

**STUART MUNICIPAL UTILITIES
COUNCIL CHAMBERS
TENTATIVE AGENDA
THURSDAY, FEBRUARY 9, 2023
5:30 P.M.**

TO LIVE-STREAM THE MEETING: <https://www.youtube.com/channel/UCbKXS0muEOK2MWI5OlpcCHg>

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. AGENDA APPROVAL**
- 4. CONSENT AGENDA**
 - A. MINUTES OF REGULAR MEETING 01/12/2023**
 - B. FINANCIAL STATEMENT AS OF 01/31/2023**
 - C. BILLS AS PRESENTED**
- 5. SNYDER & ASSOCIATES**
 - A. REVIEW AND APPROVAL OF ELEVATED WATER STORAGE TANK PAY APPLICATION NO. 3, CALDWELL TANKS, INC. \$649,190.10**
 - B. PROJECT UPDATE**
- 6. MICHAEL POWERS (819 N MAIN STREET) / HIGH WATER USAGE AND BILL**
- 7. SIMECA MEMBER AGREEMENT**
- 8. COMMERCIAL TRANSFORMER POLICY**
- 9. CITY ADMINISTRATOR REPORTS**
- 10. PUBLIC FORUM**
- 11. ADJOURNMENT**

01/12/2023

The regular meeting of the Stuart Municipal Utility Board was called to order on the above date at 5:30pm by Board Member Gulbranson. Present were Board Members Belden, Jones, Russell and Avey. Also present were City Administrator Ashour, Utility Superintendent Howey, Deputy Clerk Stouffer, Matt Funk, Ben Stouffer, Dustin Foster, and Trevor Nelson.

Moved by Avey, seconded by Jones to approve the Consent Agenda:

- A- Approval of Regular Meeting of 12/08/2022
- B- Approval of Financial Statement as of 12/31/2022
- C- Approval of bills as presented

Roll Call: All Ayes

Utility Superintendent Howey and City Administrator Ashour presented to the Board the Utility Annual Report and the Proposed 2023-2024 Utility Budget.

Moved by Jones, seconded by Russell to approve the Utility Annual Report and the Proposed 2023-2024 Utility Budget as presented by Utility Superintendent Howey and City Administrator Ashour.

Roll Call: All Ayes

Utility Superintendent Howey made a presentation to the board regarding the Water Mains Improvement Project and the Elevated Water Storage Tank Project.

Moved by Russell, seconded by Avey to approve Payment Application No. 6 from Great Plains Contractors, LLC (\$31,831.84) for the Water Main Improvements Project.

Roll Call: Ayes: Gulbranson, Jones, Russell, Avey
Nays: Belden

Motion carried.

Utility Superintendent Howey made a presentation to the board regarding the need to upgrade the Digger Derrick.

Moved by Belden, seconded by Jones to approve up to \$40,000.00 for the purchase and delivery of a Digger Derrick, and to approve selling the current Digger Derrick.

Roll Call: All Ayes

The Board discussed a letter received from Xenia Rural Water, regarding the water rate for water that is sold to Stuart Utilities. The letter informed the Board that the water rate will increase from \$4.40/1000 gallons purchased to \$4.84/1000 gallons purchased, beginning May 1, 2023.

Moved by Russell, seconded by Gulbranson to approve the new water rate increase of 8.6% from \$4.40 / 1000 gallons purchased to \$4.84 / 1000 gallons purchased from Xenia Rural Water, beginning May 1, 2023.

Roll Call: All Ayes

Moved by Jones, seconded by Avey to approve the Utility Audit – Fiscal Year Ending June 30 2022, as presented by Faller, Kincheloe & Co., PLC, Certified Public Accountants.

Roll Call: All Ayes

Chairman Gulbranson and Utility Superintendent Howey discussed with the board the results of a community meeting to address a request for more electric outlets in the downtown area on N. 2nd Street between N. Gaines and N. Fremont Streets, as well as at the Pocket Park, to support the planned events that are held in those areas. The estimated cost of providing this service is between \$8,000.00 to \$10,000.00. Superintendent Howey informed the Board that some of the equipment has been ordered. Chairman Gulbranson suggested paying for the project without approaching the Council regarding a contribution toward the project.

Moved by Russell, seconded by Avey to approve paying the cost of providing more electric outlets in the downtown area on N. 2nd Street between N. Gaines and N. Fremont Streets, as well as at the Pocket Park, to support the planned events that are held in those areas.

Roll Call: All Ayes

The Board agreed to schedule a joint City Council and Utility Board meeting for February 13, 2023 at 6:00 pm.

The Board approved the Monthly Reports submitted by City Administrator Ashour which included the Financial Report, Delinquent Account Report, Payment Agreement Report, Budget Billing Report, and Offset Program Report.

City Administrator Ashour informed the Board that Mike Morgan has been providing excellent IT (Information Technology) services to both the City and Utility, and will be receiving \$200.00 per month from the City and \$200.00 per month from the Utility starting January 2023.

Adjournment at 6:26pm

Minutes submitted by Deputy Clerk Stouffer.

John Gulbranson, Chairman

Ashraf Ashour, City Administrator

UTILITY

REVENUE MONTH OF DECEMBER 2022

WATER FUND	\$110,887.87
ELECTRIC FUND	\$150,144.02
SALES TAX FUND	\$12,826.24
INSUFFICIENT CH. FUND	\$2,441.99
UTILITY DEPOSIT FUND	\$1,250.00
UTILITY SELF INS. FUND	\$7.07

UTILITY

EXPENDITURES MONTH OF DECEMBER 2022

WATER UTILITY	\$144,002.11
ELECTRIC UTILITY	\$566,298.41
INSUFFICIENT FUND	\$2,470.89
UTILITY DEPOSITS	
SALES TAX	\$10,435.47
TOTAL	\$723,206.88

EXPENDITURES APPROVED BY THE UTILITY BOARD (01/12/2023)

CHECK #	VENDOR	PURPOSE	AMOUNT
35786	XENIA RURAL WATER	WATER USAGE NOVEMBER 2022	\$37,791.60
35787	FIRST STATE BANK	NSF (PSN) PAYMENT	\$2,075.89
35788	IPAIT	PURCHASE POWER NOV 2022	\$65,059.74
35789	I P E R S	RETIREMENT NOV 2022	\$5,985.44
35790 - 35799	SALARIES	PAYROLL DEC 16 2022	\$12,897.29
35801	FIRST STATE BANK	NSF CHECK	\$105.00
35801	FIRST STATE BANK	NSF CHECK	\$290.00
35803	E F T P S	PAYROLL TAXES DEC 12/16/2022	\$4,537.55
35804	FIRST STATE BANK	SALE TAX NOV 2022	\$5,517.78
35804	FIRST STATE BANK	BOTH LOST TAXES ADAIR GUTHRIE NOV 2022	\$4,917.69
35805	CENTURY LINK	MONTHLY TELEPHONE SERVICE	\$287.42
35806	ALLIANT ENERGY	PUMPING POWER REDFIELD WELLS	\$78.95
35807	PAYMENT SERVICE NETWORK	SECURITY COMPLIANCE FEB 2023	\$89.00
35808	UMB BANK N. A.	FEES DUE UNDERGROUND PROJECT/ELECTRIC REVENUE IMPROVEMENT & REFUNDING BONDS SERIES 2017	\$250.00
35809	VERIZON WIRELESS	MONTHLY CELL PHONE SERVICE	\$179.98
35810	MID AMERICAN ENERGY	MONTHLY SERVICE	\$238.45
35811 - 35820	SALARIES	PAYROLL DEC 30 2022	\$14,193.45
35825	E F T P S	PAYROLL TAXES DEC 30 2022	\$5,125.03
35826	LIBERTY NATIONAL	LIFE INS	\$77.98
35827	LINECO INS	FEBRUARY HEALTH INS	\$8,718.70
35828	LOCAL UNION NO 55	DECEMBER UNION DUES	\$289.46
35829-35839	SALARIES	PAYROLL JAN 13 2023	\$12,848.87
35840	AGSOURCE LABORATORIES	WATER TESTING	\$40.50
35841	CARDMEMBER SERVICES	MONTHLY OFFICE SUBSCRIPTIONS / SHIPPING COSTS FOR ELECTRIC TESTING	\$173.05
35842	CIPCO	ENERGY EFFICIENCY / MARKETING PROGRAM COSTS	\$291.67
35843	CORE & MAIN LP	WATER DEPARTMENT PARTS / SUPPLIES	\$1,863.70
35844	DGR ENGINEERING	POWER PLANT SUBSTATION 4.16 KV SOURCE RECONFIGURATION ENGINEERING FEES	\$861.50
35845	ECHO ELECTRIC SUPPLY	ELECTRIC PARTS / SUPPLIES	\$269.58
35846	FLETCHER-REINHARDT COMPANY	ELECTRIC PARTS / SUPPLIES	\$30.72
35847	GREAT PLAINS CONTRACTORS, LLC	PAY APPLICATION NO. 6 - WATER MAIN IMPROVEMENTS PROJECT	\$31,831.84
35848	GREEN VALLEY PEST CONTROL & LAWN CARE	PEST CONTROL SERVICE	\$53.00
35849	HOMETOWN FOODS	SUPPLIES FOR LIGHT PLANT	\$53.34
35850	IOWA ONE CALL	LOCATION OF SERVICES	\$36.60
35851	IPAIT	PURCHASE POWER DECEMBER 2022	\$74,680.75
35852	MAIL SERVICES LLC	NOVEMBER BILLING FOR BILLS DUE DECEMBER	\$747.54
35852	MAIL SERVICES LLC	DISCONNECT NOTICES FOR BILLS DUE OCTOBER	\$101.27
35852	MAIL SERVICES LLC	DECEMBER BILLING FOR BILLS DUE JANUARY	\$732.34
35852	MAIL SERVICES LLC	DISCONNECT NOTICES FOR BILLS DUE DECEMBER	\$94.15
35853	MIDAMERICAN ENERGY	MONTHLY GAS SERVICE	\$964.84
35854	MUNICIPAL SUPPLY, INC	WATER DEPARTMENT PARTS / SUPPLIES	\$1,028.99
35854	MUNICIPAL SUPPLY, INC	WATER DEPARTMENT PARTS / SUPPLIES	\$28.00
35855	TREVOR NELSON	REIMBURSE FUEL FOR BACKHOE MAIN BREAK 12/18/2022	\$100.50
35856	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES FOR CITY HALL	\$6.09
35856	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES FOR LIGHT PLANT	\$249.99
35856	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES FOR CITY HALL	\$177.28
35857	PETTY CASH	POSTAGE / SUPPLIES	\$50.98
35858	R & D SERVICE UNLIMITED, LLC	DIESEL FUEL	\$136.94
35859	RESCO	TRANSFORMER	\$5,833.64
35860	SNYDER & ASSOCIATES INC	ENGINEERING FEES WATER SYSTEM IMPROVEMENTS PROJECT	\$12,905.25
35861	STUART HERALD	PUBLICATIONS	\$184.08
35862	STUART TRUE VALUE HARDWARE & LUMBER	PARTS / SUPPLIES	\$62.05
35862	STUART TRUE VALUE HARDWARE & LUMBER	PARTS / SUPPLIES	\$233.75
35863	UMB BANK N.A.	ELECTRIC REVENUE IMPROVEMENT & REFUNDING BONDS, SERIES 2017	\$343,887.50
35864	WALLACE AUTO SUPPLY	SUPPLIES FOR LIGHT PLANT	\$139.73
35864	WALLACE AUTO SUPPLY	SUPPLIES FOR LIGHT PLANT	\$52.37
35865	WESCO	ELECTRIC PARTS / SUPPLIES	\$3,723.60
35866	XENIA RURAL WATER	WATER USAGE DECEMBER 2022	\$29,691.20
35867	ZIEGLER INC	ANNUAL SWITCHGEAR SERVICE	\$11,051.67
35867	ZIEGLER INC	ANNUAL GENERATOR SERVICE	\$19,281.61
TOTAL			\$723,206.88

EXPENDITURES PRESENTED TO THE UTILITY BOARD 02/09/2023

CHECK #	VENDOR	PURPOSE	AMOUNT
35829- 35839	SALARIES	PAYROLL JAN 13 2023	\$12,848.87
35868	E F T P S	PAYROLL TAXES JAN 13 2023	\$4,459.96
35869	I P E R S	RETIREMENT DEC 2022	\$9,105.79
35870	SYMETRA LIFE INS	LIFE/DISABILITY INS	\$655.41
35871	TREASURER STATE OF IOWA	STATE WITHHOLDING DEC 2022	\$3,253.00
35872	CRIDLEBAUGH, JADEN	DEPOSIT REFUND	\$13.39
35873	DERRY, JACOB	DEPOSIT REFUND	\$250.00
35874	FERGUSON, CALEB	DEPOSIT REFUND	\$40.11
35875	HAPPY TRUCK STOP LLC	DEPOSIT REFUND	\$1,000.00
35876	HERRICK, CHARLES	DEPOSIT REFUND	\$175.00
35877	KALBACH, JONATHAN	CREDIT BALANCE REFUND	\$141.46
35878	MADRIGAL, JAIRO	DEPOSIT REFUND	\$140.13
35879	MATURA ACTION CORPORATION	ENERGY ASSISTANCE REFUND	\$375.39
35880	REED, DEREK	DEPOSIT REFUND	\$151.76
35881	REYES, RUDY ESTUARDO	DEPOSIT REFUND	\$90.21
35882	ROY, DYLAN	DEPOSIT REFUND	\$149.87
35883	SAVANNAH HOMES	REBATE 115 ST MARY'S CT	\$100.00
35884	STONE, DAVID & SHEILA	DEPOSIT REFUND	\$200.00
35885	STUART MUNICIPAL UTILITIES	DEPOSITS APPLIED	\$1,358.73
35886	WALKER SPRINGER, ANGELA	DEPOSIT REFUND	\$200.00
35887	CENTURY LINK	MONTHLY PHONE SERVICE	\$289.91
35888	FIRST STATE BANK	SALES AND WET TAXES DECEMBER 2022	\$9,518.24
35889	FIRST STATE BANK	NSF CHECK AND FEE	\$261.10
35890 - 35899	SALARIES	PAYROLL JAN 27 2023	\$12,960.44
35900	SYMETRA INS	LIFE DISABILITY INS	\$655.41
35901	FIRST STATE BANK	INSUFFICIENT CHECK/ BANK FEE	\$455.00
35902	ALLIANT ENERGY	PUMPING POWER REDFIELD WELLS	\$117.06
35903	BAKER, CLAYTON	DEPOSIT REFUND	\$150.00
35904	EFTPS	PAYROLL TAXES JAN 27, 2023	\$4,468.52
35905	LIBERTY NATIONAL / GLOBE LIFE	INSURANCE JANUARY 2023	\$77.98
35906	LOCAL UNION NO. 55	UNION DUES JANUARY 2023	\$297.46
35907	PENTON, WILLIAM	DEPOSIT REFUND	\$200.00
35908	REED, MARILYN	DEPOSIT REFUND	\$200.00
35909	RICE, JEREMY	DEPOSIT REFUND	\$250.00
35910	SAPP BROS., INC	DEPOSIT REFUND	\$175.00
35911	STUART MUNICIPAL UTILITIES	DEPOSITS APPLIED	\$665.90
35912	STUART POSTMASTER	STAMPS	\$63.00
35913	US POSTAL SERVICES STAMP FULFILLMENT SVCE	PRESTAMPED ENVELOPES	\$387.20
35914	VERIZON WIRELESS	MONTHLY CELL PHONE SERVICE	\$179.95
35915	DRAKE, CINDY & TIM	DEPOSIT REFUND	\$150.00
35916	FIRST STATE BANK	SALE TAX DEPOSIT JAN 2023	\$6,531.89
35916	FIRST STATE BANK	W E T TAX DEPOSIT JAN 2023	\$4,685.85
35917	LINECO INS	HEALTH INC FOR MARCH 2023	\$8,718.70
35918	TREASURER STATE OF IOWA	STATE WITHHOLDING JAN 2023	\$1,783.24
35919	MID AMERICAN ENERGY	MONTHLY SERVICE	\$777.18
35920	XENIA RURAL WATER	WATER USAGE JAN 2023	\$27,614.40
	AGRILAND FS	FUEL	\$889.87
	AGSOURCE LABORATORIES	WATER TESTING	\$40.50
	CALDWELL TANKS, INC	2021 ELEVATED WATER STORAGE TANK PAY APPLICATION NO. 3	\$649,190.10
	CARDMEMBER SERVICES	SHIPPING COSTS / SUPPLIES FOR LIGHT PLANT	\$102.73
	CIPCO	2ND HALF EXCESS PROPERTY TAXES	\$8,705.00
	ECHO ELECTRIC SUPPLY	ELECTRIC SUPPLIES	\$21.20
	ECHO ELECTRIC SUPPLY	ELECTRIC SUPPLIES	\$2,854.04
	ECHO ELECTRIC SUPPLY	ELECTRIC SUPPLIES	\$111.48
	ECHO ELECTRIC SUPPLY	ELECTRIC SUPPLIES	\$751.29
	FALLER, KINCHELOE & CO, PLC	FY 2021 - 2022 AUDIT COMPLETION	\$3,250.00
	FINNESETH, DALEN, & POWELL	ATTORNEY FEES	\$100.00
	GRAINGER	POWER DISTRIBUTION BOX	\$3,481.72
	IOWA ASSOCIATION OF MUNICIPAL UTILITIES	SGCIS DUES 01/2023 - 03/2023	\$1,381.87
	IOWA MUNICIPAL FINANCE OFFICERS ASSN	ANNUAL DUES ASHOUR & STOUFFER	\$50.00
	IOWA ONE CALL	LOCATION OF SERVICES	\$49.20
	ITRON	METER READER SOFTWARE 01 JUNE 2023 - 31 MAY 2024	\$998.92
	JPW TECHNOLOGIES	1 YEAR EXTENDED COVERAGE REMOTE READ HANDHELD UNIT	\$767.93
	MAIL SERVICES LLC	DISCONNECT NOTICES FOR BILLS DUE 12/15/2022	\$125.53
	MIKE MORGAN	IT SERVICES FOR LIGHT PLANT JANUARY 2023	\$200.00
	MIKE MORGAN	IT SERVICES FOR LIGHT PLANT FEBRUARY 2023	\$200.00
	MUNICIPAL SUPPLY, INC	PARTS / SUPPLIES	\$8,256.00
	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES FOR CITY HALL / LIGHT PLANT	\$45.90
	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES FOR CITY HALL / LIGHT PLANT	\$92.14

ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES FOR CITY HALL / LIGHT PLANT	\$76.37
SKARSHAUG TESTING LABORATORY	CLEAN AND TEST EQUIPMENT	\$264.49
SNYDER & ASSOCIATES	WATER SYSTEM IMPROVEMENT'S PROJECT ENGINEERING FEES	\$2,948.38
STUART HERALD	PUBLICATIONS	\$193.96
STUART TRUE VALUE HARDWARE & LUMBER	PARTS / SUPPLIES	\$31.46
VAN WERT INC	ITRON REMOTE READ SUPPLIES	\$606.00
VAN WERT INC	ITRON REMOTE READ SUPPLIES	\$638.90
WALLACE AUTO SUPPLY	PARTS / SUPPLIES	\$31.37
	TOTAL	\$802,798.86

Contractor's Application for Payment

Owner: <u>Stuart Municipal Utilities, Stuart, IA</u>	Owner's Project No.: _____
Engineer: <u>Snyder & Associates, Inc</u>	Engineer's Project No.: <u>120.1118.09A</u>
Contractor: <u>Caldwell Tanks, Inc.</u>	Contractor's Project No.: <u>E-9145</u>
Project: <u>2021 Elevated Water Storage Tank - Stuart Municipal Utilities, Stuart, IA</u>	
Contract: <u>2021 Elevated Water Storage Tank - Stuart Municipal Utilities, Stuart, IA</u>	
Application No.: <u>3</u>	Application Date: <u>1/25/2023</u>
Application Period: From <u>9/1/2022</u> to <u>1/25/2023</u>	

1. Original Contract Price	\$ 2,039,900.00
2. Net change by Change Orders	\$ -
3. Current Contract Price (Line 1 + Line 2)	\$ 2,039,900.00
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 1,131,950.00
5. Retainage	
a. <u>5%</u> X <u>\$ 1,131,950.00</u> Work Completed	\$ 56,597.50
b. _____ X <u>\$ -</u> Stored Materials	\$ -
c. Total Retainage (Line 5.a + Line 5.b)	\$ 56,597.50
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 1,075,352.50
7. Less previous payments (Line 6 from prior application)	\$ 426,162.40
8. Amount due this application	\$ 649,190.10
9. Balance to finish, including retainage (Line 3 - Line 4)	\$ 964,547.50

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:


(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: Caldwell Tanks, Inc.

Signature:  **Date:** 1/25/2023

Recommended by Engineer	Approved by Owner
By: <u></u>	By: _____
Title: <u>Jeff Godwin, PE, Project Manager</u>	Title: <u>John Gulbranson, Board Chairman</u>
Date: <u>2/2/2023</u>	Date: <u>2/9/2023</u>
Approved by Funding Agency	
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____

Progress Estimate - Unit Price Work

Owner: Stuart Municipal Utilities, Stuart, IA
 Engineer: Snyder & Associates, Inc.
 Contractor: Caldwell Tanks, Inc.
 Project: 2021 Elevated Water Storage Tank - Stuart Municipal Utilities, Stuart, IA
 Contract: 2021 Elevated Water Storage Tank - Stuart Municipal Utilities, Stuart, IA

Contractor's Application for Payment

Owner's Project No.: 120.1118.09A
 Engineer's Project No.: E-9145
 Contractor's Project No.:

Application No.: 3 Application Period: From 09/01/22 to 01/25/23 Application Date: 01/25/23

Bid Item No.	Description	Item Quantity	Units	Contract Information		Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Work Completed Value of Work Completed to Date (E X G) (\$)	Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (I/E) (%)	Balance to Finish (J - I) (\$)		
				Unit Price (\$)	Original Contract									
1	Mobilization / LS	1.00	LS	40,000.00	40,000.00	40,000.00	0.75	30,000.00		30,000.00	75%	10,000.00		
2	Site Preparation and Clean Up / LS	1.00	LS	6,800.00	6,800.00	6,800.00	1.00	6,800.00		6,800.00	100%	-		
3	Site Grading / LS	1.00	LS	3,600.00	3,600.00	3,600.00					0%	3,600.00		
4	Granular Surfacing, Class A crushed stone / TN	160.00	TN	75.00	12,000.00	12,000.00					0%	12,000.00		
5	PCC Pavement, Full Depth, including subbase / SY	535.00	SY	110.00	58,850.00	58,850.00					0%	58,850.00		
6	Electrical Connection and Installation / LS	1.00	LS	105,000.00	105,000.00	105,000.00					0%	105,000.00		
7	Control Equipment / LS	1.00	LS	65,000.00	65,000.00	65,000.00					0%	65,000.00		
8	Elevated Storage Tank, 250,000 gal / LS	-	LS	1,606,250.00										
8.1	Foundation Design & Drawings	1.00	LS	93,596.00	93,596.00	93,596.00	1.00	93,596.00		93,596.00	100%	-		
8.2	Tank Design & Drawings	1.00	LS	140,394.00	140,394.00	140,394.00	1.00	140,394.00		140,394.00	100%	-		
8.3	Foundation Subgrade Improvement	1.00	LS	68,596.00	68,596.00	68,596.00	1.00	68,596.00		68,596.00	100%	-		
8.4	Foundation Ring Wall Installation	1.00	LS	249,600.00	249,600.00	249,600.00	1.00	249,600.00		249,600.00	100%	-		
8.5	Fabricated Material to Site	1.00	LS	497,064.00	497,064.00	497,064.00	1.00	497,064.00		497,064.00	100%	-		
8.6	Tank Field Construction	1.00	LS	255,000.00	255,000.00	255,000.00	0.18	45,900.00		45,900.00	18%	209,100.00		
8.7	Tank Field Painting	1.00	LS	302,000.00	302,000.00	302,000.00					0%	302,000.00		
9	Mixing System, Active / LS	1.00	LS	25,600.00	25,600.00	25,600.00					0%	25,600.00		
10	Water Main, 8" PVC / LF	675.00	LF	80.00	54,000.00	54,000.00					0%	54,000.00		
11	Water Main, 12" DIP / LF	100.00	LF	125.00	12,500.00	12,500.00					0%	12,500.00		
12	Gate Valve, w/ Box 6" / EA	2.00	EA	2,000.00	4,000.00	4,000.00					0%	4,000.00		
13	Gate Valve, w/ Box 8" / EA	3.00	EA	3,000.00	9,000.00	9,000.00					0%	9,000.00		
14	Gate Valve, w/ Box 12" / EA	2.00	EA	6,000.00	12,000.00	12,000.00					0%	12,000.00		
15	Sample Station / EA	1.00	EA	1,500.00	1,500.00	1,500.00					0%	1,500.00		
16	Fire Hydrant Assembly / EA	1.00	EA	7,500.00	7,500.00	7,500.00					0%	7,500.00		
17	Connection to existing 8" Watermain / EA	1.00	EA	6,000.00	6,000.00	6,000.00					0%	6,000.00		
18	Connection to existing 8" Watermain / EA	1.00	EA	5,000.00	5,000.00	5,000.00					0%	5,000.00		
19	Seeding, Fertilizing, RECP Mulching / LS	1.00	LS	3,500.00	3,500.00	3,500.00					0%	3,500.00		
20	Project Sign / LS	1.00	LS	1,000.00	1,000.00	1,000.00					0%	1,000.00		
Original Contract Totals											\$ 2,039,900.00	\$ 1,131,950.00	55%	\$ 907,950.00

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: Stuart Municipal Utilities, Stuart, IA
 Engineer: Snyder & Associates, Inc
 Contractor: Caldwell Tanks, Inc.
 Project: 2021 Elevated Water Storage Tank - Stuart Municipal Utilities, Stuart, IA
 Contract: 2021 Elevated Water Storage Tank - Stuart Municipal Utilities, Stuart, IA

Owner's Project No.: 120.1118.09A
 Engineer's Project No.: E-9145

Application No.: <u>3</u>			Application Period: From <u>09/01/22</u> to <u>01/25/23</u>		Application Dates: <u>01/25/23</u>						
A Bid Item No.	B Description	C Contract Information			G Work Completed Value of Work Completed to Date (= X G) (\$)	I Materials Currently Stored (not in G) (\$)	J Work Completed and Materials Stored to Date (H + I) (\$)	K % of Value of Item (I / J) (%)	L Balance to Finish (F - J) (\$)		
		D Item Quantity	E Unit Price (\$)	F Value of Bid Item (C X E) (\$)							
Change Orders											
Change Order Totals \$					\$		\$		\$		
Original Contract and Change Orders					\$	1,131,950.00	\$	1,131,950.00	55%	\$	967,950.00
Project Totals \$					2,039,900.00						



Project Name: 2021 Elevated Water Storage Tank - 120.1118.09A

Owner: Stuart Municipal Utilities - City of Stuart, IA

Report # 3 - 2/2/2023

Completion Date _____

1. Key Monthly Observations and Project Progress

Steel erection has started, welding will continue for 5-6 weeks, painting in late April - May.

2. Is the Owner satisfied with the project progress? If not, explain.

Yes, contractor has been good to work with.

3. Is the Contractor(s) on schedule? If not, explain.

Yes, 55.5% of the work has been completed using 43.2% of the performance time.

4. Have any complaints been received? If so, have they been resolved?

None at this time.

5. Are there any expected change orders? Are there any expected cost overruns?

Possible increase for adding SMU to the lettering.

6. If events occur between reports which can or will have a significant impact upon the project, the owner will notify USDA Rural Development as soon as any of the following conditions occur:

- A. Problems, delays, or adverse conditions which will materially affect the ability to attain project objectives. Include a statement of the action taken, or contemplated, and any USDA Rural Development assistance needed to resolve the situation.
- B. Favorable developments or events which enable meeting time schedules and goals sooner than anticipated and/or will result in reduced project costs.


(Project Engineer/Architect)

2/2/2023
Date

Concurred: _____
(Owner)

Date

7. RD Inspection and Comments

(Area Specialist)

Date

Stuart Municipal Utilities Elevated Water Storage Tank - Progress Tracking

Date	Event	Days Used	% Time Used	Total Work Completed	% Work Completed	Pay App Amount	Running Total Paid	Left to Pay
6/13/2022	Notice to Proceed	0	0.0%	\$ -	0.0%	\$ -	\$ -	\$ 2,039,900.00
7/31/2022	Pay Application 1	48	9.2%	\$ 320,392.00	15.7%	\$ 304,372.40	\$ 304,372.40	\$ 1,735,527.60
8/31/2022	Pay Application 2	79	15.1%	\$ 448,592.00	22.0%	\$ 121,790.00	\$ 426,162.40	\$ 1,613,737.60
1/25/2023	Pay Application 3	226	43.2%	\$ 1,131,950.00	55.5%	\$ 649,190.10	\$ 1,075,352.50	\$ 964,547.50
FEB 23	Pay Application 4							
MAR 23	Pay Application 5							
APR 23	Pay Application 6							
MAY 23	Pay Application 7							
JUN 23	Pay Application 8							
JUL 23	Pay Application 9							
AUG 23	Pay Application 10							
SEP 23	Pay Application 11							
OCT 23	Pay Application 12							
NOV 23	Pay Application 13							
10/14/2023	Substantial Completion	488						
11/18/2023	Final Completion	523		\$ 2,039,900.00		\$ 1,075,352.50		

Original Contract \$ 2,039,900.00

Received in City Hall 1/31/2023:

RE: 819 N Main Street

- 402-999-6634
- I would like to appeal water charge for pipe break. I am senior citizen and veteran and home not occupied & for sale. Wife needs surgery

M. Powers

Re: 819 N Main
Street
- 402-999-6634
- I would like to
appeal water
charge for pipe
break. I am senior
citizen and veteran
and home not occupied
& for sale. Wife needs
surgery
www.cobaltcu.com
M. Powers