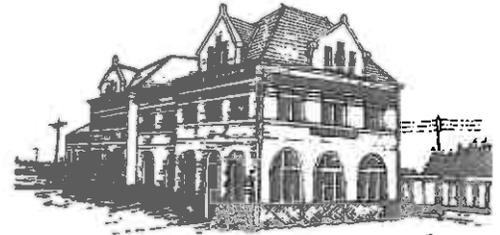


City of
CRESTON, IOWA

116 W. Adams • P.O. Box 449 • Creston, Iowa 50801-0449
Phone 641-782-2000 • Fax 641-782-6377



Creston's Restored Depot and City Hall

MAYOR: Warren Woods
COUNCIL: Randy White, Rich Madison, Gabe Carroll, Marsha Wilson, Dave Koets, Gary Lybarger, Nancy Loudon
CITY CLERK: Lisa Williamson
CITY ADMINISTRATOR: Mike Taylor
CO-CITY ATTORNEYS: Skip Kenyon & Marion James

Regular Meeting Agenda
City Hall/Restored Depot
Council Chambers
Tuesday, October 20, 2015
6:00 p.m.
10/16/2015 12:59 PM

1. **Call Meeting to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Consideration of Agenda**
5. **Consider Adoption of the Consent Agenda – NOTE: These items are routine items and will be enacted by one motion without separate discussion unless a Council member requests an item be removed for separate consideration.**
 1. **Minutes:** October 15 and October 8, 2015 – Special Meetings; October 6, 2015 – Regular Meeting
 2. **Claims & Fund Transfers:**
 - i) **Total Claims - \$284,514.13**
 3. **Parade Permit: Lighted Christmas Parade**
6. **Public Forum – the Mayor and City Council welcome comments from the public on any subject pertaining to City business, including items on this agenda. You are asked to state your name and address for the record and to limit your remarks to 3 minutes in order that others may be given the opportunity to speak. The Order of Business is at the discretion of the Chair. No action will be taken.**
7. **New Business**
 1. **Motion to Establish 3rd Reading** on amendment to Ordinance 16-161 – AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CRESTON, IOWA, 1996, PERTAINING TO DISORDERLY CONDUCT. The 2015 Legislative Changes would add to our City Code (Chapter 40) – HF 558 – Disorderly Conduct – Funeral or Memorial Service – Section 723.50 of the Code of Iowa has been amended to increase the required distance between a funeral, memorial service, funeral procession, or burial and the conduct of loud noises and certain other prohibited disorderly conduct.
 2. **Motion to Establish 3rd Reading** on amendment to Ordinance 16-162 – AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CRESTON, IOWA, 1996, PERTAINING TO RAILROAD WARNING SIGNALS. The 2015 Legislative Changes affecting our City Code (Chapter 81, Section 02) – HF 635 – Railroad Warning Signals – Section 327G.13 of the Code of Iowa has been repealed.
 3. **Review** house condition at 312 N Elm issue – gave owner until October 15th to have nuisances abated
 - i) **Possible action**
 4. **Public Hearing** for the purpose of discussing the current activities and providing a status of funds regarding the Creston, Iowa, Community Development Block Grant Project #11-WS-038
 5. **Public Hearing** for an easement request for Interstate Communications to place buried fiber optic cable in the right-of-way of portions of New York Avenue, Sumner Avenue, Taylor Street and Osage Street

6. **Resolution** to approve easement request for Interstate Communications to place buried fiber optic cable in the right-of-way of portions of New York Avenue, Sumner Avenue, Taylor Street and Osage Street
7. **Public Hearing** for review and approval of the contract for construction of said Creston City Hall – Exterior Opening Restoration Project
8. **Resolution** to approve contract for construction of said Creston City Hall – Exterior Opening Restoration Project
9. **Resolution** to change date on Agreement with Lincoln School Apartments LLC
10. **Resolution** to approve City's Annual Financial Report
11. **Resolution** to approve Mayor and Public Works Director to sign documentation for Notice of Quiet Zone Establishment
12. **Resolution** to appoint Tadd Carr and Roger Lanning to the new Union County Airport Zoning Commission
13. **Resolution** to set a Public Hearing on November 3, 2015, at 6:00 p.m. to accept public comment on the addition of Ordinance 16-163 – AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CRESTON, IOWA, 1996, PERTAINING TO OPERATING A PERPETUAL CARE CEMETERY. This satisfies the trust agreement requirements for governmental subdivisions per Iowa Code 523I.502
14. **Resolution** to special assess mowing nuisance abatement charges due to non-payment by property owners
15. **Resolution** to approve Final Pay Estimate No. 3 of \$136,346.41 to Hydro-Klean LLC for work completed on North Side Sewer Rehabilitation Project
16. **Motion** to approve temporary street closings request by C.A.R.E. for Bright Eyes in the Park, Saturday, October 24, 2015, from 4:00 – 7:00 pm, on McKinley Street between Kirby and Stone Streets
17. **Motion** to approve temporary street closings for Annual Lighted Christmas Parade and fireworks display on Thursday, December 3, 2015
18. **Appointment** with Union County Development Association – Wayne Pantini, regarding hotel feasibility/market analysis
 - i) Possible action
19. **Discuss** property at 701 W Adams Street
 - i) Possible action

8. **Other**

9. **Adjournment**

SPECIAL MEETING OF THE CRESTON CITY COUNCIL OCTOBER 15, 2015

The Creston City Council met in special session at 6:00 o'clock p.m. on the above date in the Council Chambers of the City Hall Complex with Mayor Woods presiding.

Roll call being taken with the following Council members present: Lybarger, Wilson, Carroll and Madison. Loudon, Koets and White were absent.

Madison moved seconded by Wilson to approve the agenda. All voted aye. Loudon, Koets and White were absent. Motion declared carried.

Jim Eichelberger of Action Properties spoke to Council regarding the possibility of purchasing the former Wal-Mart building and developing it into a building that would house several businesses – bringing in more people, more jobs and more sales tax revenue.

Council has requested Action Properties provide different options for them to review.

Madison moved seconded by Wilson to adjourn the meeting. All voted aye. Loudon, Koets and White were absent. Council adjourned at 6:51 p.m.

Mayor

Attest:

City Clerk

SPECIAL MEETING OF THE CRESTON CITY COUNCIL OCTOBER 8, 2015

The Creston City Council met in special session at 12:00 o'clock p.m. on the above date in the Council Chambers of the City Hall Complex with Mayor Woods presiding.

Roll call being taken with the following Council members present: Loudon, Wilson, Carroll and Madison. Lybarger, Koets and White were absent.

Wilson moved seconded by Madison to approve the agenda. All voted aye. Lybarger, Koets and White were absent. Motion declared carried.

A resolution was offered by Loudon seconded by Carroll to set a date for a Public Hearing on October 20, 2015 at 6:00 p.m. to review and approve contract for construction for the Creston City Hall – Exterior Openings Restoration Project and authorize the Mayor and Clerk to execute the proper documentation. Madison, Loudon, Wilson and Carroll voted aye. Lybarger, Koets and White were absent. Resolution declared passed.

Madison moved seconded by Carroll to adjourn the meeting. All voted aye. Lybarger, Koets and White were absent. Council adjourned at 12:04 p.m.

Mayor

Attest:

City Clerk

REGULAR MEETING OF THE CRESTON CITY COUNCIL OCTOBER 6, 2015

The Creston City Council met in regular session at 6:00 o'clock p.m. on the above date in the Council Chambers of the City Hall Complex with Mayor Woods presiding.

Roll call being taken with the following Council members present: Loudon, Lybarger, Koets, Wilson, Carroll, Madison and White.

Wilson moved seconded by Madison to approve the agenda. All voted aye. Motion declared carried.

Wilson moved seconded by White to approve the consent agenda, which included approval of minutes of September 15, 2015, regular meeting; claims of \$281,377.37, fund transfers of \$1,459.03, and liquor license renewals for Eagles, Casey's #3223 and #3224 and Adams Street Espresso. All voted aye. Motion declared carried.

During Public Forum, JJ White, 403 N. Birch Street, discussed the foul smell of the house located next door to her at 401 N. Birch Street and asked if there was anything that could be done about it.

Fire Chief Todd Jackson talked about this week being Fire Prevention Week. This year's motto – *Hear the Beep Where You Sleep!* They are going to the schools and giving presentations, as well as holding their Annual Pancake Supper on Wednesday night and invite everyone to attend.

Wilson moved seconded by Loudon to Establish the Second Reading of Ordinance 16-161 – AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CRESTON, IOWA, 1996, PERTAINING TO DISORDERLY CONDUCT. Lybarger, Koets, Wilson, Carroll, Madison, White and Loudon voted aye. Second Reading declared Established.

Loudon moved seconded by Wilson to Establish the Second Reading of Ordinance 16-162 – AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CRESTON, IOWA, 1996, PERTAINING TO RAILROAD WARNING SIGNALS. Carroll, Madison, White, Loudon, Lybarger, Koets and Wilson voted aye. Second Reading declared Established.

A resolution was offered by Madison seconded by Wilson to accept the Annual Audit Report for the City of Creston for Fiscal Year Ending June 30, 2015 and authorize the Mayor and Clerk to execute the proper documentation. Carroll, Madison, White, Loudon, Lybarger, Koets and Wilson voted aye. Resolution declared passed.

Wilson moved seconded by Loudon to approve Annual Urban Renewal Report for Fiscal Year 2014 – 2015. All voted aye. Motion declared carried.

A resolution was offered by Wilson seconded by White to approve Change Orders No. 3 and No. 4 for the Safety Improvement Projects No. RRP-RR01(162)—8A-00 – Elm Street Crossing and No. RRP-RR02(162)—8A-00 – New York Avenue Crossing to adjust the contract quantity amounts to match the as-constructed quantity amounts and authorize the

Mayor and Clerk to execute the proper documentation. Loudon, Lybarger, Koets, Wilson, Carroll, Madison and White voted aye. Resolution declared passed.

A resolution was offered by Wilson seconded by Madison to special assess and record unpaid City repair fees due to non-payment by property owners and authorize the Mayor and Clerk to execute the proper documentation. White, Loudon, Lybarger, Koets, Wilson, Carroll and Madison voted aye. Resolution declared passed.

A resolution was offered by Wilson seconded by Madison to approve Drawdown Request #5 for \$589.20 from Iowa Department of Economic Development WIRB grant for the Hurley Creek/McKinley Lake Water Quality Improvements Project based on recommendation of the Park & Recreation Board and authorize the Mayor and Clerk to execute the proper documentation. White, Loudon, Lybarger, Koets, Wilson, Carroll and White voted aye. Resolution declared passed.

A resolution was offered by Wilson seconded by White to approve Building Permit #9406 regarding the Lincoln School Apartments at 1001 W. Jefferson Street, based on recommendation of the Planning & Zoning Commission and authorize the Mayor and Clerk to execute the proper documentation. Loudon, Lybarger, Koets, Wilson, Carroll, Madison and White voted aye. Resolution declared passed.

A resolution was offered by Wilson seconded by Loudon to correct the dollar amount on the sale of city-owned real estate located at 309 N. Division and authorize the Mayor and Clerk to execute the proper documentation. Lybarger, Koets, Wilson, Carroll, Madison, White and Loudon voted aye. Resolution declared passed.

A resolution was offered by Wilson seconded by Madison to set a Public Hearing on October 20, 2015 at 6:00 p.m. for the purpose of discussing the current activities and providing a status of funds regarding the Creston, Iowa, Community Development Block Grant Project #11-WS-038 and authorize the Mayor and Clerk to execute the proper documentation. White, Loudon, Lybarger, Koets, Wilson, Carroll and Madison voted aye. Resolution declared passed.

A resolution was offered by Wilson seconded by White to set a Public Hearing on October 20, 2015 at 6:00 p.m. for an easement request for Interstate Communications to place buried fiber optic cable in the right-of-way of portions of New York Avenue, Sumner Avenue, Taylor Street and Osage Street and authorize the Mayor and Clerk to execute the proper documentation. Loudon, Lybarger, Koets, Wilson, Carroll, Madison and White voted aye. Resolution declared passed.

A resolution was offered by Wilson seconded by Lybarger authorizing the mayor to sign a DNR Wildland Fire Grant Application and authorize the Mayor and Clerk to execute the proper documentation. Koets, Wilson, Carroll, Madison, White, Loudon and Lybarger voted aye. Resolution declared passed.

Jon Conzett and Lowell Miller of Calhoun-Burns and Associates, Inc. reviewed and discussed the three different aesthetics options previously provided to Council for the Adams Street Bridge Project. Option 1 was the most basic and already built into the original estimate, Option 2 would cost an additional \$32, 000, and Option 3 would cost an additional \$43,000.

Wilson moved seconded by Loudon to approve Option 3 of the Adams Street Bridge Project Aesthetics with two lights, seal coat and type D windows. All voted aye. Motion declared carried.

Under Other, Councilmember Wilson asked the news media to enlighten the current and newer skateboarders of the City's ordinance regarding skateboarding on the sidewalks to let them know it is illegal.

She also asked why there are stop signs in buckets on Adams Street. City Administrator Mike Taylor explained that the BNSF Railroad had contacted the City to let them know they were going to be removing the old lines along Adams Street, but it has not happened yet.

Mayor Woods informed everyone that Chief Ver Meer has issued a Peddler's Permit to KLMN Readers from October 6 – October 12, 2015. They will be going door-to-door to sell magazine subscriptions. Chief Ver Meer commented that if anyone experiences any kind of problem with them to contact the Law Enforcement Center.

City Administrator Mike Taylor let Council know that the McKinley underpass has been painted by the Creston Arts group with the help of the CHS Art Students.

He also took a consensus of Council to see who would be available for a special meeting on Thursday at noon, as a special Council Meeting needs to be held so a Public Hearing for the Creston City Hall – Exterior Opening Restoration Project can be set for the October 20, 2015, regular Council Meeting.

White moved seconded by Wilson to adjourn the meeting. All voted aye. Council adjourned at 7:07p.m.

Mayor

Attest:

City Clerk

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
POLICE PROTECTION	GENERAL FUND	CRESTON PUBLISHING CO	DISPATCH ADS	162.22
		ED ROEHR SAFETY PRODUCTS	LEG IRONS, BARRACADE TAPE	285.00
		IOWA LAW ENFORCEMENT ACADEMY	5 STAR LEADERSHIP SHAWLER	89.00
		IOWA POLICE CHIEFS ASSOCIATION	2016 IPCA DUES	75.00
		CRESTON MOTOR SUPPLY INC	WIPERS#17,STARTER#19	153.94
		PETTY CASH - POLICE	USPS-CERT MAIL	13.43
			USPS - CERT. MAIL	3.94
			USPS - CERT MAIL	3.14
			TOTAL:	785.72
DETENTION & CORRECTNS	GENERAL FUND	UNION CO AUDITOR	LEC BILLING - SEPT'15	15,154.11
			TOTAL:	15,154.11
FIRE PROTECTION	GENERAL FUND	US CELLULAR	TABLET DATA PLAN-OCT'15	77.60
		CRESTON CITY WATER WORKS	WATER-FIRE STATION	22.68
		EMERGENCY REPAIR SERVICE, INC	VALVE REPAIR E1	562.00
		HELIAN FIRE EQUIPMENT INC	CHGR, FITTING, BATT-IMAGER	449.45
		ALLIANT ENERGY-INT PWR&LGHT	GAS	23.12
			ELECTRIC	576.02
		PHYSIO-CONTROL, INC	2 LIFEPAK 1000 DEFIBRILL	3,916.92
		CRESTON MOTOR SUPPLY INC	OIL FILTER BRUSH TRK	4.80
			STARTER RELAY	24.17
			TOTAL:	5,656.76
BUILDNG & HSNG SAFETY	GENERAL FUND	CHAT MOBILITY	WIFI HOTSPOT	22.66
		AKIN BUILDING CENTER	TAPE MEASURE	17.99
			TOTAL:	40.65
ANL. CONTROL	GENERAL FUND	ALLIANT ENERGY-INT PWR&LGHT	GAS	19.23
			ELECTRIC	67.20
			TOTAL:	86.43
STREET LIGHTING	GENERAL FUND	ALLIANT ENERGY-INT PWR&LGHT	ELECTRIC	9,030.61
		PETTY CASH - MAINTENANCE	FARM & HOME-COBRA HEAD LIG	4.48
			FARM & HOME-COBRA HEAD LIG	22.40
			TOTAL:	9,057.49
TRAFFIC SAFETY	GENERAL FUND	ALLIANT ENERGY-INT PWR&LGHT	ELECTRIC	1,122.64
			TOTAL:	1,122.64
AIRPORT	GENERAL FUND	DISH	DISH TV - NOV'15	47.78
		BLUEGLOBES LLC	GASKETS - APPROACH LIGHTS	552.78
		ALLIANT ENERGY-INT PWR&LGHT	ELECTRIC	636.78
		WEST AVIATION INC	FUEL PROFIT-SEPT'15	2,177.98
			PER FBO CONTRACT	1,354.16
			TOTAL:	4,769.48
SOLID WASTE CLCT/DSESL	GENERAL FUND	WASTE MANAGEMENT	RECYCLE COLLECTION-7X'S	700.00
			GARBAGE COLLECTION-SEPT'15	39,113.40
			TOTAL:	39,813.40
LIBRARY SERVICES	GENERAL FUND	CRESTON CITY WATER WORKS	WATER-LIBRARY	12.64
		ALLIANT ENERGY-INT PWR&LGHT	GAS	16.32
			ELECTRIC	1,108.77
			TOTAL:	1,138.23

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT	
PARKS	GENERAL FUND	AGRIVISION EQUIPMENT GROUP	GEAR SHAFT GANG MOWER	680.08	
			GEAR SHAFT GANG MOWER	187.01	
			CLEGHORN PAINTING	REPAIR FOUNTAIN RAINBOW	2,183.00
			ROBERT WINTERMUTE	SIGN FOR RAINBOW PARK	30.00
			ALLIANT ENERGY-INT PWR&LGHT	ELECTRIC	1,583.11
			CRESTON MOTOR SUPPLY INC	SPRAYER WIRE, SPRING	29.64
			K & J HARDWARE INC	PUSH MOWER CABLE	31.99
		TOTAL:	4,727.83		
RECREATION	GENERAL FUND	ALLIANT ENERGY-INT PWR&LGHT	ELECTRIC	409.43	
			TOTAL:	409.43	
CEMETERY	GENERAL FUND	ARAMARK UNIFORM & CAREER APPAREL GROUP	UNIFORMS-CEMETERY	5.00	
			UNIFORMS-CEMETERY	5.00	
			ALLIANT ENERGY-INT PWR&LGHT	ELECTRIC	123.98
			AGRILAND FS INC	450G UNLD, 150G DSL	1,699.95
		TOTAL:	1,833.93		
SWIMMING POOL	GENERAL FUND	ALLIANT ENERGY-INT PWR&LGHT	ELECTRIC	599.89	
			TOTAL:	599.89	
LEGISLATIVE	GENERAL FUND	KINKADE, CONNIE	REIMB. HISTORIC PRESERV. C	50.00	
			TOTAL:	50.00	
FINANCIAL ADMINISTRATN	GENERAL FUND	INFO DOG SECURITY, LLC	SHRED SVC	30.00	
			BANKERS LEASING CO	COPIER LEASE-MAINT-NOV'15	215.35
			CRESTON CITY WATER WORKS	WATER-LINCOLN SCHOOL	9.07
			CRESTON PUBLISHING CO	LEGAL ADS-NOTICES-SEPT'15	138.47
			ALLIANT ENERGY-INT PWR&LGHT	1001 W JEFFERSON - ELEC &	57.68
			UNION CO TREASURER	MOWING NUISANCE OVERPAYMEN	350.00
				TOTAL:	1,100.57
LEGAL SERVICES	GENERAL FUND	AHLERS & COONEY, P.C.	PROF. SERVICES	291.50	
			PROF. SVCS	265.00	
			PROF. SVCS	312.50	
			PROF. SERVICES	207.50	
			PROF. SVCS	22.50	
		LYNCH DALLAS, PC	PROF. SERVICES-OCT'15	691.63	
			KENYON & NIELSEN PC-ATTYS AT LAW	PROF. SERVICES	125.00
				PROF. SERVICES	125.00
	TOTAL:	2,040.68			
CITY HALL	GENERAL FUND	WALKER COEN LORENTZEN ARCHITECTS	PROF. SERVICES-DEPOT REST	10,516.46	
			ALLIANT ENERGY-INT PWR&LGHT	GAS	67.57
				ELECTRIC	1,137.20
			INNOVATIVE INDUSTRIES INC	JANITORIAL SVC-SEPT'15	400.00
			OFFICE MACHINES	SCOTT TOILET PAPER	23.19
	TOTAL:	12,149.42			
INSURANCE (GENERAL)	GENERAL FUND	EMC INSURANCE COMPANIES	WORKERS COMP	371.13	
			TOTAL:	371.13	
ROAD MAINTENANCE	ROAD USE TAX	CHRISTOPHER LYNN FRANKLIN	TREE REMOVAL 309N WALNUT	1,325.00	
			OMG MIDWEST, INC.	2YDS M4 SMALL LOAD	339.00
				5YDS M4	660.00
				13.55YDS M4	1,640.25

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT	
		ARAMARK UNIFORM & CAREER APPAREL GROUP	UNIFORMS-STREET	72.52	
			UNIFORMS-STREET	72.52	
			LAUNDRY SERVICE-UNIFORMS	25.89	
		CJ COOPER & ASSOCIATES INC	RANDOM DRUG SCREEN	70.00	
		EASTERN IOWA TIRE, INC	2 TIRES & TUBES #91	173.50	
		FARM & HOME SUPPLY INC	2 GAL SPRAYER	37.90	
		ZEE MEDICAL INC	STOCK FIRST AID CABINET	37.00	
		HEARTLAND TIRE & AUTO	MOUNT & DISMOUNT #91	80.00	
		ALLIANT ENERGY-INT PWR&LGHT	GAS	39.43	
			ELECTRIC	210.14	
		IOWA PRISON INDUSTRIES	SIGNS,MARKERS,STICKERS	152.98	
		CRESTON MOTOR SUPPLY INC	BARRICADE PARTS	7.78	
			TRANS FLUID,FILTERS	330.10	
			STARTER,COPPER LUG	263.97	
		PETTY CASH - MAINTENANCE	MENARDS-AIR LINE FITTINGS	21.84	
			FARM & HOME-WEEDEATER STRI	25.39	
			KUM & GO-DIESEL BOOM TRUCK	70.07	
			POKORNY - CHAINSAW GAS	12.52	
			TRUE VALUE-AIRLINE PARTS	10.54	
			FARM & HOME-AIRLINE PARTS	2.91	
			COUNTRYSIDE - LAY DOWN MAC	14.95	
		SERVICE TECHS INC	14" METAL BLADES	35.00	
			PARTS POLE SAW	90.72	
		AGRILAND FS INC	910G DSL, 1068G UNLD	5,669.40	
			1074G UNLD, 1100G DSL	6,246.85	
		K & J HARDWARE INC	HOSE BARB	1.49	
			TOTAL:	18,339.66	
PO.	FORFEITURE	POLICE FORFEITURE	K & J HARDWARE INC	DOG FOOD	31.99
				TOTAL:	31.99
LIBRARY (RESTRICTED GIF	RESTRICTED GIFTS-L	INGRAM	ISSB BOOKS	27.56	
			BOOKS	27.56	
			TOTAL:	0.00	
SANITARY SEWER/WASTWTR	SEWER OPERATING	FU MORRISON, BRIAN & TINA	I&I REIMBURSEMENT	500.00	
		WHITE, MICNEY	I&I REIMBURSEMENT	500.00	
		ARAMARK UNIFORM & CAREER APPAREL GROUP	UNIFORMS-WWTP	28.50	
			UNIFORMS-WWTP	20.50	
		B M SALES	CASE TRASH BAGS	32.00	
		MARK ZELLMER	WATER SYSTEM SERVICE	111.02	
		D J GONGOL & ASSOC INC	DIAPHRAGM	482.07	
		HACH COMPANY	35253 SODIUM THIOS.	19.55	
			2285901 DESICANT	44.10	
			107266 ALKALINE AZID	28.50	
			107399 SULFAMIC ACID	30.45	
			2185696 PIPET TIPS	27.50	
			SUPPLIES FRT	30.89	
		HYGIENIC LABORATORY-AR	TESTING	10.00	
			2 BOD'S	74.00	
			SLUDGE SAMPLES	189.00	
		ALLIANT ENERGY-INT PWR&LGHT	GAS	472.48	
			ELECTRIC	8,356.44	
		HYDRO-KLEAN	N SIDE SEWER SLIP LINE PR	68,173.21	
			N SIDE SEWER SLIP LINE PR	68,173.20	
		MUNICIPAL PIPE TOOL CO	CAMERA REPAIR	1,094.42	

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		CRESTON MOTOR SUPPLY INC	SPARK PLUG	1.29
			1 CS GREASE, 5GAL OIL	112.06
		OFFICE MACHINES	COLOR TONER-BROTHER	197.97
		PETTY CASH - SANITATION	NAPA-EXTRACTOR	26.49
			O'RILEY - SCREW EXT	14.99
			WALMART-ICE	3.98
			ORILEY-QT OIL	47.88
		UPS	POSTAGE	17.63
		VEENSTRA & KIMM INC	ENG SVC FACILITY PLAN	238.00
			TOTAL:	149,066.80

ANIMAL CONTROL	ANIMAL SHELTER *AG	AFTON VETERINARY CLINIC	SPAY 2 CATS-HANSEN	150.00
		CRESTON PUBLISHING CO	CARE AD'S - SEPT'15	13.32
		CRESTON VET CLINIC PC	CREDIT DISCOUNT-SEPT'15	143.10-
			TEST,TREAT,EXAM-DOG	148.10
			TREAT SICK DOG-GONZALES	65.07
			SPAY CAT - FLETCHER	60.00
		JONES, MICHELLE	REIMB. BRIGHT EYES FENCE	148.31
			TOTAL:	441.70

===== FUND TOTALS =====		
001	GENERAL FUND	100,907.79
110	ROAD USE TAX	18,339.66
120	POLICE FORFEITURE	31.99
167	RESTRICTED GIFTS-LIBRARY	0.00
610	SEWER OPERATING FUND	149,066.80
953	ANIMAL SHELTER *AGENCY FU	441.70

	GRAND TOTAL:	268,787.94

CITY OF CRESTON
MANUAL CHECKS/DEBITS - PERIOD ENDING 10/20/15

SELF FUNDING INSURANCE

TRISTAR BENEFIT	INV CHECK RUN	257.33
TRISTAR BENEFIT	INV CHECK RUN	1,596.10
SISCO	CLAIMS	10,965.52
SISCO	CLAIMS	620.74
KABEL	FLEX	70.00
SELF FUNDING INSURANCE	TOTAL	13,509.69

FINANCE DEPARTMENT

IOWA DEPT OF REVENUE	QTR SALES TAX	811.00
UNION COUNTY RECORDER	RECORDING FEES	88.00
FINANCE DEPARTMENT	TOTAL	899.00

BUILDING DEPARTMENT

UNION COUNTY RECORDER	RECORDING FEES	67.50
BUILDING DEPARTMENT	TOTAL	67.50

SEWER DEPARTMENT

BIERLE BACKHOE	REIMBURSEMENT	1,250.00
SEWER DEPARTMENT	TOTAL	1,250.00

MANUAL CHECKS/DEBITS TOTAL

15,726.19

PUBLIC HEARING

Creston Iowa
City Council Chambers
6:00 p.m.
Tuesday, October 20, 2015

The Mayor opened the public hearing regarding the status of the Creston, Iowa's, Community Development Block Grant Project #14-WS-038 and expenditure of funds on Tuesday, October 20, 2015.

_____ members from the public were in attendance. The Southern Iowa Council of Governments presented the following items to the City Council:

- ** ~90% of the project has been completed.
- ** The need for the project was determined following the completion of local meetings, council meeting and engineering studies.
- ** The total CDBG contract amount is \$250,000. The total project cost is \$391,448
- ** No problems have occurred as of this date.
- ** Through Thursday, October 1, 2015, \$183,428 in Federal (CDBG) funds has been incurred and expended. Additionally, \$89,993 in city funds has been expended.
- ** No households were displaced, or relocated to an improved dwelling unit as the result of this project.
- ** The city's contract with IDED expires June 30, 2017.
- ** No time extensions request has been submitted.
- ** No interpreter was at the meeting and none was required

There were no other comments, and the hearing was closed.

Mayor, Warren Woods
Creston Iowa, Iowa

ATTEST:

City Clerk

**SECOND AMENDMENT TO
REAL ESTATE PURCHASE AGREEMENT**

This Second Amendment to Real Estate Purchase Agreement ("Second Amendment") is hereby made as of the 30th day of September, 2015, by and between the City of Creston, Iowa ("Seller"), and Lincoln School Apartments, LLC, an Iowa limited liability company ("Purchaser").

RECITALS

- A. Seldin Affordable Housing Program, LLC, a Nebraska limited liability company ("Assignor") and Seller entered into that certain Real Estate Purchase Agreement dated August 25, 2014 ("Purchase Agreement"), which was assigned to the Purchaser pursuant to the Assignment and Assumption of Purchase Agreement dated December 4th, 2014, for the purchase by the Purchaser of the real property legally described as:

Lots 107, 108, 109, 110, 111, the East 44 feet of Lot 112, and Lots 118, 119, 120, 121, 122, and the East 20 feet wide East-West alley lying South of and adjacent to Lots 107 thru 111 and North of and adjacent to Lots 118 thru 122, all in West Creston, Section "C", all in the City of Creston, Union County, Iowa (the "Property").

- B. The Purchase Agreement was further amended by that First Amendment to Real Estate Purchase Agreement dated July 2, 2015 (the "First Amendment") which among other things, extended the Closing Date to September 30.
- C. Purchaser and Seller desire to amend the Real Estate Purchase Agreement to revise the Community Development Block Grant Period and to extend the closing date.

NOW, THEREFORE, in consideration of the mutual promises described herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Purchaser and Seller agree as follows:

1. **Community Development Block Grant Period.** Section 5.1 and 5.2 of the Purchase Agreement as modified by the First Amendment is deleted in its entirety and replaced with the following:

"5.1 Tax Credit Period. Purchaser shall have until October 31, 2015 to: (a) obtain all required governmental approvals for the award of an allocation of Low-Income Housing Tax Credit ("LIHTC") for Purchaser's development and financing of the Subject Property, and (b) to satisfy the due-diligence requirements of Raymond James Tax Credit Fund 41 L.L.C, the tax credit investor".

2. **Closing Date.** Paragraph 9.1 of the Purchase Agreement as modified by the First Amendment is hereby deleted in its entirety and replaced with the following:

"9.1. **Time and Place.** The sale and purchase of the Subject Property shall be consummated at a closing (the "**Closing**") to be held at the offices of the Iowa Title Guaranty. The Closing shall occur on a date mutually agreed upon by Seller and Purchaser within thirty (30) days of the expiration of the Tax Credit Period, and the satisfaction or waiver of all contingencies set forth herein, but not later than November 30, 2015 (the "**Closing Date**").

3. **Reconfirm Other Terms.** All other terms and conditions of the Purchase Agreement are hereby reconfirmed except to the extent expressly modified by the terms of this Second Amendment.
4. **Counterparts; Electronic Signatures.** This Second Amendment may be executed in one or more counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument. A signature of a party to this Second Amendment sent by facsimile, electronic mail, or other electronic transmission method will be deemed to constitute an original and fully effective signature of such party.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto execute this Second Amendment as of the day and year first above written.

"PURCHASER"

LINCOLN SCHOOL APARTMENTS, LLC,
an Iowa liability company

By: Lincoln School Apartments-Manager
LLC, an Iowa limited liability
company

By: _____
James K. Rieker, Manager

STATE OF NEBRASKA)
)ss
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this ___ day of October 2015 by James K. Rieker, Manager of Lincoln School Apartments-Manager, LLC, Manager of Lincoln School Apartments, LLC, on behalf of the Company.

Notary Public

"SELLER"

CITY OF CRESTON, IOWA

By: _____
Name: Warren Woods
Title: Mayor

STATE OF IOWA)
)ss
COUNTY OF UNION)

The foregoing instrument was acknowledged before me this ___ day of October, 2015 by Warren Woods, Mayor of the City of Creston, Iowa.

Notary Public

October 21, 2015

Name (SEE ATTACHED LIST)

Agency

Address

City, State

Re: Notice of Quiet Zone Establishment

The City of Creston, Iowa is providing this Notice to inform you that a New Quiet Zone is being established on the BNSF Railway in Union County. The name of the New Quiet Zone is the **Creston Quiet Zone**.

The purpose of this notice to advise that routine locomotive horn use at the crossings listed below is to cease at 10:00 AM on November 16, 2015. The proposed time period for the **Creston Quiet Zone** is 24 hours daily. Following are the two public at-grade crossings within the Creston Quiet Zone in Union County, Iowa.

US DOT Inventory Number	Street or Highway	Railroad Milepost	Municipality	Crossing Type
063199R	Elm Street	393.18	Creston, IA	Public at-grade
063200H	New York Avenue	393.40	Creston, IA	Public at-grade

There are no other private or pedestrian crossings within the proposed Quiet Zone. The supplementary safety measures (SSMs) installed and in place in the Creston Quiet Zone are described below.

Elm Street crossing – 063199R - The improvements at this crossing include minimum three-foot wide raised medians 8-inches in height extending 100 feet in advance of the gate arms on the south side of the crossing, 70 feet in advance of the gate arms north of the crossing, and 65 feet in length between the tracks. Existing driveways within 60 feet of the crossing gate arm northeast, northwest, and southeast of the crossing are closed.

New York Avenue crossing – 063200H- The improvements at this crossing include minimum three-foot wide raised medians 8-inches in height extending 100 feet in advance of the gate arms on the outside approaches to the crossing. The existing Jefferson Street intersection northwest of the crossing and the driveways southeast and northeast of the crossing are closed / relocated and the curb and gutter restored within 60 feet of the crossing gate arms.

A Notice of Intent was sent out on July 18, 2013. Comments were received from BNSF on September 12, 2013 and were discussed and addressed at the diagnostic team meetings on site October 9, 2013 and March 10, 2014.

Each approach to the crossing is also signed with the required "No Train Horn" (W10-9P) below the Highway-Rail Grade Crossing Advance Warning Symbol Signs (W10-1) in compliance with the MUTCD.

The Creston Quiet Zone is being initiated pursuant to 49 CFR 222.39 (a)(1) which requires the installation of SSMs at every highway-rail grade crossing in the new quiet zone. Each of the two at-grade crossings is equipped with crossing gate arms, flashing lights, bells, crossbucks, and power out indicators in accordance with FRA guidance. It is also our understanding that the tracks on the approaches to the two crossings provide constant warning time circuitry (CWT).

Grade Crossing Inventory Forms for the two public highway-rail grade crossings within the Creston Quiet Zone that reflected the conditions at the crossings before the new Supplementary Safety Measures were installed, are attached. Accurate, complete and current Grade Crossing Inventory Forms for these crossings are also provided that reflect the conditions the SSMs in place and upon establishment of this quiet zone.

Also attached is a signed statement by the Mayor of Creston, IA certifying that the information submitted by the City is accurate and complete to his best knowledge and belief. The designated contact person for the establishment of this new quiet zone is:

Mr. Kevin Kruse
Public Works Director
City of Creston
116 W. Adams
Box 449
Creston, Iowa 50801

Phone: 641-782-2000
Email: kkruse@crestoniowa.org

If you have any questions or comments, please direct them to the above office. A list of the names and addresses of each party that has received a copy of this Notice of Quiet Zone Establishment is attached.

Sincerely,

Kevin Kruse
Public Works Director
City of Creston

Enclosure

NOTICE OF QUIET ZONE ESTABLISHMENT

CRESTON QUIET ZONE CRESTON, UNION COUNTY, IOWA

This Notice of Quiet Zone Establishment was submitted to the following companies and agencies:

Mr. French F. Thompson III
Director of Public Projects
BNSF Railway
2500 Lou Menk Road
Fort Worth, TX 76131

Calvin G. Nutt
BNSF Railway
Manager Public Projects
80 44th Ave. NE
Minneapolis, MN 55421

Associate Administrator for Railroad Safety
Office of Railroad Safety
Federal Railroad Administration
1200 New Jersey Avenue, SE
Mail Stop 25
Washington, DC 20590

Mr. Christopher Noblett
Grade Crossing Manager
Federal Railroad Administration
901 Locust Street, Suite 464
Kansas City, MO 64106

Mr. James Gibson, PE
Crossing Safety Program Manager
Iowa Department of Transportation
Planning, Programming and Modal Division
Office of Rail Transportation
800 Lincoln Way
Ames, Iowa 50010

Stefan Gilmore
Amtrak
Sr. Safety Coordinator-Quiet Zones
40 Massachusetts Ave. NE
Washington, D.C. 20002

Mr. Greg Roth, PE
VEENSTRA & KIMM, INC
3000 Westown Pkwy
West Des Moines Iowa 50266

Mr. Rick Haden
Felsburg Holt & Ullevig
315 South 9th Street, Suite 201
Lincoln, NE 68508

Chief Executive Officer Statement

**STATEMENT BY THE MAYOR OF CRESTON, IOWA
REGARDING THE NOTICE OF QUIET ZONE ESTABLISHMENT**

I, Warren Woods am the Mayor of Creston, Iowa, and my duties include the overall management for the City and its operations. In my capacity as Mayor, I hereby certify that the information submitted by Creston as part of the Notice of Quiet Zone Establishment in regards to the **Creston Quiet Zone** is accurate and complete to the best of my knowledge and belief.

Warren Woods, Mayor

Date

ORDINANCE NO. 16-163

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CRESTON, IOWA, 1996, BY ADDING A NEW SECTION PERTAINING TO OPERATING A PERPETUAL CARE CEMETERY

BE IT ENACTED by the City Council of the City of Creston, Iowa:

SECTION 1. NEW SECTION. The Code of Ordinances of the City of Creston, Iowa, 1996 is amended by adding a new Chapter, numbered 115, entitled OPERATING A PERPETUAL CARE CEMETERY, which is hereby adopted to read as follows:

115.01 TRUSTEESHIP.

1. Pursuant to Section 523I.502 of the Code of Iowa, the City of Creston hereby states its willingness and intention to act as the trustee for the perpetual maintenance of internment spaces in Graceland Cemetery.

115.02 ESTABLISHMENT OF TRUST FUND.

1. A perpetual trust is hereby established for Graceland Cemetery in accordance with Iowa Code, Chapter 523I, the Iowa Cemetery Act. A restricted fund is created, to be known and designated as the "cemetery perpetual care fund," which shall be funded by the deposit of an amount equal to or greater than twenty percent (20%) of the gross selling price, or fifty dollars (\$50.00), whichever is greater, for each sale of lot within the cemetery. The fund shall be administered in accordance with the purposes and provisions of Iowa Code Chapter 523I.
2. The cemetery perpetual care fund shall be maintained separate from all operating funds of the cemetery and the principal of the fund shall not be reduced voluntarily except as specifically permitted by the Iowa Cemetery Act and applicable administrative regulations.

115.03 SALE OF INTERMENT RIGHTS.

1. The sale or transfer of interment rights in the cemetery shall be evidenced by a certificate of interment rights or other instrument evidencing the conveyance of exclusive rights of interment upon payment in full of the purchase price. The agreement for interment rights shall disclose information required by the Iowa Cemetery Act, including the amount or percentage of money to be placed in the perpetual care cemetery fund.

115.04 PERPETUAL CARE REGISTRY.

1. The cemetery shall maintain a registry of individuals who have purchased interment rights in the cemetery subject to the care fund requirements of the Iowa Cemetery Act, including amounts deposited in the cemetery perpetual care fund.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council the ____ day of _____, 2015, and approved this ____ day of _____, 2015.

Mayor

ATTEST:

City Clerk

First Reading: _____

Second Reading: _____

Third Reading: _____

RESOLUTION NO. ?? – 16

RESOLUTION TO SPECIAL ASSESS NUISANCE ABATEMENT CHARGES DUE TO NON-PAYMENT BY PROPERTY OWNERS:

WHEREAS, the Creston City Council was presented with an estimate and a list of mowing nuisance abatements for the Summer of 2015; and,

WHEREAS, the City's Mowing Ordinance is advertised in the local newspaper and posted each season; and,

WHEREAS, if the length of vegetation is 12 inches or taller by the 1st and the 15th of each month, May through October, the City may mow said properties and charge the property owners; and,

WHEREAS, the City Administrator ordered the nuisances abated; and,

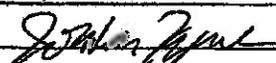
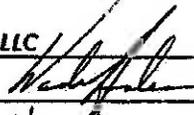
WHEREAS, the City Clerk billed the property owners and the City was never paid.

BE AND IT IS HEREBY RESOLVED that the Creston City Council approves that the charges shall be collected in the same manner as general property taxes for the properties legally described as –

606 S Elm – Lot 150, Original Plat; Parcel #24010-320-125-00	\$250.00
605 N Pine – Lot 4, Swigart's 1 st ; Parcel #24010-450-050-00	\$250.00
405 N Cherry (2) – Lot 16, McDonald's North, Section A; Parcel #24010-390-013-00	\$500.00
623 N Birch – Lot 42, Swigart's 2 nd ; Parcel #24010-460-050-00	\$250.00
507 W Mills – Lot 18, West Creston, Section A; Parcel #24010-340-020-00	\$175.00
609 N Maple – Lot 11, Block 1, 2 nd Northern; Parcel #24010-520-011-00	\$175.00
401 N Walnut – Lot 56, Swigart's 1 st ; Parcel #24010-450-059-00	\$175.00

BE AND IT IS FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to execute the proper documentation necessary.

BE AND IT IS FURTHER RESOLVED that any Resolution in conflict herewith is hereby repealed.

SUMMARY			
		Original Contract	Total Completed
Bid Item Subtotal		\$341,293.80	\$323,744.07
APPROVED CHANGE ORDERS			
Change Order No.	Description/Notes	Total Approved	Total Completed
1	Point Repair Nos. 5, 6 and 7	\$50,155.00	\$36,190.00
2	Completion Date Extension	\$0.00	\$0.00
3	Replace 21" Sanitary Sewer between MH M-23 and MH M-22	\$44,118.80	\$62,140.24
4		\$0.00	\$0.00
5		\$0.00	\$0.00
6		\$0.00	\$0.00
7		\$0.00	\$0.00
8		\$0.00	\$0.00
9		\$0.00	\$0.00
10		\$0.00	\$0.00
Total Change Orders		\$94,273.80	\$98,330.24
		Total Approved	Total Completed
Revised Contract Price		\$435,567.60	\$422,074.31
			Total Completed
		Total Materials Stored	\$0.00
		Total Completed Plus Materials Stored	\$422,074.31
		Retainage (5%)	\$21,103.72
		Total Earned Less Retainage	\$400,970.59
APPROVED PARTIAL PAYMENTS			
Partial Payment No.	Period	Total Approved	
1	March 4, 2015 to May 13, 2015	\$32,593.31	
2	May 14, 2015 to July 10, 2015	\$232,030.87	
3		\$0.00	
4		\$0.00	
5		\$0.00	
6		\$0.00	
7		\$0.00	
8		\$0.00	
9		\$0.00	
10		\$0.00	
		Total Previously Approved	\$264,624.18
		Amount Due This Request	\$136,346.41
Note: The amount \$136,346.41 is recommended for approval for payment in accordance with the terms of the Contract.			
CONTRACT SUMMARY			
ORIGINAL CONTRACT AMOUNT		\$341,293.80	
TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS		\$435,567.60	
THIS PARTIAL PAYMENT		\$136,346.41	
TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT		\$400,970.59	
FINAL RETAINAGE (to be paid 30 days after final acceptance)		\$21,103.72	
PERCENT COMPLETE		100.0%	
Recommended By: Veenstra & Kimm, Inc.		Contractor: Hydro-Klean LLC	
Approved: City of Creston			
Signature		Signature	
Name	Jordan Kappos	Name	WADE ANDERSON
Title	Project Engineer	Title	CFO
Date	10/14/15	Date	10/14/15



VEENSTRA & KIMM, INC.

3000 Whitman Parkway • West Des Moines, Iowa 50266-1220
 515-225-8000 • 515-225-8488 FAX • 800-241-6000

ESTIMATE OF CONSTRUCTION COMPLETED

PARTIAL PAYMENT NO. 3 (FINAL)

PROJECT TITLE: North Side Sanitary Sewer Rehabilitation - CITY OF CRESTON, IOWA

Contractor: Hydro-Klean LLC

Date: 10-13-2015

Original Contract Amount:

\$341,293.80

Pay Period: July 11, 2015 to September 30, 2015

BID ITEMS

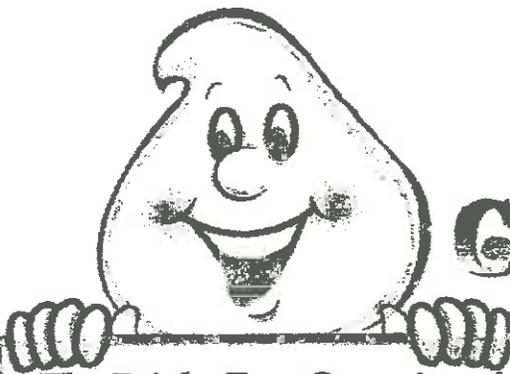
ITEM NO.	DESCRIPTION	UNIT	QUANTITY			UNIT PRICE	VALUE COMPLETED TO DATE
			ESTIMATED (ORIG. CONT.)	AUTHORIZED (INCL. C.O.'S)	COMPLETED TO DATE		
1.1	Traffic Control	LS	1.000	1.000	1.000	\$8,000.00	\$8,000.00
1.2	Seeding	LS	1.000	1.000	1.000	\$7,000.00	\$7,000.00
1.3	Point Repair No. 1	LS	1.000	1.000	1.000	\$6,562.50	\$6,562.50
1.4	Point Repair No. 2	LS	1.000	1.000	1.000	\$4,935.00	\$4,935.00
1.5	Point Repair No. 3	LS	1.000	1.000	1.000	\$5,512.50	\$5,512.50
1.6	Point Repair No. 4	LS	1.000	1.000	1.000	\$5,145.00	\$5,145.00
1.7	8" PCC Pavement	SY	60.000	140.000	116.210	\$183.75	\$21,353.59
1.8	Hot Mix Asphalt Pavement	Tons	20.000	20.000	0.000	\$367.50	\$0.00
1.9	Cured in Place Pipe Lined Sewer						
	1.9.1 12"	LF	1,757.000	1,757.000	1,768.900	\$27.30	\$48,290.97
	1.9.2 21"	LF	2,788.000	2,385.000	2,396.900	\$57.90	\$138,780.51
1.10	Grout Service Line	Ea.	47.000	45.000	48.000	\$200.00	\$9,600.00
1.11	Cut Protruding Service Tap	Ea.	1.000	1.000	4.000	\$500.00	\$2,000.00
1.12	CIPP Sewer Service Connection	Ea.	47.000	45.000	52.000	\$75.00	\$3,900.00
1.13	Manhole Chimney Seal	Ea.	14.000	14.000	13.000	\$735.00	\$9,555.00
1.14	Line Manhole	Ea.	12.000	12.000	11.000	\$735.00	\$8,085.00
1.15	Grout Manhole	Ea.	1.000	1.000	1.000	\$682.50	\$682.50
1.16	Remove and Replace Manhole Chimney Section	Ea.	14.000	14.000	13.000	\$367.50	\$4,777.50
1.17	Remove and Replace Manhole Casting	Ea.	14.000	14.000	13.000	\$577.50	\$7,507.50
1.18	Remove and Replace Manhole Cone	Ea.	1.000	1.000	0.000	\$3,202.50	\$0.00
1.19	Remove and Replace Manhole	Ea.	3.000	3.000	4.000	\$5,670.00	\$22,680.00
1.20	Reconstruct Manhole Bench	Ea.	7.000	7.000	7.000	\$577.50	\$1,042.50
1.21	Reconstruct Manhole Channel	Ea.	5.000	5.000	4.000	\$336.00	\$1,344.00
1.22	Remove Manhole	Ea.	2.000	2.000	2.000	\$1,995.00	\$3,990.00
Original Contract Value Completed							\$323,744.07
2.1	Mobilization	LS	-	1.000	1.000	\$9,020.00	\$9,020.00
2.2	Point Repair No. 5	LS	-	1.000	1.000	\$9,900.00	\$9,900.00
2.3	Point Repair No. 6	LS	-	1.000	1.000	\$9,570.00	\$9,570.00
2.4	Point Repair No. 7	LS	-	1.000	1.000	\$7,700.00	\$7,700.00
Change Order No. 1 Value Completed							\$36,190.00
2.5	Replace 21" Sanitary Sewer between MH M-23 and MH M-22	LS	-	1.000	1.000	\$48,730.00	\$48,730.00
2.6	Tree Removal and Trimming/ Remove and Reinstall Fence and Flagpole	LS	-	1.000	1.000	\$7,205.00	\$7,205.00
2.7	Granular Surfacing	LS	-	1.000	0.000	\$2,145.00	\$0.00
2.8	6" PCC Driveway	SY	-	50.000	33.770	\$183.75	\$6,205.24
Change Order No. 3 Value Completed							\$62,140.24
Total Value Completed							\$422,074.31

Bright Eyes



in the Park

Get in the Spirit!



The Bright Eyes Committee is looking for area businesses to participate at Creston's 16th Annual Halloween Walk in McKinley Park.

Join us in providing a safe and fun Trick-Or-Treat environment for children. There are no vendor fees, just the cost of your candy and/or treats (stickers, pencils, magnets, coupons, etc.) for 500-600 children. Businesses are encouraged to come in costume and decorate their table space.

If you have not been contacted by a C.A.R.E. Volunteer and would like to reserve a table contact Mycale Downey at 641-782-2330.

Saturday, October 24, 2015

5:00-6:30 p.m.

McKinley Park (by the bear)

This is an annual fundraiser for Creston Animal Rescue Effort (C.A.R.E.)

Can't Be At The Event?
Donations of candy or cash
in any amount are greatly
appreciated!

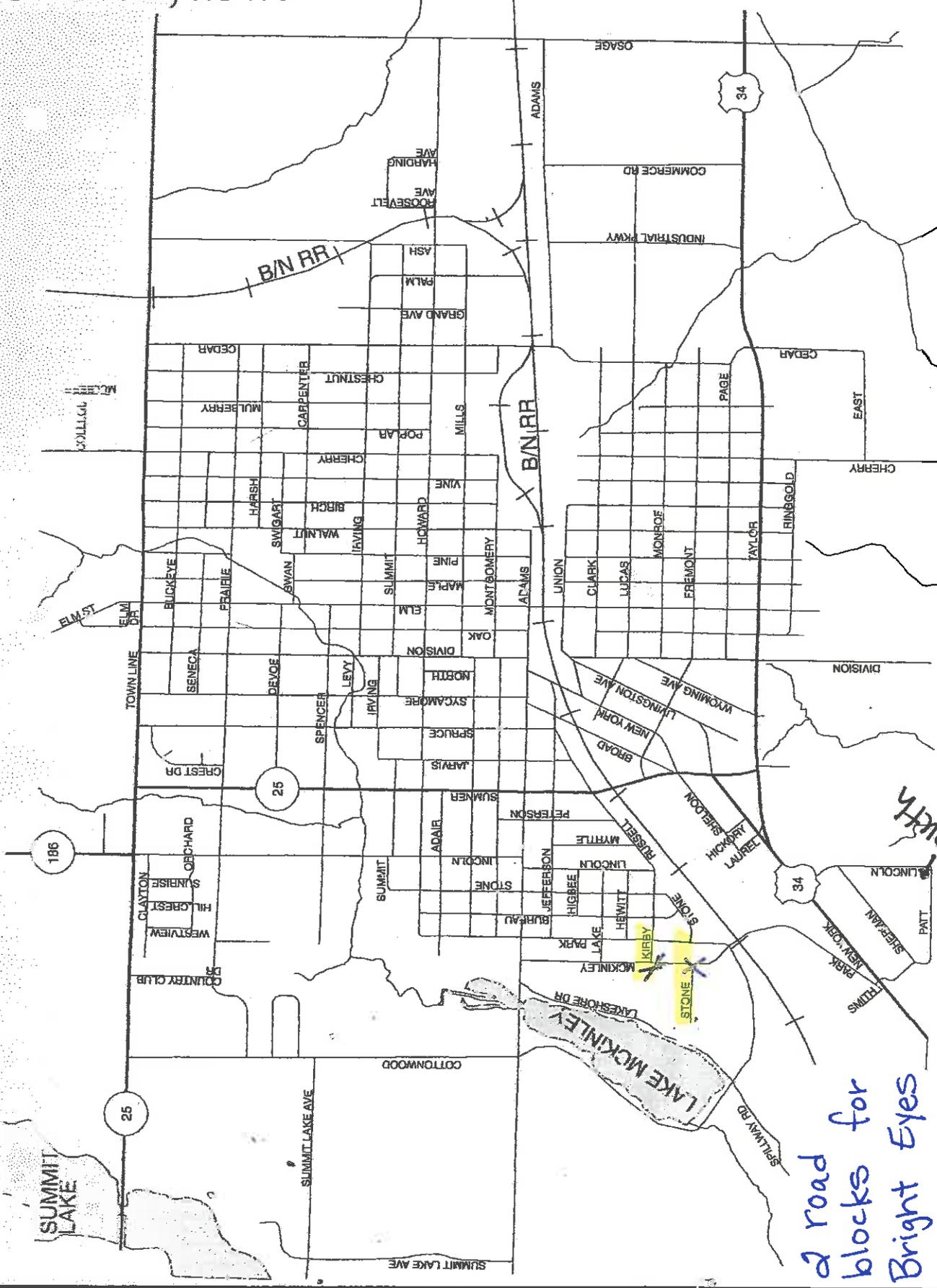
request for road closing -

McKinley between kirby and
stone. 4:00 - 7:00 p.m.

Mycale Downey

782-2330

Creston, Iowa



2 road for
blocks for
Bright Eyes

E

N

S

W

Lisa Williamson

From: Ellen Gerharz <chamber@crestoniowachamber.com>
Sent: Monday, October 12, 2015 1:58 PM
o: Mike Taylor
Cc: Lisa Williamson
Subject: Request from Ellen on Lighted Christmas Parade and Fireworks

TO: Mayor Warren Woods and Creston City Council

FROM: Creston Chamber of Commerce

RE: Lighted Christmas Parade Permit, Street Closures for Parade and Fireworks Display

We would like to request a Parade Permit for the upcoming Lighted Christmas Parade to be held Thursday, December 3, 2015, with the parade beginning at 7:00 p.m.

The parade will line up on Mills Street from Pine to Cherry. The parade route will then be west on Mills to Elm, south on Elm to west on Montgomery to Division, South on Division to Adams, East on Adams to Walnut, North on Walnut to Montgomery and East on Montgomery to Cherry where the parade will disband.

We will need Cherry Street closed to traffic beginning at 6 P.M. from Howard to Montgomery, Mills closed from Cherry to Pine, and Pine closed from Howard to Montgomery for the parade to assemble.

Fireworks Display:

We will need Clark Street from Chestnut on the East and Poplar on the west closed starting at 7:00 p.m. on December 3rd for set-up and the fireworks display taking place after the Lighted Christmas Parade.

Thank you for your consideration.

Sincerely,

Ellen Gerharz
Executive Director
Creston Chamber of Commerce
208 West Taylor, PO Box 471
Creston, IA 50801
(641) 782-7021
chamber@crestoniowachamber.com
www.crestoniowachamber.com
www.unioncountyiowatourism.com

Hotel R & D, LLC
Hotel Research & Development

COST OF PROJECT

- Compensation for the Hotel Market Demand Study will be \$6,000.00 inclusive of all expenses directly associated with the fieldwork and preparation of the study. It also includes required visits and meetings with the client.

This is a discounted project fee that has been negotiated with the Iowa Area Development Group (Rand Fischer) from the standard \$7,500 fee. This discount is offered and does not require direct involvement with IADG.

A retainer of \$3,000.00 is required at the commencement of this project. The retainer is applied towards the purchase of Smith Travel Research reports as well as time, travel and other materials.

The balance of \$3,000.00 will be due upon receipt of the final Hotel Market Study.

TIMELINE OF PROJECT

The first phase of the Hotel Market Study (through Scope #3) typically takes 30 days depending on availability of target contacts and information. Final phase of the project is estimated to take an additional 14 days.

Again, I appreciate the opportunity to provide this proposal and am available for any comments, questions or meetings.

Sincerely,

Michael P. Lindner

Michael P. Lindner
Hotel R&D, Inc
944 Evans Street
Oshkosh, Wisconsin 54901
414-379-2105

Hotel R & D, LLC
Hotel Research & Development

August 4, 2015

Wayne J. Pantini
Executive Director
Union County Development Association
P.O. Box 471
208 W. Taylor
Creston, IA 50801

VIA EMAIL: wpantini@unioncountyiowa.com

PROPOSAL FOR HOTEL FEASIBILITY STUDY

Dear Mr. Pantini:

I would like to submit this proposal for a Hotel Market Study for the City of Creston. I would appreciate the opportunity to evaluate the Union County market area to determine the potential support for new lodging development. As you will read, Hotel R&D, LLC offers extensive experience in hotel feasibility studies and projects in a variety of Iowa markets. In addition, I have an extensive resume of hotel operations, ownership and development enabling me to evaluate a market through the eyes of a market analyst, hotel operator and hotel developer.

BACKGROUND AND UNDERSTANDING

It is understood that the City of Creston is interested in evaluating its' current supply of overnight accommodations to determine if there is a gap in the type of lodging and number of rooms that area visitors seek, and thus are forced to stay in alternative facilities in neighboring communities. Aside from limiting the quality of services that are desired in Creston, the community may also be losing substantial property and lodging tax revenues as well as general support of area businesses. Accordingly, you are interested in evaluating the feasibility of new lodging development that would limit any negative impact on the existing supply of accommodations.

Hotel R&D proposes to assist you with this project by evaluating the level of lodging demand in and available to the community, and if sufficient to support a new hotel, identify the appropriate size and scope of a facility that will be economically viable.

Hotel R & D, LLC
Hotel Research & Development

SCOPE OF PROJECT

The Hotel Market Study process is completed in two "phases". Phase One includes the majority of fieldwork and analysis as outlined below. Upon completion of this initial analysis, you will receive preliminary conclusions. At that point, if the market does not appear suitable for new lodging development, reasons and recommendations will be provided. If you decide to terminate any further analysis, the assignment will end and you will not be charged any additional fees aside from the initial retainer amount. The preliminary conclusions may also suggest an alternative direction or strategy that can be discussed and considered at that time.

The Scope of the Project will include:

- Meet with you to obtain background details regarding the issues that have fueled the interest and/or concern of attracting new lodging development to the City.
- Survey area and regional demand generators, ranging from local businesses to regional and state meeting and event planners, to determine general interest and needs for overnight accommodations and event venues in the City of Creston.
- Inspect and evaluate any sites that may have been identified in order to determine their suitability for hotel development. This analysis will encompass an evaluation of the sites' accessibility, visibility, and physical characteristics that might affect the marketability of a new hotel project.
- Assemble and analyze economic and demographic data pertaining to the local and regional market to evaluate the present economic climate and to estimate future growth potential, particularly as it relates to lodging demand.
- Quantify the current overall demand for hotel rooms in the market area, and demand that may be attracted by a new hotel with various features and amenities (pool, meeting/banquet room, etc.). Estimates will be made as to the share of market demand that is generated by commercial travelers, tourists, group meetings, and any other identifiable sources of demand.
- The Hotel Market Study will provide a comprehensive analysis of the Creston/Union County region as well as the impact from neighboring communities. Lodging operations within a competitive radius of Creston will be evaluated, categorized and individually described with estimated occupancy and average rates (annual and seasonal) as well as customer volume, demographics and origins.

Hotel R & D, LLC
Hotel Research & Development

- Identify other proposed hotel developments in the market area, to the extent information is available; assess their probability of completion and the degree to which they will compete with the subject hotel.

Final preparation and reporting of the Hotel Market Study will be completed and presented. The completed study will include:

- a. Executive Summary
- b. Conclusions and Recommendations of type of facility, size, features and amenities, potential branding and especially location
- c. Complete Market Description and background support data
- d. Maps, photos, interview results
- e. Copies of Smith Travel Research competitive set reports (if available)
- f. Complete financial analysis including a variety of project cost scenarios with Return on Investment

Once the Hotel Market Demand Study has been completed and presented, Hotel R&D, LLC will provide additional services by assisting in the creation of the Request for Proposal for Lodging Development designed to be distributed to potential developers, investors, etc. Hotel R&D, LLC has a database of all national and regional hotel franchise representatives for the Iowa market and active developers involved in the Iowa market area.

This optional service would be provided at no additional costs beyond the Hotel Market Demand Study outlined in this letter. Hotel R&D, LLC would benefit from the exposure generated from this report and by providing development leads (via the RFP) to its' developer clients.

HOTEL R&D, LLC NOR MICHAEL P. LINDNER IS NOT EMPLOYED WITH ANY DEVELOPMENT COMPANY OR RELATED HOTEL ENTITIES AND DOES NOT RECEIVE COMPENSATION IN ANY FORM FROM ANY COMPANY OR INDIVIDUAL OTHER THAN REFERRALS AND RECOMMENDATIONS.

Market Analysis Study Team

Robert Mortensen

Bob Mortensen is a Program Specialist with Iowa State University Value Added Ag & Rural Development Program. He has more than 25 years experience in owning and operating successful businesses in agriculture, real estate, and Geographic Information Systems. Bob specializes in business development, focusing on company strategic planning, feasibility studies, market analyses, business plan development, management structure and marketing. He has been involved in feasibility studies and/or consulted with companies in areas of grape/wine, bio-fuels, geographic information systems, general aviation, medical image analysis systems and others.

Connie Hardy

Connie Hardy is a Program Specialist with Iowa State University Extension Value Added Ag & Rural Development Program. Hardy brings expertise in market analysis and evaluation of technical aspects of processing and distribution to business development clients. She also provides technical assistance in achieving uniform measurement systems to improve inventory management and product quality. Connie is currently working with the FDA on an expansion of food safety responsibility for the grain and feed industries. Previously, Hardy served as an industry project coordinator for the Center for Crops Utilization Research at ISU and the Grain Quality Lab. Hardy holds a master's degree in Food Science from Iowa State University.

Christa Hartsook

Christa Hartsook is the program coordinator for the Agricultural Marketing Resource Center and small farms program at Iowa State University Extension Value Added Agriculture & Rural Development. Hartsook is responsible for coordinating education efforts in value-added agriculture and small farm opportunities. Hartsook received her B.S. degree in journalism from Iowa State University. Prior to joining AgMRC, Hartsook was employed for four years as the communications director for the Iowa Cattlemen's Association, communicating with producers through a monthly magazine, weekly newsletter and other avenues.

Craig Tordsen

Craig Tordsen is an Iowa State University Value Added Ag & Rural Development Program Coordinator. He has specialized in providing feasibility studies, market analyses, business plans, resource information, communications and financial planning tools for the winery and vineyard communities as well as for the biofuels agricultural sectors. Tordsen assists companies with financial analysis and explores opportunities for new or existing companies, particularly in the renewable fuels arena. He was project coordinator for the Iowa Crop Management Database and the Union Grove Lake Watershed project at ISU. Tordsen is an ISO 9001 certified quality auditor.

Barry McCroskey

Barry McCroskey is the Accounting Manager for the Value Added Ag & Rural Development program at Iowa State University. He has more than ten years experience working with university systems and procedures. Barry also has many years experience in the commercial, agricultural, and real estate lending sector. This experience included both lending and servicing work, the majority of which was with the U.S. Small Business Administration during the farm crises of the 1980's. During that time he reviewed and evaluated business models of companies in various sectors. Barry's expertise includes cash flow analysis, risk analysis, accounting systems, internal controls and procedures, credit practices, and historical perspectives.

PROPOSAL FOR MARKET ANALYSIS
for
The City of Creston, IA
by
Iowa State University Extension & Outreach

The purpose of this contract is to outline the scope of work and fees for the preparation of a market analysis for The City of Creston, IA, hereafter referred to as "CLIENT". Activities involve research, analysis and report preparation for a market analysis hereafter referred to as "PROJECT." Research and related reports will be completed by Iowa State University Extension, Value Added Ag & Rural Development Program also known as ISUE&O-VAAP, hereafter known as "ISUE".

Scope of Work:

The Study Team will perform necessary research and apply existing expertise to develop and deliver a market analysis report. This study will review aspects of the development of a hotel. ISUE will use reasonable care and skill in completing the PROJECT based on information provided by CLIENT and information discovery. The PROJECT will be limited to review of the feasibility of construction of a hotel operation in or near Creston as part of continued economic development efforts. An expert opinion will be provided regarding the technical aspects of the business model. Economic impact and market analysis will be reviewed and opinions provided.

This PROJECT will be an objective third party review of the potential market.

The Study Team has significant experience with value-added agriculture businesses and rural development enterprises having performed many feasibility studies and market analyses in various industry sectors for startup groups and expanding business ventures in value-added agriculture and rural development. The experience base includes all aspects necessary for the PROJECT requested. These aspects include site analysis, economic trend, market trends, overview of existing lodging, supply and demand information, competition, market opportunity and risk analysis.

Responsibility of Iowa State University Extension:

The ISUE Study Team will include Bob Mortensen, Connie Hardy, Craig Tordsen, Barry McCroskey and other ISU staff as needed. ISUE reserves the right to contract with consultants to provide assistance in preparing the research and reports as deemed necessary; such consultants are bound by all terms of this agreement. The financial obligation to any consultants hired by ISUE is the responsibility of ISUE and will not be in addition to the price quoted below.

Responsibility of CLIENT:

CLIENT will play a critical role in the development of the PROJECT, will be required to actively participate and provide:

- A contact person who will serve as the primary contact for the Project
- Responses to questions and requests for information in a timely manner
- Any pertinent operational data to establish a business baseline and support the Project Team's report
- Participation in market research as needed
- Access to management and staff to better understand the core values of the venture

Timeline and Deliverables:

The project is scheduled to begin November, 2015. A preliminary draft of the PROJECT findings will be provided to CLIENT as it becomes available. The final report, any related work products and/or other deliverables for the PROJECT will be made available to CLIENT 4 to 6 weeks from start date. ISUE will complete research, reports, work products and other deliverables. **This timeline will be driven by or constrained by the timeliness with which ISUE receives information and/or other requested materials and documentation from the CLIENT and/or any subcontractors of CLIENT providing information as part of this project.**

Confidentiality:

ISUE, its employees, other ISU staff and consultants that are a part of this study agree to use reasonable efforts to prevent and protect the proprietary and confidential information provided by CLIENT to ISUE from disclosure to any third person other than management or designated employees of CLIENT. CLIENT assumes responsibility for preserving confidentiality and coordinating distribution of reports within their organization. ISUE will preserve the integrity and confidentiality of the research, reports, work products, other deliverables and supporting data and information. If ISUE is ordered to disclose the reports and/or supporting data and information by the requirement of a government agency or order of a court, ISUE shall notify CLIENT to provide CLIENT the opportunity to seek an appropriate protective order.

Dissemination of the study report within CLIENT'S immediate jurisdiction, to include CLIENT'S bank and/or USDA Rural Development, is at the discretion of CLIENT. Any dissemination beyond this jurisdiction by CLIENT and/or any distributees of the study report shall require the written (including email) permission of ISUE.

Fees:

Market Analysis Fee: \$6,175.00

CLIENT services, all communications and a digital copy of the report are included in the PROJECT bid. Travel costs for our associate(s) for a minimum of one on-site visit are also included in the PROJECT bid.

Payment Terms:

An initial payment of \$3,087.50 is due at the time of the signing of the contract, and the final payment of \$3,087.50 is due no later than 15 days after delivery of the final report(s), any related work products and/or other deliverables for the PROJECT. The PROJECT will not begin until the initial payment is received in full. Payment should be made payable to Iowa State University. For any reason that cancellation of the contract becomes necessary prior to the completion, CLIENT will pay for services preformed up to the time of cancellation.

Limitation of Liability:

ISUE does not guarantee the PROJECT will result in CLIENT securing a necessary funds and/or a loan guarantee or that the PROJECT contemplated will be financially successful or profitable. ISUE assumes no responsibility or liability for any errors and omissions by CLIENT or its employees or agents in providing data and information to ISUE concerning CLIENT and/or CLIENT'S PROJECT. ISUE is an agency that is part of

the State of Iowa and, therefore any liability on the part of ISUE or its employees or agents is limited to the extent permitted under the Iowa Tort Claims Act, Iowa Code Chapter 669.

Other Terms:

This agreement may not be assigned or transferred by either party without the prior written consent of the other party. The effective date of this agreement is the last date upon which a signature is affixed below and initial payment is received. This agreement is governed by the laws of the State of Iowa.

By signing this proposal, CLIENT through its authorized agent whose signature appears below, agrees to be bound by the Terms and Conditions stated in the proposal and requests Iowa State University Extension to begin working on PROJECT for the purposes stated in this proposal.

IOWA STATE UNIVERSITY EXTENSION

Signature: _____

Date: _____

Ray Hansen
Director, VAAP-ISUE&O
1111NSRIC Building,
Iowa State University
Ames, Iowa 50011
hansenr@iastate.edu
515-294-0648

City of Creston, IA

Signature: _____

Date: _____

Mike Taylor
City Administrator, City of Creston
116 West Adams St. PO Box 449
Creston, IA 50801
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641-782-2000