City of Adel enter into the attached Federal-Aid Agreement for an Iowa's Transportation Alternatives Program (Iowa's TAP) Project with the Iowa Department of Transportation.

Passed and approved this 14th day of October, 2025.

James F. Peters, Mayor

Attest: _____
Carrie Erickson, City Clerk

**IOWA DEPARTMENT OF TRANSPORTATION
Federal-Aid Agreement for a
Transportation Alternatives Program (TAP) Project**

Subrecipient: City of Adel
Subrecipient Unique Entity Identifier: DK3DMJ3HM1K1
Project Number(s): TAP-U-0035(605)--8I-25
Iowa DOT Agreement Number: 25-TAP-125

This agreement, made as of the date of the last party's signature below, is between City of Adel (hereinafter referred to as Subrecipient) and the Iowa Department of Transportation, the federal pass-through entity (hereinafter referred to as the Department). Iowa Code Sections 306A.7 and 307.44 provide for the Subrecipient and the Department to enter into agreements with each other for the purpose of financing transportation improvement projects in Iowa with federal funds. Federal regulations require federal funds to be administered by the Department. The federal-aid highway funds included in this agreement are jointly implemented by the Federal Highway Administration (FHWA) and the Department.

The Subrecipient has received federal funding through the Transportation Alternatives Program (TAP), which is funded by the Transportation Alternatives Set-aside of the Surface Transportation Block Grant Program (TA Set-aside), as codified in Section 133(h) of Title 23, United States Code (U.S.C.), which are hereinafter referred to as TA Set-aside funds. The Catalog of Federal Domestic Assistance (CFDA) number and title for this funding is 20.205 Highway Planning and Construction.

Pursuant to the terms of this agreement, applicable statutes, and administrative rules, the Department agrees to provide the funding named above to the Subrecipient for the authorized and approved costs for eligible items associated with the project.

Under this agreement, the parties further agree as follows:

1. The Subrecipient shall be responsible for carrying out the provisions of this agreement.
2. All notices required under this agreement shall be made in writing to the appropriate contact person. The Department's contact person shall be Emily Whaley, Local Systems Bureau, 800 Lincoln Way, Ames, Iowa 50010, 515-239-1629. The Subrecipient's contact person shall be Carrie Erickson, City Clerk; 515-993-4525; City of Adel, 301 S. 10th St., PO Box 248, Adel, Iowa 50003.
3. The Subrecipient shall be responsible for the development and completion of the following described project:

Adel Recreation Trail- Evans Park to Raccoon River Valley Trail: In the city of Adel, along S 14th St trail connecting Evans Park trail north to Raccoon River Valley Trail

4. The Subrecipient shall receive reimbursement for costs of authorized and approved eligible project activities under the TAP program from TA Set-aside funds. The portion of the project costs reimbursed with TA Set-aside funds shall be limited to a maximum of either 80 percent of eligible costs (other than those reimbursed with other federal funds) or the amount listed (\$250,000) in the Central Iowa Regional Transportation Planning Alliance (CIRTPA) current Transportation Improvement Program (TIP) and approved in the current Statewide Transportation Improvement Program (STIP), whichever is less. Eligible project activities will be as described in Section 133(h) of Title 23, United States Code (U.S.C.), and determined by the Department to be eligible.
5. Eligible project costs in excess of the amount reimbursed by the Department above will be considered the local contribution and may include cash, non-cash or approved state fund contributions, subject to Department approval. The local contribution must equal a minimum of 20 percent of eligible project costs. The subrecipient shall certify to the Department the value of any non-cash contribution to the project prior to it being incurred and in accordance with the procedures outlined in the applicable Instructional Memorandum to Local Public Agencies (I.M.s). The Department retains the sole authority to determine the eligibility and value of the Subrecipient's non-cash contribution for the purposes of this agreement. If the Subrecipient's total cash and non-cash contribution is determined by the Department to be less than that required by this agreement, the Subrecipient shall increase its cash contribution or the grant amount associated with this project shall be reduced accordingly.
6. The Subrecipient must have let the contract or have construction started within two years of October 1, 2024. If the Subrecipient does not do this, they will be in default for which the Department can revoke funding commitments. The Department may approve extensions of this agreement for periods up to six months upon receipt of a written request from the Subrecipient at least sixty (60) days prior to the deadline.
7. If the Subrecipient fails to perform any obligation under this agreement, the Department shall have the right, after first giving thirty (30) days written notice to the Subrecipient by certified mail return receipt requested, to declare any part or all of this agreement in default. The Subrecipient shall have thirty (30) days from date of mailing of the notice to cure the default. If the Recipient cures the default, the Subrecipient shall notify Department no later than five (5) days after cure or before the end of said thirty (30) day period given to cure the default. The Department may thereafter determine whether the default has, in fact, been cured, or whether the Subrecipient remains in default.
8. This agreement may be declared to be in default by the Department if the Department determines that the Subrecipient's application for funding contained inaccuracies, omissions, errors or misrepresentations; or if the Department determines that the project is not developed as described in the application and according to the requirements of this agreement.
9. In the event a default is not cured the Department may do any of the following: a) revoke funding commitments of funds loaned or granted by this agreement; b) seek repayment of funds loaned or granted by this agreement; or c) revoke funding commitments of funds loaned or granted by this agreement and also seek repayment of funds loaned or granted by this agreement. By signing this agreement the Subrecipient agrees to repay said funding if they are found to be in default.

Repayment methods may include cash repayment, installment repayments with negotiable interest rates, or other methods as approved by the Department.

10. The Subrecipient shall comply with Exhibit 1, General Agreement Provisions for use of Federal Highway Funds on Non-primary Highways, which is attached hereto and by this reference is incorporated into this agreement.
11. The Subrecipient shall maintain, or cause to be maintained for the intended public use, the improvement for twenty (20) years from the completion date in a manner acceptable to the Department.
12. This agreement is not assignable without the prior written consent of the Department.
13. If any part of this agreement is found to be void and unenforceable, the remaining provisions of this agreement shall remain in effect.
14. It is the intent of both parties that no third-party beneficiaries be created by this agreement.
15. This agreement and the attached exhibit constitute the entire agreement between the Department and the Subrecipient concerning this project. Representations made before the signing of this agreement are not binding, and neither party has relied upon conflicting representations in entering into this agreement. Any change or alteration to the terms of this agreement shall be made in the form of an addendum to this agreement. The addendum shall become effective only upon written approval of the Department and the Subrecipient.

IN WITNESS WHEREOF, each of the parties hereto has executed this agreement as of the date shown opposite its signature below.

SUBRECIPIENT: City of Adel

By: _____ Date _____, _____

Title: _____

CERTIFICATION:

I, _____, certify that I am the Clerk of the city, and that
(Name of City Clerk)

_____, who signed said Agreement for and on behalf of
(Name of Mayor/Signer Above)

the city was duly authorized to execute the same by virtue of a formal resolution duly passed and adopted by the city, on the ____ day of _____, _____.

Signed: _____

City Clerk of Adel, Iowa.

IOWA DEPARTMENT OF TRANSPORTATION

Transportation Development Division
800 Lincoln Way, Ames, Iowa 50010
Tel. 515-239-1664

By: _____ Date _____, _____

Debra Arp
Grant Team Leader
Local Systems Bureau

EXHIBIT 1

General Agreement Provisions for use of Federal Highway Funds on Non-primary Projects

Unless otherwise specified in this agreement, the Subrecipient shall be responsible for the following:

1. General Requirements.

- a. The Subrecipient shall take the necessary actions to comply with applicable state and federal laws and regulations. To assist the Subrecipient, the Department has provided guidance in the Federal-aid Project Development Guide (Guide) and the Instructional Memorandums to Local Public Agencies (I.M.s) that are referenced by the Guide. Both are available on-line at: https://iowadot.gov/local_systems/im/lpa-ims. The Subrecipient shall follow the applicable procedures and guidelines contained in the Guide and I.M.s in effect at the time project activities are conducted.
- b. In accordance with Title VI of the Civil Rights Act of 1964 and associated subsequent nondiscrimination laws, regulations, and executive orders, the Subrecipient shall not discriminate against any person on the basis of race, color, national origin, sex, age, or disability. In accordance with Iowa Code Chapter 216, the Subrecipient shall not discriminate against any person on the basis of race, color, creed, age, sex, sexual orientation, national origin, religion, pregnancy, or disability. The Subrecipient agrees to comply with the requirements outlined in [I.M. 1.070](#), Title VI and Nondiscrimination Requirements which includes the requirement to provide a copy of the Subrecipient's Title VI Plan or Agreement and Standard DOT Title VI Assurances to the Department.
- c. The Subrecipient shall comply with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), Section 504 of the Rehabilitation Act of 1973 (Section 504), the associated Code of Federal Regulations (CFR) that implement these laws, and the guidance provided in [I.M. 1.080](#), ADA Requirements. When bicycle and/or pedestrian facilities are constructed, reconstructed, or altered, the Subrecipient shall make such facilities compliant with the ADA and Section 504, which includes following the requirements set forth in Chapter 12A for sidewalks and Chapter 12B for Bicycle Facilities of the Iowa DOT Design Manual.
- d. To the extent allowable by law, the Subrecipient agrees to indemnify, defend, and hold the Department harmless from any claim, action or liability arising out of the design, construction, maintenance, placement of traffic control devices, inspection, or use of this project. This agreement to indemnify, defend, and hold harmless applies to all aspects of the Department's application review and approval process, plan and construction reviews, and funding participation.
- e. As required by 2 CFR 200.501 "Audit Requirements," a non-federal entity expending \$750,000 or more in federal awards in a year shall have a single or program-specific audit conducted for that year in accordance with the provision of that part. Auditee responsibilities are addressed in Subpart F of 2 CFR 200. The federal funds provided by this agreement shall be reported on the appropriate Schedule of Expenditures of Federal Awards (SEFA) using the Catalog of Federal

Domestic Assistance (CFDA) number and title as shown in this agreement. If the Subrecipient will pay initial project costs and request reimbursement from the Department, the Subrecipient shall report this project on its SEFA. If the Department will pay initial project costs and then credit those accounts from which initial costs were paid, the Department will report this project on its SEFA. In this case, the Subrecipient shall not report this project on its SEFA.

- f. The Subrecipient shall supply the Department with all information required by the Federal Funding Accountability and Transparency Act of 2006 and 2 CFR Part 170.
- g. The Subrecipient shall comply with the following Disadvantaged Business Enterprise (DBE) requirements:
 - i. The Subrecipient shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any Department-assisted contract or in the administration of its DBE program or the requirements of 49 CFR Part 26. The Subrecipient shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure nondiscrimination in the award and administration of Department-assisted contracts.
 - ii. The Subrecipient shall comply with the requirements of [I.M. 5.010](#), DBE Guidelines.
 - iii. The Department's DBE program, as required by 49 CFR Part 26 and as approved by the Federal Highway Administration (FHWA), is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the Subrecipient of its failure to carry out its approved program, the Department may impose sanctions as provided for under Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.).
- h. Termination of funds. Notwithstanding anything in this agreement to the contrary, and subject to the limitations set forth below, the Department shall have the right to terminate this agreement without penalty and without any advance notice as a result of any of the following: 1) The federal government, legislature or governor fail in the sole opinion of the Department to appropriate funds sufficient to allow the Department to either meet its obligations under this agreement or to operate as required and to fulfill its obligations under this agreement; or 2) If funds are de-appropriated, reduced, not allocated, or receipt of funds is delayed, or if any funds or revenues needed by the Department to make any payment hereunder are insufficient or unavailable for any other reason as determined by the Department in its sole discretion; or 3) If the Department's authorization to conduct its business or engage in activities or operations related to the subject matter of this agreement is withdrawn or materially altered or modified. The Department shall provide the Subrecipient with written notice of termination pursuant to this section.

2. Programming and Federal Authorization.

- a. The Subrecipient shall be responsible for including the project in the appropriate Regional Planning Affiliation (RPA) or Metropolitan Planning Organization (MPO) Transportation Improvement Program (TIP). The Subrecipient shall also ensure that the appropriate RPA or MPO, through their TIP submittal to the Department, includes the project in the Statewide Transportation Improvement Program (STIP). If the project is not included in the appropriate fiscal year of the STIP, federal funds cannot be authorized.
- b. Before beginning any work for which federal funding reimbursement will be requested, the Subrecipient shall contact the Department to obtain the procedures necessary to secure FHWA authorization. The Subrecipient shall submit a written request for FHWA authorization to the Department. After reviewing the Subrecipient's request, the Department will forward the request to the FHWA for authorization and obligation of federal funds. The Department will notify the Subrecipient when FHWA authorization is obtained. The cost of work performed prior to FHWA authorization will not be reimbursed with federal funds.
- c. Upon receiving FHWA authorization, the Subrecipient must show federal aid funding activity to receive the programmed amount authorized for the project. If there is no funding activity for nine or more months after the previous activity, the remaining unused programmed amount will be de-obligated from the project and there will be no further federal aid reimbursement issued for the project. If the Subrecipient knows in advance that funding activity will not occur for the nine months, the Contract Administrator needs to be notified to determine if programming of funds can be adjusted or other options can be explored.
- d. Upon receipt of Federal Highway Administration (FHWA) authorization a Federal Award Identification Number (FAIN) will be assigned to this project by the FHWA based on a methodology that incorporates identifying information about the federal award such as the federal funding program code and the federal project number. This FAIN will be used to identify this project and award on the federal government's listing of financial assistance awards consistent with the Federal Funding Accountability and Transparency Act of 2006 (FFATA) at usaspending.gov.
- e. A period of performance for this federal funding award will be established at the time of FHWA authorization. The start date of the period of performance will be the FHWA authorization date. The project end date (PED) will be determined according to the methodology in [I.M. 1.200](#), Federal Funds Management. Costs incurred before the start date or after the PED of the period of performance will not be eligible for reimbursement.

3. Federal Participation in Work Performed by Subrecipient Employees.

- a. If federal reimbursement will be requested for engineering, construction inspection, right-of-way acquisition or other services provided by employees of the Subrecipient, the Subrecipient shall follow the procedures in [I.M. 3.330](#), Federal-aid Participation in In-House Services.

- b. If federal reimbursement will be requested for construction performed by employees of the Subrecipient, the Subrecipient shall follow the procedures in [I.M. 6.010](#), Federal-aid Construction by Local Agency Forces.
- c. If the Subrecipient desires to claim indirect costs associated with work performed by its employees, the Subrecipient shall prepare and submit to the Department an indirect cost rate proposal and related documentation in accordance with the requirements of 2 CFR 200. Before incurring any indirect costs, such indirect cost rate proposal shall be certified by the FHWA or the federal agency providing the largest amount of federal funds to the Subrecipient. If approved, the approved indirect cost rate shall be incorporated by means of an addendum to this agreement.

4. Design and Consultant Services

- a. The Subrecipient shall be responsible for the design of the project, including all necessary plans, specifications, and estimates (PS&E). The project shall be designed in accordance with the design guidelines provided or referenced by the Department in the Guide and applicable I.M.s.
- b. If the Subrecipient requests federal funds for consultant services, the Subrecipient and the Consultant shall prepare a contract for consultant services in accordance with 23 CFR Part 172. These regulations require a qualifications-based selection process. The Subrecipient shall follow the procedures for selecting and using consultants outlined in [I.M. 3.310](#), Federal-aid Participation in Consultant Costs.

5. Environmental Requirements and other Agreements or Permits.

- a. The Subrecipient shall take the appropriate actions and prepare the necessary documents to fulfill the FHWA requirements for project environmental studies including historical/cultural reviews and location approval. The Subrecipient shall complete any mitigation agreed upon in the FHWA approval document. These procedures are set forth in [I.M. 3.020](#), Concept Statement Instructions; [4.020](#), NEPA Process; [4.110](#), Threatened and Endangered Species; and [4.120](#), Cultural Resource Regulations.
- b. If farmland is to be acquired, whether for use as project right-of-way or permanent easement, the Subrecipient shall follow the procedures in [I.M. 4.170](#), Farmland Protection Policy Act.
- c. The Subrecipient shall obtain project permits and approvals, when necessary, from the Iowa Department of Cultural Affairs (State Historical Society of Iowa; State Historic Preservation Officer), Iowa Department of Natural Resources, U.S. Coast Guard, U.S. Army Corps of Engineers, the Department, or other agencies as required. The Subrecipient shall follow the procedures in [I.M. 4.130](#), 404 Permit Process; [4.140](#), Storm Water Permits; [4.150](#), Iowa DNR Floodplain Permits and Regulations; [4.160](#), Asbestos Inspection, Removal and Notification Requirements; and [4.190](#), Highway Improvements in the Vicinity of Airports or Heliports.
- d. In all contracts entered into by the Subrecipient, and all subcontracts, in connection with this project that exceed \$100,000, the Subrecipient shall comply with the requirements of Section

114 of the Clean Air Act and Section 308 of the Federal Water Pollution Control Act, and all their regulations and guidelines. In such contracts, the Subrecipient shall stipulate that any facility to be utilized in performance of or to benefit from this agreement is not listed on the Environmental Protection Agency (EPA) List of Violating Facilities or is under consideration to be listed.

6. Right-of-Way, Railroads and Utilities.

- a. The Subrecipient shall acquire the project right-of-way, whether by lease, easement, or fee title, and shall provide relocation assistance benefits and payments in accordance with the procedures set forth in [I.M. 3.600](#), Right-of-Way Acquisition, and the Department's Right of Way Bureau Local Public Agency Manual. The Subrecipient shall contact the Department for assistance, as necessary, to ensure compliance with the required procedures, even if no federal funds are used for right-of-way activities. The Subrecipient shall obtain environmental concurrence before acquiring any needed right-of-way. With prior approval, hardship and protective buying is possible. If the Subrecipient requests federal funding for right-of-way acquisition, the Subrecipient shall also obtain FHWA authorization before purchasing any needed right-of-way.
- b. If the project right-of-way is federally funded and if the actual construction is not undertaken by the close of the twentieth fiscal year following the fiscal year in which the federal funds were authorized, the Subrecipient shall repay the amount of federal funds reimbursed for right-of-way costs to the Department.
- c. If a railroad crossing or railroad tracks are within or adjacent to the project limits, the Subrecipient shall obtain agreements, easements, or permits as needed from the railroad. The Subrecipient shall follow the procedures in [I.M. 3.670](#), Work on Railroad Right-of-Way, and [I.M. 3.680](#), Federal-aid Projects Involving Railroads.
- d. The Subrecipient shall comply with the Policy for Accommodating Utilities on City and County Federal-aid Highway Right of Way for projects on non-primary federal-aid highways. For projects connecting to or involving some work inside the right-of-way for a primary highway, the Subrecipient shall follow the Department's Policy for Accommodating Utilities on Primary Road System. Certain utility relocation, alteration, adjustment, or removal costs to the Subrecipient for the project may be eligible for federal funding reimbursement. The Subrecipient should also use the procedures outlined in [I.M. 3.640](#), Utility Accommodation and Coordination, as a guide to coordinating with utilities.
- e. If the Subrecipient desires federal reimbursement for utility costs, it shall submit a request for FHWA authorization prior to beginning any utility relocation work, in accordance with the procedures outlined in [I.M. 3.650](#), Federal-aid Participation in Utility Relocations.

7. Construction Contract Procurement.

The following provisions apply only to projects involving physical construction or improvements to transportation facilities:

- a. The project plans, specifications, and cost estimate (PS&E) shall be prepared and certified by a professional engineer, architect, or landscape architect, as applicable, licensed in the State of Iowa.
- b. For projects let through the Department, the Subrecipient shall be responsible for the following:
 - i. Prepare and submit the PS&E and other contract documents to the Department for review and approval in accordance with [I.M. 3.700](#), Check and Final Plans and [I.M. 3.500](#), Bridge or Culvert Plans, as applicable.
 - ii. The contract documents shall use the Department's Standard Specifications for Highway and Bridge Construction. Prior to their use in the PS&E, specifications developed by the Subrecipient for individual construction items shall be approved by the Department.
 - iii. Follow the procedures in [I.M. 5.030](#), Iowa DOT Letting Process, to analyze the bids received, make a decision to either award a contract to the lowest responsive bidder or reject all bids, and if a contract is awarded, execute the contract documents in Doc Express.
- c. For projects that are let locally by the Subrecipient, the Subrecipient shall follow the procedures in [I.M. 5.120](#), Local Letting Process, Federal-aid.
- d. The Subrecipient shall forward a completed Project Development Certification (Form 730002) to the Department in accordance with [I.M. 5.050](#), Project Development Certification Instructions. The project shall not receive FHWA authorization for construction or be advertised for bids until after the Department has reviewed and approved the Project Development Certification.
- e. If the Subrecipient is a city, the Subrecipient shall comply with the public hearing requirements of the Iowa Code section 26.12.
- f. The Subrecipient shall not provide the contractor with notice to proceed until after receiving notice in Doc Express that the Department has concurred in the contract award.

8. Construction.

- a. A full-time employee of the Subrecipient shall serve as the person in responsible charge of the construction project. For cities that do not have any full-time employees, the mayor or city clerk will serve as the person in responsible charge, with assistance from the Department.
- b. Traffic control devices, signing, or pavement markings installed within the limits of this project shall conform to the "Manual on Uniform Traffic Control Devices for Streets and Highways" per 761 IAC Chapter 130. The safety of the general public shall be assured through the use of proper protective measures and devices such as fences, barricades, signs, flood lighting, and warning lights as necessary.
- c. For projects let through the Department, the project shall be constructed under the Department's Standard Specifications for Highway and Bridge Construction and the Subrecipient shall comply with the procedures and responsibilities for materials testing according to the

Department's Materials I.M.s applicable to the letting. Available on-line at:
<https://www.iowadot.gov/erl/index.html>.

- d. For projects let locally, the Subrecipient shall provide materials testing and certifications as required by the approved specifications.
- e. If the Department provides any materials testing services to the Subrecipient, the Department will bill the Subrecipient for such testing services according to its normal policy as per Materials I.M. 103, Inspection Services Provided to Counties, Cities, and Other State Agencies.
- f. The Subrecipient shall follow the procedures in [I.M. 6.000](#), Construction Inspection, and the Department's Construction Manual, as applicable, for conducting construction inspection activities.

9. Reimbursements.

- a. After costs have been incurred, the Subrecipient shall submit to the Department periodic itemized claims for reimbursement for eligible project costs. Requests for reimbursement shall be made at least once every six months but not more than bi-weekly.
- b. To ensure proper accounting of costs, reimbursement requests for costs incurred prior to June 30 shall be submitted to the Department by August 1.
- c. Reimbursement claims shall include a certification that all eligible project costs, for which reimbursement is requested, have been reviewed by an official or governing board of the Subrecipient, are reasonable and proper, have been paid in full, and were completed in substantial compliance with the terms of this agreement.
- d. Reimbursement claims shall be submitted on forms identified by the Department along with all required supporting documentation. The Department will reimburse the Subrecipient for properly documented and certified claims for eligible project costs. The Department may withhold up to 5% of the federal share of construction costs or 5% of the total federal funds available for the project, whichever is less. Reimbursement will be made either by state warrant or by crediting other accounts from which payment was initially made. If, upon final audit or review, the Department determines the Subrecipient has been overpaid, the Subrecipient shall reimburse the overpaid amount to the Department. After the final audit or review is complete and after the Subrecipient has provided all required paperwork, the Department will release the federal funds withheld.
- e. The total funds collected by the Subrecipient for this project shall not exceed the total project costs. The total funds collected shall include any federal or state funds received, any special assessments made by the Subrecipient (exclusive of any associated interest or penalties) pursuant to Iowa Code Chapter 384 (cities) or Chapter 311 (counties), proceeds from the sale of excess right-of-way, and any other revenues generated by the project. The total project costs shall include all costs that can be directly attributed to the project. In the event that the total

funds collected by the Subrecipient do exceed the total project costs, the Subrecipient shall either:

- i. in the case of special assessments, refund to the assessed property owners the excess special assessments collected (including interest and penalties associated with the amount of the excess), or
- ii. Refund to the Department all funds collected in excess of the total project costs (including interest and penalties associated with the amount of the excess) within 60 days of the receipt of any excess funds. In return, the Department will either credit reimbursement billings to the FHWA or credit the appropriate state fund account in the amount of refunds received from the Subrecipient.

10. Project Close-out.

- a. Within 30 days of completion of construction or other activities authorized by this agreement, the Subrecipient shall provide written notification to the Department and request a final audit, in accordance with the procedures in [I.M. 6.110](#), Final Review, Audit, and Close-out Procedures for Federal-aid, Federal-aid Swap, and Farm-to-Market Projects. Failure to comply with the procedures will result in loss of federal funds remaining to be reimbursed and the repayment of funds already reimbursed. The Subrecipient may be suspended from receiving federal funds on future projects.
- b. For construction projects, the Subrecipient shall provide a certification by a professional engineer, architect, or landscape architect as applicable, licensed in the State of Iowa, indicating the construction was completed in substantial compliance with the project plans and specifications.
- c. Final reimbursement of federal funds shall be made only after the Department accepts the project as complete.
- d. The Subrecipient shall maintain all books, documents, papers, accounting records, reports, and other evidence pertaining to costs incurred for the project. The Subrecipient shall also make these materials available at all reasonable times for inspection by the Department, FHWA, or any authorized representatives of the federal government. Copies of these materials shall be furnished by the Subrecipient if requested. Such documents shall be retained for at least 3 years from the date of FHWA approval of the final closure document. Upon receipt of FHWA approval of the final closure document, the Department will notify the Subrecipient of the record retention date.
- e. The Subrecipient shall maintain, or cause to be maintained, the completed improvement in a manner acceptable to the Department and the FHWA.

