Tentative Agenda Glenwood City Council Meeting November 14, 2023

City Hall 5 N Vine St~ 7:00 p.m.

Committee Meetings 6:00 - 7:00 p.m.

Budget & Finance

- Health Insurance Renewals
 - 6:00 Assured Partners
 - 6:30 Group Benefits LTD

FY25 Budget Discussions - if time

Council Meeting 7:00 p.m.

1. Call to order/roll call

- 2. Consent agenda All items listed under the consent agenda will be enacted by one motion. There will be no separate discussion on these items unless a request is made prior to the time Council votes on the motion:
 - a. Agenda
 - b. Abstract of Claims #9
 - c. Minutes of 10.24.2023 Council Meeting
 - d. Minutes of 11.01.2023 Special Meeting
 - e. Fraternal Order of Eagles #3784 Liquor License Renewal
 - f. Casey's General Store #3770 Liquor License Renewal
- g. Resolution 3653 Obligating TIF Funds for Oak Ridge Park for FY25 in the amount of \$41,736.04
- h. Resolution 3654 Obligating TIF Funds for Burr Oak Place for FY25 in the amount of \$46,650.07
- i. Resolution 3655 Obligating TIF Funds for Maplewood for FY24 in the amount of \$41,021.43
- j. Resolution 3656 Obligating TIF Funds for Maplewood for FY25 in the amount of \$85,530.42

3. Allow visitors to address council

Visitors may address the Council at this time; however, comments will be limited to 3 minutes. As per Iowa's Open Meetings Law, Council can only listen during public comments and cannot take any action on items that are not posted on the agenda. Council may take issues under advisement and if needed refer them to a department head, Mayor's committee, or add them to a future agenda.

- 4. Brittany Borchert Pet Pigs within City Limits Chapter 55
- Administer Oath of Office to New Council Member Christina Duran
- Administer Oath of Office to New Council Member Natalie McEwen
- 7. Purchase of replacement bucket for play feature from Commercial Recreation Specialists in the amount of \$14,332.00
- Approve Change Order Number 1 in the amount of \$2,227.44, adding bridge repairs and removing construction surveys
- 9. Baseball/Softball Club Grants AED placement at rec complexes and Lil Rams field
 - a. Jennie Edmundson Foundation Grant
 - b. Mills County Foundation Grant

10. Committee Reports

- a. Budget & Finance Smithers
 - i. 2024 Health Insurance Renewal
- ii. FY25 Budget Discussion

11. Fairview Creek

- a. Funding Options
- b. Possible Award of Bid for Stabilization Project

12. Departmental Reports

a. Clark-Public Works

- i. Resolution 3657 Snow Removal Policy
- b. Johansen Police Dept
 - i. Demo for Verkada LPR Cameras
 - ii. Possible Drone Purchase
- c. Painter Library
- d. Collins Cemetery
- e. Gray Fire & Rescue/ Code enforcement
 - i. Volunteer Fire/EMT Kyle Jorgensen
- f. Mattox Park
- g. Farnan Admin
 - i. Approve hiring of full-time administrative assistant beginning wage of \$20/hr
 - ii. Western IA Networks Agreement
 - iii. Approve the following CDBG Pass Thru Funds Pay Requests:
 - 1. Pav Request 7 for Project 19-DRH-018, Arbor Hills in the amount of \$48,288.60
 - 2. Pay Request 8 for Project 19-DRH-001, 712 Lofts in the amount of \$11,040.00
 - 3. Pay Request 8 for Project 19-DRH-006, 306 N. Locust St in the amount of \$10,135.54
 - 4. Pay Request 9 for Project 19-DRH-006, 306 N. Locust St in the amount of \$12,565.04
 - 5. Pay Request 6 for Project 19-DRH-002, 308 N. Hazel St in the amount of \$25,487.38
 - 6. Pay Request 9 for Project 19-DRH-005, 210 Valley St in the amount of \$8,270.17
 - 7. Pay Request 10 for Project 19-DRH-005, 210 Valley St in the amount of \$2,365.47
 - 8. Pay Request 10 for Project 19-DRH-004, 408 N. Myrtle St in the amount of \$15,901.98
 - 9. Pay Request 11 for Project 19-DRH-004, 408 N. Myrtle St in the amount of \$10,442.52
 - 10. Pay Request 9 for Project 19-DRH-007, 1001 N. Linn St in the amount of \$11,047.35
 - 11. Pay Request 10 for Project 19-DRH-007, 1001 N. Linn St in the amount of \$962.86

13. Mayor Report

14. Motion to Adjourn

Order of agenda at discretion of Mayor

For hearing assistance contact City Hall seven business days prior to the meeting date.

Virtually: https://meet.goto.com/CityofGlenwood/Phone: (786) 535-3211 Access Code: 738-827-117

BANK# BANK NAME

CHECK# DATE ACCOUNT# NAME

CHECK AMOUNT CLEARED MANUAL VOID REASON FOR VOID

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	1	FIRST NATIO	NAI RANK							
	Т	I INST MATTO	ANL DAM				1	1		
Q.	1116	11/02/2023	1/	CITY OF GLENWOOD	2,505.	00	11	14/2	0	
		11/03/2023		NE CHILD SUPPORT PAYMENT CNTR			11	141%	3	
					1,010.					
		11/03/2023		CITY OF GLENWOOD	1,020.					
		11/02/2023		BLACK HILLS ENERGY	43.					
		11/02/2023		BAKER & TAYLOR	713.					
		11/02/2023		CAPITAL BUSINESS SYS	188.	16				
83	1122	11/02/2023	672	CAPITAL BUSINESS SYSTEMS	135.	58				
83	1123	11/02/2023	2265	J Q OFFICE	108.	20				
8.3	1124	11/02/2023	2609	MALVERN LEADER	30.	00				
8.	1125	11/02/2023	2708	MEDIACOM	275.					
		11/02/2023		MIDAMERICAN ENERGY (LIB)	323.					
		11/02/2023		OXEN TECHNOLOGY	379.					
		11/02/2023		QUALITY CARE CLEANING	1,060.					
		11/02/2023		QUILL	39.					
		11/02/2023		VISA		00		VOID:		
		11/02/2023						VOID:		
		7.5		VISA	1,204.					
		11/02/2023		VISA	1,787.					
		11/02/2023		VISA	267.			_		
		11/02/2023		JEREMY WAYMIRE	451.					
		11/02/2023	4466	VISA	480.	87				
	1136									
83	1137	11/14/2023	76	AGRIVISION	223.	36				
83	1138	11/14/2023	324	AUTO VALUE	252.	56				
8.	1139	11/14/2023	325	AUTO VALUE/ARNOLD MOTOR	17.	03				
		11/14/2023		AUTO VALUE PARTS (CEM)	19.					
		11/14/2023		JIM & MONICA HUGHES	627,563.					
		11/14/2023		BEST FINISH AUTO SERVICE	82.					
		11/14/2023		BOMGAARS	362.					
		11/14/2023		BOUND TREE MEDICAL, LLC	1,190.					
		11/14/2023		CFI TIRE SERVICE INC	120.					
		11/14/2023		CURTIS ARCHITECTURE & DESIGN	21,139.		-			
		11/14/2023		D & J HUGHES PROPERTIES, LLC	5,807.					
		11/14/2023		DETAILS THE CLEANING CO.	400.					
		11/14/2023		E-SCHEDULE	2,054.					
		11/14/2023		EGIS TECHNOLOGIES	481.	307				
83	1151	11/14/2023	1296	EVANS EQUIPMENT COMPANY	12.	25	1			
8.	1152	11/14/2023	1343	FERNO	713.	70				
8.	1153	11/14/2023	1364	FELD FIRE	367.	55				
83	1154	11/14/2023	1550	GLENWOOD FEED AND INDUSTRIAL	67.					
		11/14/2023		MATTHEW GRAY	2,500.					
		11/14/2023		GREAT PLAINS UNIFORMS	114.					
		11/14/2023		HGM ASSOCIATES INC.	4,396.					
		11/14/2023		HOLIDAY INN - AIRPORT	448.					
		11/14/2023		HOUSERS AC AND HEATING	428.					
		11/14/2023		IOWA MUNICIPALITIES WORKERS						
					6,094.					
		11/14/2023		IOWA ONE CALL	44.					
		11/14/2023		JOHN PITZER SALES	9.					
		11/14/2023		JONES AUTOMOTIVE, INC	1,213.					
		11/14/2023		SPARTAN STORES, LLC	7.					
		11/14/2023		KONFRST ENTERPRISES	600.					
8:	1166	11/14/2023	2540	LIFE ASSIST	2,256.	05				

BANK# BANK NAME CHECK# DATE	ACCOUNT# NAME	CHECK AMOUNT	CLEARED	MANUAL	VOID	REASON FOR VOID	
81167 11/14/2023	2572 LINKON LOGS PORTABLES	130.0)				
81168 11/14/2023	2574 MATHESON TRI-GAS, INC	497.4	2				
81169 11/14/2023	2720 MENARDS	115.8	6				
81170 11/14/2023	2780 MIDAMERICAN ENERGY	5,559.1					
81171 11/14/2023	2792 MIDWEST AUTO INTERIORS						
81172 11/14/2023	2830 MILLS COUNTY COMMUNICATION CTR						
81173 11/14/2023	3122 NEXUS TECH SOLUTIONS	146.7	2				
81174 11/14/2023	3260 OPINION TRIBUNE	1,082.2	3				
81175 11/14/2023	3311 PAPER TIGER	30.0					
81176 11/14/2023	3371 PCC AMBULANCE BILLING SERVICE	3,296.7	8				
81177 11/14/2023	3516 PRO HYDRO-TESTING LLC	1,219.8	0				
81178 11/14/2023	3581 QUILL	585.0	4				
81179 11/14/2023	3716 RICHARD RIX	731.0	0				
81180 11/14/2023	3516 PRO HYDRO-TESTING LLC 3581 QUILL 3716 RICHARD RIX 3801 SAM'S CLUB 3818 SANDRY FIRE SUPPLY, LLC	62.1	1				
81181 11/14/2023	3818 SANDRY FIRE SUPPLY, LLC	122.7	5				
81182 11/14/2023	3830 SCHROER & ASSOCIATES P C	5,500.0	0				
81183 11/14/2023	3830 SCHROER & ASSOCIATES P C 3929 SMITH, MILLS, SCHROCK, PC 3990 STANARD & ASSOCIATES 4025 STERICYCLE 4239 SEASON HARPER-FOX 4243 BARRETT AUTO CENTER 4351 US CELLULAR 4364 UPHOFF OUTDOOR POWER, LLC 4399 CENTURYLINK	18.5	0				•
81184 11/14/2023	3990 STANARD & ASSOCIATES	54.5	0				
81185 11/14/2023	4025 STERICYCLE	100.4	4				
81186 11/14/2023	4239 SEASON HARPER-FOX	460.0	0				
81187 11/14/2023	4243 BARRETT AUTO CENTER	76.4	4				
81188 11/14/2023	4351 US CELLULAR	874.1	3				
81189 11/14/2023	4364 UPHOFF OUTDOOR POWER, LLC	68.9 717.2 709.0	3				
81190 11/14/2023	4399 CENTURYLINK	717.2	0				
81191 11/14/2023	4478 W.S. DARLEY & COMPANY	709.0	0				
81192 11/14/2023	4531 WASTE CONNECTIONS OF IOWA	683.4	4				
81193 11/14/2023	4532 DILLON WILLADSEN	2,500.0	0				
81194 11/14/2023	4535 WESTERN IOWA NETWORKS	192.3	9				
* 81195 Thru 12915	17						
1291518 11/02/2023	1 FED/FICA TAX PAYMENT	15,864.5		E-PA	·Υ		
1291519 11/02/2023	2 TREASURER, STATE OF IOWA	2,293.8	9	E-PA	·Υ		
1291520 11/02/2023	3 IPERS	10,900.9	4	E-PA	·Υ		
1291521 11/03/2023	1 FED/FICA TAX PAYMENT 2 TREASURER, STATE OF IOWA	5,029.2	3	E-PA	١Y		
1291522 11/03/2023	2 TREASURER, STATE OF IOWA	738.6	6	E-PA	·Υ		
1291523 11/03/2023	3 IPERS	3,758.5	5	E-PA	١Y		
* 1291532							
1291533 11/07/2023	4521 WEX BANK	6,994.3	3	E-PA	١Y		

^{*} See Check Summary below for detail on gaps and checks from other modules.

BANK TOTALS:

OUTSTANDING CLEARED	850,431.93 .00			
BANK 1 TOTAL	850,431.93			
VOIDED	.00			
FUND	TOTAL	OUTSTANDING	CLEARED	VOIDED
001 GENERAL 002 AQUATIC CENTER 110 ROAD USE TAX 112 EMPLOYEE BENEFITS	181,291.01 198.28 8,678.50 5,731.00	181,291.01 198.28 8,678.50 5,731.00	.00 .00 .00	.00 .00 .00

Tue Nov 14, 2023 8:50 AM

ACCOUNTS PAYABLE CHECK REGISTER

Page

BANK# BANK NAME CHECK# DATE	ACCOUNT# NAME	CHECK AMOUNT CLEAR	ED MANUAL VOID	REASON FOR VOID	
	311 CDBG HOUSING GRANT 312 DTR GRANT	633,394.08 21,139.06	633,394.08 21,139.06	.00	.00

BANK# BANK NAME CHECK# DATE	ACCOUNT# NAME	CHECK AMOUNT CLE	ARED MANUAL VOID	REASON FOR VOID	
2 LIBRARY DON	ATIONS				
1421 11/02/2023 1422 11/02/2023 1423 11/02/2023 1424 11/02/2023 1425 11/02/2023 1426 11/02/2023	1864 MIDWEST TAPE, LLC 2360 SPARTAN STORES, LLC	51.24 192.96 507.87 22.83 88.15 134.85			
* See Check Summary b	elow for detail on gaps and checks from	other modules.			
	BANK TOTALS: OUTSTANDING CLEARED	997.90 .00			
	BANK 2 TOTAL	997.90			
	VOIDED	.00			
	FUND	TOTAL	OUTSTANDING	CLEARED	VOIDED
	001 GENERAL	997.90	997.90	.00	.00
	REPORT TOTALS: OUTSTANDING CLEARED	851,429.83 .00			
	GRAND TOTAL	851,429.83			
	VOIDED	.00			
	FUND	TOTAL	OUTSTANDING	CLEARED	VOIDED
	001 GENERAL 002 AQUATIC CENTER 110 ROAD USE TAX 112 EMPLOYEE BENEFITS 311 CDBG HOUSING GRANT 312 DTR GRANT	182,288.91 198.28 8,678.50 5,731.00 633,394.08 21,139.06	182,288.91 198.28 8,678.50 5,731.00 633,394.08 21,139.06	.00 .00 .00 .00 .00	.00 .00 .00 .00 .00

Glenwood City Council Committee Meeting Minutes

October 24, 2023

Glenwood City Council met for committee meetings on Tues, 10.24.23 at 6:00 pm in Council Chambers prior to the City Council meeting. Mayor Ron Kohn called the meeting to order with the following Council Members present: Jeremy Rodman, Holly Jackson, Dan McComb & Donnie Kates. Laurie Smithers was absent. City employees present: Jamey Clark, PD Chief Eric Johansen, Fire Chief Matt Gray, Jessica Alley, Amber Farnan & Tara Painter. Guests: Dave Hein, Joel Hoegemeyer & Bob Wray (virtual).

Committee meetings are for discussion only, no action is taken, but a quorum is usually present. Action, if any, will be taken during the Council Meeting following the committee meetings or at another scheduled council meeting.

Dave Hein & Joel Hoegemeyer (Mills County Historical Society Board)- discussed timing of snow removal at Glenwood Lake Park, Museum board agrees with City snow removal process and understands snow removal priority order

Farnan- discussed funding options for Fairview Creek Stabilization project including, ARPA funds, RUT reserves or a loan, a budget amendment will be needed.

Public Admin - Reviewed the Code of Ordinance and possible updates

Director Clark with Public Works

- Snow removal ordinance
- Dumpster ordinance

Meeting ended at 6:55pm

Glenwood City Council Minutes

October 24, 2023

Glenwood City Council met in regular session on Tues, 10.24.2023 at 7:00 pm in Council Chambers. Mayor Ron Kohn called the meeting to order with the following Council Members present: Dan McComb, Holly Jackson, Jeremy Rodman & Donnie Kates. Laurie Smithers was absent. City employees present: Fire Chief Gray, Jamey Clark, Chief Johansen, Amber Farnan, Tara Painter & Jessica Alley; Guests: Joe Foreman & Brad Oliver; Virtual: Aaron Ling & Ashley Hayes

Motion McComb/2nd Kates to approve the Consent Agenda as printed: Agenda, Abstract of Claims #8, Minutes of 10.10.2023 Council Meeting; Ayes- 4 Nays- 0 motion carried

Mayor Kohn opened the public meeting concerning 2019 CDBG-DR Housing Projects at 7:02 pm; Ashley Hayes from SWIPCO presented information on the status of CDBG Disaster Recovery Housing projects 19-DRH-002, -004, -005, -006, -007, and -016, the Glenwood Infill Lot homes. It was reported that approximately 50% or more of the CDBG project funds have been expended and the anticipated end date for the projects is December 31st, 2023. For project 19-DRH-002 at 308 N Hazel, to date, \$74,624.43 has been spent, with \$67,808.43 in CDBG construction funds expended and \$6,816.00 in CDBG administrative funds expended. There is a remaining \$98,441.57 in CDBG construction funds and \$3,184.00 in CDBG administrative funds. The city's local match to date has been \$63,027.54, with said funds coming from the developer, Mark Hughes. For project 19-DRH-004 at 408 N Myrtle, to date, \$93,438.38 has been spent, with \$86,688.38 in CDBG construction funds expended and \$6,750.00 in CDBG administrative funds expended. There is a remaining \$84,561.62 in CDBG construction funds and \$3,250.00 in CDBG administrative funds. The city's local match to date has been \$84,963.51, with said funds coming from the developer, Jim Hughes. For project 19-DRH-005 at 210 Valley, to date, \$47,810.23 has been spent, with \$43,295.23 in CDBG construction funds expended and \$4,515.00 in CDBG administrative funds expended. There is a remaining \$57,704.77 in CDBG construction funds and \$485.00 in CDBG administrative funds. The city's local match to date has been \$72,690.37, with said funds coming from the developer, Jim Hughes, For project 19-DRH-006 at 306 N Locust, to date, \$80,798.35 has been spent, with \$74,182.35 in CDBG construction funds expended and \$6,616,00 in CDBG administrative funds expended. There is a remaining \$92,067.65 in CDBG construction funds and \$3,384,00 in CDBG administrative funds. The city's local match to date has been \$114,361.26, with said funds coming from the developer, David Hughes. For project 19-DRH-007 at 1001 N Linn, to date, \$51,025.97 has been spent, with \$46,238.97 in CDBG construction funds expended and \$4,787.00 in CDBG administrative funds expended. There is a remaining \$50,011.03 in CDBG construction funds and \$213.00 in CDBG administrative funds. The city's local match to date has been \$97,229.98, with said funds coming from the developer, Jim Hughes. For project 19-DRH-016 at 110 Nuckolls, to date, \$33,881,26 has been spent, with \$30,834,26 in CDBG construction funds expended and \$3,047.00 in CDBG administrative funds expended. There is a remaining \$119,165.74 in CDBG construction funds and \$6,953.00 in CDBG administrative funds. The city's local match to date has been \$33,560.75, with said funds coming from the developer, Mark Hughes. There were no oral comments made by the public at this meeting. Farnan stated there was no written or oral comments received from the public prior to this meeting; public hearing closed at 7:09 pm

Motion Jackson/2nd McComb to approve purchasing trees in the amount of \$1,200 from Duysen Nursery for Glenwood School District and other areas around town; Ayes- 4 Nays- 0 motion carried

Council reports on committee meetings held prior to the Council meeting

McComb for Parks/Rec- discussed snow removal process with Mills County Historical Board

Kates for Public Works- discussed Fairview Creek Stabilization Project funding options, possible decision will be made at 11.14.23 meeting

Jackson for Public Admin-Clark discussed snow plow ordinance, Dept heads assessing the current Code of Ordinances for changes, will continue to review, no action was taken

Department Reports

Public Works Director Clark - received 4 bids for purchasing a new skid loader, (prices include the trade in cost for 2004 Bobcat S250 skid loader), Bid 1: Bobcat of Omaha \$45,615.00, Bid 2: Agrivision John Deere \$46,500.00, Bid 3: Ziegler Cat \$51,440.15, and Bid 4: Murphy Tractor & Equipment \$52,430.00

Motion Jackson/2nd McComb to approve purchasing skid steer loader from Bobcat of Omaha, including trade in, for \$45,615.00; Ayes- 4 Nays- 0 motion carried

Police Chief Johansen- Square Crow Days was a success; Hillside House of Hell had road obstruction complaints, permitting required to close streets; Mayor Kohn agreed to move forward with removal of vicious dog, owner has right to appeal

Farnan for Cemetery- Cemetery Sexton Collins wants to increase pay for his part-time workers from \$14 to \$15 hourly; wanted to use ARPA dollars for new roads at Cemetery, federal bidding requirements would apply

Fire Chief Gray- 53 calls since the last Council, 45 in City limits; Med 2 had head gasket emergency fix; ICAP recommended safety manual update

Motion Kates/2nd McComb to approve Glenwood Lake parking lot 250-watt LED Light install from Bluffs Electric not to exceed \$1,625; Ayes- 4 Nays- 0 motion carried

Admin/Finance Farnan- Agreement between Mills County and the City of Glenwood for broad band with Western IA Network is in process; Aquatic Center financials are complete; the bridge for the Trails project has broken steel parts, Tab Construction giving estimate on fix; Local task force continuing conversation with State on GRC property; FY25 budget changes

Motion Kates/2nd Jackson to approve September 2023 Financials/ Revenue Fund Balances; Ayes- 4 Nays- 0 motion carried

Motion Kates/2nd McComb to Approve the following CDBG Pass Thru Funds Pay Requests: Pay Request 6 for Project 19-DRH-018 Arbor Hills in the amount of \$620,350.61, Pay Request 8 for Project 19-DRH-005 210 Valley St in the amount of \$269.13, Pay Request 8 for Project 19-DRH-007 1001 N. Linn St in the amount of \$2,173.67, Pay Request 9 for Project 19-DRH-004 408 N. Myrtle St in the amount of \$4,769.83, Pay Request 7 for Project 19-DRH-001 712 Lofts in the amounts of \$177,859.09, Pay Request 7 for Project 19-DRH-006 306 N. Locust St in the amount of \$5,807.08; Ayes- 4 Nays- 0 motion carried

The Glenwood Shop Hop will be on November 3 from 12p-6p and on November 4 from 10a-5p

Motion Jackson/2nd McComb to adjourn meeting at 7:52 pm; Ayes- 4 Nays-0 meeting adjourned

Attest:	Mayor Ron Kohn	
Jessica Alley, City Clerk		

Glenwood City Council Minutes

November 1, 2023

Glenwood City Council met in special session on Wednesday, 11.1.23 at 5:30 pm in Council Chambers. Mayor Pro Tem Dan McComb called the meeting to order with the following Council Members present: Dan McComb, Holly Jackson (via phone), Laurie Smithers, Jeremy Rodman & Donnie Kates. Mayor Kohn was absent. City employees present: Fire Chief Gray, Chief Johansen, Amber Farnan; Guests: Randy Kephart, Alexander Kephart, Officer Hahn, Officer Kammerer

Motion Smithers/2nd Kates to approve the Consent Agenda as printed: Agenda; Ayes- 5 Nays- 0 motion carried

Mayor Pro Tem McComb opened the public hearing regarding the order removal of vicious dog from city limits at 5:32 p.m. Randy Kephart requested the Council overturn the order of removal, he stated the dog is already out of city limits, Alexander Kephart stated that before the first biting incident that the dog approached the victim, victim told the dog to get back and swung a purse at the dog. Council has concerns about future incidents with the dog and that the dog has already been deemed vicious by the courts. No other written or verbal comments were received before the public hearing. Public Hearing closed at 5:42 p.m.

No action taken to lift the order of removal for the vicious dog. Dog has already been removed from city limits and is not allowed to return.

Attest:

Mayor Ron Kohn

Jessica Alley, City Clerk

Motion Smithers/2nd Kates to adjourn meeting at 5:44pm; Ayes- 5 Nays-0 meeting adjourned

Resolution Obligating Funds from the Incremental Property Tax Revenues for Appropriation to the Funding of an Economic Development Payment Obligation

WHEREAS, the City of Glenwood, Iowa (the "City"), has entered into a development agreement with James R. and Monica A. Hughes (the "Developer") pursuant to which the Developer has agreed to undertake the development of a residential subdivision, including the construction of certain public infrastructure improvements in connection therewith in the Oak Ridge Park Subdivision (the "Urban Renewal Area"); and

WHEREAS, the City has agreed to make a series of annual appropriation economic development payments to the Developer from incremental property tax revenues to be derived pursuant to Section 403.19 from taxable property in the Urban Renewal Area; and

WHEREAS, the City has a scheduled, proposed payment in the maximum aggregate amount of \$41,736.04 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2024; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, incremental property tax revenues to be received by the City in the fiscal year beginning July 1, 2024; and

WHEREAS, pursuant to Section 403.22 of the Code of Iowa and the Agreement, the City will be required to set aside \$10,434.01 (the "LMI Requirement") in the fiscal year beginning July 1, 2024 for the provision of housing assistance to families of low and moderate income;

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

- Section 1. The City Council hereby obligates incremental property tax revenues to be derived from the Urban Renewal Area, for the purpose and in the amount set forth in the preamble hereof, for appropriation to the satisfaction of the Annual Payment in the fiscal year beginning July 1, 2024.
- Section 2. The City Administrator/Finance Director is hereby directed to certify the amount of the Annual Payment, together with the LMI Requirement, on the City's December 1, 2023 certification of debt payable from the Oak Ridge Park Subfund of the Urban Renewal Tax Revenue Fund.
- Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

	Mayor	
Attest:		

Resolution Obligating Funds from the Incremental Property Tax Revenues for Appropriation to the Funding of an Economic Development Payment Obligation

WHEREAS, the City of Glenwood, Iowa (the "City"), has entered into a development agreement with Burr Oak Place, LLC (the "Developer") pursuant to which the Developer has agreed to undertake the development and maintenance of a residential apartment complex, in connection therewith in the Elm Street (the "Urban Renewal Area"); and

WHEREAS, the City has agreed to make a series of annual appropriation economic development payments to the Developer from incremental property tax revenues to be derived pursuant to Section 403.19 from taxable property in the Urban Renewal Area; and

WHEREAS, the City has a scheduled, proposed payment in the maximum aggregate amount of \$46,650.07 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2024; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, incremental property tax revenues to be received by the City in the fiscal year beginning July 1, 2024; and

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

- Section 1. The City Council hereby obligates incremental property tax revenues to be derived from the Urban Renewal Area, for the purpose and in the amount set forth in the preamble hereof, for appropriation to the satisfaction of the Annual Payment in the fiscal year beginning July 1, 2024.
- Section 2. The City Administrator/Finance Director is hereby directed to certify the amount of the Annual Payment, together with the LMI Requirement, on the City's December 1, 2023 certification of debt payable from the Elm Street Subfund of the Urban Renewal Tax Revenue Fund.
- Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

	Mayor	
Attest:		
Jessica Alley, City Clerk		

Resolution Obligating Funds from the Incremental Property Tax Revenues for Appropriation to the Funding of an Economic Development Payment Obligation

WHEREAS, the City of Glenwood, Iowa (the "City"), has entered into a development agreement with James R. and Monica A. Hughes (the "Developer") pursuant to which the Developer has agreed to undertake the development of a residential subdivision, including the construction of certain public infrastructure improvements in connection therewith in the Glenbrook Addition (the "Urban Renewal Area"); and

WHEREAS, the City has agreed to make a series of annual appropriation economic development payments to the Developer from incremental property tax revenues to be derived pursuant to Section 403.19 from taxable property in the Urban Renewal Area; and

WHEREAS, the City has a scheduled, proposed payment in the maximum aggregate amount of \$41,021.43 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2023; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, incremental property tax revenues to be received by the City in the fiscal year beginning July 1, 2023; and

WHEREAS, pursuant to Section 403.22 of the Code of Iowa and the Agreement, the City will be required to set aside \$14,115.47 (the "LMI Requirement") in the fiscal year beginning July 1, 2023 for the provision of housing assistance to families of low and moderate income;

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

- Section 1. The City Council hereby obligates incremental property tax revenues to be derived from the Urban Renewal Area, for the purpose and in the amount set forth in the preamble hereof, for appropriation to the satisfaction of the Annual Payment in the fiscal year beginning July 1, 2023.
- Section 2. The City Administrator/Finance Director is hereby directed to certify the amount of the Annual Payment, together with the LMI Requirement, on the City's December 1, 2023 certification of debt payable from the Maplewood Subfund of the Urban Renewal Tax Revenue Fund.
- Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

	Mayor	
Attest:		

Resolution Obligating Funds from the Incremental Property Tax Revenues for Appropriation to the Funding of an Economic Development Payment Obligation

WHEREAS, the City of Glenwood, Iowa (the "City"), has entered into a development agreement with James R. and Monica A. Hughes (the "Developer") pursuant to which the Developer has agreed to undertake the development of a residential subdivision, including the construction of certain public infrastructure improvements in connection therewith in the Glenbrook Addition (the "Urban Renewal Area"); and

WHEREAS, the City has agreed to make a series of annual appropriation economic development payments to the Developer from incremental property tax revenues to be derived pursuant to Section 403.19 from taxable property in the Urban Renewal Area; and

WHEREAS, the City has a scheduled, proposed payment in the maximum aggregate amount of \$85,530.42 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2024; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, incremental property tax revenues to be received by the City in the fiscal year beginning July 1, 2024; and

WHEREAS, pursuant to Section 403.22 of the Code of Iowa and the Agreement, the City will be required to set aside \$29,431.02 (the "LMI Requirement") in the fiscal year beginning July 1, 2024 for the provision of housing assistance to families of low and moderate income;

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

- Section 1. The City Council hereby obligates incremental property tax revenues to be derived from the Urban Renewal Area, for the purpose and in the amount set forth in the preamble hereof, for appropriation to the satisfaction of the Annual Payment in the fiscal year beginning July 1, 2024.
- Section 2. The City Administrator/Finance Director is hereby directed to certify the amount of the Annual Payment, together with the LMI Requirement, on the City's December 1, 2023 certification of debt payable from the Maplewood Subfund of the Urban Renewal Tax Revenue Fund.
- Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

	Mayor	
Attest:	•	



Commercial Recreation Specialists 807 Liberty Dr., Ste 101 Verona, WI 53593-9160 Ph: (877) 896-8442 Fx: (608) 848-8782 43-2046045

Customer ID

Valid Through

CITY OF GLENWOOD

12/7/2023

City of Glenw	rood		
5 North Vine	Street		
Glenwood, IA			

Quote

Quote Number:

0024193

Quote Date:

11/7/2023

Ship To:	
City of Glenwood	
5 North Vine Street	
Glenwood, IA 51534	
·	

Sales Rep Name

CRS Outside Team

SEE BELOW

Payment Terms

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ltem	Description	Quantity	Unit Cost	Amour
/99999 SPLSHPD	SUPER SPLASH BUCKET_ASSEMBLY	1.00	12,512.00	12,512.0
VO VOR-11990.0260	Bearing for Super Splash	2.00	550.00	1,100.0
	Terms:			
	** 50% down payment due upon acceptance of quote			
	** Remaining 50% due upon shipment of equipment			
		-		
			<u> </u>	
			1	

Customer PO Number

Shipping Method

BEST WAY

Note: This quote is valid for 30 days. Please review the above information carefully. It defines your order as we understand it. If satisfactory, please sign and date below and fax to 608-848-8782, email back to your sales representative, or send a copy with your deposit to the address above. We will begin processing your order upon receipt of both your DEPOSIT AND APPROVAL SIGNATURE, per the terms indicated on your quote above. Additional surcharges may apply depending on final delivery address, actual delivery requirements and payment method. Please note that a 3% convenience fee may apply to credit card orders.

Net Order:

13,612.00

Freight: Sales Tax: 720.00 0.00

Order Total:

14,332.00

Customer Acceptance: ______ Date: _____

COMMERCIAL RECREATION SPECIALISTS

Quote

Quote Number:

0024193

Quote Date:

11/7/2023

Commercial Recreation Specialists 807 Liberty Dr., Ste 101 Verona, WI 53593-9160 Ph: (877) 896-8442 Fx: (608) 848-8782 43-2046045

Bill To:
City of Glenwood
5 North Vine Street
Glenwood, IA 51534

Ship To:
City of Glenwood
5 North Vine Street
Glenwood, IA 51534

Terms and Conditions

- 1. When installation or site work is specified in the proposal or quote, site security is not included. The customer is responsible for ensuring security during the project when Commercial Recreation Specialists, Inc. is not present installing the specified system and immediately upon completion of the installation. In the event of vandalism or unexpected damage, Commi Recreation Specialists, Inc. reserves the right to charge the customer for repairs and/or replacement goods.
- 2. This proposal or quote may be withdrawn if not accepted within thirty (30) days of its issuance. Commercial Recreation Specialists, Inc. will consider reasonable revisions to this proposition included in the terms of a subcontract provided it accurately incorporates the terms and conditions of this proposal. A proposal or quote not accepted within thirty (30) days will be subject to price escalation for installation materials, equipment, and freight. Commercial Recreation Specialists, Inc. reserves the right to adjust its quoted price if the terms of a relater subcontract increase its costs or add to Commercial Recreation Specialists, Inc.'s administrative time of compliance.
- 3. When installation or site work is specified in the proposal or quote, all work shall be performed according to industry standards. Areas in which Commercial Recreation Specialists, inc. Installation Team will be working shall be free and clear of all debris and accessible to any/all equipment necessary to perform the proposed work. Commercial Recreation Specialists, assumes the site is buildable and has suitable subsurface conditions to allow the proposed construction.
- 4. Unless waived in writing by Commercial Recreation Specialists, Inc., any changes to the scope of work, or the terms and conditions of this proposal shall be performed only after execu of a written change order.
- 5. Commercial Recreation Specialists, Inc. is not responsible for any delays due to strikes, accidents, weather, acts of God, and/or other delays beyond the control of Commercial Recreation Specialists, Inc. Commercial Recreation Specialists, Inc. is not responsible for any damages due to any of the above or similar causes outside of its control.
- 6. Commercial Recreation Specialists, Inc. is not responsible for receiving, off-loading, storage, installation, project management or coordination, piping, anchor bolts, concrete, surfacing, electrical, plumbing, bonding, bonding payment, geotechnical survey work, excavation, removal of existing materials, removal of debris and packaging material, site restoration, permit permit fees, stamped drawings or Health department approval unless otherwise specified in the above proposal or quote.
- 7. The Customer is responsible for inspecting all deliveries for damage, noting any damage on the bill of lading, and notifying Commercial Recreation Specialists, Inc. within one (1) day of receiving.
- 8. If applicable, sales tax has been included and will only be removed upon presentation of a Tax-Exempt form, Resale Certificate, or Capitol Improvement form. In the event any assertior tax-exempt status is later denied by a taxing authority, the buyer will be responsible for the unpaid tax and any penalties and Interest charges.
- 9. Freight shown is an estimate based on current quoted rates and is subject to change. Actual freight costs will be charged at the time of shipment and will be included on the final invoi applicable, the buyer is responsible for customs fees, duties, or taxes assessed by any port of entry.
- 10. When Installation or site work is specified in the proposal or quote, Commercial Recreation Specialists, Inc. is not responsible for private or public utility charges to locate services unle otherwise specified in the proposal or quote. Private and public utility efforts to locate services need to be completed and marked before Commercial Recreation Specialists, Inc. arrive site. Commercial Recreation Specialists, Inc. is not responsible for damage to or repair of unmarked utilities.
- 11. The Customer is responsible for ensuring the scope of work in the quote or proposal meets all local standards and codes and that all required approvals and permits have been obtain unless otherwise noted in the quote or proposal. This responsibility also extends to any changes requested.
- 12. Commercial Recreation Specialists, inc. warrants all its labor and workmanship under the attached proposal's scope of work for a period of one (1) year from the date of substantial completion.
- 13. Any requested special or custom modifications and/or alterations made to products installed by Commercial Recreation Specialists, Inc. may void and null warranties provided by the manufacturer.

CHANGE ORDER NO. 1

Location:

Project Description:

Glenwood, Iowa

Keg Creek Bridge and Fallon Creek

Bridge

HGM #702021 & 702121

Contractor:

Owner:

TAB Construction 4153 S 67th Street Omaha, NE 68117 City of Glenwood 5 N Vine Street

Glenwood, IA 51534

To:

Date:

Chris Wilsey

November 3, 2023

You are hereby ordered to make the following changes in the construction plans and specifications for the above designated project:

1. Rev	ise or Add (*) the Following Items:	
6.	Construction Survey	DECREASE
20.	Construction Survey	DECREASE
*26.	Vertical Tube Steel	ADD
*27.	Diagonal Welds	ADD
*28.	Bolt Hole Plug Welds	ADD
*29.	Modified Upper Cord Splice	ADD

2. Reason for ordering the change is as follows:

- 6. Staking to be completed by HGM
- 20. Staking to be completed by HGM
- *26. Unknown substantial bridge repair
- *27. Unknown substantial bridge repair
- *28. Unknown substantial bridge repair
- *29. Unknown substantial bridge repair

ITEM			UNIT		
NO.	DESCRIPTION	AMOUNT	PRICE	DECREASE	INCREASE
6.	Construction Survey	(1.00) LS	3,800.00	(3,800.00)	
20.	Construction Survey	(1.00) LS	3,800.00	(3,800.00)	
*26.	Vertical Tube Steel	2.00 EA	1,925.15		3,850.30
* 27.	Diagonal Welds	21.00 EA	28.10		590.10
*28.	Bolt Hole Plug Welds	24.00 EA	127.14		3,051.36
*29.	Modified Upper Cord Splice	16.00 EA	145.98		2,335.68
		Net Change:		(7,600.00)	9,827.44

4. Summary of Costs:				
			· · ·	
TOTAL ADJUSTMENT THIS CHANGE ORDI	ER:		\$	2,227.44
TOTAL ALL PREVIOUS CHANGE ORDERS:			\$	-
TOTAL CONTRACT ADJUSTMENT:			\$	2,227.44
ORIGINAL CONTRACT SUM:			\$	417,073.14
TOTAL CONTRACT COST:			\$	419,300.58
TOTAL CONTRACT ADJUSTMENT PERCEN	TAGE TO DATE:			0.53%
5. Extension of Working Days:	The state of the s	0 Days		
NOTE: This Change Order is not effective until Approved by:	signed by the Owner.			
Owner:	Title	Date		
Agreed to by: Chris Wilsey Christ Christ Wilsey Christ Wilsey Christ Christ Wilsey Christ Christ Wilsey Christ Christ Wilsey Christ Christ Christ Wilsey Christ Chr	VP	11/8/2023		
Contractor:	Title	Date		
Submitted by:	- PY	11/9/23	,	
Engineer HGM ASSOCIATES INC.	Title	Date		

Resolution 3657

Adopting City of Glenwood Snow Removal Policy

Snow Plowing and Ice Control on Public Streets

I. Commencement of Operations

Snow plowing and/or ice control operations shall commence under the direction of the Public Works Director or designee.

- a. Snow accumulation of 2 inches or more
- b. Icy conditions which seriously affect travel
- c. Time of snow in relation to heavy use of streets

II. Snowplow Procedures

Snow will be plowed in a manner so as to provide access within a reasonable time after snowfall, as determined by the Public Works Director or designee and to minimize any traffic obstruction. The center of the roadway will be plowed first. The snow shall then be pushed left to right. The discharge shall go onto the right-of-way. It is the public works department's goal to have the entire street system reasonably cleared after a typical snowfall in approximately 24 hours. Depending on snowfall conditions and duration of the precipitation, the street will not always be able to be completely cleared of snow.

III. Snow Routes

- a. First priority is Locust Street, Sharp Steet, and the City Square
- b. Second priority are school routes and bus routes
- c. Third priority are all other residential streets and cul-de-sacs
- d. Fourth priority are City owned sidewalks and parking lots
- e. Fifth priority are hauling the snow from the City Square, cul-de-sacs, and parking lots, alleys and any other areas as deemed necessary by the Public Works Director

IV. Property Damage

- a. Mailboxes- mailboxes shall be constructed sturdily enough to withstand snow rolling off a plow or wing. While the installation of the mailboxes is on the City right-of-way is permitted, the mailbox owner assumes all risk of damage except when a mailbox is damaged through contact by a plow blade. If a mailbox is damaged due to direct contact by snow plowing equipment, the City, at its discretion, will repair or replace the mailbox at a cost not exceeding \$50.00. Damage resulting from snow rolling off a plow is the sole responsibility of the mailbox owner to repair.
- b. Landscaping- property owners shall assume all risk of damage for landscaping that are installed or encroach on the City right-of-way. The City assumes no responsibility for damage incurred to these non-permitted elements as a result of snow plowing and ice control with the exception of lawn that is scraped or gouged by City equipment. This will be repaired by top dressing and seeding the following spring.

c. Other private installations- the City shall not be liable or responsible for underground lawn sprinkler systems, exterior lighting systems, underground electronic dog fences or any other nonpermitted feature privately installed in the City right-of-way.

V. Suspension of Operations

Generally, it is intended that operators will continue until all routes are passable. Widening and cleanup operations may continue immediately or on the following workday depending on conditions and circumstances. The safety of the plow operators and the public is a priority. Therefore, snowplowing and removal operations may be terminated after 12 hours to allow personnel adequate time for rest. Operations may also be suspended, at the sole discretion of the City of Glenwood, during periods of limited visibility, significant winds, or severe cold so as to not jeopardize the safety of City employees, general public, and city equipment. Any decision to suspend operations shall be made by the Public Works Director or designee based on the conditions of the storm.

PASSED AND APPROVED this 14 th day of November	er 2023.	
	Mayor	
Attest:		
City Clerk		

MILLS COUNTY -CITY OF GLENWOOD FIBER INSTALLATION COST SHARE AGREEMENT

THIS FIBER INSTALLATION COST SHARE AGREEMENT between Mills County, Iowa ("County") and the City of Glenwood, Iowa ("City") is entered into under the terms and conditions contained herein.

WHEREAS, County has entered into a Master Agreement for the Public-Private Fiber Build, Dark Fiber Lease and Network Maintenance and Operations ("Master Agreement") with BTC, Inc. d/b/a Western Iowa Networks ("WIN") and for the purpose of providing fiber infrastructure and high speed broadband services to the citizens and businesses of the City; and

WHEREAS, as part of the Master Agreement, County is obligated to provide contribution to WIN the sum of \$500,000.00; and

WHEREAS, the citizens of the City of Glenwood benefit by the Master Agreement between the County and WIN, the City desires to contribute the total sum of \$250,000.00 towards the County's \$500,000.00 expenditure with WIN; and

WHEREAS, the parties therefore desire to enter into this Agreement under the terms and conditions contained herein.

IT IS THEREFORE AGREED, PROMISED, AND WARRANTED BETWEEN THE PARTIES AS FOLLOWS:

- 1. The City shall contribute to the County the total sum of \$250,000.00 towards the County's \$500,000.00 obligation with WIN to bring fiber infrastructure and high speed broadband services to the citizens and businesses of the City of Glenwood, Iowa. Said payment from the City to the County shall be due within thirty (30) days of WIN's commencement of construction. It is represented by WIN, and the parties acknowledge that no further costs should be due to WIN under the terms of the Master Agreement.
- 2. The parties acknowledge and agree that the County's Board of Supervisors designee shall be responsible for the primary oversight with WIN on the services and products provided by WIN under the terms of the Master Agreement between the County and WIN. However, nothing herein shall prohibit or otherwise restrict the City of its rights to enforce the terms and conditions of the Master Agreement between the County and WIN. Nothing herein shall prevent the City from directly communicating with WIN and providing recommendations and input concerning the services and products it is providing under the terms of the Master Agreement.
- 3. WIN is to reimburse County 25% of the total \$500,000.00 contribution to WIN (or \$125,000.00) in rebates over a five (5) year period. County shall relinquish one-half of said rebates (total of \$62,500.00) to City within thirty (30) days of receiving any such rebate from WIN.

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