



CITY OF CLEAR LAKE

15 North 6th Street • P.O. Box 185 • Clear Lake, IA 50428
Phone (641) 357-5267 • Fax (641) 357-8711
www.cityofclearlake.com

Mayor
NELSON P.
CRABB

City
Administrator
SCOTT
FLORY

COUNCIL MEMBERS

DANA
BRANT
Ward 1

TONY J.
NELSON
Ward 2

JIM
BOEHNKE
Ward 3

MIKE
CALLANAN
At Large

GARY
HUGI
At Large

January 17, 2014

HONORABLE MAYOR & CITY COUNCIL MEMBERS:

The next meeting of the Clear Lake City Council is scheduled for Monday, **January 20, 2014**, at 6:30 p.m., in the Council Chambers, at City Hall. Please refer to the enclosed agenda for the items discussed below.

ITEM #6A. **CLPD & City Hall Renovation Project.** In July of 2013, the City Council approved a "Facility Needs Assessment" Report prepared by Bergland & Cram architects (Mason City), which detailed specific needs related to the building. In August of 2013, the City Council approved a professional services agreement with Bergland & Cram architects for design, bidding, and construction services related to the renovation of the City Hall/Police Department building. At its meeting on November 25, 2013, the City Council reviewed the final scope of the project and cost estimate and set the date for a public hearing on the proposed plans & specifications, as well as the project bid letting. A joint notice of hearing & letting was published in the newspaper, as required by law.

The Project primarily involves the renovation of the vacant space within the building that was formerly occupied by the Clear Lake Fire Department prior to its relocation to its new fire station facility in the fall of 2012. This vacant space will be renovated and remodeled, along with the rest of the police department for its use. Additionally, the remainder of the building itself will be remodeled and brought up to current code standards. The building's restrooms and other areas, for example, are not ADA compliant and it still maintains the original single-pane glass windows throughout, as well as many other features vintage to the building's original construction Circa 1964. In 2012, the City replaced the old emergency back-up generator, which was an early 1970's vintage without automatic transfer switch and make electrical upgrades to the building at that time.

The bid letting was held at 2:00 p.m., Tuesday, January 14th, at City Hall. A total of eight (8) bids were received from general contractors holding plans. The architect's estimate of the probable cost of construction was \$1,345,876 (base bid), with two alternates: 1) deduct - City Hall entrance doors & glazing -\$18,000 and 2) deduct - janitor's closet renovation -\$4,000.



The apparent low bidder was King Construction (Clear Lake) in the amount of \$1,140,381 (base bid), alternate #1 was a deduct of \$1,830 and alternate #2 was a deduct of \$16,884. Total bid (base bid and alternates) of \$1,121,667. Dean Snyder Construction was the next lowest bidder in the amount of \$1,144,000 (base bid), alternate #1 was a deduct of \$3,200 and alternate #2 was a deduct of \$16,872. Total bid (base bid and alternates) of \$1,123,928. The base bid from King is roughly 15.3% below the architect's estimate of the probable cost of construction.

It is recommended that the Council accept the base bid for the project and not the alternates, which are deducts. Therefore both alternates would remain in the overall project scope. Construction is anticipated to begin in mid-February and be substantially completed by August 31, 2014.

ITEM #6B. StoneCliff Subdivision Phase #3. StoneCliff 3rd Subdivision is a proposed 23-lot residential subdivision located, generally, south and east of the previously platted StoneCliff 1st & 2nd subdivisions. This represents the 3rd phase of the total overall development plan. Phases 1 & 2 resulted in the creation of 42 building lots, respectively, and a cumulative taxable valuation (1/1/13) of roughly \$5 million, with several lots under development currently. Currently, less than 5 lots remain unsold from those two earlier subdivisions.

The property is zoned RS-8 (Medium-Density Single-Family Residential). The site is approximately 16.14 acres.

The Developer plans to let bids and start construction in the late Spring 2014. The Planning & Zoning Commission reviewed the proposed Preliminary Plat at its regular meeting on November 26, 2013, and has forwarded its recommendation that the Council approve the Plat.

ITEM #6C. S. 20th Street Improvement Project. At its regular meeting on May 6, 2013, the City Council approved a construction contract with Yohn Excavating (Clear Lake) in the amount of \$279,922.75. On January 10th, the Project engineer, Veenstra & Kimm, has filed the "Certificate of Completion" with the City Clerk, indicating that the Project was been completed in compliance with the plans & specifications, previously approved by the Council.

The Project, of course, entailed the complete reconstruction of certain intersections of S. 20th Street, including: 1st Avenue S., 2nd Avenue S., as well as a portion of the intersection Main Avenue. Storm sewer drainage improvements included new storm sewers & intakes, as well as roadway sub-drain. Driveway and sanitary/water service lateral improvements were also included for those properties that were not up to City code. Lastly, sidewalks were constructed on the west side of S. 20th Street and the north side of 2nd Ave S.

The required substantial completion date was August 16, 2013. The Project engineer has determined that the contractor did not meet this by a period of 15 days. The contract provides for an assessment of \$500/day as liquidated damages. The final pay estimate reflects that amount.

There was one change order on the project, as well as some additional miscellaneous work that increased the construction contract amount to \$283,710, which is approximately \$3,700 (1%) more than the original contract amount. The indirect project costs totaled \$69,442. Therefore the total project cost was \$353,152. The total amount to be assessed to the benefited properties is \$35,410.24 and the total City cost is \$317,741.76, which equates to roughly 10% and 90% of the total Project cost, respectively.

At this time, the Council will initiate the final special assessment process. In order to do so, the Council will first consider a Resolution "Accepting the Work", followed by a Resolution "Ordering Final Plat & Schedule of Assessments". At the regular meeting on February 3rd, the Council will then consider adoption of the Resolution "Approving Final Plat & Schedule of Assessments".

ITEM #6D. 2014 Street Resurfacing Project. At its September 16, 2013, meeting, the Council approved an engineering services agreement with Yaggy Colby Associates for the "2014 Street Resurfacing Project". The City had originally allocated \$250,000 in FY 14 for the project. However, the Council subsequently decided to increase the Project scope and, consequently, the Project budget allocation will be increased to \$350,000 for FY 14 as part of the FY 15 budgeting process. The engineer's estimate of the probable cost of construction is \$302,760.

There are two distinct divisions and components of work to the proposed Project. Division 1 is primarily a "maintenance" level resurfacing project, which consists mostly of street milling and a nominal hot-mix asphalt (HMA) overlay. Division 2 is a much more substantial improvement project and involves a thicker HMA overlay, crack & seat process, as well as full depth patching. Construction and other associated costs related to Division 2 that are in excess of the type of work to be constructed as part of Division 1 are proposed to be special assessed against the benefited properties. The preliminary estimate of cost of Division 2 to be assessed is \$54,736. The total estimated cost of Division 2 is \$136,825.

The street segments associated with the Project include, Division 1: 2nd Ave N., N. 3rd to N. 6th Street and 3rd Ave N., N. Lakeview Drive to N. 3rd Street and Division 2: 14th Ave S., S. 8th Street to S. Shore Drive and 15th Ave S., S. 8th Street to S. Shore Drive.

The Project schedule calls for the Council to initiate the special assessment process at its January 20th meeting. A public hearing on the proposed Resolution of Necessity would be conducted at the February 17th meeting. Notices to affected property owners would be mailed on or before January 29th. The anticipated date for a project bid letting is March 12th. Construction activities may begin on or about April 25th with a Project completion date of June 20th.

Scott Flory
City Administrator

Smart Quote: "The years between 50 and 70 are the hardest. You are always being asked to do things, and yet you are not decrepit enough to turn them down." -- T.S. Eliot, American-British writer

TENTATIVE AGENDA
CLEAR LAKE CITY COUNCIL
CITY HALL – 15 N. 6TH STREET
MONDAY, JANUARY 20, 2014
CITY HALL – COUNCIL CHAMBERS
6:30 P.M.

1. Call To Order by Mayor Nelson P. Crabb.
2. Approval of Agenda.
3. Consent Agenda:
 - A. Minutes – January 6, 2013.
 - B. Approval of the bills & claims.
 - C. Licenses & Permits:
 - **Liquor License**: Class C Liquor License (LC) (Commercial) with Sunday Sales, North Iowa Cultural Center & Museum; Class E Liquor License, Class B Wine Permit, Class C Beer Permit (carryout beer), Fareway; Class C Beer Permit, Class B Wine Permit with Sunday Sales, Back Alley Wine; (renewals).
 - **Excavator's License**: Charlson Excavating, Clear Lake, (renewal).
 - **Amusement License**: North Iowa Cultural Center & Museum, (renewal).
4. Citizen's opportunity to address the Council on items not on the agenda:
 - In conformance with the City Council's Rules of Procedure, no action can occur on items presented during the Citizens Forum.
 - Please walk to the lectern, state your name (spell last name), address, and subject of your discussion.
 - Speakers are limited to a maximum of five (5) minutes per person.
5. Unfinished Business:
6. New Business:
 - A. Clear Lake Police Department & City Hall Renovation Project:
 - Introduction by Scott Flory, City Administrator.
 - Review of 1/14/14 bid letting, Doug Foreshoe, Bergland & Cram.
 - Public Hearing.
 - **Motion to approve Resolution #14-01**, "A Resolution approving plans, specifications, form of contract, and estimate of cost for the Clear Lake Police Department & City Hall Renovation Project."
 - Discussion and consideration of **Motion** by City Council.
 - **Motion to approve Resolution #14-02**, "A Resolution Making an Award of Contract for the Clear Lake Police Department & City Hall Renovation Project."
 - Discussion and consideration of **Motion** by City Council.

B. StoneCliff Residential Subdivision Phase #3:

- Introduction by Scott Flory, City Administrator.
- Recommendation from Planning & Zoning Commission, John Marino, Building Official.
- Review of request, Dick Hayes, developer and Mike Danburg, P.E., Yaggy Colby.
- **Motion** to approve **Resolution #14-03**, "A Resolution approving Preliminary Plat for StoneCliff 3rd Residential Subdivision.
- Discussion and consideration of **Motion** by City Council.

C. S. 20th Street (Main Ave. - 2nd Ave. S.) Intersection, Sidewalk, & Storm Sewer Project:

- Introduction by Scott Flory, City Administrator.
- Review of Pay Estimate #3 (final) and proposed Final Assessment Plat & Schedule, Jason Petersburg, P.E., Veenstra & Kimm.
- Request from Yohn Excavating Inc. to waive Liquidated Damages, Ryan McGreger and Rob West, Project Managers.
- Opportunity for public comment.
- **Motion** to approve Pay Estimate #3, by City Council.
- Discussion and consideration of **Motion** by City Council.
- **Motion** to approve **Resolution #14-04**, "A Resolution Accepting the Work" by City Council.
- Discussion and consideration of **Motion** by City Council.
- **Motion** to approve **Resolution #14-05**, "A Resolution Ordering the Final Plat & Schedule of Assessments" by City Council.
- Discussion and consideration of **Motion** by City Council.

D. 2014 Street Resurfacing Project:

- Introduction by Scott Flory, City Administrator.
- Review of proposed project plans & specifications and preliminary special assessment plat & schedule, Mike Danburg, P.E., Yaggy Colby.
- **Motion** to approve **Resolution #14-06**, "A Preliminary Resolution for the construction of street improvement in the City of Clear Lake, Iowa."
- Discussion and consideration of **Motion** by City Council.
- **Motion** to approve **Resolution #14-07**, "A Resolution Fixing the Value of Lots."
- Discussion and consideration of **Motion** by City Council.
- **Motion** to approve **Resolution #14-08**, "A Resolution adopting a Preliminary Plat & Schedule; estimate of cost; and proposed plans & specifications for the 2014 Street Resurfacing Project."
- Discussion and consideration of **Motion** by City Council.

- **Motion to approve Resolution #14-09, “A Resolution of Necessity (Proposed).**
- **Discussion and consideration of Motion by City Council.**

7. Chief of Police’s Report:

8. Mayor’s Report:

- **Appointment of Mike Callanan as Mayor Pro-Tem.**

9. Public Works Director’s Report:

10. City Administrator’s Report:

- **Set date for City budget workshop**

11. City Attorney’s Report:

12. Other Business:

13. Adjournment.

NEXT REGULAR MEETING – FEBRUARY 3, 2014

RESOLUTION NO. _____

A RESOLUTION MAKING AWARD OF CONTRACT FOR THE
CITY HALL/POLICE DEPARTMENT RENOVATION PROJECT 2014

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLEAR LAKE, IOWA;

That the base bid of King Construction of Clear Lake, Iowa, in the amount of \$1,140,381.00, for the City Hall/ Police Department Renovation Project 2014, be and is hereby accepted, the same being the lowest responsive responsible bid received for said work.

The Mayor and Clerk are hereby directed to execute said contract awarded above for the construction of said improvements, said contract not to be binding on the City until the necessary certificate of insurance have been received and approved by the Project Architect, City Administrator and Public Work Director. Said contract and bonds to be approved in the future, by Resolution of this Council.

PASSED AND APPROVED this 20th day of January, 2014.

Nelson P. Crabb, Mayor

ATTEST:

Jennifer Larsen, City Clerk

RESOLUTION NO. _____

A RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATE OF COST FOR
THE CITY HALL/POLICE DEPARTMENT RENOVATION PROJECT 2014

WHEREAS, on December 9, 2013, plans, specifications, form of contract, and estimate of cost were filed with the office of the City Clerk for the construction of certain public improvements described in general as "City Hall/Police Department Renovation Project 2014"; and

WHEREAS, notice of hearing on plans, specifications, form of contract, and estimate of cost for said public improvements was published as required by law;

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

That the plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for said public improvements, as described in the preamble of this Resolution.

PASSED AND APPROVED this 20th day of January, 2014.

Nelson P. Crabb, Mayor

ATTEST:

Jennifer Larsen, City Clerk



BERGLAND + CRAM
architecture | planning | interiors

January 16, 2013

Scott Flory
Clear Lake City Hall
15 N 6th St.
Clear Lake, IA 50428

Scott,

On January 14th 2014 a public bid opening was held for the Clear Lake Municipal Building Renovation and Remodel project. Eight general contractors submitted bids for the project. The apparent low bidder was King Construction, Inc with a base bid amount of \$1,140,381.00. Deduct alternate #1 was \$1,830.00. Deduct alternate #2 was \$16,884.00.

For a local reference King Construction recently completed an interior remodel at the Venture Elementary. This was a major renovation for the class rooms with new lighting, electrical, flooring, ceilings, cabinetry, windows and lockers. Superintendent Tyler Williams informed me he enjoyed working with King Construction and is very pleased with the end product that was completed on a tight schedule.

I would like to recommend King Construction as a responsive and responsible low bidder for the Clear Lake Municipal Building Renovation and Remodel project.

Sincerely,

Doug Foreshoe, AIA
Principal



BERGLAND + CRAM
 architecture | planning | interiors

BID SUMMARY
 JANUARY 14, 2014 2:00PM
CLEAR LAKE MUNICIPAL BUILDING RENOVATION AND REMODEL
 CLEAR LAKE, IOWA

BID BOND	RECPT. ADDENDUMS	BID SIGNED	BASE BID AMOUNT	ALTERNATE NO. 1 DEDUCT - ELIMINATE ROOM 151	ALTERNATE NO. 2 DEDUCT - ELIMINATE BULLET RESISTANT GLAZING ON SOUTH SIDE OF BUILDING
DEAN SNYDER CONSTRUCTION					CLEAR LAKE, IA
Yes	Yes	Yes	\$1,144,000.00	(\$3,200.00)	(\$16,872.00)
HENKEL CONSTRUCTION					MASON CITY, IA
Yes	Yes	Yes	\$1,240,000.00	(\$4,475.00)	(\$16,900.00)
KING CONSTRUCTION, INC. (KING-KNUTSON CONSTRUCTION)					CLEAR LAKE, IA
Yes	Yes	Yes	\$1,140,381.00	(\$1,830.00)	(\$16,884.00)
LARRY ELWOOD CONSTRUCTION, INC.					MASON CITY, IA
Yes	Yes	Yes	\$1,320,000.00	(\$8,000.00)	(\$8,000.00)
LARSON CONTRACTING CENTRAL, LLC.					LAKE MILLS, IA
Yes	Yes	Yes	\$1,322,240.00	(\$3,500.00)	(\$17,000.00)
PETERSON CONSTRUCTION					WEBSTER CITY, IA
Yes	Yes	Yes	\$1,327,300.00	(\$2,200.00)	(\$16,200.00)
WAGNER CONSTRUCTION COMPANY, INC.					AUSTIN, MN
Yes	Yes	Yes	\$1,215,000.00	(\$3,000.00)	(\$16,800.00)
MOHS CONTRACTING					OWATONNA, MN
Yes	Yes	Yes	\$1,375,000.00	(\$4,000.00)	(\$16,900.00)

AIA® Document A305™ – 1986

Contractor's Qualification Statement

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

SUBMITTED TO: Bergland & Cram Architects

ADDRESS: 1002 E. State St. Suite A
Mason City, Iowa 50401

SUBMITTED BY: King-Knutson Construction & Overhead Door, Inc

NAME: Lance Sharar

ADDRESS: 101 N. 8th Street
Clear Lake, Iowa 50428

PRINCIPAL OFFICE: 1205 N. Oak Street
Iowa Falls, Iowa 50126

- Corporation
 Partnership
 Individual
 Joint Venture
 Other

NAME OF PROJECT (if applicable):

Clear Lake City Hall/Police Dept Generator Replacement & Electrical Upgrade Project

TYPE OF WORK (file separate form for each Classification of Work):

- General Construction
 HVAC
 Electrical
 Plumbing
 Other (please specify)

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This form is approved and recommended by the American Institute of Architects (AIA) and The Associated General Contractors of America (AGC) for use in evaluating the qualifications of contractors. No endorsement of the submitting party or verification of the information is made by AIA or AGC.

§ 1. ORGANIZATION

§ 1.1 How many years has your organization been in business as a Contractor? 67

§ 1.2 How many years has your organization been in business under its present business name? 17

§ 1.2.1 Under what other or former names has your organization operated?

King-Knutson Construction, Inc.

King Construction, Inc.

§ 1.3 If your organization is a corporation, answer the following:

§ 1.3.1 Date of incorporation: 1997

§ 1.3.2 State of incorporation: Iowa

§ 1.3.3 President's name: Lance Sharar

§ 1.3.4 Vice-president's name(s) Lincoln Sharar

§ 1.3.5 Secretary's name: Lincoln Sharar

§ 1.3.6 Treasurer's name: Lance Sharar

§ 1.4 If your organization is a partnership, answer the following: N.A.

§ 1.4.1 Date of organization:

§ 1.4.2 Type of partnership (if applicable):

§ 1.4.3 Name(s) of general partner(s)

§ 1.5 If your organization is individually owned, answer the following: N.A.

§ 1.5.1 Date of organization:

§ 1.5.2 Name of owner:

§ 1.6 If the form of your organization is other than those listed above, describe it and name the principals:

§ 2. LICENSING

§ 2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.

State of Iowa - C094643

§ 2.2 List jurisdictions in which your organization's partnership or trade name is filed.

§ 3. EXPERIENCE

§ 3.1 List the categories of work that your organization normally performs with its own forces.

Concrete - Foundations, flat work
Steel Building - Steel erection
Post Frame Buildings
Carpentry - Residential, commercial
Overhead Doors

§ 3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)

§ 3.2.1 Has your organization ever failed to complete any work awarded to it?

No

§ 3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers?

No

§ 3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years?

No

§ 3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.)

No

§ 3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date.

§ 3.4.1 State total worth of work in progress and under contract:

\$5,967,951

§ 3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces.

§ 3.5.1 State average annual amount of construction work performed during the past five years:

\$5,118,000

§ 3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization.

§ 4. REFERENCES

§ 4.1 Trade References:

Butler Manufacturing	Kansas City, MO	816-968-3000
Clopay Building Products	Chicago, IL	888-286-6221
Concrete Inc.	Marshalltown, IA	641-752-4231

§ 4.2 Bank References:

Greenbelt Bank & Trust
616 Washington Ave.
Iowa Falls, Iowa 50126

Attn: Adam Harford

§ 4.3 Surety:

§ 4.3.1 Name of bonding company:

Hudson Insurance Group
100 Williams St. 5th Floor
New York, New York 10039

§ 4.3.2 Name and address of agent:

Todd Schaap @ Shorewest Surety
2626 49th Drive
Franksville, WI 53126

§ 5. FINANCING

§ 5.1 Financial Statement.

§ 5.1.1 Attach a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items:

Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses);

Net Fixed Assets;

Other Assets;

Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes);

Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares par values, earned surplus and retained earnings).

§ 5.1.2 Name and address of firm preparing attached financial statement, and date thereof:

§ 5.1.3 Is the attached financial statement for the identical organization named on page one?

Yes

§ 5.1.4 If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsidiary).

§ 5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction?

Yes

§ 6. SIGNATURE

Lance Sharar

§ 6.1 Dated at this 16 day of January 2014

Name of Organization: King Construction, Inc.

By: Lance Sharar

Title: President

§ 6.2

Lance Sharar being duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

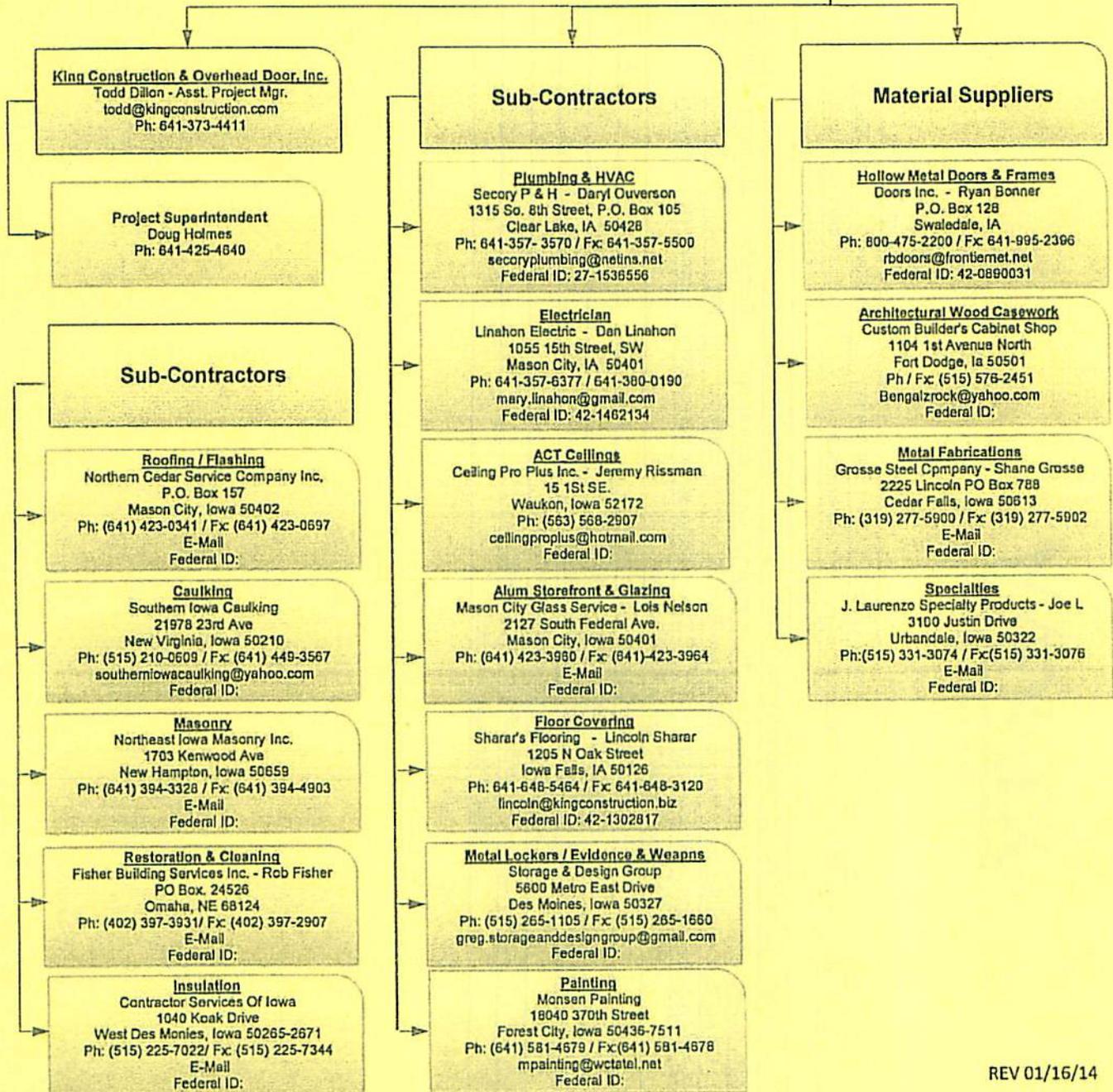
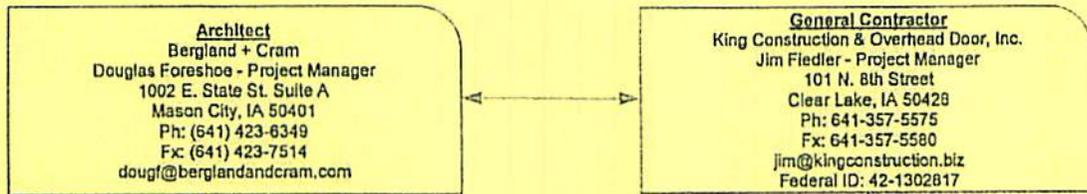
Subscribed and sworn before me this 16 day of January 2014

Notary Public: *Scott F. Everett*

My Commission Expires: 3/17/14



Clear Lake Municipal Building Renovation & Remodeling / Job # 11012-1





Construction & Overhead Door, Inc.

Employee	Construction Experience	Present Commitments
Lance Sharar	20 yrs w/ King's, graduate of Construction Engineering, 2 years CET for VJ Engineering	Oversee day to day operations as well as private negotiated work.
Lincoln Sharar	20 yrs. w/ King's, graduate of UNI, 2 years experience w/ other contractors	Oversee day to day overhead doors as well as private negotiated work.
Jared Knott	8 yrs. w/ King's estimator/project manager	Mngr of bid work
Todd Dillon	2 yrs. w/ King's estimator/ project manager, 5 years field exp., grad of const. technology	Mngr of bid work
Jim Fiedler	3 yrs w/ King's estimator/ proj. mngr. Clear Lake, 15 yrs at Larson Cont. same as prior	Bldg. Mngr/ proj. mngr of Clear Lake
Scott Everett	1 yr w/ King's estimator accounts mngr. Clear Lake, 8 yrs. w/ concrete contractor	Mngr/ proj. mngr of OHD division Clear Lake
Doug Holmes	2 yrs. w/ King's field superintendent Clear Lake - 2 yrs. LE Const -12 yrs. self-employed Contr.	no commitments at this time
Dan Wygle	20 yrs w/ Kings Concrete superintendent	
Gary Chaplin	15 yrs. w/ Kings Carpentry superintendent	
DJ Stevenson	8 Yrs w/ Kings Carpentry superintendent	
Troy Shineflew	17 yrs. w/ Kings Building Superintendent	
Steve Klemsrud	9 yrs w/ Kings Building superintendent	
Leonard Abkes	3 yrs w/ Kings Building superintendent	
Jake Thomas	2 yrs Kings superintendent	



Construction & Overhead Door, Inc.

Current Work on Hand

Updated 1/15/14

Project name	Project owner	Architect	Contract Amount	% Complete	Scheduled Completion Date
Greenbelt Bank & Trust Addition	Greenbelt Bank & Trust	Single Source	\$683,000.00	34%	April 2014
Iowa Falls Airport Hangar	City of Iowa Falls	McClure Engineering	\$280,000.00	10%	June 2014
Schager Farms Shop	Schager Farms	King/ VJ Engineering	\$584,700.00	95%	Feb. 2014
Truck Shop	United Suppliers	King/ VJ Engineering	\$763,874.00	98%	Jan. 2014
Annex	United Suppliers	King/ VJ Engineering	\$376,675.00	80%	Mar. 2014
US Repack	United Suppliers	King/ VJ Engineering	\$1,983,000.00	0%	Nov. 2014
Krause Shop	Krause Farms	King/ VJ Engineering	\$372,000.00	20%	July 2014
City Power	City Power	King/ VJ Engineering	\$501,702.00	5%	Aug. 2014
Hansen Home	T. Hansen	King/ VJ Engineering	\$423,000.00	0%	Sept. 2014
			Total	\$5,967,951.00	33%



Construction & Overhead Door, Inc.

Past Sizable Projects

Updated 1/15/14

Project name	Project owner	Architect	Contract Amount	Completion Date	% of Cost Self Performed
Mason City Airport Aircraft Rescue/Fire Fighting Facility	Mason City Airport	Mead & Hunt	\$1,642,685.00	6/18/2012	30%
Ventura Elementary Interior Renovation 2013	Ventura School District	Waggoner & Wineinger	\$441,992.00	9/1/2013	35%
Iowa Falls Riverbend Middle School Ceiling	Iowa Falls School District	Struxture Architects	\$356,281.00	11/1/2013	20%
Iowa Falls Cadet Field	Iowa Falls School District	Struxture Architects	\$327,500.00	11/1/2013	40%
Perkins - Ft. Dodge	J. Rahfeldt	Perkins	\$1,144,572.00	5/11/2012	40%
US- South Whse.	United Suppliers	King/ VJ Engineering	\$1,074,000.00	4/10/2013	100%
Bradford Fire Station	City of Bradford	Roseland Mackey Harris Architects	\$454,400.00	11/30/2013	50%



CITY OF CLEAR LAKE PUBLIC WORKS DEPARTMENT

1419 2nd Avenue South • P.O. Box 185 • Clear Lake, IA 50428

Phone (641) 357-6135 • FAX (641) 357-6150

www.cityofclearlake.com

Honorable Mayor and City Council:

At the November 26th, 2013 meeting, the Planning and Zoning Commission reviewed the preliminary plat of Stone Cliff 3rd Subdivision. This is a proposed twenty-three lot phase of the existing Stone Cliff Subdivision.

After review and discussion, a motion was made to recommend approval of this preliminary plat to the Mayor and City Council.

City Staff has since received an updated future developmental plan, which will ensure that any future development will be in the best interest of the city.

Sincerely,

Arnold Prohaska, Chairman Pro Tem

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE PRELIMINARY PLAT OF STONECLIFF 3RD
SUBDIVISION IN THE CITY OF CLEAR LAKE, IOWA**

WHEREAS, the owner and developer, Mulley Land Company, has filed with the City Clerk a preliminary plat for the property described in Exhibit A, which is attached hereto and made a part hereof, and

WHEREAS, said real estate is owned by the above-named party and the subdivision is being made with the free consent and in accordance with the desires of the owner, and

WHEREAS, said preliminary plat has been examined by the Clear Lake Planning and Zoning Commission, which did recommend that the preliminary plat of property described as Stonecliff 3rd Subdivision be accepted and approved, and

WHEREAS, said preliminary plat is found to conform with Chapter 354 of the Code of Iowa and ordinances of the City of Clear Lake, and

NOW, THEREFORE, BE IT RESOLVED that the City Council of Clear Lake, Iowa, does hereby approve the preliminary plat of Stonecliff 3rd Subdivision.

PASSED and APPROVED this 20th day of January, 2014.

Nelson P. Crabb, Mayor

ATTEST:

Jennifer Larsen, City Clerk

EXHIBIT A

DESCRIPTION

That part of the North Half of the Northeast Quarter of Section 25, Township 96 North, Range 22 West of the 5th P.M., City of Clear Lake, Cerro Gordo County, Iowa, described as follows:

Commencing at the northwest corner of said Northeast Quarter:

Thence South 00 degrees 23 minutes 12 seconds East (assumed bearing) along the west line of said Northeast Quarter 1,315.47 feet to the south line of the North Half of said Northeast Quarter;

Thence North 89 degrees 43 minutes 03 seconds East along said south line 1,376.77 feet to the southeast corner of Lot 7 in Stonecliff Second Subdivision, Clear Lake, Iowa and also the point of beginning;

Thence North 00 degrees 16 minutes 57 seconds West along the east line of said Lot 7 and Lot 6 of said Stonecliff Second Subdivision 308.67 feet;

Thence northerly 29.08 feet along the easterly line of said Lot 6 and along a tangential curve concave to the east, having a central angle of 06 degrees 15 minutes 52 seconds, a radius of 266.00 feet, a chord of 29.07 feet and a chord bearing of North 02 degrees 51 minutes 01 seconds East;

Thence North 84 degrees 01 minutes 03 seconds West along the northerly line of said Lot 6 a distance of 128.35 feet to the easterly line of Outlot A in said Stonecliff Second Subdivision;

Thence North 00 degrees 16 minutes 57 seconds West along said easterly line 58.85 feet;

Thence North 22 degrees 40 minutes 05 seconds East continuing along said easterly line 178.82 feet;

Thence North 89 degrees 40 minutes 28 seconds East continuing along said easterly line 140.00 feet;

Thence North 00 degrees 19 minutes 32 seconds West along said easterly line and extension thereof 191.50 feet;

Thence North 89 degrees 40 minutes 28 seconds East 177.00 feet;

Thence North 11 degrees 42 minutes 22 seconds East 162.58 feet;

Thence North 82 degrees 53 minutes 21 seconds East 82.73 feet;

Thence North 89 degrees 40 minutes 28 seconds East 220.00 feet;

Thence North 00 degrees 19 minutes 32 seconds West 125.00 feet;

Thence North 89 degrees 40 minutes 28 seconds East 93.61 feet;

Thence southeasterly 216.23 feet along a tangential curve concave to the southwest, having a central angle of 53 degrees 51 minutes 56 seconds, a radius of 230.00 feet, a chord of 208.36 feet and a chord bearing of South 63 degrees 23 minutes 34 seconds East;

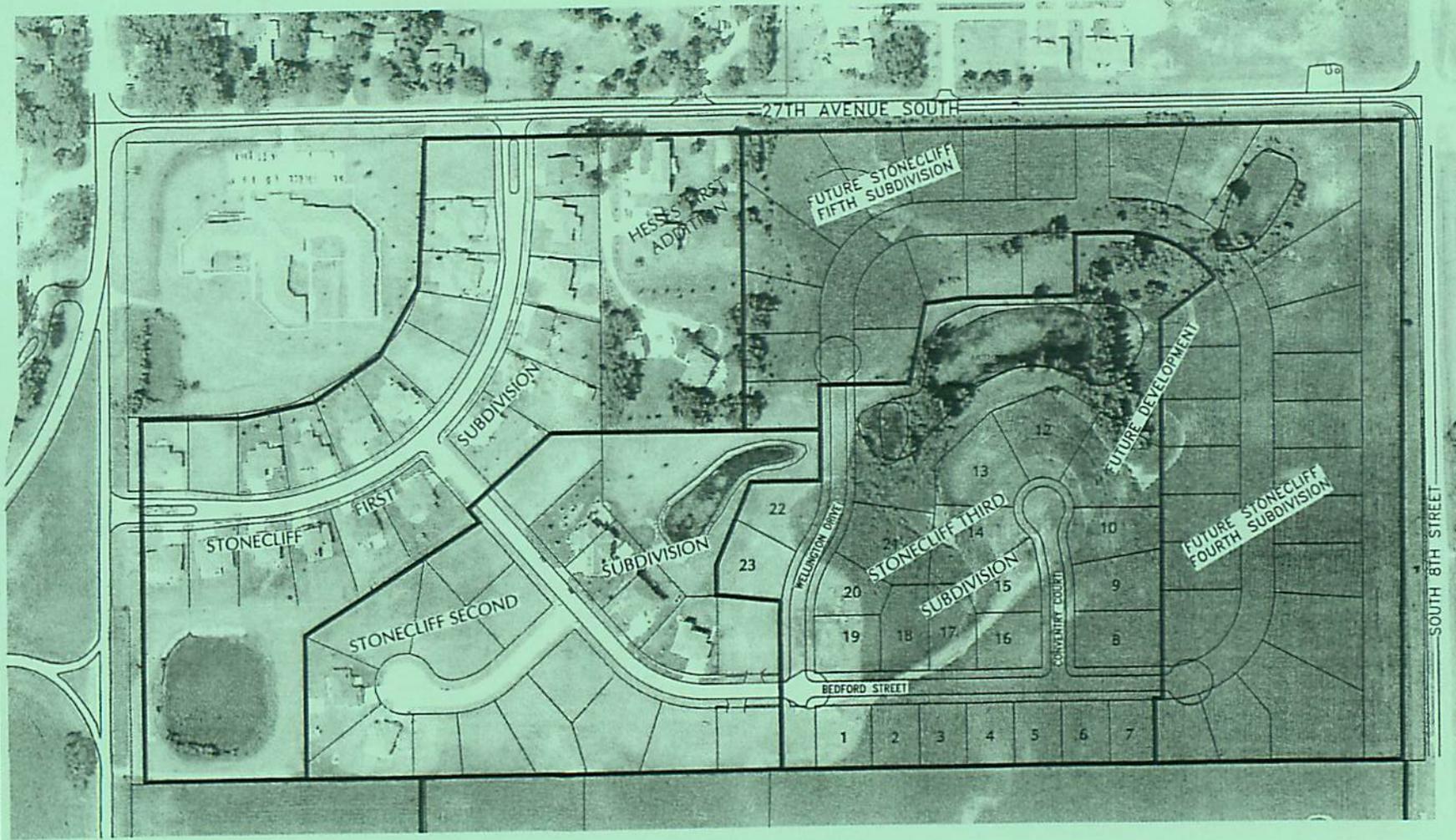
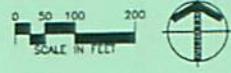
Thence South 53 degrees 32 minutes 24 seconds West 136.76 feet;

Thence South 00 degrees 00 minutes 29 seconds East 756.11 feet;

Thence South 89 degrees 43 minutes 03 seconds West 15.83 feet;

Thence South 00 degrees 16 minutes 57 seconds East 130.00 feet to the south line of the North Half of the Northeast Quarter of said Section 25;

Thence South 89 degrees 43 minutes 03 seconds West along said south line 746.00 feet to the point of beginning, containing 16.14 acres more or less and is subject to recorded and unrecorded easements, restrictions and servitudes, if any.



ENGINEERING
SURVEYING • PLANNING
LANDSCAPE ARCHITECTURE
213 NORTH ADAMS
MARION CITY, IOWA 52801
847-424-8344
FAX 847-424-8351
EMAIL INFO@YAGGY.COM

STONECLIFF THIRD SUBDIVISION
CLEAR LAKE, IOWA
DEVELOPMENT PLAN

PROJECT NUMBER	12135
DATE	12/15/2010
COMPILED BY	12135COP, MKC, DWG
DATE	NOVEMBER 2013
DRAWN BY	SCM
CHECKED BY	
REVISIONS	

12/15/2010 12:15:00 PM 12135COP MKC DWG 12135COP MKC DWG 12135COP MKC DWG 12135COP MKC DWG 12135COP MKC DWG

CURVE DATA

CURVE NO.	Δ	R	L	C	CH BRD
C1	53.91°	200.00	218.23	208.26	5.83'±34.7' E
C2	69.15°	268.00	284.08	297.07	0.02'±0.1' E

UTILITY EASEMENT DEFINED

AN INVESTIGATED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES OR OTHER CONSTRUCTION OR SERVICE WORKS OR UTILITIES INCLUDING POWER TO CONDUIT OVERHEAD AND THROUGH OR OVER ERECTION AND CONSTRUCTION FACILITIES.

UTILITY EASEMENTS ARE SHOWN AS:

MONUMENTS

- FOUND 1/2" REBAR WITH A YELLOW PLASTIC CAP STAKED "15.100"
- MONUMENTS TO BE SET AND 1/2" REBAR WITH A YELLOW PLASTIC CAP STAKED "15.100", UNLESS NOTED.
- UNLESS NOTED.

DRAINAGE EASEMENT DEFINED

AN INVESTIGATED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND AND SURFACE DRAINAGE FACILITIES AND UTILITY ERECTION.

DRAINAGE FACILITIES ARE SHOWN AS:

DRAINAGE FACILITIES ARE SHOWN AS:

2" OR 4" DIA.

BEARINGS

ELEVATIONS/CONTROLS SHOWN ARE BASED ON NAD 1983 VERTICAL DATUM.

VERTICAL DATUM

THE SOURCE LINE OF THE N 1/2 OF NE 1/4 OF SECTION 25-96-22 IS ASSIGNED TO HAVE A BEARING OF N 87.07° E WHICH MATCHES OTHER PLATS IN THIS AREA.

TEMPORARY INGRESS AND EGRESS EASEMENT DEFINED

AN INVESTIGATED TEMPORARY EGRESS AND EGRESS EASEMENT ACROSS THE AREAS SHOWN FOR USE BY THE PUBLIC IN A TEMPORARY MANNER FOR THE CONSTRUCTION OF THE PROPOSED SUBDIVISION.

DEFINITIONS: UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO THE CENTER LINE OF THE ROAD AND SHALL COMPLY WITH THE REQUIREMENTS OF THE IOWA DEPARTMENT OF TRANSPORTATION AND THE IOWA DEPARTMENT OF REVENUE AND PUBLIC SAFETY.

PROPORTION

1/4" = 40'±

1/8" = 20'±

1/16" = 10'±

1/32" = 5'±

1/64" = 2.5'±

1/128" = 1.25'±

1/256" = 0.625'±

1/512" = 0.3125'±

1/1024" = 0.15625'±

1/2048" = 0.078125'±

1/4096" = 0.0390625'±

1/8192" = 0.01953125'±

1/16384" = 0.009765625'±

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PRELIMINARY
ASSESSMENT SCHEDULES
2014 STREET RESURFACING PROJECT
CLEAR LAKE, IOWA
JANUARY 2014



ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

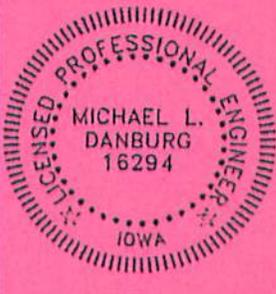
	<p>I hereby certify that this engineering document was prepared by me or under my direct, personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.</p> <p>_____</p> <p>Michael L. Danburg, PE (Date) My License Number is 16294. My License renewal date is December 31, 2015. Pages or sheets covered by this seal: All</p>
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B. SUMMARY OF ASSESSMENT POLICY	B1
C. DETERMINATION OF COST PER BENEFIT POINT	C1
D. ASSESSMENT SCHEDULE	D1 – D6
E. NOTES AND COMMENTS	E1
F. ASSESSMENT PLAT	F1, F2

LOCATION AND EXTENT OF PROJECT

The 2014 Street Resurfacing Project includes four (4) street segments to be improved within the City of Clear Lake. Two (2) street segments will include improvements associated with a general resurfacing project. Two (2) street segments will include improvements utilizing the Crack and Seat process and are described as follows:

- 14th Avenue South from the west line of South 8th Street to the east line of South Shore Drive.
- 15th Avenue South from the west line of South 8th Street to the east line of South Shore Drive.

BENEFITED PROPERTIES DESCRIPTION

The following are the general descriptions of all properties included within the limits of the assessment boundaries for the 2014 Street Resurfacing Project. All assessable parcels are located within the Corporate Limits of the City of Clear Lake, Iowa.

14th Avenue South Assessment District:

- That part of Auditor's Plat of Part of Government Lot 1, NE ¼ Section 96, Township 96 North, Range 22 West, lying within 225 feet of the North line of 14th Avenue S.
- The Northerly Half of Block 1, South Haven Addition to Clear Lake, Iowa.
- The Northerly Half of Block 2, South Haven Addition to Clear Lake, Iowa.
- The Northerly Half of Block 3, South Haven Addition to Clear Lake, Iowa.

15th Avenue South Assessment District:

- The Southerly Half of Block 1, South Haven Addition to Clear Lake, Iowa.
- The Southerly Half of Block 2, South Haven Addition to Clear Lake, Iowa.
- The Southerly Half of Block 3, South Haven Addition to Clear Lake, Iowa.
- That part of Lot 3 of the Subdivision of Government Lots 1 and 2 in Section 24, Township 96 North, Range 22 West, lying within 225 feet of the South line of 15th Avenue S.

SUMMARY OF ASSESSMENT POLICY

2014 STREET RESURFACING PROJECT CLEAR LAKE, IOWA

The following summarizes the methods used to determine the portions of the project costs, which are to be assessed to the individual properties, benefited by the project. The Assessment Schedule and Plat have been prepared in accordance with Chapter 384 of the Code of Iowa and further prepared in accordance with accepted practices of the City of Clear Lake. Chapter 384 outlines specific procedures and requirements for levying special assessments.

A portion of the costs associated with this public improvement project are to be assessed and are defined by Section 384.37 of the Code of Iowa and include construction, engineering, legal, administrative, and other costs.

The City Council has determined that costs associated with the Crack and Seat process along with engineering, legal, and administration costs shall be assessed as a special tax against all privately owned properties within the Assessment Boundaries.

Assessable costs for the Crack and Seat process as defined by this policy shall include costs associated with the following items:

- Full depth sawcutting for isolation of the PCC curb and gutter
- Partial depth HMA patching
- Base cleaning and preparation
- Cracking and seating of the existing PCC pavement.
- 66.67 percent of costs associated with the 1-1/2 inch HMA base course:
 - This equates to the cost of 1 inch of HMA resurfacing and is based upon the difference in HMA resurfacing thickness utilized for general resurfacing projects (2 inches) and the Crack and Seat process (3 inches).

The Assessment District Boundary for Street improvements includes all properties within an approximate one-half block distance to the next parallel street, excluding alleys.

Improvement Costs are calculated by multiplying Benefit Points times a determined Cost per Benefit Point. Properties within the defined Boundary are assigned Units of Benefit based on a *Proportional Benefits Curve for Spreading Paving Assessments from Report of Special Committee from Iowa Engineering Society, February 1919*. The Proportional Benefits Curve allocates Units of Benefit based on the property's proximity to the proposed street improvements. Units of Benefit are multiplied by the property front footage to determine Benefit Points.

In accordance with Section 384.62 of the Code of Iowa, the Total Cost of Improvement, Preliminary Assessment, and Deficiency amounts which follow represent the maximum amount which can be assessed to the individual properties.

DETERMINATION OF COST PER BENEFIT POINT

The determination of cost per benefit point is calculated as follows:

14th Avenue S

Total Assessable Cost ¹	\$27,252
<i>Divided by</i>	
Total Benefit Points ²	<u>325096.19</u>
Cost per Benefit Point ³	\$0.0838

15th Avenue S

Total Assessable Cost ¹	\$27,484
<i>Divided by</i>	
Total Benefit Points ²	<u>434340.73</u>
Cost per Benefit Point ³	\$0.0633

¹Total Assessable Cost is based upon the estimated assessable construction costs for the Crack and Seat process as defined on Page B1, Summary of Assessment Policy.

²Total Benefit Points are determined as outlined on Page B1, Summary of Assessment Policy. Refer to Pages D3 and D6 for Total Benefit Points.

³This is a rounded value. Calculations and values shown in the schedule are based on the extended value.

ID	NAME AND MAILING ADDRESS	DESCRIPTION	FRONT FOOTAGE	BENEFIT POINTS	IMPROVEMENT COSTS	TOTAL COST	VALUATION (AS FIXED BY COUNCIL)	PRELIMINARY ASSESSMENT		FINAL ASSESSMENT		
								AMOUNT	% OF TOTAL	AMOUNT	DEFICIENCY	
10	Hutchins, Luella A 303 Meadow Lane Charles City, IA 50616	L 15 Blk 1 South Haven Add	111.90	21466.14	\$1,799.45	\$1,799.45	\$96,000	\$1,799.45	6.60%	\$0.00		
11	Unich, Justin J 1405 S 2nd Street Clear Lake, IA 50428	L 14 Blk 1 South Haven Add	111.90	5889.27	\$493.68	\$493.68	\$108,200	\$493.68	1.81%	\$0.00		
12	Standley, Margaret I, LE & Handicap Village operating as Opportunity Village 1411 S 2nd Street Clear Lake, IA 50428	Nly 10 ft L 12 & All L 13 Blk 1 South Haven Add	111.90	2943.15	\$246.72	\$246.72	\$96,800	\$246.72	0.91%	\$0.00		
13	Hughes, William T 1417 S 2nd Street Clear Lake, IA 50428	L 11 Blk 1 Exc Sty 10ft & L 12 Exc Nly 10ft South Haven Add	111.90	1055.60	\$88.49	\$88.49	\$87,900	\$88.49	0.32%	\$0.00		
14	Morris, Lee 1400 S 2nd Street Clear Lake, IA 50428	L 1 Blk 2 Exc Sty tract South Haven Add	62.80	14266.01	\$1,195.88	\$1,195.88	\$127,400	\$1,195.88	4.39%	\$0.00		
15	Blackley, Jeffrey L & Glandon, Janice D 1410 S 2nd Street Clear Lake, IA 50428	L 2 and Sty tract L 1 Blk 2 South Haven Add	62.80	2628.45	\$220.34	\$220.34	\$108,800	\$220.34	0.81%	\$0.00		
16	Kaler, Daniel G & Kaler, Sheryl R 3500 S Post RD Guthrie, OK 73044	L 3 Blk 2 South Haven Add	62.80	770.96	\$64.63	\$64.63	\$112,900	\$64.63	0.24%	\$0.00		
17	Etchen, Luella 1402 S 3rd Street Clear Lake, IA 50428	L 1 Blk 3 & L 2 Blk 3 South Haven Add	124.00	28395.68	\$2,380.34	\$2,380.34	\$500,000	\$2,380.34	8.73%	\$0.00		
18	SAP Properties LLC 6061 220th Street Clear Lake, IA 50428	L 3 & N1/2 L 4 Blk 3 South Haven Add	124.00	4475.30	\$375.15	\$375.15	\$150,000	\$375.15	1.38%	\$0.00		
19	Caley, David G & Caley, Diane L 23015 150th St Parkersburg, IA 50665	L 5 & S 1/2 L 4 Blk 3 South Haven Add	124.00	2009.79	\$168.48	\$168.48	\$98,700	\$168.48	0.62%	\$0.00		
Subtotal this page:								83900.35	\$7,033.16	25.81%	\$7,033.16	\$0.00

NAME AND MAILING ADDRESS	DESCRIPTION	FRONT FOOTAGE	BENEFIT POINTS	IMPROVEMENT COSTS	TOTAL COST	VALUATION (AS FIXED BY COUNCIL)	PRELIMINARY ASSESSMENT			AMOUNT	DEFICIENCY
							AMOUNT	% OF TOTAL	DEFICIENCY		
30 Hampton, Dorothy M 200 15th Avenue S Clear Lake, IA 50428	L 5 Blk 2 South Haven Add	50.80	8750.34	\$553.70	\$553.70	\$74,600	\$553.70	2.10%	\$0.00		
31 Northman, Rodger D & Nordman, Dorothy A and Royer, Michael K & Royer, Marlene M PO Box 14 Clear Lake, IA 50428	L 6 Blk 2 South Haven Add	59.00	11457.96	\$725.03	\$725.03	\$63,900	\$725.03	2.75%	\$0.00		
32 Haugen, Cleta M 208 15th Ave S Clear Lake, IA 50428	L 7 Blk 2 South Haven Add	50.00	12143.53	\$768.41	\$768.41	\$54,200	\$768.41	2.91%	\$0.00		
33 Holm, Brian J & Holm, Debra A and Isibrands, Amanda R 1055 Forty Oaks Dr Story City, IA 50248	L 8 Blk 2 South Haven Add	50.00	12143.53	\$768.41	\$768.41	\$79,500	\$768.41	2.91%	\$0.00		
34 Nockstine, Patricia E 1418 S 2nd Street Clear Lake, IA 50428	L 4 Blk 2 South Haven Add	152.20	4205.84	\$268.14	\$268.14	\$93,900	\$268.14	1.01%	\$0.00		
35 Kaler, Daniel G & Kaler, Sheryl R 3500 S Post Rd Guthrie, OK 73044	L 3 Blk 2 South Haven Add	93.20	815.06	\$51.57	\$51.57	\$112,900	\$51.57	0.20%	\$0.00		
See also 14th Avenue S, Page D2											
36 TDK Real Estate, LLC PO Box 365 Nora Springs, IA 50458	L 9 Blk 3 South Haven Add	124.00	22852.51	\$1,448.05	\$1,448.05	\$50,900	\$1,448.05	5.48%	\$0.00		
37 Rice, Lola M 1428 S 3rd Street Clear Lake, IA 50428	L 8 Blk 3 South Haven Add	124.00	5543.17	\$350.76	\$350.76	\$100,400	\$350.76	1.33%	\$0.00		
38 Zwiefel, Corey J & Zwiefel, Tracy M PO Box 195 Ventura, IA 50482	L 7 Blk 3 South Haven Add	124.00	3242.54	\$205.18	\$205.18	\$84,500	\$205.18	0.78%	\$0.00		
39 Humphrey, Stephen J & Humphrey, Jane M 1420 S 3rd Street Clear Lake, IA 50428	L 6 Blk 3 South Haven Add	124.00	2300.62	\$145.58	\$145.58	\$126,000	\$145.58	0.55%	\$0.00		

Subtotal this page: 83455.10 \$5,280.83 \$5,280.83 \$5,280.83 20.00% \$0.00

	NAME AND MAILING ADDRESS	DESCRIPTION	FRONT FOOTAGE	BENEFIT POINTS	IMPROVEMENT COSTS	TOTAL COST	VALUATION (AS FIXED BY COUNCIL)	PRELIMINARY ASSESSMENT		FINAL ASSESSMENT	
								AMOUNT	% OF TOTAL	AMOUNT	DEFICIENCY
19	Caley, David G & Caley, Diane L 23015 150th St Parkersburg, IA 50665	L 5 & S 1/2 L 4 Blk 3 South Haven Add	124.00	941.92	\$59.60	\$59.60	\$96,700	\$59.60	0.23%	\$0.00	
39	Billings, Larry 1431 S 8th Street Clear Lake, IA 50428	L 10 Blk 3 South Haven Add	124.00	22852.51	\$1,446.05	\$1,446.05	\$143,800	\$1,446.05	5.48%	\$0.00	
40	Springer, Lynn E 1429 S 8th Street Clear Lake, IA 50428	L 11 Blk 3 South Haven Add	124.00	7327.57	\$463.68	\$463.68	\$109,300	\$463.68	1.76%	\$0.00	
41	Wierstein, Joan Loretta 1421 S 8th Street Clear Lake, IA 50428	L 12 Blk 3 South Haven Add	124.00	3758.67	\$237.84	\$237.84	\$94,000	\$237.84	0.90%	\$0.00	
23	Barkema, Dean 228 Parkridge Dr Mason City, IA 50401	L 14 Blk 3 South Haven Add	124.00	941.92	\$59.60	\$59.60	\$54,300	\$59.60	0.23%	\$0.00	
42	Hobson, Gerald R & Hobson, Debra K 21721 Wildwood PL PO Box 512 Shell Rock, IA 50670	Part L3 in Govt L1 in Sub of Pt of 24-96-22 as described in Book 2010, Page 5534 and lying within 225.0 ft of S Line of 15th Avenue S	124.00	28395.66	\$1,796.81	\$1,796.81	\$66,000	\$1,796.81	6.81%	\$0.00	
43	Lakeside Acres Inc PO Box 92 Le Claire, IA 52753	Part L3 & 4 in Govt L2 in Sub of Pt of 24-96-22 as described in Book 260, Page 103 and lying within 225.0 ft of S Line of 15th Avenue S	124.00	6485.09	\$410.36	\$410.36	\$360,400	\$410.36	1.55%	\$0.00	
44	Vriezaar, Elizabeth Ann 701 55th Street West Des Moines, IA 50265	Part L3 in Govt Ls 1 & 2 in 24-96-22 as described in Book 2006, Page 2190 and lying within 225.0 ft of S Line of 15th Avenue S	752.00	211534.97	\$13,385.41	\$13,385.41	\$49,200 (Potential Ag deforment)	\$12,300.00	46.59%	\$1,085.41	
							\$16,773.94	\$17,859.35	63.54%	\$1,085.41	
							\$26,398.59	\$27,484.00	100%	\$1,085.41	

Subtotal this page: 282238.43 \$17,859.35
Total 15th Ave S 434340.73 \$27,484.00

2014 STREET RESURFACING PROJECT
 CLEAR LAKE, IOWA
PRELIMINARY ASSESSMENT PLAT

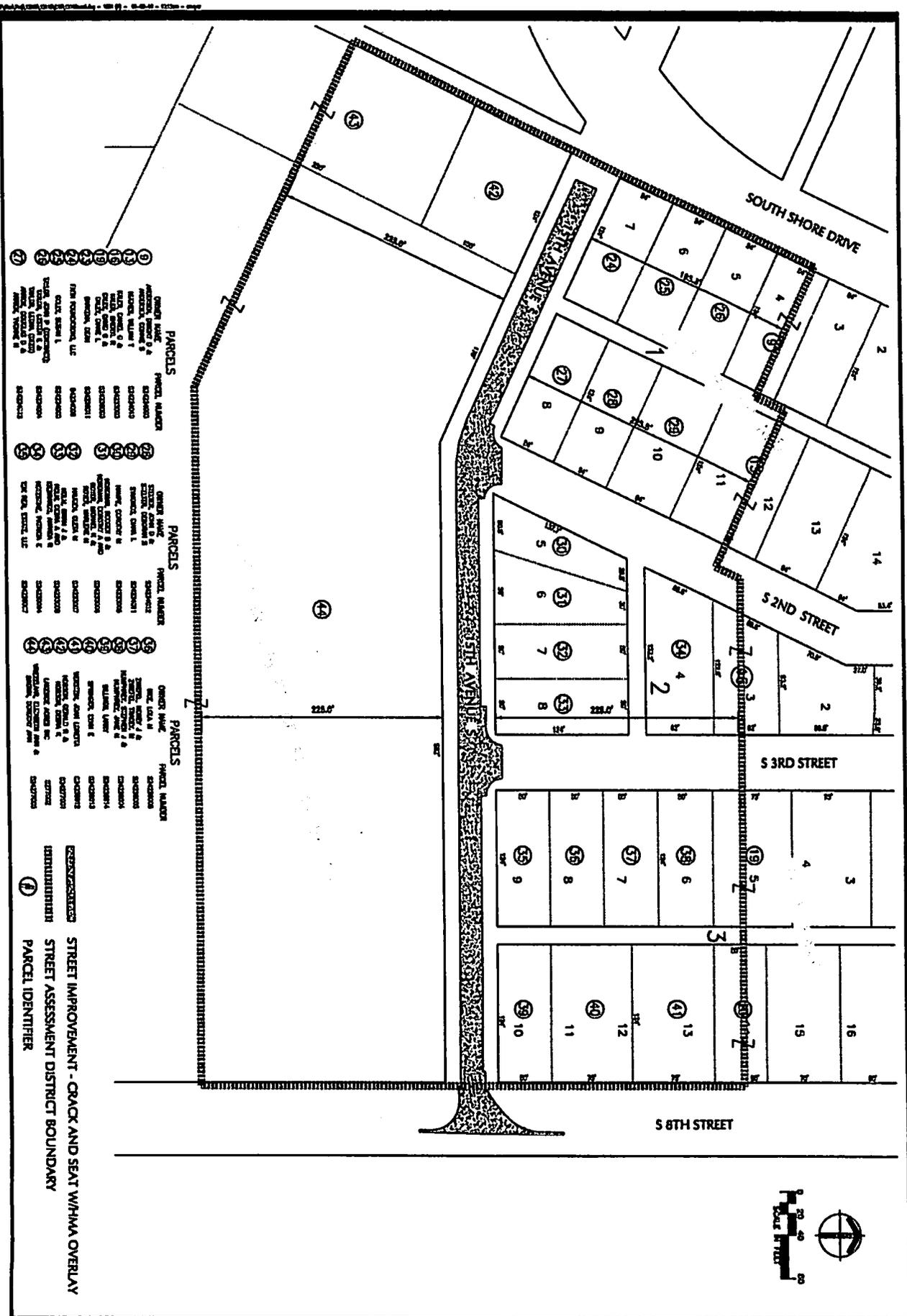


STREET IMPROVEMENT - CRACK AND SEAT W/HMA OVERLAY
 STREET ASSESSMENT DISTRICT BOUNDARY
 PARCEL IDENTIFIER



- PARCELS**
- 02-000011 OWNER NAME
 - 02-000012 PARCEL IDENTIFIER
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 - 02-000100 PARCEL IDENTIFIER





OWNER NAME	PARCEL NUMBER	OWNER NAME	PARCEL NUMBER	OWNER NAME	PARCEL NUMBER
AMERICAN TRADING COMPANY	1	STATION, GEORGE W	21	WELLS, GUY A	31
AMERICAN TRADING COMPANY	2	STATION, GEORGE W	22	WELLS, GUY A	32
AMERICAN TRADING COMPANY	3	STATION, GEORGE W	23	WELLS, GUY A	33
AMERICAN TRADING COMPANY	4	STATION, GEORGE W	24	WELLS, GUY A	34
AMERICAN TRADING COMPANY	5	STATION, GEORGE W	25	WELLS, GUY A	35
AMERICAN TRADING COMPANY	6	STATION, GEORGE W	26	WELLS, GUY A	36
AMERICAN TRADING COMPANY	7	STATION, GEORGE W	27	WELLS, GUY A	37
AMERICAN TRADING COMPANY	8	STATION, GEORGE W	28	WELLS, GUY A	38
AMERICAN TRADING COMPANY	9	STATION, GEORGE W	29	WELLS, GUY A	39
AMERICAN TRADING COMPANY	10	STATION, GEORGE W	30	WELLS, GUY A	40
AMERICAN TRADING COMPANY	11	STATION, GEORGE W	31	WELLS, GUY A	1
AMERICAN TRADING COMPANY	12	STATION, GEORGE W	32	WELLS, GUY A	2
AMERICAN TRADING COMPANY	13	STATION, GEORGE W	33	WELLS, GUY A	3
AMERICAN TRADING COMPANY	14	STATION, GEORGE W	34	WELLS, GUY A	4
AMERICAN TRADING COMPANY	15	STATION, GEORGE W	35	WELLS, GUY A	5
AMERICAN TRADING COMPANY	16	STATION, GEORGE W	36	WELLS, GUY A	6
AMERICAN TRADING COMPANY	17	STATION, GEORGE W	37	WELLS, GUY A	7
AMERICAN TRADING COMPANY	18	STATION, GEORGE W	38	WELLS, GUY A	8
AMERICAN TRADING COMPANY	19	STATION, GEORGE W	39	WELLS, GUY A	9
AMERICAN TRADING COMPANY	20	STATION, GEORGE W	40	WELLS, GUY A	10

2014 STREET RESURFACING PROJECT
 CLEAR LAKE, IOWA
PRELIMINARY ASSESSMENT PLAT



PROJECT NO.	1714
DATE	07/26/2014
BY	10/2/14
SCALE	
PROJECT	
OWNER	
DATE	
BY	
SCALE	

**2014 STREET RESURFACING PROJECT
CLEAR LAKE, IOWA
PROPOSED TIME SCHEDULE**

01/09/14

ITEM NO.	DESCRIPTION	BY	SCHEDULED DATE	CODE OF IOWA REFERENCE	PHASE
1	"PRELIMINARY" PLAT & SCHEDULE TO BOND COUNSEL	YCA	01/09/14		
2	"PRELIMINARY PLAT & SCHEDULE AND PROCEEDINGS AND DOCUMENTS FOR INITIATION OF SPECIAL ASSESSMENT PROJECT TO CITY	YCA/ BOND COUNSEL	01/16/14		
3	DETERMINE VALUATION OF LOTS TO BE ASSESSED	CITY COUNCIL	01/20/14	384.46	A
4	ADOPT PRELIMINARY RESOLUTION	CITY COUNCIL	01/20/14	384.42	A
5	ADOPT PRELIMINARY ASSESSMENT PLAT, SCHEDULE, & ESTIMATE OF COST	CITY COUNCIL	01/20/14	384.48	A
6	ADOPT PROPOSED RESOLUTION OF NECESSITY	CITY COUNCIL	01/20/14	384.49	A
7	MAIL NOTICES TO PROPERTY OWNERS	CITY	BY 1/29/2014	384.50	A
8	PUBLISH 1ST NOTICE ON SPECIAL ASSESSMENT PUBLIC HEARING	CITY	02/05/14	384.50 & 362.3	A
9	PUBLISH 2ND NOTICE ON SPECIAL ASSESSMENT PUBLIC HEARING	CITY	7 DAYS AFTER 1ST NOTICE PUBLISHED 02/12/14	384.50 & 362.3	A
10	PUBLIC HEARING ON SPECIAL ASSESSMENTS	CITY	02/17/14	384.51	A
11	ADOPT RESOLUTIONS RESOLUTION OF NECESSITY RESOLUTION DIRECTING PREPARATION OF PLANS AND SPECS RESOLUTION ORDERING BIDS, PLANS, SPECS AND CONTRACT	CITY	02/17/14	385.51	A
12	ADOPT RESOLUTION SETTING BID OPENING, HEARING DATES & ORDERING CLERK TO PUBLISH NOTICE	CITY	02/17/14	384.53	B
13	PREPARE FINAL PLANS AND SPECIFICATIONS	YCA	BY 2/24/2014	384.52	D
14	MAIL NOTICE TO CONTRACTORS & PLAN ROOMS	YCA	BY 2/24/2014	-----	B
15	PUBLISH NOTICE OF HEARING AND LETTING	CITY	02/26/14 or 03/5/14	384.53, 384.96, 384.97 & 362.3	B
16	BID OPENING	CITY/YCA	03/12/14	384.96, 384.98, 384.100 & 384.101	B
17	PUBLIC HEARING: RESOLUTION ADOPTING PLANS, SPECIFICATIONS, & FORM OF CONTRACT	CITY	03/17/14	384.102	B
18	AWARD OF CONTRACT BY RESOLUTION	CITY	03/17/14	384.99	B
19	APPROVAL OF CONTRACT & BOND	CITY	04/07/14	384.100	C
20	BEGIN CONSTRUCTION	CONTRACTOR	BY 4/25/14	-----	C
21	END CONSTRUCTION	CONTRACTOR	BY 06/20/14	-----	C

LEGEND OF PHASES

- A = ASSESSMENT
- B = BIDDING
- C = CONSTRUCTION
- D = DESIGN



CERTIFICATE OF COMPLETION

CITY OF CLEAR LAKE
SOUTH 20TH STREET (MAIN AVE. - 2ND AVE. S.) INTERSECTION
RECONSTRUCTION AND STORM SEWER PROJECT

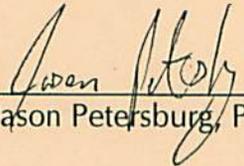
January 10, 2014

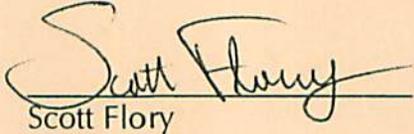
Veenstra & Kimm, Inc. hereby certifies that an on-site review of the completed construction of the South 20th Street (Main Ave. - 2nd Ave. S.) Intersection Reconstruction and Storm Sewer Project as performed by Yohn Co., DBA The Excavating Co. has been performed.

As engineers for the project, it is Veenstra & Kimm, Inc.'s opinion that the work performed is in substantial accordance with the plans, specifications, and that the total cost of the completed work is two hundred eighty three thousand seven hundred ten and 00/100 Dollars (\$283,710.00). The City Council will determine the amount of Liquidated Damages which may reduce the Final Payment Amount.

VEENSTRA & KIMM, INC.

Accepted: CITY OF CLEAR LAKE

By: 
Jason Petersburg, P.E.

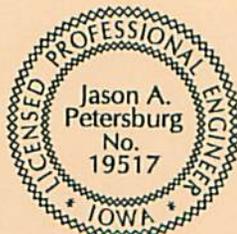
By: 
Scott Flory

Title: Project Engineer

Title: City Administrator

Date: 1/15/14

Date: 1-20-14





VEENSTRA & KIMM, INC.

2800 Fourth Street SW, Suite 9 • Mason City, Iowa 50401-1596
 641-421-8008 • 641-380-0313(FAX) • 877-241-8008(WATS)

PAY ESTIMATE NO. 3 - FINAL

Date: December 30, 2013

Project Title	South 20th Street (Main Ave. - 2nd Ave. S.) Intersection Reconstruction & Storm Sewer Project Clear Lake, Iowa		Contractor	Yohn Co. 309 South 20th Street Clear Lake, IA 50428
Original Contract Amount & Date	\$279,992.75	April 15, 2013	Pay Period	September 1 - October 31, 2013

BID ITEMS

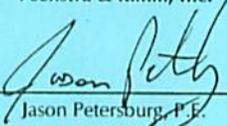
Item No.	Specification Section / Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Complete	Value Completed
1	General Miscellaneous Work						
1.1	Mobilization	LS	1	XXXX	\$2,600.00	100.0%	\$2,600.00
1.2	Traffic Control	LS	1	XXXX	\$1.00	100.0%	\$1.00
1.3	Retaining Wall	SF	139	\$15.00	\$2,085.00	0	\$0.00
1.4	Erosion Control	LS	1	XXXX	\$1.00	100.0%	\$1.00
1.5	Topsail (Assumed Quantity)	TON	290	\$1.00	\$290.00	0	\$0.00
1.6	Seed, Fertilizer, & Mulch	ACRE	0.6	\$483.33	\$290.00	0	\$0.00
1.7	Sod	SQ	252	\$2.00	\$504.00	252	\$504.00
1.8	Construction Survey	LS	1	XXXX	\$2,100.00	100.0%	\$2,100.00
2	Water Distribution Improvements						
2.1	Water Service Pipe, Directionally Drilled	LF	291	\$0.50	\$145.50	0	\$0.00
2.2	Corporation	EA	6	\$120.00	\$720.00	0	\$0.00
2.3	Curb Stop and Box	EA	6	\$80.00	\$480.00	1	\$80.00
2.4	Connect to Existing Water Main	EA	1	\$5,000.00	\$5,000.00	1	\$5,000.00
2.5	Gate Valve & Box						
	2.5a - 12"	EA	1	\$4,000.00	\$4,000.00	1	\$4,000.00
	2.5b - 10"	EA	1	\$3,800.00	\$3,800.00	1	\$3,800.00
2.6	Water Main, 12"	LF	48	\$260.00	\$12,480.00	48	\$12,480.00
2.7	Lower 10" Water Main	EA	1	\$300.00	\$300.00	0	\$0.00
2.8	Granular Backfill Material (assumed quantity)	TON	100	\$1.00	\$100.00	0	\$0.00
2.9	Water System Testing	LS	1	XXXX	\$800.00	100.0%	\$800.00
2.10	Exploratory Excavation	EA	6	\$30.00	\$180.00	6	\$180.00
3	Sanitary Sewer Improvements						
3.1	Sanitary Sewer Manhole Adjustment	EA	1	\$100.00	\$100.00	0	\$0.00
3.2	Remove Existing Sanitary Sewer Manhole	EA	1	\$1,250.00	\$1,250.00	1	\$1,250.00
3.3	Circular Sanitary Sewer Manhole, 48"	EA	1	\$6,000.00	\$6,000.00	1	\$6,000.00
3.4	Sanitary Sewer Main, 8"	LF	55	\$50.00	\$2,750.00	59	\$2,950.00
3.5	Sanitary Sewer Service Connection	EA	3	\$1,000.00	\$3,000.00	3	\$3,000.00
3.6	Sanitary Sewer Service Pipe, 6"	LF	84	\$32.50	\$2,730.00	99	\$3,217.50
3.7	Granular Backfill Material (assumed quantity)	TON	100	\$1.00	\$100.00	0	\$0.00
3.8	Sanitary Sewer System Testing	LS	1	XXXX	\$800.00	100.0%	\$800.00

4	Storm Sewer Improvement						
4.1	Connect to Existing Storm Sewer Structure	EA	1	\$2,000.00	\$2,000.00	1	\$2,000.00
4.2	Storm Sewer Structure Removal	EA	3	\$250.00	\$750.00	3	\$750.00
4.3	Stabilizing Material (assumed quantity)	TON	40	\$1.00	\$40.00	0	\$0.00
4.4	Storm Sewer Intake						
	4.4a - Single Grate Intake, SW-501	EA	2	\$3,000.00	\$6,000.00	2.0	\$6,000.00
	4.4b - Double Grate Intake, SW-505	EA	1	\$3,750.00	\$3,750.00	1	\$3,750.00
	4.4c - Open Throat Intake, SW-507	EA	2	\$3,000.00	\$6,000.00	2.0	\$6,000.00
	4.4d - Circular Single Grate Intake, SW-502	EA	1	\$3,100.00	\$3,100.00	1	\$3,100.00
	4.4e - Single Grate Intake with Manhole, SW-503	EA	1	\$3,600.00	\$3,600.00	1	\$3,600.00
4.5	Storm Sewer Pipe						
	4.5a - 15" RCP	LF	71	\$35.00	\$2,485.00	71	\$2,485.00
	4.5b - 18" RCP	LF	20	\$42.00	\$840.00	16	\$672.00
	4.5c - 21" RCP	LF	263	\$45.00	\$11,835.00	264	\$11,880.00
	4.5d - 24" RCP	LF	356	\$46.00	\$16,376.00	362	\$16,652.00
4.6	Circular Storm Sewer Manhole	EA	1	\$6,000.00	\$6,000.00	1	\$6,000.00
4.7	Storm Sewer Intake Adjustment	EA	2	\$1,000.00	\$2,000.00	2	\$2,000.00
4.8	Storm Sewer Manhole Casting Adjustment	EA	3	\$250.00	\$750.00	3	\$750.00
4.9	Granular Backfill Material (Assumed Quantity)	TON	100	\$1.00	\$100.00	0	\$0.00
4.10	Perforated Subdrain, 6"	LF	1,225	\$9.00	\$11,025.00	1,225	\$11,025.00
4.11	Subdrain Cleanout	EA	1	\$400.00	\$400.00	1	\$400.00
4.12	Subdrain Outlet	EA	7	\$150.00	\$1,050.00	7	\$1,050.00
4.13	Storm Sewer System Testing	LS	1	XXXX	\$800.00	100.0%	\$800.00
5	Street & Related Work						
5.1	Pavement Removal/Disposal	SY	1,812	\$2.50	\$4,530.00	1,975	\$4,937.50
5.2	Curb Grinding	LF	42	\$75.00	\$3,150.00	48	\$3,600.00
5.3	Earthwork & Grading	LS	1	XXXX	\$100.00	100.0%	\$100.00
5.4	Subgrade Preparation	SY	1,347	\$0.50	\$673.50	1,419	\$709.50
5.5	Aggregate Base Course, 6" Thick	SY	1,337	\$4.50	\$6,016.50	1,419	\$6,385.50
5.6	Unstable Subgrade Preparation (Assumed Quantity)	CY	200	\$0.50	\$100.00	0	\$0.00
5.7	Full Depth Pavement Patch						\$0.00
	5.7a - 8" Thick	SY	1,187	\$44.00	\$52,228.00	1,309	\$57,596.00
	5.7b - 6" Thick	SY	69	\$36.75	\$2,535.75	75	\$2,756.25
5.8	RD Joint	LF	417	\$8.00	\$3,336.00	521	\$4,168.00
5.9	PCC Sidewalk						\$0.00
	5.9a - 4" Thick	SF	8,616	\$4.00	\$34,464.00	8,937	\$35,748.00
	5.9b - 6" Thick	SF	1,529	\$5.00	\$7,645.00	1,529	\$7,645.00
5.10	ADA Detectable Warning	SF	150	\$32.25	\$4,837.50	130	\$4,192.50
5.11	PCC Driveway						\$0.00
	5.11a - 6" Thick	SY	563	\$39.50	\$22,238.50	534	\$21,093.00
	5.11b - 7" Thick	SY	138	\$42.25	\$5,830.50	145	\$6,126.25
5.12	Earthwork and Pavement Testing	LS	1	XXXX	\$800.00	100.0%	\$800.00
	TOTAL CONTRACT			XXX	\$279,992.75		\$283,535.00

SUMMARY			
		Contract Price	Value Completed
Original Contract Price		\$279,992.75	\$283,535.00
Approved Change Orders (list each)			
	Change Order 1	(\$1,910.00)	\$175.00
TOTAL ALL CHANGE ORDERS		(\$1,910.00)	\$175.00
Revised Contract Price		\$278,082.75	\$283,710.00
Materials Stored			\$0.00
Value of Completed Work and Materials Stored			\$283,710.00
Less Liquidated Damages (15 days @ \$500 per calendar day)			(\$7,500.00)
Final Contract Amount (Revised Contract Price Less Damages & Assessments)			\$276,210.00
Less Retained Percentage (5%)			(\$13,810.50)
Net Amount Due This Estimate			\$262,399.50
Less Estimate(s) Previously Approved	No.1	\$40,032.24	
	No.2	\$176,081.60	
	No.3	\$0.00	
	No.4	\$0.00	
	No.5	\$0.00	
	No.6	\$0.00	
Less Total Pay Estimates Previously Approved			\$216,113.84
Percent Complete	99.3%	Amount Due This Estimate	\$46,285.66

The amount \$46,285.66 is recommended for approval for payment in accordance with the terms of the contract.

The retainage amount \$13,810.50 is recommended for payment 31 days after Owner acceptance of the work in accordance with the terms of the contract, providing all punchlist items are complete.

Quantities Complete Submitted By: Yohn Co.	Recommended By: Veenstra & Kimm, Inc.	Approved By: City of Clear Lake
Signature Ryan McGreger	Signature  Jason Petersburg, P.E.	Signature Nelson Crabb / Scott Flory
Title Project Manager	Title Project Engineer	Mayor / City Administrator
Date	Date 1/8/14	Date

Council Member _____ introduced the following Resolution entitled "RESOLUTION ACCEPTING WORK" and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon the Mayor declared the following Resolution duly adopted:

RESOLUTION ACCEPTING WORK

WHEREAS, on April 15, 2013, the City of Clear Lake, Iowa, entered into contract with Yohn Co. of 309 S. 20th Street, Clear Lake, Iowa 50428, for the construction of the S 20th Street (Main Avenue - 2nd Avenue South) Intersection & Storm Sewer Project, Clear Lake, Iowa, within the City, as therein described; and

WHEREAS, the contractor has fully completed the construction of the improvements, known as the S 20th Street (Main Avenue - 2nd Avenue South) Intersection & Storm Sewer Project, Clear Lake, Iowa, as shown by the certificate of the Engineer filed with the Clerk on January 15, 2014:

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

Section 1. That the report of the Engineer be and the same is hereby approved and adopted and the improvements are hereby accepted. The total cost of the improvements under said contract is hereby determined to be \$283,710.

Section 2. The total project cost including construction, engineering, legal and administrative costs is determined to be \$353,152.

PASSED AND APPROVED this 20th day of January, 2014.

Mayor

ATTEST:

City Clerk

Council Member _____ introduced the following Resolution entitled "RESOLUTION ORDERING PREPARATION OF FINAL PLAT AND SCHEDULE OF ASSESSMENTS" and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon the Mayor declared the following Resolution duly adopted:

RESOLUTION ORDERING PREPARATION OF FINAL
PLAT AND SCHEDULE OF ASSESSMENTS

BE IT RESOLVED, that the Engineer is hereby instructed to prepare a final plat and schedule showing the separate lots or parcels of ground subject to assessment for the cost of the S 20th Street (Main Avenue - 2nd Avenue South) Intersection & Storm Sewer Project, Clear Lake, Iowa, together with the names of the owners thereof, so far as practicable, and the amount assessable by law against each lot or parcel of ground so assessable, and against any railway or street railway legally assessable therefor, and \$35,410.24 of the whole amount of the cost of said improvements shall be assessed against the benefited properties, but not in excess of the amounts so assessed in the preliminary plat and schedule for the improvement, and filed in the office of the Clerk.

PASSED AND APPROVED this 20th day of January, 2014.

Mayor

ATTEST:

City Clerk

FINAL ASSESSMENT SCHEDULE
COLUMN DEFINITIONS

**S 20TH STREET (MAIN AVENUE – 2ND AVENUE SOUTH) INTERSECTION & STORM
SEWER PROJECT
CLEAR LAKE, IOWA**

Definition of column headings (by column number) used in the Schedule are:

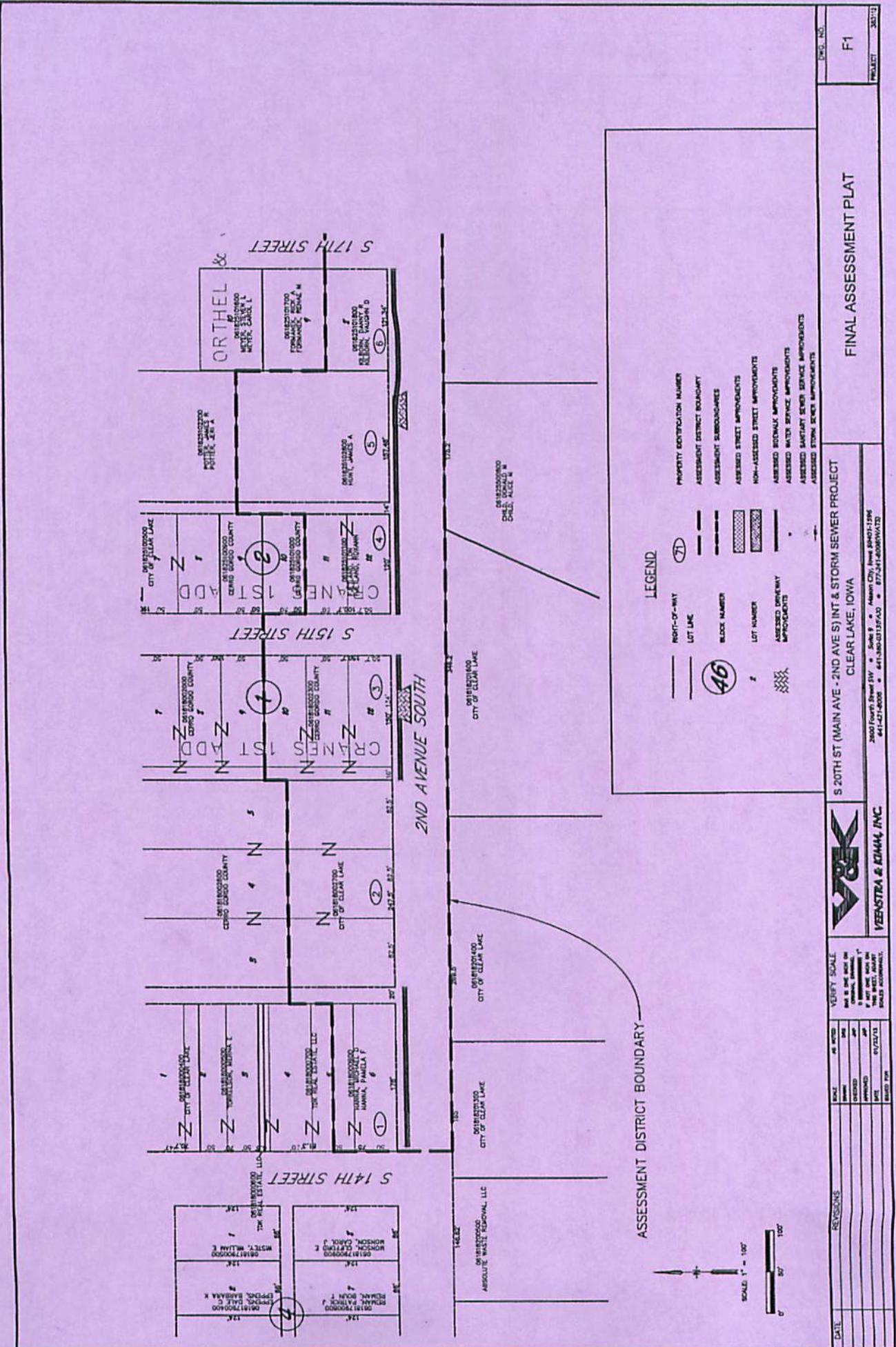
1. Property ID No.: Property Identification Number assigned to each property benefited by this project. See attached assessment plat.
2. Parcel No.: Parcel number for the property obtained from County Auditor's Office.
3. Owner Name / Mailing Address: Name of owner and mailing address as obtained from County Auditor's Office.
4. Property Description / Property Address: The legal description of the portion, or complete lot or block within the assessment limits. Also includes property address.
5. Street: Some properties are subject to assessments resulting from street improvements to more than one street. This column identifies which street the assessment listed applies to.
6. Front Lot Line Depth (d) The distance measured perpendicular to the Right-of-Way line measured from the Right-of-Way line to the front lot line.
7. Rear Lot Line Depth (D) The distance measured perpendicular to the Right-of-Way line measured from the Right-of-Way line to the rear lot line.
8. Benefit Factor: The factor determined from the Proportional Benefits Curve (or equation representing said curve) based on depth of front lot line, depth of rear lot line, and overall depth of half block.
9. Frontage: The lot width measured at the Right-of-Way line parallel to the street being improved.
10. Benefit Units: Benefit Units as calculated using the Proportional Benefits Curve / formula representing the proportional benefit for each parcel associated with the improvements (Benefit Units = Benefit Factor x Frontage).
11. Street Assessment: The total portion of the general assessed costs attributable to each property based on benefit units.
12. Direct Assessments: The total portion of the direct assessed costs to specific properties receiving improvements which directly benefit said property. The direct assessment items include driveway upgrades, sidewalk improvements, water services, sanitary sewer services, and storm sewer.

13. Total Trial Assessment: That portion of the total cost of the improvements levied against the property (Street Assessment plus Direct Assessments).
14. Valuation Fixed by Council: The fair market value of the property being assessed with the public improvement completed. These valuations pertain to this project only.
15. Conditional Deficiency: That portion of the total cost of the improvements which exceeds 25% of the valuation.
16. Total Preliminary Assessment: The preliminary assessment from the preliminary assessment plat and schedule.
17. Total Final Assessment: The total trial assessment levied against the property less the conditional deficiency.
18. Percent of Total Assessed Cost: Owner's portion of the total assessed cost, expressed as a percentage, of the total costs being assessed to the benefited properties for all zones.
19. Percent of Total Project Cost: Owner's portion of the estimated total cost of the public improvements, expressed as a percentage, which is allocated to each parcel.

FINAL ASSESSMENTS
SOUTH 20TH STREET (MAIN AVENUE - 2ND AVENUE SOUTH) INTERSECTION & STORM SEWER PROJECT
CLEAR LAKE, IOWA

(1) PROPERTY IDENTIFICATION	(2) PARCEL IDENTIFICATION	(3) OWNER'S ADDRESS	(4) PROPERTY IDENTIFICATION	(5) STREET	(6) FRONT LOT AREA (SQ. FEET)	(7) REAR LOT AREA (SQ. FEET)	(8) WAREHOUSE FLOOR AREA (SQ. FEET)	(9) GARAGE FLOOR AREA (SQ. FEET)	(10) TOTAL FLOOR AREA (SQ. FEET)	(11) TOTAL TRAILER AREA (SQ. FEET)	(12) TOTAL TRAILER AREA (SQ. FEET)	(13) TOTAL TRAILER AREA (SQ. FEET)	(14) TOTAL TRAILER AREA (SQ. FEET)	(15) TOTAL TRAILER AREA (SQ. FEET)	(16) TOTAL TRAILER AREA (SQ. FEET)	(17) TOTAL TRAILER AREA (SQ. FEET)	(18) TOTAL TRAILER AREA (SQ. FEET)	(19) TOTAL TRAILER AREA (SQ. FEET)	(20) TOTAL TRAILER AREA (SQ. FEET)	
26	061827600700	Fred/Donna, Paul J & Rosemary R (Duo) 1509 Blake Dr Clear Lake, IA, 50428 Sarnowski, Spencer (Contract) 42547 210th Ave Lake Mills, IA, 50450 Wolcott, Austin L & Dawn (Contract) 16 S 20th St Clear Lake, IA, 50428	15 15-16 BLK 1 EASTLAKE PLACE ADD	S 20th Street	0.00	0.00	0.00	134.00	0.00	0.00	\$0.00	\$0.00	\$54,160.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0000%
27	061827600100	Vanner, Tessa R 2007 Main Ave Clear Lake, IA, 50428	15 1-2 BLK 1 EAST LAKE PLACE ADD	S 20th Street	0.00	0.00	0.00	174.00	0.00	0.00	\$0.00	\$0.00	\$55,210.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0000%
											\$35,410.24	\$35,410.24	\$62,443.44	\$35,410.24	100.0000%	16.8289%				

A. Total Project Cost: \$33,152.00
 B. Available for Sale: \$0.00
 C. Total Direct Assessments: \$33,152.00
 D. Total Direct Assessments: \$33,152.24
 E. Cost Per Benefit Unit: \$0.00
 F. Used for (See Assessments City) (P. 8-13)





VEENSTRA & KIMM, INC.

2800 Fourth Street SW, Suite 9 • Mason City, Iowa 50401-1596
641-421-8008 • 641-380-0313(FAX) • 877-241-8008(WATS)

January 15, 2014

Mr. Scott Flory
City Administrator
City of Clear Lake
15 North Sixth Street
P.O. Box 185
Clear Lake, IA 50428

LIQUIDATED DAMAGES
SOUTH 20TH STREET (MAIN AVE. - 2ND AVE. S.) INTERSECTION RECONSTRUCTION &
STORM SEWER PROJECT
CLEAR LAKE, IOWA
383113

Dear Scott:

Enclosed for your review and consideration is a copy of a letter dated January 10, 2014 from Yohn Co. which was hand delivered to Veenstra & Kimm, Inc. on January 10, 2014. Yohn Co. is requesting the City reduce the liquidated damages from \$7,500, based on 15 days late at \$500 per calendar day, to \$0. Veenstra & Kimm, Inc. has reviewed the request and has the following comments to offer.

Yohn Co.'s letter states they completed the work in a total of 39 calendar days. Veenstra & Kimm, Inc. would like to note that this is not germane to this contract. The Contract Documents were set up to allow the contractor a window from June 3, 2013 to August 16, 2013 to complete all storm sewer and street related work. The contract documents were NOT based on working days. The intent was that the City was willing to allow the contractor to schedule the work any time between June 3, 2013 and August 16, 2013, a time period of 73 days. It was never intended that this project would take the entire 73 calendar days to construct. The 73 days was the largest window of time the City could allow while not affecting school traffic. This 73 day construction window was established to allow contractors flexibility in scheduling the work so as to increase competition on the project during the bidding phase.

The fact of the matter is that the completion date as specified was August 16, 2013 for all storm sewer and street related work. The reason the completion date was specified to be August 16, 2013 was to ensure that 20th Street was open for school traffic when school resumed in the fall. It should be noted that the contractor had not completed the work by the specified completion date and that as a result 20th Street was not open when school resumed. Veenstra & Kimm, Inc. records indicate that the storm sewer and street related work was

substantially complete as of September 1, 2013, 15 days after the contract completion date.

In their letter of January 10, 2014 the contractor claims they were delayed by others performing gas main related work. Alliant Energy / Intercon rebuilt their gas infrastructure along 20th Street. The contractors were made aware of this work before the project was bid. The contract documents provided an approximate layout of the proposed gas mains and required the contractor to coordinate their work with Alliant Energy. It is also worth noting that the installation of the gas main was complete by July 2, 2013. As such, there was adequate time for the contractor to perform their work after that date. The contractor, at his discretion, did not begin work until July 25, 2013.

The contractor's January 10, 2013 letter also indicates that there was a conflict with the new storm sewer and a 4" gas main at the intersection of 21st Street and 1st Avenue South. It is unfortunate yet it happens often that existing gas mains are in conflict with new storm sewers. Many gas mains are buried at the same depth that storm sewers are constructed. Furthermore, the contract documents require the contractor to determine the exact location of underground utilities in advance of work being performed and to notify the utility of any conflicts. The Contractor did not determine the location of these utilities until they were on site ready to begin the storm sewer work. These utility conflicts are expected on municipal projects and the contractors are expected to coordinate with the utilities in advance of performing the work. For the conflict at the intersection of 1st Avenue South and 21st Street, the contractor did install a temporary storm sewer to facilitate getting started with the storm sewer installation on the project.

The gas service that was encountered further west on 1st Avenue South was relocated by Alliant Energy and in the interim the contractor performed other work on the project.

The next item addressed by Yohn Co.'s letter is in regards to the Intersection of Main Avenue and 20th Street. Veenstra & Kimm, Inc. did request and the contractor did provide additional effort to ensure that this intersection was open prior to school starting as had been requested by the City and Veenstra & Kimm, Inc. This request was made because the contractor was behind schedule and school was to resume without the intersection being open had the contractor not expedited their schedule.

The last item mentioned in Yohn Co.'s letter discusses Liquidated Damages as a Penalty in lieu of recouping damages incurred.

The Contract dated April 15, 2013 between the City and Yohn Co. includes the following language regarding Contract Times and Liquidated Damages:

ARTICLE 4 - CONTRACT TIMES

4.01 *Time of the Essence*

A. *All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.*

4.02 *Days to Achieve Substantial Completion and Final Payment*

A. ***Work for all storm sewer and street construction items shall be substantially completed no later than August 16, 2013.*** All work shall be finally completed and the project ready for final acceptance by September 20, 2013. Once Contractor begins work on the project, work shall progress in a continuous manner until all work is completed unless written approval to otherwise complete work is received from the Engineer.

4.03 *Liquidated Damages*

A. Contractor and Owner recognize that time is of the essence of this Agreement and that Owner will suffer financial loss if the Work is not completed within the times specified in Paragraph 4.02 above, plus any extensions thereof allowed in accordance with Article 1.22 of the General Conditions. ***The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty), Contractor shall pay Owner \$500 for each day that expires after the time specified in Paragraph 4.02 for Substantial Completion until the Work is substantially complete.*** After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Time or any proper extension thereof granted by Owner, Contractor shall pay Owner \$500 for each day that expires after the time specified in Paragraph 4.02 for completion and readiness for final payment until the Work is completed and ready for final payment.

The bold part of paragraph 4.03 above explains the purpose for liquidated damages. Veenstra & Kimm, Inc. would note that this can still be challenged by the contractor if the contractor feels the liquidated damages are significantly in excess of the actual damages incurred by the City (or others) due to the work not being completed by a specified contract date, and that the liquidated damages being withheld are acting as a penalty. Its possible the contractor could file a suit against the City and the City may then be required to prove or document actual damages in comparison to the amount of liquidated damages that are being withheld.

Damages incurred by the City could include, but are not limited to:

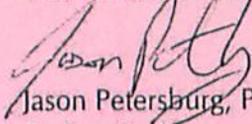
- Labor costs for City staff associated with project not being completed on time
 - City staff coordinating with school
- Additional engineering fees associated with the project not being completed on time
- Added traffic costs after school resumes
 - Fuel
 - Labor (bus drivers)
 - Personal Time

Veenstra & Kimm, Inc. would also like to note that although the contractor did start work late on the project they expedited the work as much as possible. The contractor has indicated that the rainy/wet spring put them behind on other projects and as such they could not begin the 20th Street Project when they originally planned too. Although that has no relevance whatsoever to the contract the Contractor had with the City for 20th Street, Veenstra & Kimm, Inc. does agree that they put forth every effort they could to complete the project on time.

I will plan on attending your council meeting on January 20, 2014 to answer any questions the City Council may have regarding the liquidated damages. Please call if you have any questions.

Sincerely,

VEENSTRA & KIMM, INC.


Jason Petersburg, P.E.
Project Engineer

Enclosures:

cc: Joe Weigel, Public Works Director, w/encl.



YOHN CO INC.

CONCRETE & CONSTRUCTION

309 South 20th Street, Clear Lake, Iowa 50428
P. 641-357-4604 F. 641-357-6237

January 10, 2014

PROJECT CLOSEOUT – LIQUIDATED DAMAGES CLAUSE

PROJECT: SOUTH 20TH STREET “MAIN AVENUE-2ND AVENUE SOUTH” INT. & STORM SEWER PROJECT
CITY OF CLEAR LAKE, IOWA
VK PROJECT NO.:383110

Mr. Petersburg:

I am writing in regard to the SOUTH 20TH STREET “MAIN AVENUE-2ND AVENUE SOUTH” INT. & STORM SEWER PROJECT. As you know, YOHN CO. engaged in a Contract for the project with the CITY OF CLEAR LAKE.

Please consider the following findings to simply be an offer to settle the contract issue and complete the project with regard to due fairness for all parties involved.

Based on the findings presented in this document, I respectfully request that the amount of \$7,500.00 in Liquidated Damages be reduced to an amount of \$0.00.

Thank you in advance for your cooperation on this issue. Please do not hesitate to contact me if you have any questions, or need any other information from me at this time.

Respectfully,

Ryan McGreger



YOHN CO INC.

CONCRETE & CONSTRUCTION

309 South 20th Street, Clear Lake, Iowa 50428
 P. 641-357-4604 F. 641-357-6237

ALLOTTED TIME VS. ACTUAL TIME

The Project allotted a total of seventy-three calendar days to perform the proposed work. The CITY and ENGINEER were required to monitor the project for thirty-nine calendar days, yielding a reduction of effort by 46.6%. Table 1 establishes the obvious efficiencies provided by the CONTRACTOR to the CITY.

TOTAL CALENDAR DAYS USED VS. CALENDAR DAYS ALLOTTED		
NOTICE TO PROCEED	SUBSTANTIAL COMPLETION	TOTAL CALENDAR DAYS ALLOTTED
JUNE, 3 RD , 2013	AUGUST, 15 TH , 2013	73.0
ACTUAL START	ACTUAL SUBSTANTIAL COMPLETION	TOTAL CALENDAR DAYS USED
JULY, 25 TH , 2013	SEPTEMBER 1 ST , 2013	39.0
TABLE 1		

WORK PERFORMED BY OTHERS, IMPEDING PROGRESS OF WORK

ALLIANT ENERGY/INTERCON NEW GAS MAIN INSTALLATION

Alliant Energy contracted Intercon Construction to realign a gas main along South 20th street in to right of way on the north side of the street. This work impeded the ability to start the underground portion of the project until the late part of June. The installation of the new gas main conflicted with the planned location of the Sanitary Sewer Manhole, 21 and 18 inch storm sewer, 6 inch pavement subdrain, and the sanitary sewer service for 101 S. 20th St.

ALLIANT ENERGY GAS MAIN RELOCATION

The project's proposed storm sewer system was to initiate at a connection to the existing city system at the intersection of 21st St and 1st Ave South. During excavation in this intersection, a conflict with an Alliant 4" gas main and the proposed 24" storm sewer was discovered. Alliant Energy was then dispatched and informed city officials, representatives of V&K as well as YOHN CO that they would be unable to relocate the conflicting main for two weeks. Realizing that time was of the essence in this project YOHN CO decided to delay the remainder of the connection to the existing city storm sewer and commence work beyond the conflict. This is not a common practice considering that rainwater damage may occur to the installed work or open ditch subgrade soil if a significant rain event transpired. The installation of the 24" storm sewer



YOHN CO INC.

CONCRETE & CONSTRUCTION

309 South 20th Street, Clear Lake, Iowa 50428
P. 641-357-4604 F. 641-357-6237

system continued until another conflict with an Alliant energy gas service was discovered the very next day. This halted all underground work on the project aside from a sanitary sewer service which was the only item that was able to be installed without Alliant relocating the two mentioned conflicts. Over 9 days transpired from the time the gas main was found to be in conflict, the morning of Tuesday, July 30th to the time that both conflicts were alleviated, the afternoon of Thursday, August 8th.

INTERSECTION OF MAIN AND S 20TH EXPIDITE PROCESS/PERIOD

YOHNCO was very aware of the intended deadlines of this project, and was considerate of the need for the crucial intersection of Main Ave and S 20th to be open for bus and regular traffic for the first day of the Clear Lake School District's term. From the time Alliant relocated all the above mentioned conflicts to completion of the storm sewer across this intersection, YOHN CO worked no less than 4 overtime hours per day. When this storm sewer system was installed in and across the intersection, the YOHN CO worked 48 hours during Tuesday the 20th, Wednesday the 21st, and Thursday the 22nd in order to complete the work and prepare the intersection for paving. COMPLETE CONCRETE completed the entire intersection pour on Friday the 23rd to allow adequate cure time for the intersection to be open Monday morning. On Saturday the 24th cleanup of the intersection commenced and on Sunday the 25th forms were stripped, final street sweeping was performed, and the intersection was open to traffic by 5 PM well before school the next morning.

The above facts state the diligent effort by YOHN CO to complete the project in a timely manner. Imposing the full use of the Liquidated Damage Clause yields the OWNER and the ENGINEER to guise a Penalty under the Clause. YOHN CO. does accept partially responsibility of delays for the project completion; however, YOHN CO is unwilling to accept the punitive nature of the burden.

Based on the above, and pursuant to Article 1.22 – LIQUIDATED DAMAGES, I respectfully request that the amount \$500 for each day be reduced by \$0 for each day. This request is made to maintain a fair and reasonable assessment of the situation.

Respectfully,

Ryan McGreger
Project Manager
Yohn Co Inc

Robert West
Project Superintendent
Yohn Co Inc

**2014 STREET RESURFACING PROJECT
CLEAR LAKE, IOWA
PROPOSED TIME SCHEDULE**

01/09/14

ITEM NO.	DESCRIPTION	BY	SCHEDULED DATE	CODE OF IOWA REFERENCE	PHASE
1	"PRELIMINARY" PLAT & SCHEDULE TO BOND COUNSEL	YCA	01/09/14		
2	"PRELIMINARY PLAT & SCHEDULE AND PROCEEDINGS AND DOCUMENTS FOR INITIATION OF SPECIAL ASSESSMENT PROJECT TO CITY	YCA/ BOND COUNSEL	01/16/14		
3	DETERMINE VALUATION OF LOTS TO BE ASSESSED	CITY COUNCIL	01/20/14	384.46	A
4	ADOPT PRELIMINARY RESOLUTION	CITY COUNCIL	01/20/14	384.42	A
5	ADOPT PRELIMINARY ASSESSMENT PLAT, SCHEDULE, & ESTIMATE OF COST	CITY COUNCIL	01/20/14	384.48	A
6	ADOPT PROPOSED RESOLUTION OF NECESSITY	CITY COUNCIL	01/20/14	384.49	A
7	MAIL NOTICES TO PROPERTY OWNERS	CITY	BY 1/29/2014	384.50	A
8	PUBLISH 1ST NOTICE ON SPECIAL ASSESSMENT PUBLIC HEARING	CITY	02/05/14	384.50 & 362.3	A
9	PUBLISH 2ND NOTICE ON SPECIAL ASSESSMENT PUBLIC HEARING	CITY	7 DAYS AFTER 1ST NOTICE PUBLISHED 02/12/14	384.50 & 362.3	A
10	PUBLIC HEARING ON SPECIAL ASSESSMENTS	CITY	02/17/14	384.51	A
11	ADOPT RESOLUTIONS RESOLUTION OF NECESSITY RESOLUTION DIRECTING PREPARATION OF PLANS AND SPECS RESOLUTION ORDERING BIDS, PLANS, SPECS AND CONTRACT	CITY	02/17/14	385.51	A
12	ADOPT RESOLUTION SETTING BID OPENING, HEARING DATES & ORDERING CLERK TO PUBLISH NOTICE	CITY	02/17/14	384.53	B
13	PREPARE FINAL PLANS AND SPECIFICATIONS	YCA	BY 2/24/2014	384.52	D
14	MAIL NOTICE TO CONTRACTORS & PLAN ROOMS	YCA	BY 2/24/2014	-----	B
15	PUBLISH NOTICE OF HEARING AND LETTING	CITY	02/26/14 or 03/5/14	384.53, 384.96, 384.97 & 362.3	B
16	BID OPENING	CITY/YCA	03/12/14	384.96, 384.98, 384.100 & 384.101	B
17	PUBLIC HEARING: RESOLUTION ADOPTING PLANS, SPECIFICATIONS, & FORM OF CONTRACT	CITY	03/17/14	384.102	B
18	AWARD OF CONTRACT BY RESOLUTION	CITY	03/17/14	384.99	B
19	APPROVAL OF CONTRACT & BOND	CITY	04/07/14	384.100	C
20	BEGIN CONSTRUCTION	CONTRACTOR	BY 4/25/14	-----	C
21	END CONSTRUCTION	CONTRACTOR	BY 06/20/14	-----	C

LEGEND OF PHASES

- A = ASSESSMENT
- B = BIDDING
- C = CONSTRUCTION
- D = DESIGN

Council Member _____ introduced the following Resolution entitled "PRELIMINARY RESOLUTION FOR THE CONSTRUCTION OF STREET IMPROVEMENTS IN THE CITY OF CLEAR LAKE, STATE OF IOWA", and moved its adoption. 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:

PRELIMINARY RESOLUTION FOR THE
CONSTRUCTION OF STREET IMPROVEMENTS IN THE
CITY OF CLEAR LAKE, STATE OF IOWA

WHEREAS, this Council, after a study of the requirements, is of the opinion that it is necessary and desirable that street resurfacing be constructed within the City of Clear Lake, State of Iowa, as hereinafter described; and

WHEREAS, it is proposed that a certain portion of the project be constructed as a single improvement under the authority granted by Division IV of Chapter 384 of the City Code of Iowa:

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

Subdivision A. That the City of Clear Lake, State of Iowa, construct street resurfacing, as hereinafter described.

The 2014 Street Resurfacing Project includes four (4) street segments to be improved within the City of Clear Lake. Two (2) street segments will include improvements associated with a general resurfacing project. Two (2) street segments will include improvements utilizing the Crack and Seat process.

The costs associated with the Crack and Seal process along with engineering, legal, and administration costs will be paid for in part by special assessments against all properties within the benefited districts.

Subdivision B. The beginning and terminal points of the improvements to be paid for in part by special assessments shall be as follows:

- 14th Avenue South from the west line of South 8th Street to the east line of South Shore Drive.
- 15th Avenue South from the west line of South 8th Street to the east line of South Shore Drive.

Subdivision C. That Michael L. Danburg of Mason City, Iowa, having been employed as Engineer to prepare plats, schedules, estimates, plans and specifications and otherwise to act in the capacity with respect to the project is hereby ordered to prepare and file with the Clerk preliminary plans and specifications and estimates of the total cost of the work and the plat and schedule of special assessments against benefited properties.

Subdivision D. That this Council hereby determines that all property within the area hereinafter described will be specially benefited by the improvements, to-wit:

The following are the general descriptions of all properties included within the limits of the assessment boundaries for the 2014 Street Resurfacing Project. All assessable parcels are located within the Corporate Limits of the City of Clear Lake, Iowa.

14th Avenue South Assessment District:

- That part of Auditor's Plat of Part of Government Lot 1, NE ¼ Section 96, Township 96 North, Range 22 West, lying within 225 feet of the North line of 14th Avenue S.
- The Northerly Half of Block 1, South Haven Addition to Clear Lake, Iowa.
- The Northerly Half of Block 2, South Haven Addition to Clear Lake, Iowa.
- The Northerly Half of Block 3, South Haven Addition to Clear Lake, Iowa.

15th Avenue South Assessment District:

- The Southerly Half of Block 1, South Haven Addition to Clear Lake, Iowa.
- The Southerly Half of Block 2, South Haven Addition to Clear Lake, Iowa.
- The Southerly Half of Block 3, South Haven Addition to Clear Lake, Iowa.
- That part of Lot 3 of the Subdivision of Government Lots 1 and 2 in Section 24, Township 96 North, Range 22 West, lying within 225 feet of the South line of 15th Avenue S.

Subdivision E. The improvement shall be designated as the "2014 Street Resurfacing Project", and such name shall be a sufficient designation to refer to the improvement in all subsequent proceedings.

PASSED AND APPROVED this 20th day of January, 2014.

Mayor

ATTEST:

City Clerk

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING VALUES OF LOTS" and moved its adoption. 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 FIXING VALUES OF LOTS

WHEREAS, this Council after full investigation, has arrived at a determination of the value of each lot located within the 2014 Street Resurfacing Project, the valuation being set forth in a preliminary schedule entitled "2014 Street Resurfacing Project, Clear Lake, Iowa", under the column therein headed "Valuation (As Fixed by Council)":

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

That the schedule of values, hereinabove referred to, be and the same is adopted as the valuations of the lots, with the proposed public improvements completed, within the boundaries of the improvements and the Clerk is hereby directed to forthwith deliver the same to Michael L. Danburg, the Engineer, for the project, the Engineer to insert the values in the schedule of assessments which is to be prepared and filed with this Council.

PASSED AND APPROVED this 20th day of January, 2014.

Mayor

ATTEST:

City Clerk

Council Member _____ introduced the following Resolution entitled "RESOLUTION ADOPTING PRELIMINARY PLAT AND SCHEDULE, ESTIMATE OF COST AND PROPOSED PLANS AND SPECIFICATIONS FOR THE CONSTRUCTION OF THE 2014 STREET RESURFACING PROJECT" and moved its adoption. 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 ADOPTING PRELIMINARY PLAT AND SCHEDULE, ESTIMATE OF COST AND PROPOSED PLANS AND SPECIFICATIONS FOR THE CONSTRUCTION OF THE 2014 STREET RESURFACING PROJECT

WHEREAS, this Council has caused to be prepared preliminary plat, schedule and estimate of cost, together with plans and specifications, for the construction of the 2014 Street Resurfacing Project, and this Council has fixed the valuations of the property proposed to be assessed as shown therein; and

WHEREAS, the Council finds that each lot separately assessed in the schedule of assessments meets the definition of a lot as described in Iowa Code Section 384.37(10) or in the case of lots consisting of multiple parcels that the parcels have been assembled into a single unit for the purpose of use or development; and

WHEREAS, the plat and schedule, estimate of cost and plans and specifications appear to be proper for the purpose intended:

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

That the plat and schedule, estimate of cost and plans and specifications be and the same are hereby adopted as the proposed plat, schedule, estimate of cost and plans and specifications for the improvements and are hereby ordered placed on file with the Clerk for public inspection.

BE IT FURTHER RESOLVED, that the boundaries of the Districts for the making of the improvements, as shown in the Engineer's plat, be and the same are hereby fixed as the boundaries for the 2014 Street Resurfacing Project.

PASSED AND APPROVED this 20th day of January, 2014.

Mayor

ATTEST:

City Clerk

Council Member _____ introduced the following Resolution entitled "RESOLUTION OF NECESSITY (PROPOSED)", and moved its adoption. 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 OF NECESSITY (PROPOSED)

WHEREAS, preliminary plans and specifications and plat and schedule and estimate of cost are now on file in the office of the Clerk showing the boundaries of the Districts, containing the properties and lots to be assessed, locations of the improvements, each lot proposed to be assessed, together with a valuation of each lot as fixed by the Council, an estimate of the cost of the entire proposed improvements, stating the cost of each type of construction and kind of materials to be used, and an estimate of the amount proposed to be assessed against each lot, for the construction of the 2014 Street Resurfacing Project, as hereinafter described, in the City of Clear Lake, State of Iowa:

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

That it is deemed desirable, advisable and necessary to construct as a single improvement the 2014 Street Resurfacing Project, in the City of Clear Lake, State of Iowa.

The Districts containing the properties to be assessed are set out and described in the following "Notice to Property Owners", set out in this Resolution.

The improvements within the Districts are located and described in the following "Notice to Property Owners", set out in this Resolution.

The method of construction shall be by contract.

Costs of the improvements will be assessed to the properties within the boundaries of the Districts. No property shall be assessed more than it is benefited by the improvements nor more than 25% of its value on the date of its assessment. The assessment may include a ten percent Default and Deficiency Fund, as authorized by Section 384.44, City Code of Iowa.

A plat and schedule and estimate of costs are now on file in the office of the Clerk as required by law.

Any difference between the amount which is derived from cash payments made by property owners during the thirty day collection period and the sale of Improvement Bonds issued against assessments on benefited properties and the total cost of the improvements, shall be paid for from the proceeds derived from the issuance and sale of bonds as authorized by Section 384.25, City Code of Iowa, and/or from such other funds of the Municipality as may be legally used for such purpose.

BE IT FURTHER RESOLVED, that this Council meet at 6:30 o'clock P.M., on the 17th day of February, 2014, in the Council Chambers, City Hall, 15 North 6th Street, Clear Lake, Iowa, for the purpose of hearing property owners subject to assessment and interested parties for or against the improvement, its cost, the assessment, or the boundaries of the Districts. Unless a property owner files objections with the Clerk at the time of the hearing on this Resolution, he shall be deemed to have waived all objections pertaining to the regularity of the proceedings and the legality of using special assessment procedure.

BE IT FURTHER RESOLVED, that the Clerk is hereby instructed to cause notice to be published and mailed as required by law of the pendency of this Resolution and of the time and place of hearing objections thereto, and to the preliminary plans and specifications, estimate of costs and to the making of the improvements; the Notice to be in substantially the following form:

(Two publications required)

NOTICE TO PROPERTY OWNERS

Notice is hereby given that there is now on file for public inspection in the office of the Council of the City of Clear Lake, State of Iowa, a proposed Resolution of Necessity, an estimate of costs and plat and schedule showing the amounts proposed to be assessed against each lot and the valuation thereof within Districts as approved by the Council of the City of Clear Lake, State of Iowa, for a street improvement, designated as the 2014 Street Resurfacing Project, of the types and in the location as follows:

The 2014 Street Resurfacing Project includes four (4) street segments to be improved within the City of Clear Lake. Two (2) street segments will include improvements associated with a general resurfacing project. Two (2) street segments will include improvements utilizing the Crack and Seat process and are described as follows:

- 14th Avenue South from the west line of South 8th Street to the east line of South Shore Drive.
- 15th Avenue South from the west line of South 8th Street to the east line of South Shore Drive.

That the proposed Districts to be benefited and subject to assessment for the cost of such improvements are described as follows:

The following are the general descriptions of all properties included within the limits of the assessment boundaries for the 2014 Street Resurfacing Project. All assessable parcels are located within the Corporate Limits of the City of Clear Lake, Iowa.

14th Avenue South Assessment District:

- That part of Auditor's Plat of Part of Government Lot 1, NE ¼ Section 96, Township 96 North, Range 22 West, lying within 225 feet of the North line of 14th Avenue S.
- The Northerly Half of Block 1, South Haven Addition to Clear Lake, Iowa.
- The Northerly Half of Block 2, South Haven Addition to Clear Lake, Iowa.

- The Northerly Half of Block 3, South Haven Addition to Clear Lake, Iowa.

15th Avenue South Assessment District:

- The Southerly Half of Block 1, South Haven Addition to Clear Lake, Iowa.
- The Southerly Half of Block 2, South Haven Addition to Clear Lake, Iowa.
- The Southerly Half of Block 3, South Haven Addition to Clear Lake, Iowa.
- That part of Lot 3 of the Subdivision of Government Lots 1 and 2 in Section 24, Township 96 North, Range 22 West, lying within 225 feet of the South line of 15th Avenue S.

The Council will meet at 6:30 o'clock P.M., on the 17th day of February, 2014, at the Council Chambers, City Hall, 15 North 6th Street, Clear Lake, Iowa, at which time the owners of property subject to assessment for the proposed improvements, or any other person having an interest in the matter may appear and be heard for or against the making of the improvement, the boundaries of the District, the cost, the assessment against any lot, tract or parcel of land, or the final adoption of a Resolution of Necessity. A property owner will be deemed to have waived all objections unless at the time of Hearing he has filed objections with the Clerk.

This Notice is given by authority of the Council of the City of Clear Lake, State of Iowa.

City Clerk, City of Clear Lake, State of
Iowa

(End of Notice)

INTRODUCED AND APPROVED at a meeting held on the 20th day of January,
2014.

Mayor

ATTEST:

City Clerk

ENGINEER'S OPINION OF PROBABLE COST
 2014 STREET RESURFACING PROJECT
 CLEAR LAKE, IOWA
 12148

DIVISION I - HMA RESURFACING

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Mobilization	1	LS	\$9,000.00	\$9,000.00
2	Traffic Control	1	LS	\$4,500.00	\$4,500.00
3	Removal of PCC Pavement or Driveway	135	SY	\$10.00	\$1,350.00
4	Removal of Curb & Gutter	615	LF	\$9.00	\$5,535.00
5	Removal of Sidewalk	440	SY	\$10.00	\$4,400.00
6	PCC Pavement or Drive, Class C, 6"	145	SY	\$40.00	\$5,800.00
7	BT Joint Bars	470	EA	\$6.00	\$2,820.00
8	Curb & Gutter, PCC, Class C	615	LF	\$20.00	\$12,300.00
9	Sidewalk, PCC	3750	SF	\$6.00	\$22,500.00
10	Detectable Warning Panels	180	SF	\$30.00	\$5,400.00
11	Pavement Scarification	1875	SY	\$6.00	\$11,250.00
12	HMA Surface Mixture, 2"	7180	SY	\$8.00	\$57,440.00
13	HMA Leveling Mixture	690	SY	\$6.00	\$4,140.00
14	Storm Sewer, 15"	180	LF	\$50.00	\$9,000.00
15	Intake, SW-501	2	EA	\$2,500.00	\$5,000.00
16	Special Backfill Material, Trench	25	TON	\$20.00	\$500.00
17	Fixture Adjustment, Manhole	1	EA	\$550.00	\$550.00
18	Fixture Adjustment, Valve Box	1	EA	\$550.00	\$550.00
19	Fixture Adjustment, Clean Out	2	EA	\$250.00	\$500.00
20	Turf Restoration	20	SQ	\$150.00	\$3,000.00
21	Aggregate Surfacing	20	TON	\$20.00	\$400.00
TOTAL PROJECT - DIVISION I					\$165,935.00

ENGINEER'S OPINION OF PROBABLE COST
 2014 STREET RESURFACING PROJECT
 CLEAR LAKE, IOWA
 12148

DIVISION II - CRACK & SEAT W/ HMA RESURFACING

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Mobilization	1	LS	\$8,000.00	\$8,000.00
2	Traffic Control	1	LS	\$4,000.00	\$4,000.00
3	Sawcut, Full Depth	1060	LF	\$3.00	\$3,180.00
4	Removal of PCC Pavement or Driveway	205	SY	\$10.00	\$2,050.00
5	Removal of Curb & Gutter	75	LF	\$9.00	\$675.00
6	Removal of Sidewalk	6	SY	\$10.00	\$60.00
7	PCC Pavement or Drive, Class C, 6"	205	SY	\$40.00	\$8,200.00
8	BT Joint Bars	60	EA	\$6.00	\$360.00
9	Curb & Gutter, PCC, Class C	75	LF	\$20.00	\$1,500.00
10	Sidewalk, PCC	60	SF	\$6.00	\$360.00
11	Detectable Warning Panels	10	SF	\$30.00	\$300.00
12	Pavement Scarification, ACC	270	SY	\$3.00	\$810.00
13	Pavement Scarification, PCC	355	SY	\$6.00	\$2,130.00
14	Cracking & Seating of PCC Pavement	4330	SY	\$3.00	\$12,990.00
15	HMA Partial Depth Patch	20	TON	\$100.00	\$2,000.00
16	Base, Cleaning & Preparation	4330	SY	\$0.50	\$2,165.00
17	HMA Base Mixture, 1-1/2"	4650	SY	\$7.00	\$32,550.00
18	HMA Surface Mixture, 1-1/2"	4650	SY	\$7.50	\$34,875.00
19	HMA Leveling Mixture	470	SY	\$6.00	\$2,820.00
20	Fixture Adjustment, Valve Box	2	EA	\$550.00	\$1,100.00
21	Fixture Adjustment, Manhole	7	EA	\$550.00	\$3,850.00
22	Fixture Adjustment, Intake	1	EA	\$450.00	\$450.00
23	Storm Sewer Intake SW-501	1	EA	\$3,000.00	\$3,000.00
24	Storm Sewer Intake, SW-512	1	EA	\$1,500.00	\$1,500.00
25	Storm Sewer Cleanout	1	EA	\$750.00	\$750.00
26	Storm Sewer, 12"	125	LF	\$40.00	\$5,000.00
27	Subdrain, 6"	25	LF	\$20.00	\$500.00
28	Turf Resoration	5	SQ	\$150.00	\$750.00
29	Aggregate Surfacing	45	TON	\$20.00	\$900.00
TOTAL PROJECT -DIVISION II					\$136,825.00

TOTAL ASSESSABLE COSTS

Refer to Page B1, SUMMARY OF ASSESSMENT POLICY

14th Avenue S

Full depth sawcutting for isolation of the PCC curb and gutter	\$2,580
Partial depth HMA patching	\$1,000
Base cleaning and preparation	\$1,015
Cracking and seating of the existing PCC pavement	\$6,090
66.67 percent of costs associated with the 1-1/2 inch HMA base course	\$10,267

Total Assessable Construction Cost	\$20,952
Engineering, Legal and Administrative Cost (30%)	\$6,300

TOTAL ASSESSABLE COST - 14th Avenue S \$27,252

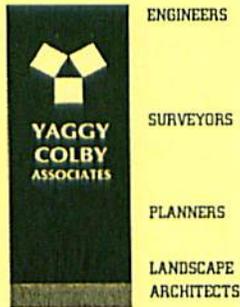
15th Avenue S

Full depth sawcutting for isolation of the PCC curb and gutter	\$600
Partial depth HMA patching	\$1,000
Base cleaning and preparation	\$1,150
Cracking and seating of the existing PCC pavement	\$6,900
66.67 percent of costs associated with the 1-1/2 inch HMA base course	\$11,434

Total Assessable Construction Cost	\$21,084
Engineering, Legal and Administrative Cost (30%)	\$6,400

TOTAL ASSESSABLE COST - 15th Avenue S \$27,484

PRELIMINARY
ASSESSMENT SCHEDULES
2014 STREET RESURFACING PROJECT
CLEAR LAKE, IOWA
JANUARY 2014



<p>MICHAEL L. DANBURG 16294 IOWA</p>	<p>I hereby certify that this engineering document was prepared by me or under my direct, personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.</p> <p>_____</p> <p>Michael L. Danburg, PE (Date) My License Number is 16294. My License renewal date is December 31, 2015. Pages or sheets covered by this seal: All</p>
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LOCATION AND EXTENT OF PROJECT

The 2014 Street Resurfacing Project includes four (4) street segments to be improved within the City of Clear Lake. Two (2) street segments will include improvements associated with a general resurfacing project. Two (2) street segments will include improvements utilizing the Crack and Seat process and are described as follows:

- 14th Avenue South from the west line of South 8th Street to the east line of South Shore Drive.
- 15th Avenue South from the west line of South 8th Street to the east line of South Shore Drive.

BENEFITED PROPERTIES DESCRIPTION

The following are the general descriptions of all properties included within the limits of the assessment boundaries for the 2014 Street Resurfacing Project. All assessable parcels are located within the Corporate Limits of the City of Clear Lake, Iowa.

14th Avenue South Assessment District:

- That part of Auditor's Plat of Part of Government Lot 1, NE ¼ Section 96, Township 96 North, Range 22 West, lying within 225 feet of the North line of 14th Avenue S.
- The Northerly Half of Block 1, South Haven Addition to Clear Lake, Iowa.
- The Northerly Half of Block 2, South Haven Addition to Clear Lake, Iowa.
- The Northerly Half of Block 3, South Haven Addition to Clear Lake, Iowa.

15th Avenue South Assessment District:

- The Southerly Half of Block 1, South Haven Addition to Clear Lake, Iowa.
- The Southerly Half of Block 2, South Haven Addition to Clear Lake, Iowa.
- The Southerly Half of Block 3, South Haven Addition to Clear Lake, Iowa.
- That part of Lot 3 of the Subdivision of Government Lots 1 and 2 in Section 24, Township 96 North, Range 22 West, lying within 225 feet of the South line of 15th Avenue S.

SUMMARY OF ASSESSMENT POLICY

2014 STREET RESURFACING PROJECT CLEAR LAKE, IOWA

The following summarizes the methods used to determine the portions of the project costs, which are to be assessed to the individual properties, benefited by the project. The Assessment Schedule and Plat have been prepared in accordance with Chapter 384 of the Code of Iowa and further prepared in accordance with accepted practices of the City of Clear Lake. Chapter 384 outlines specific procedures and requirements for levying special assessments.

A portion of the costs associated with this public improvement project are to be assessed and are defined by Section 384.37 of the Code of Iowa and include construction, engineering, legal, administrative, and other costs.

The City Council has determined that costs associated with the Crack and Seat process along with engineering, legal, and administration costs shall be assessed as a special tax against all privately owned properties within the Assessment Boundaries.

Assessable costs for the Crack and Seat process as defined by this policy shall include costs associated with the following items:

- Full depth sawcutting for isolation of the PCC curb and gutter
- Partial depth HMA patching
- Base cleaning and preparation
- Cracking and seating of the existing PCC pavement.
- 66.67 percent of costs associated with the 1-1/2 inch HMA base course:
 - This equates to the cost of 1 inch of HMA resurfacing and is based upon the difference in HMA resurfacing thickness utilized for general resurfacing projects (2 inches) and the Crack and Seat process (3 inches).

The Assessment District Boundary for Street improvements includes all properties within an approximate one-half block distance to the next parallel street, excluding alleys.

Improvement Costs are calculated by multiplying Benefit Points times a determined Cost per Benefit Point. Properties within the defined Boundary are assigned Units of Benefit based on a *Proportional Benefits Curve for Spreading Paving Assessments from Report of Special Committee from Iowa Engineering Society, February 1919*. The Proportional Benefits Curve allocates Units of Benefit based on the property's proximity to the proposed street improvements. Units of Benefit are multiplied by the property front footage to determine Benefit Points.

In accordance with Section 384.62 of the Code of Iowa, the Total Cost of Improvement, Preliminary Assessment, and Deficiency amounts which follow represent the maximum amount which can be assessed to the individual properties.

DETERMINATION OF COST PER BENEFIT POINT

The determination of cost per benefit point is calculated as follows:

14th Avenue S

Total Assessable Cost ¹	\$27,252
<i>Divided by</i>	
Total Benefit Points ²	<u>325096.19</u>
Cost per Benefit Point ³	\$0.0838

15th Avenue S

Total Assessable Cost ¹	\$27,484
<i>Divided by</i>	
Total Benefit Points ²	<u>434340.73</u>
Cost per Benefit Point ³	\$0.0633

¹Total Assessable Cost is based upon the estimated assessable construction costs for the Crack and Seat process as defined on Page B1, Summary of Assessment Policy.

²Total Benefit Points are determined as outlined on Page B1, Summary of Assessment Policy. Refer to Pages D3 and D6 for Total Benefit Points.

³This is a rounded value. Calculations and values shown in the schedule are based on the extended value.

	NAME AND MAILING ADDRESS	DESCRIPTION	FRONT FOOTAGE	BENEFIT POINTS	IMPROVEMENT COSTS	TOTAL COST	VALUATION (AS FIXED BY COUNCIL)	PRELIMINARY ASSESSMENT			FINAL ASSESSMENT	
								AMOUNT	% OF TOTAL	DEFICIENCY	AMOUNT	DEFICIENCY
1	Rumorz, LLC 1210 South Shore Dr Clear Lake, IA 50428	Part L 5 Aud PI Part Govt L 1 NE1/4 24-96-22 as described in Book 2007, Page 3212 and lying within 225.0 ft of N Line of 14th Avenue S	201.00	1304.30	\$109.34	\$109.34	\$49,600	\$109.34	0.46%	\$0.00		
2	Christensen, Theodore H 497 North Shore Dr Clear Lake, IA 50428	Part L 5 Aud PI Part Govt L 1 NE1/4 24-96-22 as described in Book 2009, Page 6703 and lying within 225.0 ft of N Line of 14th Avenue S	340.00	7520.33	\$630.41	\$630.41	\$37,100	\$630.41	2.31%	\$0.00		
3	Secory Plumbing & Heating, Inc 1315 S 8th St Clear Lake, IA 50428	Part L8 in Aud PI L's 1 Thru 8 of Govt L1 24-96-22 as described in Book 2009, Page 10031 and lying within 225.0 ft of N Line of 14th Avenue S	200.00	2634.16	\$220.82	\$220.82	\$71,000	\$220.82	0.81%	\$0.00		
4	Tage Realty LLC 497 North Shore Dr Clear Lake, IA 50428	L 6 Aud PI A Portion Govt L 1 in NE1/4 24-96-22	167.00	9420.39	\$789.69	\$789.69	\$120,500	\$789.69	2.90%	\$0.00		
5	Tage Realty LLC 497 North Shore Dr Clear Lake, IA 50428	L 7 Aud PI A Portion Govt L 1 in NE1/4 24-96-22	326.00	68775.26	\$5,765.26	\$5,765.26	\$281,100	\$5,765.26	21.16%	\$0.00		
6	Thompson Family Realty 1 LLC 5636 Lakeview Dr Clear Lake, IA 50428	Part L8 in Aud PI L's 1 Thru 8 of Govt L1 24-96-22 & Part L 5 is said Aud PI as described in Book 2006, Page 2841	325.00	86205.19	\$7,226.37	\$7,226.37	\$180,100	\$7,226.37	26.52%	\$0.00		
7	Nelson, Terry L & Nelson, Debra A 2516 North Shore Dr Clear Lake, IA 50428	L's 1-2 Blk 1 South Haven Add	111.90	27590.03	\$2,312.80	\$2,312.80	\$180,700	\$2,312.80	8.49%	\$0.00		
8	Clapsaddle, Beverly J & Clapsaddle, Dean C 1408 South Shore Dr Clear Lake, IA 50428	L 3 Blk 1 South Haven Add	111.90	2056.86	\$172.42	\$172.42	\$106,100	\$172.42	0.63%	\$0.00		
9	Andersen, Dwight D & Andersen, Connie S 1412 South Shore Dr Clear Lake, IA 50428	L 4 Blk 1 South Haven Add See also 15th Avenue S, Page D4	111.90	808.56	\$67.78	\$67.78	\$106,700	\$67.78	0.25%	\$0.00		

Subtotal this page: 206315.08 \$17,294.88 \$17,294.88 \$17,294.88 63.52% \$0.00

	NAME AND MAILING ADDRESS	DESCRIPTION	FRONT FOOTAGE	BENEFIT POINTS	IMPROVEMENT COSTS	TOTAL COST	VALUATION (AS FIXED BY COUNCIL)	PRELIMINARY ASSESSMENT			FINAL ASSESSMENT	
								AMOUNT	% OF TOTAL	DEFICIENCY	AMOUNT	DEFICIENCY
10 \$4234007	Hutchins, Luella A 303 Meadow Lane Charles City, IA 50616	L 15 Blk 1 South Haven Add	111.90	21466.14	\$1,799.45	\$1,799.45	\$96,000	\$1,799.45	6.60%	\$0.00		
11 \$4234008	Ulrich, Justin J 1405 S 2nd Street Clear Lake, IA 50428	L 14 Blk 1 South Haven Add	111.90	5889.27	\$493.68	\$493.68	\$108,200	\$493.68	1.81%	\$0.00		
12 \$4234009	Standley, Margaret I, LE & Handicap Village operating as Opportunity Village 1411 S 2nd Street Clear Lake, IA 50428	N'y 10 ft L 12 & All L 13 Blk 1 South Haven Add	111.90	2943.15	\$246.72	\$246.72	\$96,800	\$246.72	0.91%	\$0.00		
13 \$4234010	Hughes, William T 1417 S 2nd Street Clear Lake, IA 50428	L 11 Blk 1 Exc S'y 10ft & L 12 Exc N'y 10ft South Haven Add See also 15th Avenue S, Page D4	111.90	1055.60	\$88.49	\$88.49	\$87,900	\$88.49	0.32%	\$0.00		
14 \$4235001	Morris, Lee 1400 S 2nd Street Clear Lake, IA 50428	L 1 Blk 2 Exc S'y tract South Haven Add	62.80	14266.01	\$1,195.88	\$1,195.88	\$127,400	\$1,195.88	4.39%	\$0.00		
15 \$4235002	Blackley, Jeffrey L & Glandon, Janice D 1410 S 2nd Street Clear Lake, IA 50428	L 2 and S'y tract L1 Blk 2 South Haven Add	62.80	2628.45	\$220.34	\$220.34	\$108,800	\$220.34	0.81%	\$0.00		
16 \$4235003	Kaler, Daniel G & Kaler, Sheryl R 3500 S Post RD Guthrie, OK 73044	L3 Blk 2 South Haven Add See also 15th Avenue S, Page D5	93.20	770.96	\$64.63	\$64.63	\$112,900	\$64.63	0.24%	\$0.00		
17 \$4235004	Etchen, Luella 1402 S 3rd Street Clear Lake, IA 50428	L1 Blk 3 & L 2 Blk 3 South Haven Add	124.00	28395.68	\$2,380.34	\$2,380.34	\$133,900	\$2,380.34	8.73%	\$0.00		
18 \$4235005	SAP Properties LLC 6061 220th Street Clear Lake, IA 50428	L 3 & N1/2 L 4 Blk 3 South Haven Add	124.00	4475.30	\$375.15	\$375.15	\$44,100	\$375.15	1.38%	\$0.00		
19 \$4235006	Caley, David G & Caley, Diane L 23015 150th St Parkersburg, IA 50665	L 5 & S 1/2 L 4 Blk 3 South Haven Add See also 15th Avenue S, Page D5	124.00	2009.79	\$168.48	\$168.48	\$96,700	\$168.48	0.62%	\$0.00		
Subtotal this page:			83900.35	\$7,033.16	\$7,033.16	\$7,033.16	\$7,033.16	25.81%	\$0.00			

	NAME AND MAILING ADDRESS	DESCRIPTION	FRONT FOOTAGE	BENEFIT POINTS	IMPROVEMENT COSTS	TOTAL COST	VALUATION (AS FIXED BY COUNCIL)	PRELIMINARY ASSESSMENT			FINAL ASSESSMENT	
								AMOUNT	% OF TOTAL	DEFICIENCY	AMOUNT	DEFICIENCY
24 54234006	Faith Foundations, LLC 1424 South Shore Dr Clear Lake, IA 50428	L 7 Blk 1 South Haven Add	124.00	23467.98	\$1,485.00	\$1,485.00	\$87,900	\$1,485.00	9.17%	\$0.00		
25 54234005	Golly, Susan L 1416 South Shore Dr Clear Lake, IA 50428	L 6 Blk 1 South Haven Add	124.00	5543.17	\$350.76	\$350.76	\$111,700	\$350.76	2.17%	\$0.00		
26 54234004	Taylor, John P (Contract) and Taylor, Lester E & Taylor, Leona (Deed) 1414 South Shore Dr, Unit B Clear Lake, IA 50428	L 5 Blk 1 South Haven Add	124.00	3242.54	\$205.18	\$205.18	\$150,700	\$205.18	1.27%	\$0.00		
9 54234003	Andersen, Dwight D & Andersen, Connie S 1412 South Shore Dr Clear Lake, IA 50428	L 4 Blk 1 South Haven Add	124.00	1494.98	\$94.60	\$94.60	\$106,700	\$94.60	0.58%	\$0.00		
27 54234013	Arick, Douglas D & Arick, Yvonne H 1431 S 2nd Street Clear Lake, IA 50428	L 4 Blk 1 South Haven Add	124.00	23467.98	\$1,485.00	\$1,485.00	\$89,400	\$1,485.00	9.17%	\$0.00		
28 54234012	Stelter, John D & Stelter, Deborah S 1427 S 2nd Street Clear Lake, IA 50428	L 9 Blk 1 South Haven Add	124.00	5543.17	\$350.76	\$350.76	\$135,200	\$350.76	2.17%	\$0.00		
29 54234011	Symonds, Diana L 205 North Shore Dr Clear Lake, IA 50428	L 10 & S'y 10' L 11 Blk 1 South Haven Add	124.00	3721.56	\$235.49	\$235.49	\$73,500	\$235.49	1.45%	\$0.00		
13	Hughes, William T 1417 S 2nd Street Clear Lake, IA 50428	L 11 Blk 1 Exc S'y 10ft & L 12 Exc N'y 10ft South Haven Add	124.00	2165.82	\$137.05	\$137.05	\$87,900	\$137.05	0.85%	\$0.00		

Subtotal this page: 68647.20 \$4,343.82 \$4,343.82 \$4,343.82 26.82% \$0.00

	NAME AND MAILING ADDRESS	DESCRIPTION	FRONT FOOTAGE	BENEFIT POINTS	IMPROVEMENT COSTS	TOTAL COST	VALUATION (AS FIXED BY COUNCIL)	PRELIMINARY ASSESSMENT			FINAL ASSESSMENT	
								AMOUNT	% OF TOTAL	DEFICIENCY	AMOUNT	DEFICIENCY
30 54232005	Hamper, Dorothy M 200 15th Avenue S Clear Lake, IA 50428	L 5 Blk 2 South Haven Add	50.80	8750.34	\$553.70	\$553.70	\$74,600	\$553.70	3.42%	\$0.00		
31 54232006	Nordman, Rodger D & Nordman, Dorothy A and Royer, Michael K & Royer, Marlene M PO Box 14 Clear Lake, IA 50428	L 6 Blk 2 South Haven Add	59.00	11457.96	\$725.03	\$725.03	\$63,900	\$725.03	4.48%	\$0.00		
32 54232007	Haugen, Cleta M 208 15th Ave S Clear Lake, IA 50428	L 7 Blk 2 South Haven Add	50.00	12143.53	\$768.41	\$768.41	\$54,200	\$768.41	4.74%	\$0.00		
33 54232008	Holm, Brian J & Holm, Debra A and Isebrands, Amanda R 1055 Forty Oaks Dr Story City, IA 50248	L 8 Blk 2 South Haven Add	50.00	12143.53	\$768.41	\$768.41	\$79,500	\$768.41	4.74%	\$0.00		
34 54232004	Notestine, Patricia E 1418 S 2nd Street Clear Lake, IA 50428	L 4 Blk 2 South Haven Add	152.20	4205.84	\$266.14	\$266.14	\$93,900	\$266.14	1.64%	\$0.00		
16 54232012	Kaler, Daniel G & Kaler, Sheryl R 3500 S Post RD Guthrie, OK 73044	L3 Blk 2 South Haven Add	93.20	815.06	\$51.57	\$51.57	\$112,900	\$51.57	0.32%	\$0.00		
			See also 14th Avenue S, Page D2									
35 54232007	TDK Real Estate, LLC PO Box 365 Nora Springs, IA 50458	L 9 Blk 3 South Haven Add	124.00	22852.51	\$1,446.05	\$1,446.05	\$50,900	\$1,446.05	8.93%	\$0.00		
36 54232006	Rice, Lola M 1428 S 3rd Street Clear Lake, IA 50428	L 8 Blk 3 South Haven Add	124.00	5543.17	\$350.76	\$350.76	\$100,400	\$350.76	2.17%	\$0.00		
37 54232008	Zwiefel, Korey J & Zwiefel, Tracey M PO Box 195 Ventura, IA 50482	L 7 Blk 3 South Haven Add	124.00	3242.54	\$205.18	\$205.18	\$84,500	\$205.18	1.27%	\$0.00		
38 54232004	Humphrey, Stephen J & Humphrey, Jane M 1420 S 3rd Street Clear Lake, IA 50428	L 6 Blk 3 South Haven Add	124.00	2300.62	\$145.58	\$145.58	\$126,000	\$145.58	0.90%	\$0.00		

Subtotal this page: 83455.10 \$5,280.83 \$5,280.83 \$5,280.83 32.60% \$0.00

	NAME AND MAILING ADDRESS	DESCRIPTION	FRONT FOOTAGE	BENEFIT POINTS	IMPROVEMENT COSTS	TOTAL COST	VALUATION (AS FIXED BY COUNCIL)	PRELIMINARY ASSESSMENT			FINAL ASSESSMENT	
								AMOUNT	% OF TOTAL	DEFICIENCY	AMOUNT	DEFICIENCY
19 54228003	Caley, David G & Caley, Diane L 23015 150th St Parkersburg, IA 50665	L 5 & S 1/2 L 4 Blk 3 South Haven Add See also 14th Avenue S, Page D2	124.00	941.92	\$59.60	\$59.60	\$96,700	\$59.60	0.37%	\$0.00		
39 54228014	Billings, Larry 1431 S 8th Street Clear Lake, IA 50428	L 10 Blk 3 South Haven Add	124.00	22852.51	\$1,446.05	\$1,446.05	\$143,800	\$1,446.05	8.93%	\$0.00		
40 54228013	Springer, Lynn E 1429 S 8th Street Clear Lake, IA 50428	L 11 Blk 3 South Haven Add	124.00	7327.67	\$463.68	\$463.68	\$109,300	\$463.68	2.86%	\$0.00		
41 54228013	Werstein, Joan Loretta 1421 S 8th Street Clear Lake, IA 50428	L 12 Blk 3 South Haven Add	124.00	3758.67	\$237.84	\$237.84	\$94,000	\$237.84	1.47%	\$0.00		
23 54228010	Barkema, Dean 228 Parkridge Dr Mason City, IA 50401	L 14 Blk 3 South Haven Add See also 14th Avenue S, Page D3	124.00	941.92	\$59.60	\$59.60	\$54,300	\$59.60	0.37%	\$0.00		
42 54227001	Hobson, Gerald R & Hobson, Debra K 21721 Wildwood PL PO Box 512 Shell Rock, IA 50670	Part L3 in Govt L1 in Sub of Pt of 24-96-22 as described in Book 2010, Page 3534 and lying within 225.0 ft of S Line of 15th Avenue S	124.00	28395.68	\$1,796.81	\$1,796.81	\$68,000	\$1,796.81	11.09%	\$0.00		
43 54227002	Lakeside Acres Inc PO Box 92 Le Claire, IA 52753	Part L's 3 & 4 in Govt L2 in Sub of Pt of 24-96-22 as described in Book 260, Page 103 and lying within 225.0 ft of S Line of 15th Avenue S	124.00	6485.09	\$410.36	\$410.36	\$21,700	\$410.36	2.53%	\$0.00		
44 54227005	Vriezlaar, Elizabeth Ann 701 55th Street West Des Moines, IA 50266	Part L3 in Govt L's 1 & 2 in 24-96-22 as described in Book 2006, Page 2190 and lying within 225.0 ft of S Line of 15th Avenue S	752.00	211534.97	\$13,385.41	\$13,385.41	\$8,400 (Potential Ag deferment)	\$2,100.00	12.96%	\$11,285.41		
Subtotal this page:				282238.43	\$17,859.35	\$17,859.35		\$6,573.94	40.58%	\$11,285.41		
Total 15th Ave S				434340.73	\$27,484.00			\$16,198.59	100%	\$11,285.41		

NOTES AND COMMENTS

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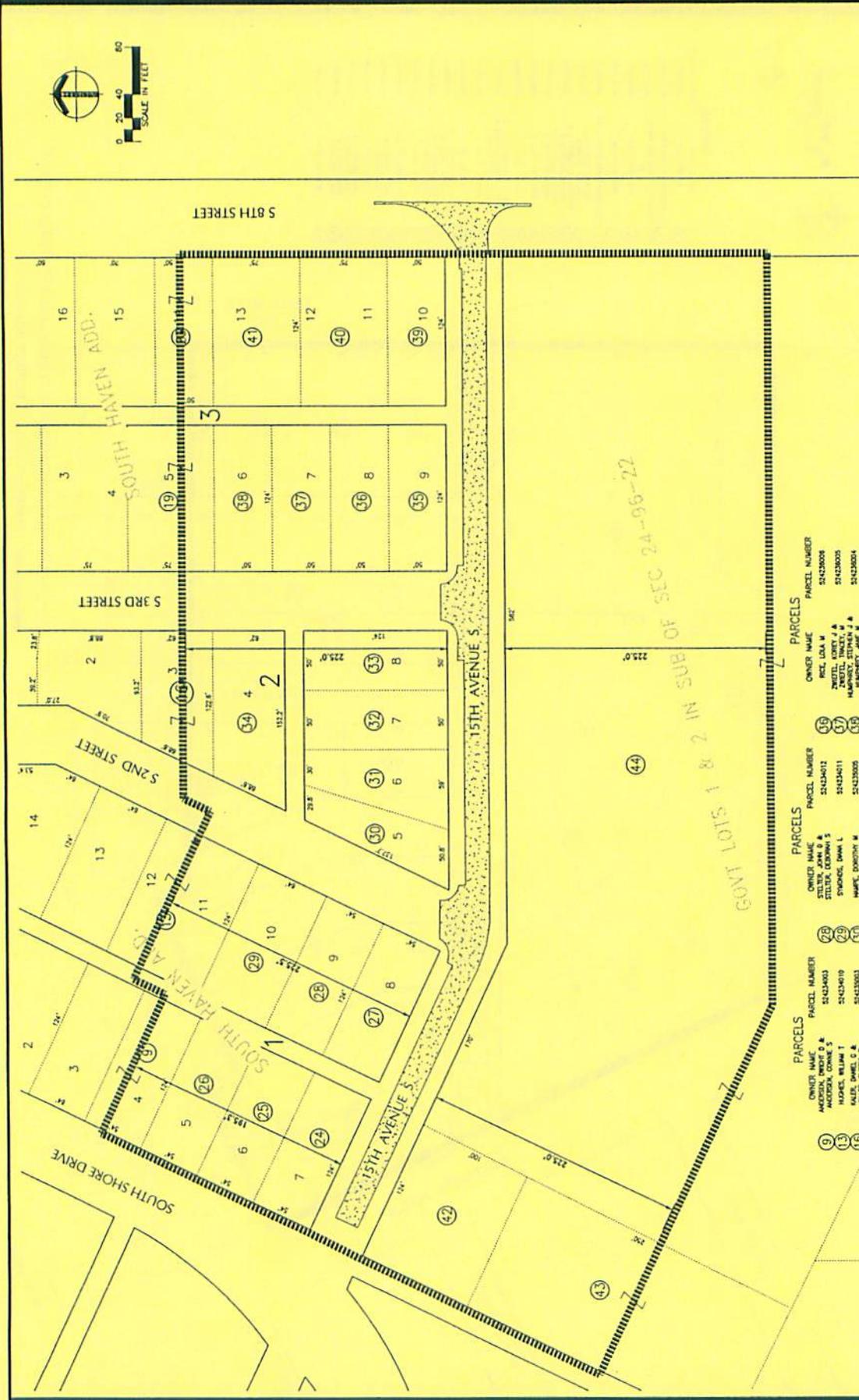


YAGGY COLBY ASSOCIATES
 BUSINESS PLANNERS
 SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS
 111 NORTH ADAMS
 MADISON, IOWA 54701
 PH: 562-3233 FAX: 562-3234
 EMAIL: INFO@YAGGYCOLBY.COM

2014 STREET RESURFACING PROJECT
 CLEAR LAKE, IOWA
 PRELIMINARY ASSESSMENT PLAT

PROJECT NUMBER	17146
DATE	07/29/2014
DESIGNED BY	DM
DRAWN BY	DM
CHECKED BY	DM
DATE	07/29/2014

F2
 2



OWNER NAME	PARCEL NUMBER	OWNER NAME	PARCEL NUMBER	OWNER NAME	PARCEL NUMBER
ANDERSON, CONNIE S	524234003	STELLA, JAMIE B	524234011	BECK, LISA M	524230009
HARRIS, WILLIAM T	524234010	SYMPKOS, DANA L	524234011	TRIVETT, KERRY J	524230005
KALER, DANIEL G	524230003	HARRIS, DOROTHY M	524230005	HARRIS, DOROTHY M	524230004
CHRY, JAMES G	524230003	MORROW, ROBERT D	524230008	BELLAGE, LARRY	524230014
BRUNSWAL, DEAN	524230011	ROBERTS, MARLENE A	524230008	SPINRAD, ERNE E	524230013
PATY FOUNDATIONS, LLC	524230008	HAUGEN, CELIA W	524230007	WESTON, JAMIE LORITA	524230012
COLLA, SUSAN L	524234005	KOLA, BRUNO J	524230008	HODSON, CERRIL B	524277001
YALOW, JOHN R (CONCORD)	524234004	YALOW, LUTHER E	524230004	LACKO, ANDY INC	524277002
YALOW, LEON (DEED)	524234004	MOTTISHAW, PATRICK E	524230004	WICKELMAY, ELOISE ANN	524277003
ANDERSON, YVONNE M	524234013	THE REAL ESTATE, LLC	524230007	BROWN, DOROTHY ANN	524277003

STREET IMPROVEMENT - CRACK AND SEAT W/HMA OVERLAY
 STREET ASSESSMENT DISTRICT BOUNDARY
 PARCEL IDENTIFIER

GOVT LOTS 1 & 2 IN SUB OF SEC 24-96-22