



**AMENDED AGENDA  
REGULAR MEETING OF THE  
WINDSOR HEIGHTS CITY COUNCIL**

**Monday, November 1, 2021 - 6:00 PM  
WINDSOR HEIGHTS COUNCIL CHAMBERS - 1133 66th ST**

Notice to the Public: If you would like the supporting documents and information, please call City Hall by noon the day of the meeting. Copies of City Council Agendas are free to the public. In consideration of all, if you have a cell phone, please turn it off or put it on silent ring. The use of obscene and vulgar language, hate speech, racial slurs, slanderous comments, and any other disruptive behavior during the Council meeting will not be tolerated and the offender may be barred by the presiding officer from further comment before the Council during the meeting and/or removed from the meeting.

1. **Call to Order/Roll Call/Pledge of Allegiance**
2. **Approval of the Agenda**
3. **Public Hearing:**
4. **Public Forum:** This is time set aside for comments from the public on topics of City business other than those listed on the agenda. No action may be taken. Please come to the podium, state your name and address for the record and keep your comments to no more than 5 minutes.
5. **Consent Agenda:** Any item on the Consent Agenda may be removed for separate consideration.
  - A. Approve Minutes of the Regular Council Meeting on October 18, 2021
  - B. Approve Minutes of the Council Work Session Meeting on October 18, 2021
  - C. Approve Payment of Claims
  - D. Approve Liquor License for Hy-Vee Market Cafe - 7101 University Avenue
  - E. Approve Appointment of Threase Harms to the ICON Board
  - F. Approve Resolution No. 2021-40 - A Resolution Setting FY 22 Administrator Compensation
6. **New Business:**
  - A. Consideration and/or Discussion of Sidewalk Issue at 1201 64th Street
  - B. Consideration of Resolution No. 2021-41 - A Resolution Approving the Street Finance Report
  - C. Consideration of TIF Debt Certification Report
  - D. Consideration of the Urban Renewal Report
  - E. Consideration of Pay Request No. 15 - College Drive Improvements Project
  - F. Consideration of Pay Request No. 16 -2020 Streets Improvements Project (69th Street and Allison Avenue)

7. **Reports:**

The agenda was posted on the official bulletin boards, posted to [www.windsorheights.org](http://www.windsorheights.org), and city social media platforms in compliance with the requirements of city ordinances and the open meetings law.

- A. Mayor and Council Reports and Committee Updates
  - B. Administration Report
- 8. **Adjourn**

The agenda was posted on the official bulletin boards, posted to [www.windsorheights.org](http://www.windsorheights.org), and city social media platforms in compliance with the requirements of city ordinances and the open meetings law.

**City of Windsor Heights Regular Council Meeting Minutes**  
**Monday, October 18, 2021 – 6:00 PM**

1. **Call to Order/Roll Call/Pledge of Allegiance:** Mayor Burges called the meeting to order at 6:00 PM. Present: Susan Skeries, Joseph Jones, Mike Loffredo, Mike Jones, and Threase Harms (via teleconference). Others present: City Administrator Dennis Durham, City Clerk Travis Cooke, Finance Director Rachelle Swisher, Public Safety Director Chad McCluskey, Public Works Director Dalton Jacobus, Communications/Recreation Coordinator Whitney Tucker, City Engineer Justin Ernst, and City Attorney Erin Clanton.
2. **Approval of the Agenda:** Motion by Skeries to approve the agenda. Seconded by Mike Jones. Motion passed 5-0.
3. **Public Hearing:**
  - A. Public Hearing on Proposed Development Agreement with Charles I. Colby and Ruth Colby National Development Trust: Motion by Mike Loffredo to open the public hearing at 6:01 PM. Seconded by Skeries. Motion passed 5-0. No public comments written or oral. Administrator Durham and Brian Sheriff of Colby Interests outlined the project and took questions from Council. Motion by Joseph Jones to close the public hearing at 6:14 PM. Seconded by Mike Jones. Motion passed 5-0.
  - B. Consideration of Resolution No. 2021-39 - A Resolution Approving Development Agreement with Charles I. Colby and Ruth Colby National Development Trust, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement: Motion by Mike Jones to approve Resolution No. 2021-39. Seconded by Joseph Jones. Motion passed 5-0.
4. **Public Forum:** Lauren Campbell, 1004 63<sup>rd</sup> St., gave updates on city council candidate forums taking place on October 19<sup>th</sup> and 28<sup>th</sup>.
5. **Consent Agenda:** Motion by Joseph Jones to approve items A-C. Seconded by Mike Jones. Motion passed 5-0.
  - A. Approve Minutes of the Regular Council Meeting on October 4, 2021
  - B. Approve Payment of Claims
  - C. Approve Financial Reports
6. **New Business:**
  - A. Consideration of Pay Request No. 14 - University Avenue Improvements Project: Motion by Mike Jones to approve Pay Request No. 14. Seconded by Skeries. Motion passed 5-0.
  - B. Consideration of Windsor Heights Chamber CEC Fee Waiver Request: Motion by Joseph Jones to approve the CEC waiver request for the Chamber. Seconded by Skeries. Motion passed 5-0.
7. **Reports:**

- A. Mayor and Council Reports and Committee Updates: Harms: MAC updates; Special Events Committee updates – Windsor Wonderland set for December 4<sup>th</sup>; State Revenue Estimating Committee updates. Mike Jones: none. Loffredo: flood mitigation study updates – JEO to hold open house on October 20<sup>th</sup> via Zoom followed by an open comment period. Presentation to Public Works Committee in November. Joseph Jones: Dart updates. Skeries: attended Taxpayers Association of Central Iowa event; Metrowaste meeting upcoming. Movies in the Park: Oct. 29<sup>th</sup> at dusk – Hocus Pocus; Nov. 12<sup>th</sup> Grease, and Dec 17<sup>th</sup> – Elf. PD drug takeback day is October 23<sup>rd</sup>; driveway approaches on University; parking issues at RC Diner; University streetlights need to be calibrated.
- B. Administration Reports: Administrator Durham asked for clarification on staff attending candidate forums and noticing requirements.

Public Safety Report: given.

Public Works Report: given.

Communications/Recreation Coordinator Report: given.

- 8. **Closed Session:** City Council will convene into closed session pursuant to Iowa Code 21.5.(i) To evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session.
  - A. City Council will Convene into Closed Session: Motion by Skeries to convene into closed session at 6:46 PM. Seconded by Loffredo. Roll call vote: Skeries – aye, Joseph Jones – aye, Loffredo – aye, Mike Jones – aye, and Harms – aye. Motion passed 5-0.
  - B. City Council will Convene into Open Session: Motion by Skeries to convene into open session at 7:31 PM. Seconded by Joseph Jones. Motion passed 5-0.
- 9. **Adjourn:** Motion by Joseph Jones to adjourn the meeting at 7:32 PM. Seconded by Skeries. Motion carried 5-0.

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Dave Burgess, Mayor

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Travis Cooke, City Clerk



**STAFF REPORT**  
**CITY COUNCIL**  
November 1, 2021

TO: CITY COUNCIL  
FROM: Travis Cooke, City Clerk  
SUBJECT: Approve Minutes of the Council Work Session Meeting on October 18, 2021

**GENERAL INFORMATION**

**SUMMARY**

**ATTACHMENTS**

1. 10.18.21 Work Session Minutes

**City of Windsor Heights Council Work Session Meeting Minutes**  
**Monday, October 18, 2021 -7:33 PM**

1. **Call to Order/Roll Call:** Mayor Burges called the meeting to order at 7:33 PM. Present: Susan Skeries, Joseph Jones, Mike Loffredo, Mike Jones, and Threase Harms (Via Teleconference). Others present: City Administrator Dennis Durham, City Clerk Travis Cooke, Public Works Director Dalton Jacobus, City Engineer Justin Ernst, and City Attorney Erin Clanton.
2. **Traffic Calming Discussion:** Motion by Skeries to table the work session discussion to a future meeting. Seconded by Joseph Jones. Motion passed 5-0.
3. **Adjourn:** Motion by Mike Jones to adjourn the meeting at 7:39. Seconded by Skeries. Motion passed 5-0.

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Dave Burgess, Mayor

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Travis Cooke, City Clerk



**STAFF REPORT**  
**CITY COUNCIL**  
November 1, 2021

TO: CITY COUNCIL  
FROM: Rachelle Swisher, Finance Director  
SUBJECT: Approve Payment of Claims

**GENERAL INFORMATION**

**SUMMARY**

**ATTACHMENTS**

1. CLAIMS REPORT

Vendor Checks: 10/15/2021-10/27/202

Payroll Checks: 10/15/2021-10/27/2021

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
911 CUSTOM	CLOTHING ALLOWANCE		156.70	53035	10/27/21
ABSOLUTE CONCRETE CONSTRUCTION	PAY REQUEST #15 COLLEGE DRIVE		20,787.42	53036	10/27/21
AMAZON CAPITAL SERVICES	TIRE PRESSURE MONITOR		189.97	53037	10/27/21
AMERITAS LIFE INS. CORP.	INSURANCE		3,070.56	53038	10/27/21
ANIMAL RESCUE LEAGUE OF IOWA	ARL ANIMAL INTAKE		125.00	53039	10/27/21
ARROWHEAD FORENSICS	INVESTIGATION SUPPLIES		260.76	53040	10/27/21
BOLTON & MENK	UNIV AVE ENGINEERING		64,126.49	53041	10/27/21
BOYLE, BLAKE	OCT CELL PHONE		50.00	53042	10/27/21
CENTRAL IOWA READY MIX	CURB RECONSTRUCTION		917.00	53043	10/27/21
CENTURY LINK	TELEPHONE		229.89	53044	10/27/21
CHARLES GABUS FORD	A553 OIL CHANGE		115.38	53045	10/27/21
CITIBOT INC	MONTHLY SERVICE CONTRACT		450.00	53046	10/27/21
CITY OF WEST DES MOINES	METRO HOME PROGRAM		8,208.00	53047	10/27/21
CIVIC PLUS	CIVIC REC ANNUAL FEE		8,127.00	53048	10/27/21
COOK PLUMBING CORP	FD EXTRACTOR DRAIN		314.73	53049	10/27/21
COOKE, TRAVIS	OCT CELL PHONE		50.00	53050	10/27/21
DES MOINES REGISTER	NEWSPAPER		44.00	53051	10/27/21
DURHAM, DENNIS	OCT CELL PHONE		50.00	53052	10/27/21
ELDER CORPORATION	CONTRACTOR PAY REQUEST #14	621,870.30		53031	10/15/21
ELDER CORPORATION	CONTRACTOR PAY REQUEST #13	387,752.29	1,009,622.59	53032	10/15/21
FEDERAL TAX DEPOSIT	FED/FICA TAX		21,666.81	3156	10/15/21
FLEMING, BOBBY	TUITION REIMBURSEMENT		675.00	53053	10/27/21
FLETCHER, JANET	EMS OVERPAY REFUND		79.32	53054	10/27/21
FROST, JEANETTE	EMS OVERPAY REFUND		473.47	53055	10/27/21
GALLS INC	FD CAPTAIN BADGES		157.31	53056	10/27/21
GOODRICH, WILLIAM	OCT CELL PHONE		50.00	53057	10/27/21
GRIMES ASPHALT & PAVING	COLD PATCH		182.65	53058	10/27/21
HOME DEPOT CREDIT SERVICES	DOG PARK REPAIRS		170.55	53059	10/27/21
HY-VEE ACCOUNTS RECEIVABLE	MOVIES IN THE PARK		9.98	53060	10/27/21
IACP	DUES IACPNET		525.00	53061	10/27/21
ICMA	CHIEF MEMBERSHIP		200.00	53062	10/27/21
ICMA RETIREMENT TRUST	ICMA		898.96	3155	10/15/21
IOWA DES MOINES SUPPLY	SUPPLIES		378.65	53063	10/27/21
IOWA ONE CALL	LINE LOCATES		194.70	53064	10/27/21
IOWA PARKS AND REC ASSOC	PLAYGROUND INSPECTION COURSE		50.00	53065	10/27/21
ISOLVED BENEFIT SERVICES	HRA FEES		1,181.98	3161	10/27/21
KABEL BUSINESS SERVICES	FLEX - BENEFITS		1,130.77	3157	10/15/21
JACOBUS, DALTON	OCT CELL PHONE		50.00	53066	10/27/21
JOHNSON, KYLE	OCT CELL PHONE		50.00	53067	10/27/21
LEAF	COPIER LEASE		227.66	53068	10/27/21
LEMONS, ANNA	STORMWATER REIMBURSEMENT PROGR		75.00	53069	10/27/21
MCCLUSKEY, CHAD	OCT CELL PHONE		50.00	53070	10/27/21
MERCY ONE CLIVE PHARMACY	MEDICAL SUPPLIES		458.91	53071	10/27/21
MEYER, DEREK	OCT CELL PHONE		50.00	53072	10/27/21
MIDAMERICAN ENERGY	1140 73RD ST	21.91		3162	10/27/21
MIDAMERICAN ENERGY	1601 73RD ST	13.62		3163	10/27/21
MIDAMERICAN ENERGY	951 73RD ST	17.62		3164	10/27/21
MIDAMERICAN ENERGY	6540 UNIV AVE	105.01		3165	10/27/21
MIDAMERICAN ENERGY	6739 UNIV AVE	95.81		3166	10/27/21
MIDAMERICAN ENERGY	2227 63RD ST	25.38		3167	10/27/21
MIDAMERICAN ENERGY	1443 73RD ST	20.00		3168	10/27/21
MIDAMERICAN ENERGY	6440 HICKMAN ROAD	60.86		3169	10/27/21
MIDAMERICAN ENERGY	6410 HICKMAN RD	24.76		3170	10/27/21
MIDAMERICAN ENERGY	6800 SCHOOL ST	136.01		3171	10/27/21



Vendor Checks: 10/15/2021-10/27/202

Payroll Checks: 10/15/2021-10/27/2021

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
MIDAMERICAN ENERGY	6800 SCHOOL ST	30.71		3172	10/27/21
MIDAMERICAN ENERGY	7116 UNIV AVE	22.59		3173	10/27/21
MIDAMERICAN ENERGY	7001 UNIV AVE	23.42		3174	10/27/21
MIDAMERICAN ENERGY	6300 UNIV AVE	26.40		3175	10/27/21
MIDAMERICAN ENERGY	1133 66TH ST	602.96		3176	10/27/21
MIDAMERICAN ENERGY	1145 66TH ST	127.04		3177	10/27/21
MIDAMERICAN ENERGY	6900 SCHOOL ST	24.21		3178	10/27/21
MIDAMERICAN ENERGY	6900 SCHOOL ST CEC	672.76		3179	10/27/21
MIDAMERICAN ENERGY	6900 SCHOOL ST STAGE	120.06		3180	10/27/21
MIDAMERICAN ENERGY	801 73RD ST	25.33		3181	10/27/21
MIDAMERICAN ENERGY	7290 UNIV AVE	179.14	2,375.60	53073	10/27/21
NISSEN, ANDREW	OCT CELL PHONE		50.00	53074	10/27/21
OLDCASTLE APG, INC	CARPENTER INTAKE REPAIR		38.64	53075	10/27/21
PEARSON, ROB	OCT CELL PHONE		50.00	53076	10/27/21
PITNEY BOWES CREDIT CORP	POSTAGE METER LEASE		152.22	3182	10/27/21
QUEEN OF CLEAN, LLC	10/3-10/12 CEC CLEANING		600.00	53077	10/27/21
DES MOINES REGISTER	PUBLICATIONS		947.76	53078	10/27/21
ROETMAN, JOE	CLOTHING ALLOWANCE		42.25	53079	10/27/21
SKERIES, SUSAN	MILEAGE TO CORALVILLE CONF		129.92	53080	10/27/21
STANDARD INSURANCE COMPANY	LIFE INS		1,871.17	53081	10/27/21
STEW HANSEN'S DODGE CITY INC.	7226 MAINTENANCE		131.04	53082	10/27/21
STIVERS FORD	U557 BRAKES		884.69	53083	10/27/21
Strauss Security Solutions	PSB FRONT DOOR REPAIR		169.00	53084	10/27/21
SWISHER, RACHELLE	OCT CELL PHONE		50.00	53085	10/27/21
TUCKER, WHITNEY	OCT CELL PHONE		50.00	53086	10/27/21
ULINE	SHOP SUPPLIES		258.76	53087	10/27/21
VAN WALL EQUIPMENT	MOWER REPAIRS		176.79	53088	10/27/21
VERIZON WIRELESS	CELL PHONES		581.02	3184	10/27/21
WELLMARK	HEALTH PREMIUM		38,849.49	3183	10/27/21
XTREME TREE	6812 NORTHWEST DRIVE		630.00	53089	10/27/21
ZIEGLER INC.	BACKUP GENERATOR MAINTENANCE		931.07	53090	10/27/21

Accounts Payable Total 1,194,851.63

## Payroll Checks

001	GENERAL	52,481.13
110	ROAD USE TAX	7,893.87
740	STORM WATER	500.13

Total Paid On: 10/15/21 60,875.13

Total Payroll Paid 60,875.13

Report Total 1,255,726.76

**CLAIMS REPORT  
CLAIMS FUND SUMMARY****Payroll Checks: 10/15/2021-10/27/2021**

FUND	NAME	AMOUNT
001	GENERAL	103,557.50
110	ROAD USE TAX	15,328.88
112	EMPLOYEE BENEFITS	41,628.92
314	UNIVERSITY AVE ST PROJECT	1,041,669.09
319	2020 STREET PROJECTS	51,262.41
322	73RD STREET PROJECT	705.00
610	SEWER	186.63
740	STORM WATER	1,388.33
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	TOTAL FUNDS	1,255,726.76



**STAFF REPORT**  
**CITY COUNCIL**  
November 1, 2021

TO: CITY COUNCIL  
FROM: Travis Cooke, City Clerk  
SUBJECT: Approve Liquor License for Hy-Vee Market Cafe - 7101 University Avenue

**GENERAL INFORMATION**

**SUMMARY**

**ATTACHMENTS**

None



**STAFF REPORT**  
**CITY COUNCIL**  
November 1, 2021

TO: CITY COUNCIL  
FROM: Dennis Durham, City Administrator  
SUBJECT: Approve Appointment of Threase Harms to the ICON Board

**GENERAL INFORMATION**

**SUMMARY**

**ATTACHMENTS**

None



**STAFF REPORT**  
**CITY COUNCIL**  
November 1, 2021

TO: CITY COUNCIL

FROM: Travis Cooke, City Clerk

SUBJECT: Approve Resolution No. 2021-40 - A Resolution Setting FY 22 Administrator Compensation

**GENERAL INFORMATION**

**SUMMARY**

**ATTACHMENTS**

1. Resolution No. 2021-40 - A Resolution Approving Administrator Compensation for FY 22

## **RESOLUTION NO. 2021-22**

### **A RESOLUTION APPROVING CITY ADMINISTRATOR COMPENSATION FOR FY 22**

**WHEREAS**, the City of Windsor Heights strives to be an Employer of Choice while providing the quality-of-life desired by the community through the provision of basic municipal services and infrastructure maintenance and care; and

**WHEREAS**, the City Council evaluated the performance of the City Administrator to reward performance and give guidance for improvement.

**WHEREAS**, the City Council met in closed session on October 18, 2021 to discuss the performance evaluation with the City Administrator, to give guidance for improvement for the coming year, and to set the City Administrator's compensation for FY 22.

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF  
WINDSOR HEIGHTS, IOWA THAT:**

1. The City Administrator shall receive a 2.0% base wage increase.
2. The City Administrator shall receive a merit bonus of \$2,400.
3. The City Administrator shall receive five (5) additional days of PTO added to his current PTO bank.

Passed and Approved this 1<sup>st</sup> Day of November, 2021.

\_\_\_\_\_  
Dave Burgess, Mayor

Attest:

\_\_\_\_\_  
Travis Cooke, City Clerk



**STAFF REPORT**  
**CITY COUNCIL**  
November 1, 2021

TO: CITY COUNCIL

FROM: Dennis Durham, City Administrator

SUBJECT: Consideration and/or Discussion of Sidewalk Issue at 1201 64th Street

**GENERAL INFORMATION**

Please see the attached sidewalk replacement cost memo from Bolton and Menk for 1201 64th Street.

**SUMMARY**

Staff recommends that Council refer this issue to the Public Works Committee.

**ATTACHMENTS**

1. 1201 64th Sidewalk Cost MEMO



Real People. Real Solutions.

430 E Grand Avenue  
Suite 101  
Des Moines, IA 50309

Ph: (515) 259-9190  
Fax: (515) 233-4430  
Bolton-Menk.com

## MEMORANDUM

**Date:** October 27, 2021  
**To:** Dalton Jacobus, Public Works Director  
**From:** Justin Ernst, PE  
**Subject:** 1201 64<sup>th</sup> Street Sidewalk Replacement Cost  
Windsor Heights, IA

### Scope, Cost, and Targets

You have asked Bolton & Menk to put together a cost to reconstruct the driveway apron, sidewalk and driveway at and along 1201 64<sup>th</sup> Street to meet the following criteria:

- The running slope (east west slope) on the driveway approach and driveway is not to exceed 8.33%.
- The cross slope (north south slope) of the driveway approach, sidewalk, and driveway is not to exceed 2.0%.

It is not feasible to have the 2.0% criteria due to the slope of the street, which is near 6%. The approach slope at the street needs to follow the street grade.

Regardless, the estimated cost to remove and replace the existing sidewalk, driveway approach and driveway is estimated to be \$39,000. Since a design has not been completed, the exact project limits are not known at this time.

Driveways are not considered a pedestrian facility. Only the sidewalk through the driveway is to meet ADA standards. The design criteria stated above is above those requirements.

Where sidewalks are provided, they must be constructed to be accessible to all potential users, including those with disabilities. The sidewalk was designed and constructed in 2017 per SUDAS (Statewide Urban Design and Specifications), Chapter 12. SUDAS and the Iowa DOT jointly developed Chapter 12 based on the July 26, 2011 "Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way". The requirements of that section were developed based on the following documents:

- ADAAG – Americans with Disabilities Act Accessibilities Guidelines
- PROWAG - Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way

See SUDAS for complete requirements.

### Background

The driveway was removed October 30<sup>th</sup> and 31<sup>st</sup>, 2017 at 1201 64<sup>th</sup> Street along with other driveways to the north. The sidewalk through the driveway was poured October 31<sup>st</sup>, 2017, with the remaining



driveway segments poured on November 2, 2017. On November 14, 2017, they poured the sidewalk between the driveway and University Avenue pedestrian ramps.

Throughout the project design and construction, protecting the existing trees was high priority at the request of residents, specifically the owners at 1201 64<sup>th</sup> St. There were procedures done during construction to protect the trees and their roots. During the construction, the contractor was instructed to stop excavation once tree roots were discovered to assess the impact to the roots and determine a possible solution. Once roots were found within the construction of the sidewalk, the following techniques were used to help protect the roots:

- Adjust the sidewalk grade, if possible, to avoid the roots.
- Reduce the section of rock under the concrete to avoid the tree roots.
- Trim the roots clean and spray with a chemical treatment recommended by the City of Des Moines arborist.
- Apply a fabric over the roots if they would encounter concrete.

At the time of construction, the resident at 1201 64<sup>th</sup> Street wanted the south part of the driveway and sidewalk raised to protect tree roots. The resident did not want the roots damaged in order to protect the nearby tree and was informed that this would change the slope of the driveway approach. The resident confirmed that they were fine with this configuration when they were on site with the project inspector before the sidewalk was installed.

The constructed driveway approach slope is less steep than before construction except for the south portion of the approach (approximately 6 feet) where it is slightly steeper than preconstruction. Smaller roots were trimmed and treated with a chemical treatment as mentioned above. The segment of sidewalk between the driveway and University Avenue required an extensive amount of excavation and the installation of a retaining wall. The City paid an estimated \$10,000 to accommodate the residents requested changes (this includes retaining wall installation and root treatment)

### Summary

- The current configuration meets ADA standards
- The sidewalk was raised on the south side of the driveway, as requested by the property owner, in order to protect tree roots.
- The City spent an estimated \$10,000 to accommodate the property owners' requests in 2017.
- If the Council authorizes spending an estimated \$39,000 to replace existing sidewalk, driveway, and approach to meet the criteria that the property owner has requested, it will create an unsustainable precedent for future resident requests and capital improvement projects.



**STAFF REPORT**  
**CITY COUNCIL**  
November 1, 2021

TO: CITY COUNCIL

FROM: Rachelle Swisher, Finance Director

SUBJECT: Consideration of Resolution No. 2021-41 - A Resolution Approving the Street Finance Report

**GENERAL INFORMATION**

**SUMMARY**

**ATTACHMENTS**

1. Resolution No. 2021-41 Approving Street Finance Report
2. Street Financial Report FY21

**Resolution No. 2021-41**

**A RESOLUTION APPROVING SUBMITTAL OF THE ANNUAL STREET  
FINANCIAL REPORT TO THE IOWA DEPARTMENT OF  
TRANSPORTATION**

**WHEREAS**, the Code of Iowa, Chapter 32, Section 14 requires the submission of this report annually to the Iowa Department of Transportation and;

**WHEREAS**, the City of Windsor Heights has worked diligently to maintain and improve transportation corridors in our community and;

**WHEREAS**, City staff documented and provided information to the Department of Transportation pursuant to State law and;

**WHEREAS**, the City of Windsor Heights has served as a capable steward of public transportation money.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Windsor Heights, Iowa, that the Iowa Department of Transportation Street Finance Report for July 1, 2020 to June 30, 2021, attached to this resolution is hereby approved.

Passed and approved this 1<sup>st</sup> Day of November, 2021.

\_\_\_\_\_  
Dave Burgess, Mayor

Attest: \_\_\_\_\_  
Travis Cooke, City Clerk



Bureau of Local Systems  
Ames, IA 50010

## City Street Finance Report

Fiscal Year 2021  
Windsor Heights  
10/26/2021 9:06:48 AM

### Expenses

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Salaries - Roads/Streets		\$198,553					\$198,553
Training & Dues		\$1,275					\$1,275
Building & Grounds Maint. & Repair		\$2,744					\$2,744
Vehicle & Office Equip Operation and Repair		\$28,460					\$28,460
Engineering		\$19,595					\$19,595
Insurance		\$11,424					\$11,424
Legal		\$2,658					\$2,658
Street Maintenance Expense		\$45,801					\$45,801
Other Contract Services		\$104					\$104
Minor Equipment Purchases		\$16,208					\$16,208
Operating Supplies		\$10,195					\$10,195
Principal Payment				\$2,385,000			\$2,385,000
Interest Payment				\$408,401			\$408,401
Bond Registration Fees				\$1,500			\$1,500
Transfer Out		\$30,000					\$30,000
Street Lighting		\$46,677					\$46,677
Snow Removal		\$116,038					\$116,038



Bureau of Local Systems  
Ames, IA 50010

## City Street Finance Report

Fiscal Year 2021  
Windsor Heights  
10/26/2021 9:06:48 AM

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Depreciation & Building Utilities		\$12,020					\$12,020
<b>Total</b>		\$541,752		\$2,794,901			\$3,336,653



Bureau of Local Systems  
Ames, IA 50010

## City Street Finance Report

Fiscal Year 2021  
Windsor Heights  
10/26/2021 9:06:48 AM

### Revenue

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Levied on Property	\$0		\$0	\$0			\$0
State Revenues - Road Use Taxes		\$727,359					\$727,359
Charges/fees						\$0	\$0
Sale of Property & Merchandise		\$1,775					\$1,775
Proceeds from Debt				\$15,650,000			\$15,650,000
Transfer In					\$30,000		\$30,000
<b>Total</b>	\$0	\$729,134	\$0	\$15,650,000	\$30,000	\$0	\$16,409,134



Bureau of Local Systems

Ames, IA 50010

## City Street Finance Report

Fiscal Year 2021

Windsor Heights

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### Bonds/Loans

Bond/Loan Description	Principal Balance As of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance As of 6/30
2017A	\$400,000	\$400,000	\$8,000	\$400,000	\$8,000	\$0
2020A	\$8,150,000	\$895,000	\$209,788	\$895,000	\$209,788	\$7,255,000
2020B	\$7,500,000	\$1,090,000	\$190,613	\$1,090,000	\$190,613	\$6,410,000



Bureau of Local Systems  
Ames, IA 50010

## City Street Finance Report

Fiscal Year 2021  
Windsor Heights  
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### Equipment

Description	Model Year	Usage Type	Cost	Purchased Status
John Deere 326D Skid Loader	2010	Purchased	\$50,000	No Change
1 ton Chevy Silverado	2007	Purchased	\$32,000	No Change
1 ton Chevy Cheyenne	1990	Purchased	\$20,000	No Change
1 ton Chevy Silverado	2016	Purchased	\$32,000	No Change
1/2 ton Chevy Silverado	2006	Purchased	\$20,000	No Change
Ford F350 Boom Truck	2013	Purchased	\$27,000	No Change
1/2 ton Chevy Silverado	2018	Purchased	\$25,000	No Change
1/2 ton Chevy Silverado	2018	Purchased	\$25,000	No Change





Bureau of Local Systems

Ames, IA 50010

## City Street Finance Report

Fiscal Year 2021

Windsor Heights

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### Street Projects

Project Description	Contract Price	Final Price	Contractor Name
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Bureau of Local Systems  
Ames, IA 50010

## City Street Finance Report

Fiscal Year 2021  
Windsor Heights  
10/26/2021 9:06:48 AM

### Summary

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Begining Balance	\$0	\$998,774	\$0	\$0	\$0	\$0	\$998,774
SubTotal Expenses (-)		\$511,752		\$2,794,901			\$3,306,653
Transfers Out (-)		\$30,000					\$30,000
Subtotal Revenues (+)	\$0	\$729,134	\$0	\$15,650,000		\$0	\$16,379,134
Transfers In (+)					\$30,000		\$30,000
Ending Balance	\$0	\$1,186,156	\$0	\$12,855,099	\$30,000	\$0	\$14,071,255

Resolution Number: 2021-41

Execution Date: Monday, November 1, 2021

Signature: Rachelle Swisher



**STAFF REPORT**  
**CITY COUNCIL**  
November 1, 2021

TO: CITY COUNCIL  
FROM: Rachelle Swisher, Finance Director  
SUBJECT: Consideration of TIF Debt Certification Report

**GENERAL INFORMATION**

Tax Increment Financing Indebtedness Certification

**SUMMARY**

This certification must be done every year by December 1. This certification has two purposes.

The first is to let the Polk County Auditor know of any new projects that we have NOT previously certified to them. We don't have any new projects, as shown on page 1.1.

The second is to tell the Polk County Auditor the amount of TIF dollars we are requesting for Fiscal Year 2023. Page 2 shows that we are requesting the maximum amount be generated from the Urban Renewal Area. This amount is estimated by the Polk County Auditor to be \$2,077,701. This estimate is found on page 10 of the Urban Renewal Area TIF Indebtedness/Increment Tax Revenue Reconciliation report.

**ATTACHMENTS**

1. FY23 Indebtedness Certification
2. 77072 - WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal TIF Area**

City: Windsor Heights County: POLK

Urban Renewal Area Name: Windsor Heights Consolidated Urban Renewal Area

Urban Renewal Area Number: 77072 (Use State five-digit Area Number)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 0.00

\*There must be attached a 'CITY TIF FORM 1.1' showing an itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body.

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for any fiscal year where all of the TIF increment tax is not requested.

A City reducing certified TIF indebtedness by any reason other than application of TIF increment revenue received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax revenue received from the County Treasurer.

Dated this 1st day of November, 2021

\_\_\_\_\_  
Signature of Authorized Official

515-279-3662

\_\_\_\_\_  
Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Windsor Heights County: POLK

Urban Renewal Area Name: Windsor Heights Consolidated Urban Renewal Area

Urban Renewal Area Number: 77072 (Five-digit State Area Number)

Individual TIF Indebtedness Type/Description:		(Format: XX/XX/20XX) Date Approved*:	Total Amount:
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
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27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
Total TIF Indebtedness NOT Previously Certified:			0.00

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.



## URBAN RENEWAL AREA TIF INDEBTEDNESS/INCREMENT TAX REVENUE RECONCILIATION

Date of Last Change: 09/24/2021

City or County: WINDSOR HEIGHTS CITY

State Urban Renewal Area Number/Name: 77072 - WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

Updated 09/24/21 with: TIF revenues through and including FY2021/2022 Tax List amounts. FY2021/2022 Commercial & Industrial Rollback Replacement Estimates have been updated with the actual funding percentage. Notify us immediately if you feel anything is incorrect.

**Review promptly and notify us immediately if you suspect any inaccuracies within this document.**

A.	Net Certified TIF Indebtedness - All Years	34,094,654.00
B.	Less: TIF Revenues Collected & Apportioned - All Prior Fiscal Years	-25,340,294.96
C.	Less: TIF Revenues Based on Current Tax List - Current Fiscal Year	-2,077,701.96
D.	Less: TIF Revenues Estimated to be Collected - Next Fiscal Year	0.00
E.	Equals Projected TIF Indebtedness Balance Remaining at the End of Next Fiscal Year:	6,676,657.08

### Definitions:

- A. Net of all certified/decertified TIF indebtedness.
- B. All TIF revenues actually apportioned by the county treasurer. Includes TIF property tax and any state credits against those TIF property taxes. For some cities this section might include commercial & industrial rollback replacement and military exemption replacements.
- C. TIF revenues based on the most current tax list - subject to changes due to various adjustments. Includes TIF property tax and any state credits against those TIF property taxes. For some cities this section might include commercial & industrial rollback replacement.
- D. TIF revenues estimated to be collected next fiscal year - using current net TIF rates. Actual revenues will be different to the extent the actual tax rates differ from current rates and to the extent of any valuation changes. Includes estimated TIF property tax and any state credits against those TIF property taxes. For some cities this section might include commercial & industrial rollback replacement.
- E. This is the net result of subtracting all actual and estimated TIF revenues from the certified TIF indebtedness.

Find supporting details on the sheets that follow.

**A. Net Certified TIF Indebtedness - All Years:**

State Urban Renewal Area Number/Name: 77072 - WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

Individual Indebtedness Type/Description	Date Approved	Indebtedness Amount
<b>2007 Certified/Decertified Indebtedness</b>		
73rd St Bridge	05-01-1996	183,218.00
2000 GO Capital Loan Notes	11-01-2000	57,750.00
97A Hy-Vee Tax Exempt	03-01-1997	766,690.00
97B Hy-Vee Taxable	03-01-1997	1,121,250.00
99A University Widening	09-01-1999	1,554,855.00
University 1999B	09-01-1999	1,941,325.00
University 1999C	09-01-1999	610,658.00
2002 Capital Loan Notes	03-01-2002	2,078,988.00
Internal Loan from General fund	04-12-2003	3,918,854.00
Economic Development Loan	07-05-2005	360,507.00
Cost of applicable services provided within the TIF district.	03-05-2007	250,000.00
2007 Colby Park Improvements	07-16-2007	1,837,123.00
Cost of applicable services provided within the TIF district.	03-10-2008	125,000.00
2007 Net Total Certified/Decertified Indebtedness:		14,806,218.00
<b>2008 Certified/Decertified Indebtedness</b>		
Tax exempt, public improvement bonds (Colby Park Civic Center)	06-05-2008	2,949,550.00
Taxable, Urban Renewal Bonds (Hickman project)	06-05-2008	6,570,255.00
Cost of applicable services provided within the TIF district.	03-10-2009	125,000.00
2008 Net Total Certified/Decertified Indebtedness:		9,644,805.00
<b>2009 Certified/Decertified Indebtedness</b>		
2009A GO Refunding Capital Loan Notes (refunding of series 1996 & 1999C)		588,876.00
2009B Taxable GO Refunding Capital Loan Notes (refunding of series 1999B)		1,243,872.00
Decertify - University 1999B - Refunded	09-01-1999	-1,941,325.00
Decertify - University 1999C - Refunded	09-01-1999	-610,658.00
2009 Net Total Certified/Decertified Indebtedness:		-719,235.00
<b>2011 Certified/Decertified Indebtedness</b>		
Capital equipment - City Hall	09-28-2009	7,061.00
Avenue extension feasibility study	02-27-2001	6,947.00
Repayment to general fund for associated costs supporting TIF related activities.	03-02-2009	137,254.00
Transfer to Colby Park fund for payment of public improvements.	03-02-2009	127,000.00
Landscaping servicing	04-03-2006	9,393.00
Bank admin fees	05-02-2009	1,200.00
Engineering services for public improvements.	07-02-2009	58,308.00
Sod-town center	09-15-2008	1,880.00
Sprinkler repair & Lions Park landscaping	07-21-2008	1,277.00
City Hall remodel (including contractor, design, phones, etc.)	05-19-2008	64,897.00
Repayment to general fund for associated costs supporting TIF related activities.	05-02-2009	117,254.00
Legal fees	05-21-2008	8,934.00
Landscaping	04-03-2006	11,380.00
Engineering services for public improvements.	03-03-2008	4,566.00
Lions Park improvements	04-02-2007	69,419.00
Sidewalk	08-20-2007	11,696.00
Engineering services for public improvements.	05-21-2008	32,805.00
Repayment to general fund for associated costs supporting TIF related activities.	05-21-2008	117,254.00
Economic Development Grant - including monetary grant, disposal & staff costs. Monetary - \$120,000; disposal - \$15,853.38 & misc. rentals & cost - \$4,293.96 & staff costs of \$9,299.67.	12-07-2009	149,447.00



Individual Indebtedness Type/Description	Date Approved	Indebtedness Amount
2011A taxable refunding of internal loan (Urban Renewal/TIF)	01-24-2011	4,039,078.00
2011B refunding of series 1997A	01-24-2011	466,233.00
Bond fees/financial advisors etc.	01-24-2011	32,983.00
University Avenue (Town Center) landscaping	12-21-2009	6,291.00
Colby Park landscaping	05-17-2010	4,454.00
Capital projects - air free (duct work)	03-07-2011	2,250.00
Capital projects - electrical installations	02-21-2011	1,528.00
Hickman environmental & asbestos removal.	02-07-2011	2,740.00
Town Center lighting	02-21-2011	272.00
Repayment to general fund for associated costs supporting TIF related activities.	12-20-2010	62,254.00
Bond fees/financial advisor fee	04-06-2009	2,565.00
Bank admin fees related to bond registrar duties.	03-22-2010	2,400.00
Comprehensive planning/land use professional fees.	12-07-2009	500.00
Comprehensive planning/land use professional fees.	05-17-2010	288.00
Right-of-way purchase for public improvement.	04-05-2010	27,945.00
Improvements to City Hall.	03-22-2010	4,977.00
Sprinkler repair - Colby Park.	03-22-2010	1,702.00
Sod-town center	03-22-2010	7,375.00
Decertify - Interfund loan gen. fund certified 4/12/03 refunded 2011A obligation.		-3,660,116.00
Decertify - 1997A Hy-Vee tax exempt refunded into 2011B obligation.		-466,233.00
Decertify - Physical plant & equipment levy (PPEL) revenues for fiscal years FY2002 thru FY2011 reclassified to TIF funds from General Fund.		-597,437.00
Decertify - Projected costs of applicable services within the TIF - City will put those costs into an interfund loan & certify actual amount - Amount listed as projected 03/10/11.		-137,254.00
Decertify - Projected costs of applicable services within the TIF - City will put those costs into an interfund loan & certify actual amount - Amount listed as projected 03/10/09.		-125,000.00
Decertify - Projected costs of applicable services within the TIF - City will put those costs into an interfund loan & certify actual amount - Amount listed as projected 03/10/08.		-125,000.00
Decertify - Projected costs of applicable services within the TIF - City will put those costs into an interfund loan & certify actual amount - Amount listed as projected 03/05/07.		-250,000.00
Decertify - portion of FY 09 financial fees.		-18,986.00
Decertify - debt pd with debt service levy in FY11.		-20,177.00
Decertify - portion of debt decertified in 2009 - 1999B & 1999C bonds were refunded. Entire debt was decertified - should only have decertified the debt that was outstanding at the time - University 1999C - refunded by 2009A 4/27/09 & at the time \$1,941,325 was decertified - only \$1,175,000 should have been decertified - \$766,325 should have remained certified.		766,325.00
Decertify - portion of debt decertified in 2009 - 1999B & 1999C bonds were refunded. Entire debt was decertified - should only have decertified the debt that was outstanding at the time - University 1999B - refunded by 2009B 4/27/09 & at the time \$610,658 was decertified - only \$570,000 should have been decertified - \$40,658 should have remained certified.		40,658.00
2011 Net Total Certified/Decertified Indebtedness:		1,010,587.00

**2012 Certified/Decertified Indebtedness**

2012A - refunding of series 2002 capital loan notes (\$1,375,000 principal and \$46,248 interest).	05-07-2012	1,421,248.00
We Can Build It LLC - rebate agreement	11-19-2012	86,830.00
Fire Dept. driveway - infrastructure	11-19-2012	24,860.00
City of Clive - bridge project	11-19-2012	50,000.00
Planters & flower baskets - beautification	11-19-2012	14,559.00
Legal fees - Ahlers Law Firm	11-19-2012	4,808.00
Public Financial Management - bond refunding fees	11-19-2012	13,520.00
Moody's Investors	11-19-2012	9,500.00
Bankers Trust - bond billing admin fee	11-19-2012	4,475.00
Midwest Basement Systems - City Hall infrastructure water proof basement of City Hall.	11-19-2012	17,029.00
Calhoun Burnes Engineering fees at 63rd & Hickman	11-19-2012	515,520.00

Individual Indebtedness Type/Description	Date Approved	Indebtedness Amount
Decertify - 2002 capital loan notes - refunded (series 2012A)		-1,409,510.00
2012 Net Total Certified/Decertified Indebtedness:		752,839.00
<b>2013 Certified/Decertified Indebtedness</b>		
63rd & Hickman Project - Engineering and legal fees not covered by grant.	11-18-2013	41,216.00
Earl May - Urban Renewal Beautification	11-18-2013	16,555.00
We Can Build It, LLC - Rebate agreement. City will rebate all taxes received in excess of \$90,000/fiscal year back to the developer on the 6400 University property through FY2018.	11-18-2013	88,001.00
City of Clive - Bridge Project	11-18-2013	50,000.00
Ahlers Cooney Law Firm - legal fees for urban renewal plan updates.	11-18-2013	17,008.00
Independent Public Advisors - FA Services	11-18-2013	8,750.00
Bankers Trust (Debt billing admin fees)	11-18-2013	3,000.00
Transfer to Debt Service for Debt Issuance Costs	11-18-2013	30,355.00
Decertify - Reverse Transfer for staff charges as requested by state audit.		-137,254.00
2013 Net Total Certified/Decertified Indebtedness:		117,631.00
<b>2014 Certified/Decertified Indebtedness</b>		
Earl May - Urban Renewal Beautification	11-17-2014	9,685.00
Hy-Vee - Urban Renewal Beautification	11-17-2014	2,000.00
City of Clive - Bridge Project	11-17-2014	119,844.00
Jacques Lawn Care LLC - Urban Renewal Beautification	11-17-2014	1,915.00
Transfer to Debt Service for Issuance Costs	11-17-2014	30,355.00
63rd & Hickman - Engineering Fees	11-17-2014	10,774.00
Independent Public Advisors - FA services	11-17-2014	10,124.00
Ahler's and Cooney Law Firm - Legal Services/Fees for Urban Renewal Plan	11-17-2014	6,993.00
Banker's Trust - Bond Administrative Fees	11-17-2014	3,750.00
Munideals - Bond Administrative Fees	11-17-2014	616.00
2014 Net Total Certified/Decertified Indebtedness:		196,056.00
<b>2015 Certified/Decertified Indebtedness</b>		
Ahler's and Cooney - Legal Fees for Urban Renewal Plan Amendment	11-16-2015	6,320.00
63rd & Hickman Streetscape and Signage Gateway Project	11-16-2015	76,128.00
Hy-Vee Urban Renewal Beautification	11-16-2015	10,000.00
Kum & Go Urban Revitalization Agreement	11-16-2015	20,000.00
Independent Public Advisors - FA Services	11-16-2015	7,000.00
Bankers Trust - Bond Administration Fees	11-16-2015	4,000.00
2015 Net Total Certified/Decertified Indebtedness:		123,448.00
<b>2016 Certified/Decertified Indebtedness</b>		
2016A - Refunding of series 2008A TIF revenue bond	06-20-2016	1,617,024.00
2016B - Taxable Refunding of series 2008B TIF revenue bond	06-20-2016	3,239,587.00
We Can Build It\Koester Rebate Agreement. Rebate excess property taxes over \$90,000 for each taxing year until 1/31/18.	12-05-2011	50,500.00
Decertify Series 2008A - Refunded into 2016A Series.		-1,823,196.00
Decertify Taxable Series 2008B		-3,949,887.00
2016 Net Total Certified/Decertified Indebtedness:		-865,972.00
<b>2017 Certified/Decertified Indebtedness</b>		
Series 2017B - Refunding of series 2011A Bonds TIF Revenue Bond	05-16-2017	1,618,107.00

Individual Indebtedness Type/Description	Date Approved	Indebtedness Amount
We Can Build It/Koester Rebate Agreement. Rebate excess property taxes over \$90,000 for each taxing year until 1/31/18	12-05-2011	50,500.00
2017 TIF Wages	06-12-2017	116,095.00
2017 TIF Sidewalk Project	06-12-2017	57,600.00
2017 TIF Professional Fees	06-12-2017	82,320.00
2017 TIF Beautification/flowers/planters	06-12-2017	13,800.00
2017 Economic Development Grease Interceptor	06-12-2017	31,500.00
2017 Economic Development Grease Interceptor	06-12-2017	20,000.00
Decertify Taxable 2011A Bonds-Refunded into Series 2017B Bonds	07-05-2017	-1,663,701.00
2017 Net Total Certified/Decertified Indebtedness:		326,221.00

**2018 Certified/Decertified Indebtedness**

2018 TIF Wages	06-04-2018	125,000.00
2018 TIF Community Event Center Wages	06-04-2018	15,500.00
WE CAN BUILD IT/KOESTER REBATE AGREEMENT. Rebate excess property taxes over \$90,000 for each taxing year until 1/31/18.	12-05-2011	50,500.00
2018 Sunset Terrace Street Project	06-04-2018	220,900.00
2018 Floodplain Redevelopment	06-04-2018	5,425.00
2018 Professional Fees Urban Renewal Plan	06-04-2018	21,774.00
2018 Strategic Plan	06-04-2018	6,505.00
2018 Sidewalk Costs	06-04-2018	400,000.00
2018 Website Costs	06-04-2018	10,000.00
2018 Hickman Road Project Costs	06-04-2018	269,051.00
2018 Net Total Certified/Decertified Indebtedness:		1,124,655.00

**2019 Certified/Decertified Indebtedness**

Trail connection	06-17-2019	160,000.00
Economic Development Grant - EcoSource	06-17-2019	25,000.00
Economic Development Grant - PharmCo Properties	06-17-2019	12,069.00
Complete Streets - University Ave	06-17-2019	500,000.00
Administrative Fees TIF Wages	06-17-2019	123,162.00
Administrative Fees Professional Services	06-17-2019	18,163.00
6500 University Rebate (Koester)	12-05-2011	53,506.00
2019 Net Total Certified/Decertified Indebtedness:		891,900.00

**2020 Certified/Decertified Indebtedness**

University Ave Street Project - Principal/Interest/Bond Fees	04-30-2020	8,412,164.00
73rd Street Project - Phase 1 Design	04-06-2020	539,170.00
2020 PCC Patching Project	04-20-2020	502,595.00
Economic Development Local Business Support Grants - COVID	06-05-2017	50,000.00
73rd Street Project - Phase 1 Design - paid from TIF Fund Balance	06-30-2020	-539,170.00
2020 PCC Patching - Paid from TIF Fund Balance	06-30-2020	-502,595.00
Economic Development Local Business Support Grants - Paid from TIF Fund Balance	06-30-2020	-50,000.00
Decertifying amounts overcertified in previous years	06-30-2020	-1,726,663.00
2020 Net Total Certified/Decertified Indebtedness:		6,685,501.00

<b>A. Net Certified TIF Indebtedness - All Years:</b>	<b>34,094,654.00</b>
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**B. TIF Revenues Collected & Apportioned - All Prior Fiscal Years:**

State Urban Renewal Area Number/Name: 77072 - WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

Prior Fiscal Year	Polk TIF Code	State TIF Increment Taxing District Code/Name				Prior Fiscal Year Amount:
FY 2007/2008 TIF Property Tax - Includes Any Credits Against Levied Taxes						
07/08	64	770289	WIND HTS CITY/DM SCH/URB	WIND-HTS SS/89 TIF INCR	195,722.00	
07/08	65	770293	WIND HTS CITY/WDM SCH/URB	WIND-HTS SS/89 TIF INCR	1,007,006.00	
07/08	66	770491	WIND HTS CITY/DM SCH/URB	WIND-HTS SS/95 & 96 AMD TIF INCR	369,284.00	
07/08	67	770493	WIND HTS CITY/WDM SCH/URB	WIND-HTS SS/95 & 96 AMD TIF INCR	1,003.00	
FY 2007/2008 TIF Property Tax Total:					1,573,015.00	
FY 2007/2008 Grand Total TIF Revenues:					1,573,015.00	
FY 2008/2009 TIF Property Tax - Includes Any Credits Against Levied Taxes						
08/09	64	770289	WIND HTS CITY/DM SCH/URB	WIND-HTS SS/89 TIF INCR	191,476.00	
08/09	65	770293	WIND HTS CITY/WDM SCH/URB	WIND-HTS SS/89 TIF INCR	1,083,876.00	
08/09	66	770491	WIND HTS CITY/DM SCH/URB	WIND-HTS SS/95 & 96 AMD TIF INCR	397,378.00	
08/09	67	770493	WIND HTS CITY/WDM SCH/URB	WIND-HTS SS/95 & 96 AMD TIF INCR	1,246.00	
08/09	117	770663	WIND HTS CITY/DM SCH/URB	WIND-HTS SS/06 SUB FARMS TIF INCR	16,332.00	
FY 2008/2009 TIF Property Tax Total:					1,690,308.00	
FY 2008/2009 Grand Total TIF Revenues:					1,690,308.00	
FY 2009/2010 TIF Property Tax - Includes Any Credits Against Levied Taxes						
09/10	64	770289	WIND HTS CITY/DM SCH/URB	WIND-HTS SS/89 TIF INCR	184,319.00	
09/10	65	770293	WIND HTS CITY/WDM SCH/URB	WIND-HTS SS/89 TIF INCR	1,042,977.00	
09/10	66	770491	WIND HTS CITY/DM SCH/URB	WIND-HTS SS/95 & 96 AMD TIF INCR	520,237.00	
09/10	67	770493	WIND HTS CITY/WDM SCH/URB	WIND-HTS SS/95 & 96 AMD TIF INCR	1,198.00	
09/10	117	770663	WIND HTS CITY/DM SCH/URB	WIND-HTS SS/06 SUB FARMS TIF INCR	16,659.00	
FY 2009/2010 TIF Property Tax Total:					1,765,390.00	
FY 2009/2010 Grand Total TIF Revenues:					1,765,390.00	
FY 2010/2011 TIF Property Tax - Includes Any Credits Against Levied Taxes						
10/11	64	770289	WIND HTS CITY/DM SCH/URB	WIND-HTS SS/89 TIF INCR	190,405.00	
10/11	65	770293	WIND HTS CITY/WDM SCH/URB	WIND-HTS SS/89 TIF INCR	1,076,297.00	
10/11	66	770491	WIND HTS CITY/DM SCH/URB	WIND-HTS SS/95 & 96 AMD TIF INCR	454,452.37	
10/11	67	770493	WIND HTS CITY/WDM SCH/URB	WIND-HTS SS/95 & 96 AMD TIF INCR	740.93	
10/11	117	770663	WIND HTS CITY/DM SCH/URB	WIND-HTS SS/06 SUB FARMS TIF INCR	0.00	
FY 2010/2011 TIF Property Tax Total:					1,721,895.30	
FY 2010/2011 Grand Total TIF Revenues:					1,721,895.30	
FY 2011/2012 TIF Property Tax - Includes Any Credits Against Levied Taxes						
11/12	64	770289	WIND HTS CITY/DM SCH/URB	WIND-HTS SS/89 TIF INCR	198,801.00	
11/12	65	770293	WIND HTS CITY/WDM SCH/URB	WIND-HTS SS/89 TIF INCR	1,094,976.00	
11/12	66	770491	WIND HTS CITY/DM SCH/URB	WIND-HTS SS/95 & 96 AMD TIF INCR	478,137.00	
11/12	67	770493	WIND HTS CITY/WDM SCH/URB	WIND-HTS SS/95 & 96 AMD TIF INCR	761.00	
11/12	117	770663	WIND HTS CITY/DM SCH/URB	WIND-HTS SS/06 SUB FARMS TIF INCR	0.00	
FY 2011/2012 TIF Property Tax Total:					1,772,675.00	
FY 2011/2012 Grand Total TIF Revenues:					1,772,675.00	
FY 2012/2013 TIF Property Tax - Includes Any Credits Against Levied Taxes						
12/13	64	770289	WIND HTS CITY/DM SCH/URB	WIND-HTS SS/89 TIF INCR	221,317.00	
12/13	65	770293	WIND HTS CITY/WDM SCH/URB	WIND-HTS SS/89 TIF INCR	987,113.00	

Prior Fiscal Year	Polk TIF Code	State TIF Increment Taxing District Code/Name	Prior Fiscal Year Amount:
12/13	66	770491 WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	580,110.00
12/13	67	770493 WIND HTS CITY/WDM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	0.00
12/13	117	770663 WIND HTS CITY/DM SCH/URB WIND-HTS SS/06 SUB FARMS TIF INCR	0.00

**FY 2012/2013 TIF Property Tax Total: 1,788,540.00**

**FY 2012/2013 Grand Total TIF Revenues: 1,788,540.00**

**FY 2013/2014 TIF Property Tax - Includes Any Credits Against Levied Taxes**

13/14	64	770289 WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR	215,514.00
13/14	65	770293 WIND HTS CITY/WDM SCH/URB WIND-HTS SS/89 TIF INCR	962,953.00
13/14	66	770491 WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	552,784.00
13/14	67	770493 WIND HTS CITY/WDM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	0.00
13/14	117	770663 WIND HTS CITY/DM SCH/URB WIND-HTS SS/06 SUB FARMS TIF INCR	0.00

**FY 2013/2014 TIF Property Tax Total: 1,731,251.00**

**FY 2013/2014 Grand Total TIF Revenues: 1,731,251.00**

**FY 2014/2015 TIF Property Tax - Includes Any Credits Against Levied Taxes**

14/15	64	770289 WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR	213,999.00
14/15	65	770293 WIND HTS CITY/WDM SCH/URB WIND-HTS SS/89 TIF INCR	977,557.00
14/15	66	770491 WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	557,479.00
14/15	67	770493 WIND HTS CITY/WDM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	0.00
14/15	117	770663 WIND HTS CITY/DM SCH/URB WIND-HTS SS/06 SUB FARMS TIF INCR	0.00

**FY 2014/2015 TIF Property Tax Total: 1,749,035.00**

**FY 2014/2015 Grand Total TIF Revenues: 1,749,035.00**

**FY 2015/2016 TIF Property Tax - Includes Any Credits Against Levied Taxes**

15/16	64	770289 WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR	216,328.00
15/16	65	770293 WIND HTS CITY/WDM SCH/URB WIND-HTS SS/89 TIF INCR	949,625.00
15/16	66	770491 WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	552,708.00
15/16	67	770493 WIND HTS CITY/WDM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	0.00
15/16	117	770663 WIND HTS CITY/DM SCH/URB WIND-HTS SS/06 SUB FARMS TIF INCR	0.00

**FY 2015/2016 TIF Property Tax Total: 1,718,661.00**

**FY 2015/2016 Commercial and Industrial Rollback Increment Replacement**

15/16	64	770289 WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR	927.00
15/16	66	770491 WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	2,171.00

**FY 2015/2016 Commercial and Industrial Rollback Increment Replacement Total: 3,098.00**

**FY 2015/2016 Grand Total TIF Revenues: 1,721,759.00**

**FY 2016/2017 TIF Property Tax - Includes Any Credits Against Levied Taxes**

16/17	64	770289 WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR	225,675.91
16/17	65	770293 WIND HTS CITY/WDM SCH/URB WIND-HTS SS/89 TIF INCR	1,002,487.74
16/17	66	770491 WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	556,043.21
16/17	67	770493 WIND HTS CITY/WDM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	0.00
16/17	117	770663 WIND HTS CITY/DM SCH/URB WIND-HTS SS/06 SUB FARMS TIF INCR	0.00

**FY 2016/2017 TIF Property Tax Total: 1,784,206.86**

**FY 2016/2017 Commercial and Industrial Rollback Increment Replacement**

16/17	64	770289 WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR	2,261.62
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Prior Fiscal Year	Polk TIF Code	State TIF Increment Taxing District Code/Name	Prior Fiscal Year Amount:
16/17	66	770491 WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	3,819.76
<b>FY 2016/2017 Commercial and Industrial Rollback Increment Replacement Total:</b>			<b>6,081.38</b>
<b>FY 2016/2017 Grand Total TIF Revenues:</b>			<b>1,790,288.24</b>

**FY 2017/2018 TIF Property Tax - Includes Any Credits Against Levied Taxes**

17/18	192	770287 WIND HTS CITY/DM SCH/URB WIND-HTS SS/16 AMD ADDITION TIF INCR	531.61
17/18	64	770289 WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR	225,494.67
17/18	65	770293 WIND HTS CITY/WDM SCH/URB WIND-HTS SS/89 TIF INCR	996,013.32
17/18	66	770491 WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	559,878.13
17/18	67	770493 WIND HTS CITY/WDM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	0.00
17/18	117	770663 WIND HTS CITY/DM SCH/URB WIND-HTS SS/06 SUB FARMS TIF INCR	76,000.92
<b>FY 2017/2018 TIF Property Tax Total:</b>			<b>1,857,918.65</b>

**FY 2017/2018 Commercial and Industrial Rollback Increment Replacement**

17/18	64	770289 WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR	2,580.36
17/18	66	770491 WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	488.49
<b>FY 2017/2018 Commercial and Industrial Rollback Increment Replacement Total:</b>			<b>3,068.85</b>
<b>FY 2017/2018 Grand Total TIF Revenues:</b>			<b>1,860,987.50</b>

**FY 2018/2019 TIF Property Tax - Includes Any Credits Against Levied Taxes**

18/19	192	770287 WIND HTS CITY/DM SCH/URB WIND-HTS SS/16 AMD ADDITION TIF INCR	7,803.05
18/19	64	770289 WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR	218,817.27
18/19	65	770293 WIND HTS CITY/WDM SCH/URB WIND-HTS SS/89 TIF INCR	980,734.67
18/19	179	770296 WIND HTS CITY/WDM SCH/URB WIND-HTS SS/14 AMD #3 TIF INCR	0.00
18/19	180	770298 WIND HTS CITY/WDM SCH/14 AMD #3 TIF INCR	0.00
18/19	66	770491 WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	541,935.34
18/19	67	770493 WIND HTS CITY/WDM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	0.00
18/19	117	770663 WIND HTS CITY/DM SCH/URB WIND-HTS SS/06 SUB FARMS TIF INCR	113,096.12
18/19	147	770798 WIND HTS CITY/DM SCH/URB WIND-HTS SS/09 AMD 63 & HICK TIF INCR	0.00
<b>FY 2018/2019 TIF Property Tax Total:</b>			<b>1,862,386.45</b>

**FY 2018/2019 Commercial and Industrial Rollback Increment Replacement**

18/19	64	770289 WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR	0.00
18/19	66	770491 WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	0.00
<b>FY 2018/2019 Commercial and Industrial Rollback Increment Replacement Total:</b>			<b>0.00</b>
<b>FY 2018/2019 Grand Total TIF Revenues:</b>			<b>1,862,386.45</b>

**FY 2019/2020 TIF Property Tax - Includes Any Credits Against Levied Taxes**

19/20	192	770287 WIND HTS CITY/DM SCH/URB WIND-HTS SS/16 AMD ADDITION TIF INCR	8,696.42
19/20	64	770289 WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR	243,557.80
19/20	65	770293 WIND HTS CITY/WDM SCH/URB WIND-HTS SS/89 TIF INCR	1,108,885.50
19/20	179	770296 WIND HTS CITY/WDM SCH/URB WIND-HTS SS/14 AMD #3 TIF INCR	0.00
19/20	180	770298 WIND HTS CITY/WDM SCH/14 AMD #3 TIF INCR	0.00
19/20	66	770491 WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	598,210.18
19/20	67	770493 WIND HTS CITY/WDM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	0.00
19/20	117	770663 WIND HTS CITY/DM SCH/URB WIND-HTS SS/06 SUB FARMS TIF INCR	151,036.84

Prior Fiscal Year	Polk TIF Code	State TIF Increment Taxing District Code/Name	Prior Fiscal Year Amount:
19/20	147	770798 WIND HTS CITY/DM SCH/URB WIND-HTS SS/09 AMD 63 & HICK TIF INCR	0.00
<b>FY 2019/2020 TIF Property Tax Total:</b>			<b>2,110,386.74</b>
<b>FY 2019/2020 Commercial and Industrial Rollback Increment Replacement</b>			
19/20	64	770289 WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR	4,802.66
19/20	66	770491 WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	15,042.85
<b>FY 2019/2020 Commercial and Industrial Rollback Increment Replacement Total:</b>			<b>19,845.51</b>
<b>FY 2019/2020 Grand Total TIF Revenues:</b>			<b>2,130,232.25</b>
<b>FY 2020/2021 TIF Property Tax - Includes Any Credits Against Levied Taxes</b>			
20/21	192	770287 WIND HTS CITY/DM SCH/URB WIND-HTS SS/16 AMD ADDITION TIF INCR	10,181.99
20/21	64	770289 WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR	247,234.96
20/21	65	770293 WIND HTS CITY/WDM SCH/URB WIND-HTS SS/89 TIF INCR	1,204,914.20
20/21	179	770296 WIND HTS CITY/WDM SCH/URB WIND-HTS SS/14 AMD #3 TIF INCR	0.00
20/21	180	770298 WIND HTS CITY/WDM SCH/14 AMD #3 TIF INCR	0.00
20/21	66	770491 WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	574,295.01
20/21	67	770493 WIND HTS CITY/WDM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	0.00
20/21	117	770663 WIND HTS CITY/DM SCH/URB WIND-HTS SS/06 SUB FARMS TIF INCR	124,998.83
20/21	147	770798 WIND HTS CITY/DM SCH/URB WIND-HTS SS/09 AMD 63 & HICK TIF INCR	0.00
<b>FY 2020/2021 TIF Property Tax Total:</b>			<b>2,161,624.99</b>
<b>FY 2020/2021 Commercial and Industrial Rollback Increment Replacement</b>			
20/21	64	770289 WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR	6,120.90
20/21	66	770491 WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	14,786.33
<b>FY 2020/2021 Commercial and Industrial Rollback Increment Replacement Total:</b>			<b>20,907.23</b>
<b>FY 2020/2021 Grand Total TIF Revenues:</b>			<b>2,182,532.22</b>
<b>B. TIF Revenues Collected &amp; Apportioned - All Prior Fiscal Years:</b>			<b>25,340,294.96</b>

**C. TIF Revenues Based on Current Tax List - Current Fiscal Year**

State Urban Renewal Area Number/Name: 77072 - WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

Current Fiscal Year	Polk TIF Code	State TIF Increment Taxing District Code/Name	Current Fiscal Year Amount:
<b>FY 2021/2022 TIF Property Tax - Includes Any Credits Against Levied Taxes</b>			
21/22	192	770287 WIND HTS CITY/DM SCH/URB WIND-HTS SS/16 AMD ADDITION TIF INCR	9,255.53
21/22	64	770289 WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR	224,387.74
21/22	65	770293 WIND HTS CITY/WDM SCH/URB WIND-HTS SS/89 TIF INCR	1,195,173.98
21/22	179	770296 WIND HTS CITY/WDM SCH/URB WIND-HTS SS/14 AMD #3 TIF INCR	0.00
21/22	180	770298 WIND HTS CITY/WDM SCH/14 AMD #3 TIF INCR	0.00
21/22	66	770491 WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	519,391.58
21/22	67	770493 WIND HTS CITY/WDM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	0.00
21/22	117	770663 WIND HTS CITY/DM SCH/URB WIND-HTS SS/06 SUB FARMS TIF INCR	113,076.06
21/22	147	770798 WIND HTS CITY/DM SCH/URB WIND-HTS SS/09 AMD 63 & HICK TIF INCR	0.00
<b>FY 2021/2022 TIF Property Tax Total:</b>			<b>2,061,284.89</b>
<b>FY 2021/2022 Commercial and Industrial Rollback Increment Replacement</b>			
21/22	64	770289 WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR	5,718.02
21/22	66	770491 WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	10,699.05
<b>FY 2021/2022 Commercial and Industrial Rollback Increment Replacement Total:</b>			<b>16,417.07</b>
<b>FY 2021/2022 Grand Total TIF Revenues:</b>			<b>2,077,701.96</b>
<b>C. TIF Revenues Based on Current Tax List - Current Fiscal Year:</b>			<b>2,077,701.96</b>



**D. TIF Revenues Estimated to be Collected - Next Fiscal Year**

State Urban Renewal Area Number/Name: 77072 - WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

Next Fiscal Year	Polk TIF Code	State TIF Increment Taxing District Code/Name			Next Fiscal Year Amount:
FY 2022/2023 TIF Property Tax - Includes Any Credits Against Levied Taxes					
22/23	192	770287	WIND HTS CITY/DM SCH/URB WIND-HTS SS/16 AMD ADDITION TIF INCR		0.00
22/23	64	770289	WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR		0.00
22/23	65	770293	WIND HTS CITY/WDM SCH/URB WIND-HTS SS/89 TIF INCR		0.00
22/23	179	770296	WIND HTS CITY/WDM SCH/URB WIND-HTS SS/14 AMD #3 TIF INCR		0.00
22/23	180	770298	WIND HTS CITY/WDM SCH/14 AMD #3 TIF INCR		0.00
22/23	66	770491	WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR		0.00
22/23	67	770493	WIND HTS CITY/WDM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR		0.00
22/23	117	770663	WIND HTS CITY/DM SCH/URB WIND-HTS SS/06 SUB FARMS TIF INCR		0.00
22/23	147	770798	WIND HTS CITY/DM SCH/URB WIND-HTS SS/09 AMD 63 & HICK TIF INCR		0.00
FY 2022/2023 TIF Property Tax Total:					0.00
FY 2022/2023 Commercial and Industrial Rollback Increment Replacement					
22/23	64	770289	WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR		0.00
22/23	66	770491	WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR		0.00
FY 2022/2023 Commercial and Industrial Rollback Increment Replacement Total:					0.00
FY 2022/2023 Grand Total TIF Revenues:					0.00
D. TIF Revenues Estimated to be Collected - Next Fiscal Year:					0.00



**STAFF REPORT**  
**CITY COUNCIL**  
November 1, 2021

TO: CITY COUNCIL  
FROM: Rachelle Swisher, Finance Director  
SUBJECT: Consideration of the Urban Renewal Report

**GENERAL INFORMATION**

The Annual Urban Renewal Report for Fiscal Year 2020-2021

**SUMMARY**

This report is done to provide a history of the TIF Revenue Fund. The amount of revenue received was \$2,182,532, the total expenditures were \$2,101,823 and the balance of the TIF Revenue Fund is \$1,117,805. This is shown on page 1.

Page 2 gives a summary of all the tax districts within our Urban Renewal Area.

Pages 3-7 describe the projects that TIF paid for in Fiscal Year 2020-2021, as well as the specific dollar figures that were spent.

Pages 8-12 goes into detail about each TIF Taxing District, and the revenues received.

**ATTACHMENTS**

1. FY21 Urban Renewal Report

**Levy Authority Summary**

Local Government Name: WINDSOR HEIGHTS  
 Local Government Number: 77G728

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL	77072	10

**TIF Debt Outstanding:** 10,378,519

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2020:</b>	<b>1,037,096</b>	<b>0</b>	<b>Amount of 07-01-2020 Cash Balance Restricted for LMI</b>
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TIF Revenue:	2,161,625
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	20,907
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>2,182,532</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	2,101,823
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>2,101,823</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2021:</b>	<b>1,117,805</b>	<b>0</b>	<b>Amount of 06-30-2021 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 7,158,891

## Urban Renewal Area Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)  
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL  
 UR Area Number: 77072

UR Area Creation Date: 01/1989

UR Area Purpose: The Plan is intended to promote new development and improvement activities similar to those that have been achieved as a result of previously successful redevelopment efforts. The Plan will continue efforts to enhance the viability of the City.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WIND HTS CITY/DM SCH/URB WIND-HTS SS/16 AMD ADDITION TIF INCR	770286	770287	255,907
WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR	770288	770289	6,213,675
WIND HTS CITY/WDM SCH/URB WIND-HTS SS/89 TIF INCR	770292	770293	35,172,170
WIND HTS CITY/WDM SCH/URB WIND-HTS SS/14 AMD #3 TIF INCR	770295	770296	0
WIND HTS CITY/WDM SCH/14 AMD #3 TIF INCR	770297	770298	0
WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	770490	770491	14,276,398
WIND HTS CITY/WDM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	770492	770493	0
WIND HTS CITY AG/WDM SCH/URB WIND-HTS SS/89 TIF INCR	770290	770519	0
WIND HTS CITY/DM SCH/URB WIND-HTS SS/06 SUB FARMS TIF INCR	770662	770663	3,141,570
WIND HTS CITY/DM SCH/URB WIND-HTS SS/09 AMD 63 & HICK TIF INCR	770797	770798	0

## Urban Renewal Area Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,880,700	65,983,920	0	0	-1,852	78,302,568	0	78,302,568
Taxable	0	4,340,242	59,385,528	0	0	-1,852	66,887,277	0	66,887,277
Homestead Credits									1

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2020:** 1,037,096 0 **Amount of 07-01-2020 Cash Balance Restricted for LMI**

TIF Revenue: 2,161,625  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 20,907  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 2,182,532**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 2,101,823  
 Returned to County Treasurer: 0  
**Total Expenditures: 2,101,823**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2021:** 1,117,805 0 **Amount of 06-30-2021 Cash Balance Restricted for LMI**

## Projects For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

### 2016A Refunding

Description:	Refund 2008A Community & Events Center
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

### 2016B Refunding

Description:	Refund 2008B Hickman Road Re-Development
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

### 2017B Refunding

Description:	Refund 2011A University Ave Widening
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### 2020B University Street Project

Description:	Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

# Debts/Obligations For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

## 2016A Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	860,000
Interest:	84,700
Total:	944,700
Annual Appropriation?:	No
Date Incurred:	07/06/2016
FY of Last Payment:	2028

## 2016B Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,730,000
Interest:	171,768
Total:	1,901,768
Annual Appropriation?:	No
Date Incurred:	07/06/2016
FY of Last Payment:	2028

## 2020B University Street Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	6,410,000
Interest:	714,051
Total:	7,124,051
Annual Appropriation?:	No
Date Incurred:	04/30/2020
FY of Last Payment:	2035

## 2017B Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	400,000
Interest:	8,000
Total:	408,000
Annual Appropriation?:	No
Date Incurred:	06/20/2017
FY of Last Payment:	2021

## Non-Rebates For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

TIF Expenditure Amount:	274,385
Tied To Debt:	2016B Refunding
Tied To Project:	2016B Refunding
TIF Expenditure Amount:	1,281,113
Tied To Debt:	2020B University Street Project
Tied To Project:	2017B Refunding
TIF Expenditure Amount:	137,825
Tied To Debt:	2016A Refunding
Tied To Project:	2016A Refunding
TIF Expenditure Amount:	408,500
Tied To Debt:	2017B Refunding
Tied To Project:	2017B Refunding

### TIF Taxing District Data Collection

Local Government Name:	WINDSOR HEIGHTS (77G728)
Urban Renewal Area:	WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
TIF Taxing District Name:	WIND HTS CITY/DM SCH/URB WIND-HTS SS/16 AMD ADDITION TIF INCR
TIF Taxing District Inc. Number:	770287
TIF Taxing District Base Year:	2015
FY TIF Revenue First Received:	2018
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	716,000	0	0	0	716,000	0	716,000
Taxable	0	0	644,400	0	0	0	644,400	0	644,400
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	460,093	255,907	255,907	0	0

FY 2021 TIF Revenue Received: 10,182

### TIF Taxing District Data Collection

Local Government Name:	WINDSOR HEIGHTS (77G728)
Urban Renewal Area:	WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
TIF Taxing District Name:	WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR
TIF Taxing District Inc. Number:	770289
TIF Taxing District Base Year:	1988
FY TIF Revenue First Received:	1990
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	01/1989
Economic Development	01/1989

### TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	6,703,000	0	0	0	6,957,000	0	6,957,000
Taxable	0	0	6,032,700	0	0	0	6,213,675	0	6,213,675
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	555,450	6,213,675	6,213,675	0	0

FY 2021 TIF Revenue Received: 247,235



### TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)  
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)  
 TIF Taxing District Name: WIND HTS CITY/WDM SCH/URB WIND-HTS SS/89 TIF INCR  
 TIF Taxing District Inc. Number: 770293  
 TIF Taxing District Base Year: 1988  
 FY TIF Revenue First Received: 1990  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	01/1989
Economic Development	01/1989

### TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	39,826,710	0	0	0	41,862,510	0	41,862,510
Taxable	0	0	35,844,039	0	0	0	37,294,547	0	37,294,547
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	6,690,340	35,172,170	35,172,170	0	0

FY 2021 TIF Revenue Received: 1,204,914

### TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)  
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)  
 TIF Taxing District Name: WIND HTS CITY/WDM SCH/URB WIND-HTS SS/14 AMD #3 TIF INCR  
 TIF Taxing District Inc. Number: 770296  
 TIF Taxing District Base Year: 2013  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,796,300	0	0	0	3,796,300	0	3,796,300
Taxable	0	0	3,416,670	0	0	0	3,416,670	0	3,416,670
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	3,941,500	0	0	0	0

FY 2021 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	WINDSOR HEIGHTS (77G728)
Urban Renewal Area:	WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
TIF Taxing District Name:	WIND HTS CITY/WDM SCH/14 AMD #3 TIF INCR
TIF Taxing District Inc. Number:	770298
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	1,600	0	0	0	0

FY 2021 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	WINDSOR HEIGHTS (77G728)
Urban Renewal Area:	WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
TIF Taxing District Name:	WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR
TIF Taxing District Inc. Number:	770491
TIF Taxing District Base Year:	1995
FY TIF Revenue First Received:	2001
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	05/1995
Economic Development	05/1995

### TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,691,000	10,772,300	0	0	0	18,948,300	0	18,948,300
Taxable	0	4,235,765	9,695,070	0	0	0	14,276,398	0	14,276,398
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	4,093,000	14,276,398	14,276,398	0	0

FY 2021 TIF Revenue Received: 574,295

### TIF Taxing District Data Collection

Local Government Name:	WINDSOR HEIGHTS (77G728)
Urban Renewal Area:	WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
TIF Taxing District Name:	WIND HTS CITY/WDM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR
TIF Taxing District Inc. Number:	770493
TIF Taxing District Base Year:	1995
FY TIF Revenue First Received:	2001
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	05/1995
Economic Development	05/1995

### TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	156,600	164,100	0	0	-1,852	318,848	0	318,848
Taxable	0	86,247	147,690	0	0	-1,852	232,085	0	232,085
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	445,750	0	0	0	0

FY 2021 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	WINDSOR HEIGHTS (77G728)
Urban Renewal Area:	WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
TIF Taxing District Name:	WIND HTS CITY AG/WDM SCH/URB WIND-HTS SS/89 TIF INCR
TIF Taxing District Inc. Number:	770519
TIF Taxing District Base Year:	1988
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	01/1989
Economic Development	01/1989

### TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	0	0	0	0	0

FY 2021 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	WINDSOR HEIGHTS (77G728)
Urban Renewal Area:	WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
TIF Taxing District Name:	WIND HTS CITY/DM SCH/URB WIND-HTS SS/06 SUB FARMS TIF INCR
TIF Taxing District Inc. Number:	770663
TIF Taxing District Base Year:	2005
FY TIF Revenue First Received:	2005
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	12/2005
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	33,100	4,005,510	0	0	0	5,703,610	0	5,703,610
Taxable	0	18,230	3,604,959	0	0	0	4,809,502	0	4,809,502
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	2,562,040	3,141,570	3,141,570	0	0

FY 2021 TIF Revenue Received: 124,999

### TIF Taxing District Data Collection

Local Government Name:	WINDSOR HEIGHTS (77G728)
Urban Renewal Area:	WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
TIF Taxing District Name:	WIND HTS CITY/DM SCH/URB WIND-HTS SS/09 AMD 63 & HICK TIF INCR
TIF Taxing District Inc. Number:	770798
TIF Taxing District Base Year:	2008
FY TIF Revenue First Received:	
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2029

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2007

### TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	84,286	0	0	0	0

FY 2021 TIF Revenue Received: 0



**STAFF REPORT**  
**CITY COUNCIL**  
November 1, 2021

TO: CITY COUNCIL  
FROM: Justin Ernst, City Engineer  
SUBJECT: Consideration of Pay Request No. 15 - College Drive Improvements Project

**GENERAL INFORMATION**

**SUMMARY**

**ATTACHMENTS**

1. College Drive Estimate 15



Real People. Real Solutions.

430 E Grand Avenue  
Suite 101  
Des Moines, IA 50309

Ph: (515) 259-9190  
Fax: (515) 233-4430  
Bolton-Menk.com

October 27, 2021

Dennis Durham  
City Administrator  
1145 66<sup>th</sup> Street, Suite 1  
Windsor Heights, Iowa 50324

RE: College Drive Improvements Project  
Windsor Heights, Iowa  
Contractor Pay Request No. 15

Enclosed are three (3) copies of Pay Request No. 15 for work completed on the College Drive Improvements project for work completed through October 26, 2021 under the contract between the City of Windsor Heights and Absolute Concrete Construction. We have checked the pay request and recommend payment to Absolute Concrete Construction in the amount of \$17,253.42.

Upon approval of Pay Request No. 15, please sign all copies of Pay Request No. 15 in the space provided. Return one executed copy of the pay estimate to our office and one executed copy of the pay request to Absolute Concrete Construction with payment.

If you have any questions or comments, please contact me at 515-259-9190.

Sincerely,

**Bolton & Menk, Inc.**

**Justin Ernst, P.E.**  
Project Manager

Enclosure

<b>CONTRACTOR'S PAY REQUEST</b>	
City of Windsor Heights College Drive Improvements Windsor Heights, IA BMI PROJECT NO.A13.118668	<b>DISTRIBUTION:</b>
	CONTRACTOR (1)
	OWNER (1)
	ENGINEER (1)
TOTAL AMOUNT BID PLUS APPROVED CHANGE ORDERS	\$2,009,242.80
TOTAL, COMPLETED WORK TO DATE	\$1,827,286.30
RETAINED PERCENTAGE ( 5% )	\$91,364.31
TOTAL AMOUNT OF OTHER PAYMENTS OR (DEDUCTIONS)	\$0.00
NET AMOUNT DUE TO CONTRACTOR TO DATE	\$1,735,921.98
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	\$1,718,668.56
PAY CONTRACTOR AS ESTIMATE NO. 15	<b>\$17,253.42</b>

**Certificate for Partial Payment**

I hereby certify that, to the best of my knowledge and belief, all items quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between the Owner and the undersigned Contractor, and as amended by any authorized changes, and that the foregoing is a true and correct statement of the contract amount for the period covered by this Estimate.

Contractor: Absolute Concrete Construction  
1000 West 6th Avenue  
Slater, IA 50244

By Eli Hartog Name PM Title

Date 10-26-21

**CHECKED AND APPROVED AS TO QUANTITIES AND AMOUNT:**

ENGINEER: BOLTON & MENK, INC., ENGINEERS, 309 E 5th Street, Des Moines, IA 50309

By Justin Ewald, PROJECT ENGINEER

Date 10-27-2021

**APPROVED FOR PAYMENT:**

OWNER:

By \_\_\_\_\_  
Name Title Date

And \_\_\_\_\_  
Name Title Date



# Partial Pay Estimate No.:

15

City of Windsor Heights

College Drive Improvements

Windsor Heights, IA

BMI PROJECT NO. A13.118668

WORK COMPLETED THROUGH DATE OCTOBER 26, 2021

ITEM NO.	SUDAS REF NO.	ITEM	UNIT PRICE	AS BID		PREVIOUS ESTIMATE		COMPLETED TO DATE	
				ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT
93	0	RIP RAP, CLASS V, REVEEMENT	\$72.00	65 TON	\$4,680.00	52.6 TON	\$3,787.20	52.60 TON	\$3,787.20
94	0	EROSION CONTROL MULCHING, HYDROMULCHING	\$1,500.00	1.1 AC	\$1,650.00	0.5 AC	\$750.00	1.50 AC	\$2,250.00
95	0	INLET PROTECTION DEVICE, MAINTENANCE, AND REMOVAL	\$200.00	21 EA	\$4,200.00	28.0 EA	\$5,600.00	28.00 EA	\$5,600.00
96	0	REMOVAL OF FENCE	\$40.00	10 LF	\$400.00	28.0 LF	\$1,120.00	28.00 LF	\$1,120.00
97	0	MOBILIZATION	\$128,000.00	1 LS	\$128,000.00	1.0 LS	\$128,000.00	1.00 LS	\$128,000.00
98	0	MAINTENANCE OF POSTAL SERVICE	\$6,000.00	1 LS	\$6,000.00	1.0 LS	\$6,000.00	1.00 LS	\$6,000.00
99	0	MAINTENANCE OF SOLID WASTE COLLECTION	\$6,000.00	1 LS	\$6,000.00	1.0 LS	\$6,000.00	1.00 LS	\$6,000.00
100	0	RESIDENT COURTESY CART	\$15,000.00	1 LS	\$15,000.00	1.0 LS	\$15,000.00	1.00 LS	\$15,000.00
101	0	CURBIDE MAILBOX	\$418.90	15 EA	\$6,283.50	15.0 EA	\$6,283.50	15.00 EA	\$6,283.50
102	0	TREE TRUNK PROTECTION	\$450.00	3 EA	\$1,350.00	0.0 EA	\$0.00	3.00 EA	\$1,350.00
103	0	TREE PROTECTION FENCE	\$4.50	300 LF	\$1,350.00	50.0 LF	\$225.00	300.00 LF	\$1,350.00
104	0	FOUNDATION ROCK	\$63.00	50 TON	\$3,150.00	43.5 TON	\$2,745.00	43.50 TON	\$2,745.00
105	0	MANUFACTURED SAND	\$54.00	50 TON	\$2,700.00	27.8 TON	\$1,501.20	27.80 TON	\$1,501.20
A-1	0	PAVEMENT, PCC, 7 IN.	\$54.50	8295 SY	\$452,077.50	8409.1 SY	\$458,296.50	8,453.61 SY	\$460,721.75
A-2	0	CONCRETE WASHOUT	\$3,500.00	1 LS	\$3,500.00	1.0 LS	\$3,500.00	1.00 LS	\$3,500.00
CO 001	0	CHANGE ORDER 001	\$14,380.70	1 LS	\$14,380.70	1.0 LS	\$14,380.70	1.00 LS	\$14,380.70
CO 003	0	CHANGE ORDER 003	\$24,159.85	1 LS	\$24,159.85	1.0 LS	\$24,159.85	1.00 LS	\$24,159.85
CO 004		CHANGE ORDER 004	\$833.25	1 LF	\$833.25			1.00 LS	\$833.25
TOTAL AMOUNT:					\$2,009,242.80		\$1,807,624.80		\$1,827,286.30



# Partial Pay Estimate No.:

15

City of Windsor Heights  
College Drive Improvements

Windsor Heights, IA

BMI PROJECT NO. A13.118668

WORK COMPLETED THROUGH DATE OCTOBER 26, 2021

ITEM NO.	SUDAS REF NO.	ITEM	UNIT PRICE	AS BID		PREVIOUS ESTIMATE		COMPLETED TO DATE	
				ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT
1	0	CLEARING AND GRUBBING	\$1,500.00	1 LS	\$1,500.00	1.0 LS	\$1,500.00	1.00 LS	\$1,500.00
2	0	TOPSOIL, ON-SITE	\$10.25	807 CY	\$8,271.75	807.0 CY	\$8,271.75	807.00 CY	\$8,271.75
3	0	EXCAVATION, CLASS 10	\$4.00	570 CY	\$2,280.00	1397.0 CY	\$5,588.00	1,397.00 CY	\$5,588.00
4	0	SUBGRADE PREPARATION	\$3.00	9430 SY	\$28,290.00	5200.0 SY	\$15,600.00	5,200.00 SY	\$15,600.00
5	0	SUBGRADE TREATMENT, GEO-GRID	\$2.25	4715 SY	\$10,608.75	1343.5 SY	\$3,022.88	1,343.50 SY	\$3,022.88
6	0	SUBBASE, MODIFIED, 6 IN.	\$9.00	9430 SY	\$84,870.00	9430.0 SY	\$84,870.00	9,430.00 SY	\$84,870.00
7	0	SURFACE AGGREGATE	\$47.50	100 TON	\$4,750.00	84.8 TON	\$4,028.48	84.81 TON	\$4,028.48
8	0	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	\$106.00	200 CY	\$21,200.00	0.0 CY	\$0.00	0.00 CY	\$0.00
9	0	SANITARY SEWER GRAVITY MAIN, TRENCHED, SOLID WALL PVC SDR 26, 8 IN.	\$280.00	44 LF	\$12,320.00	8.0 LF	\$2,240.00	8.00 LF	\$2,240.00
10	0	SANITARY SEWER GRAVITY MAIN, TRENCHED, SOLID WALL PVC SDR 26, 10 IN.	\$265.00	64 LF	\$16,960.00	56.9 LF	\$15,070.55	56.87 LF	\$15,070.55
11	0	SANITARY SEWER SERVICE RELOCATION	\$5,000.00	5 EA	\$25,000.00	3.0 EA	\$15,000.00	3.00 EA	\$15,000.00
12	0	SANITARY SEWER SERVICE RELOCATION (STORM)	\$5,000.00	1 EA	\$5,000.00	0.0 EA	\$0.00	0.00 EA	\$0.00
13	0	CONNECTION TO EXISTING SANITARY SEWER	\$775.00	9 EA	\$6,975.00	9.0 EA	\$6,975.00	9.00 EA	\$6,975.00
14	0	TELEWISE EXISTING SANITARY SEWER	\$6.00	175 LF	\$1,050.00	168.0 LF	\$1,008.00	168.00 LF	\$1,008.00
15	0	STORM SEWER, TRENCHED, RCP, 15 IN.	\$134.00	726 LF	\$97,284.00	724.0 LF	\$97,016.00	724.00 LF	\$97,016.00
16	0	STORM SEWER, TRENCHED, RCP, 18 IN.	\$180.00	83 LF	\$14,940.00	83.0 LF	\$14,940.00	83.00 LF	\$14,940.00
17	0	STORM SEWER, TRENCHED, RCP, 24 IN.	\$165.00	402 LF	\$66,330.00	402.0 LF	\$66,330.00	402.00 LF	\$66,330.00
18	0	STORM SEWER, TRENCHED, RCP, 42 IN.	\$220.00	284 LF	\$62,480.00	212.0 LF	\$46,640.00	212.00 LF	\$46,640.00
19	0	REMOVAL OF STORM SEWER	\$48.00	285 LF	\$13,680.00	110.0 LF	\$5,280.00	110.00 LF	\$5,280.00
20	0	TELEWISE EXISTING STORM SEWER	\$6.00	500 LF	\$3,000.00	235.8 LF	\$1,414.80	235.80 LF	\$1,414.80
21	0	PIPE APRON, RCP, 42 IN.	\$3,750.00	1 EA	\$3,750.00	1.0 EA	\$3,750.00	1.00 EA	\$3,750.00
22	0	FOOTING FOR CONCRETE PIPE APRON, RCP, 42 IN.	\$1,800.00	1 EA	\$1,800.00	1.0 EA	\$1,800.00	1.00 EA	\$1,800.00
23	0	PIPE APRON GUARD	\$2,600.00	1 EA	\$2,600.00	1.0 EA	\$2,600.00	1.00 EA	\$2,600.00
24	0	SUBDRAIN, TYPE 1, PERFORATED HOPE, 6 IN.	\$21.00	2205 LF	\$46,305.00	2966.0 LF	\$62,286.00	2,966.00 LF	\$62,286.00
25	0	SUBDRAIN, TYPE 1, SOLID HOPE, 6 IN.	\$18.00	75 LF	\$1,350.00	170.0 LF	\$3,060.00	170.00 LF	\$3,060.00
26	0	SUBDRAIN CLEANOUT, TYPE A-1, 6 IN.	\$850.00	9 EA	\$7,650.00	8.0 EA	\$6,800.00	8.00 EA	\$6,800.00
27	0	SUBDRAIN OUTLETS AND CONNECTIONS, CMP, 6 IN.	\$350.00	9 EA	\$3,150.00	9.0 EA	\$3,150.00	9.00 EA	\$3,150.00
28	0	CONNECTION TO SUBDRAIN PIPE	\$350.00	5 EA	\$1,750.00	0.0 EA	\$0.00	0.00 EA	\$0.00
29	0	SPOT REPAIRS BY PIPE REPLACEMENT, 10", SDR 26	\$530.00	20 LF	\$10,600.00	24.3 LF	\$12,894.90	24.33 LF	\$12,894.90
30	0	8" C900 DIAL8 PVC PIPE WITH TRACER WIRE	\$67.00	84 LF	\$5,628.00	749.0 LF	\$50,183.00	749.00 LF	\$50,183.00
31	0	8" C900 DIAL8 PVC RESTRAINED JOINT PIPE WITH TRACER WIRE	\$77.00	84 LF	\$6,468.00	0.0 LF	\$0.00	0.00 LF	\$0.00
32	0	12" C900 PVC CASING PIPE	\$430.00	20 LF	\$8,600.00	20.0 LF	\$8,600.00	20.00 LF	\$8,600.00
33	0	FITTING, 6" BEND	\$600.00	8 EA	\$4,800.00	5.0 EA	\$3,000.00	5.00 EA	\$3,000.00
34	0	FITTING, 8" BEND	\$650.00	1 EA	\$650.00	5.0 EA	\$3,250.00	5.00 EA	\$3,250.00
35	0	FITTING, 8" X 6" REDUCER	\$600.00	1 EA	\$600.00	1.0 EA	\$600.00	1.00 EA	\$600.00
36	0	FITTING, 6" SOLID SLEEVE	\$600.00	2 EA	\$1,200.00	0.0 EA	\$0.00	0.00 EA	\$0.00
37	0	FITTING, 8" SOLID SLEEVE	\$655.00	2 EA	\$1,310.00	3.0 EA	\$1,965.00	3.00 EA	\$1,965.00
38	0	FITTING, 8" X 6" TEE	\$900.00	2 EA	\$1,800.00	2.0 EA	\$1,800.00	2.00 EA	\$1,800.00
39	0	FITTING, 8" X 6" TEE	\$950.00	2 EA	\$1,900.00	2.0 EA	\$1,900.00	2.00 EA	\$1,900.00
40	0	FITTING, 8" X 6" TEE	\$1,000.00	1 EA	\$1,000.00	1.0 EA	\$1,000.00	1.00 EA	\$1,000.00
41	0	FITTING, 6" CAP/PLUG	\$750.00	4 EA	\$3,000.00	2.0 EA	\$1,500.00	2.00 EA	\$1,500.00
42	0	FITTING, 6" CAP/PLUG WITH MIN. 2" BLOWOFF	\$2,500.00	3 EA	\$7,500.00	1.0 EA	\$2,500.00	1.00 EA	\$2,500.00
43	0	FITTING, 8" CAP/PLUG	\$800.00	2 EA	\$1,600.00	1.0 EA	\$800.00	1.00 EA	\$800.00
44	0	6" VALVE	\$2,000.00	3 EA	\$6,000.00	3.0 EA	\$6,000.00	3.00 EA	\$6,000.00



# Partial Pay Estimate No.:

15

City of Windsor Heights

College Drive Improvements

Windsor Heights, IA

BMI PROJECT NO. A13.118668

WORK COMPLETED THROUGH DATE OCTOBER 26, 2021

ITEM NO.	SUDAS REF NO.	ITEM	UNIT PRICE	AS BID		PREVIOUS ESTIMATE		COMPLETED TO DATE	
				ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT
45	0	8" VALVE	\$2,500.00	2 EA	\$5,000.00	2.0 EA	\$5,000.00	2.00 EA	\$5,000.00
46	0	HYDRANT ASSEMBLY	\$5,700.00	4 EA	\$22,800.00	3.0 EA	\$17,100.00	3.00 EA	\$17,100.00
47	0	NEW 1" WATER SERVICE (SAME SIDE)	\$2,000.00	1 EA	\$2,000.00	1.0 EA	\$2,000.00	1.00 EA	\$2,000.00
48	0	NEW 1" WATER SERVICE (OPPOSITE SIDE)	\$3,200.00	9 EA	\$28,800.00	8.0 EA	\$25,600.00	8.00 EA	\$25,600.00
49	0	REMOVE EX 8" CONTROL VALVE & 8" BLOW-OFF PIPING	\$1,800.00	1 EA	\$1,800.00	0.0 EA	\$0.00	0.00 EA	\$0.00
50	0	TYPE 1 WATER MAIN ALTERATION (VERTICAL)	\$10,500.00	5 EA	\$52,500.00	1.0 EA	\$10,500.00	1.00 EA	\$10,500.00
51	0	TYPE 2 WATER MAIN ALTERATION (HORIZONTAL)	\$8,000.00	6 EA	\$48,000.00	1.0 EA	\$8,000.00	1.00 EA	\$8,000.00
52	0	RELOCATE WATER SERVICE STOP BOX	\$2,000.00	1 EA	\$2,000.00	0.0 EA	\$0.00	0.00 EA	\$0.00
53	0	NEW STOP BOX HOUSING	\$450.00	9 EA	\$4,050.00	0.0 EA	\$0.00	0.00 EA	\$0.00
54	0	CHECK DEPTH OF WATER SERVICE	\$450.00	1 EA	\$450.00	0.0 EA	\$0.00	0.00 EA	\$0.00
55	0	RELOCATION OF WATER SERVICE	\$3,500.00	1 EA	\$3,500.00	0.0 EA	\$0.00	0.00 EA	\$0.00
56	0	LOWER WATER SERVICE	\$3,000.00	1 EA	\$3,000.00	0.0 EA	\$0.00	0.00 EA	\$0.00
57	0	LOWER WATER SERVICE WITH COPPER	\$3,000.00	1 EA	\$3,000.00	0.0 EA	\$0.00	0.00 EA	\$0.00
58	0	POLYSTYRENE INSULATION, 2 IN.	\$3.80	50 SF	\$190.00	64.0 SF	\$243.20	64.00 SF	\$243.20
59	0	VALVE BOX EXTENSION	\$550.00	16 EA	\$8,800.00	7.0 EA	\$3,850.00	7.00 EA	\$3,850.00
60	0	SANITARY MANHOLE, SW-301, 48 IN. (<10 FT DEEP)	\$9,500.00	1 EA	\$9,500.00	1.0 EA	\$9,500.00	1.00 EA	\$9,500.00
61	0	SANITARY MANHOLE, SW-301, 48 IN. (>10 FT DEEP)	\$15,800.00	1 EA	\$15,800.00	1.0 EA	\$15,800.00	1.00 EA	\$15,800.00
62	0	STORM MANHOLE, SW-401, 60 IN. DIA.	\$9,800.00	1 EA	\$9,800.00	1.0 EA	\$9,800.00	1.00 EA	\$9,800.00
63	0	STORM MANHOLE, SW-401, 96 IN. DIA.	\$20,000.00	2 EA	\$40,000.00	2.0 EA	\$40,000.00	2.00 EA	\$40,000.00
64	0	INTAKE, SW-501	\$3,700.00	7 EA	\$25,900.00	7.0 EA	\$25,900.00	7.00 EA	\$25,900.00
65	0	INTAKE, SW-505	\$5,200.00	6 EA	\$31,200.00	6.0 EA	\$31,200.00	6.00 EA	\$31,200.00
66	0	INTAKE, SW-506	\$9,800.00	2 EA	\$19,600.00	2.0 EA	\$19,600.00	2.00 EA	\$19,600.00
67	0	INTAKE, SW-507	\$7,000.00	2 EA	\$14,000.00	2.0 EA	\$14,000.00	2.00 EA	\$14,000.00
68	0	INTAKE, SW-509	\$7,200.00	1 EA	\$7,200.00	1.0 EA	\$7,200.00	1.00 EA	\$7,200.00
69	0	INTAKE, SW-541	\$6,000.00	1 EA	\$6,000.00	1.0 EA	\$6,000.00	1.00 EA	\$6,000.00
70	0	MANHOLE ADJUSTMENT, MINOR	\$2,800.00	8 EA	\$22,400.00	8.0 EA	\$22,400.00	8.00 EA	\$22,400.00
71	0	CONNECTION TO EXISTING MANHOLE	\$7,500.00	1 EA	\$7,500.00	1.0 EA	\$7,500.00	1.00 EA	\$7,500.00
72	0	REMOVE MANHOLE	\$1,300.00	2 EA	\$2,600.00	2.0 EA	\$2,600.00	2.00 EA	\$2,600.00
73	0	REMOVE INTAKE	\$850.00	5 EA	\$4,250.00	5.0 EA	\$4,250.00	5.00 EA	\$4,250.00
74	0	REMOVAL OF SIDEWALK	\$14.50	900 SY	\$13,125.00	926.8 SY	\$12,975.20	926.80 SY	\$12,975.20
75	0	REMOVAL OF DRIVEWAY	\$40.00	94 SY	\$3,760.00	94.0 SY	\$3,760.00	94.00 SY	\$3,760.00
76	0	REMOVAL OF DRIVEWAY	\$12.50	900 SY	\$11,250.00	900.0 SY	\$11,250.00	900.00 SY	\$11,250.00
77	0	SIDEWALK, PCC, 6 IN.	\$40.00	94 SY	\$3,760.00	94.0 SY	\$3,760.00	94.00 SY	\$3,760.00
78	0	DETECTABLE WARNING	\$42.00	216 SF	\$9,072.00	216.0 SF	\$9,072.00	216.00 SF	\$9,072.00
79	0	DRIVEWAY, PAVED, TYPE A, 6 IN.	\$50.00	895 SY	\$44,750.00	897.6 SY	\$44,880.00	897.60 SY	\$44,880.00
80	0	PAVEMENT REMOVAL	\$9.50	7905 SY	\$75,097.50	7966.8 SY	\$75,684.60	7,966.80 SY	\$75,684.60
81	0	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	\$325.00	8 STA	\$2,600.00	6.2 STA	\$2,015.00	6.20 STA	\$2,015.00
82	0	PAINTED PAVEMENT MARKINGS, DURABLE	\$1,300.00	5 STA	\$6,500.00	5.0 STA	\$6,500.00	5.46 STA	\$7,098.00
83	0	TEMPORARY TRAFFIC CONTROL	\$15,000.00	1 LF	\$15,000.00	1.0 LF	\$15,000.00	1.00 LF	\$15,000.00
84	0	TYPE A SIGN, SHEET ALUMINUM	\$230.00	14 EA	\$3,220.00	14.0 EA	\$3,220.00	14.00 EA	\$3,220.00
85	0	TYPE A SIGN, SHEET ALUMINUM	\$150.00	4 EA	\$600.00	4.0 EA	\$600.00	4.00 EA	\$600.00
86	0	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING	\$8,000.00	1.1 MGAL	\$8,800.00	1.7 MGAL	\$13,440.00	2.17 MGAL	\$17,360.00
87	0	SWPP PREPARATION	\$1,250.00	1 LF	\$1,250.00	1.0 LF	\$1,250.00	1.00 LF	\$1,250.00
88	0	SWPP MANAGEMENT	\$3,500.00	1 LF	\$3,500.00	1.0 LF	\$3,500.00	1.00 LF	\$3,500.00
89	0	SWPP MANAGEMENT	\$3,500.00	1 LF	\$3,500.00	1.0 LF	\$3,500.00	1.00 LF	\$3,500.00
90	0	SWPP MANAGEMENT	\$3,500.00	1 LF	\$3,500.00	1.0 LF	\$3,500.00	1.00 LF	\$3,500.00
91	0	SWPP MANAGEMENT	\$3,500.00	1 LF	\$3,500.00	1.0 LF	\$3,500.00	1.00 LF	\$3,500.00
92	0	TEMPORARY RECIP, 3A	\$5.00	100 SY	\$500.00	0.0 SY	\$0.00	0.00 SY	\$0.00



**STAFF REPORT**  
**CITY COUNCIL**  
November 1, 2021

TO: CITY COUNCIL

FROM: Justin Ernst, City Engineer

SUBJECT: Consideration of Pay Request No. 16 -2020 Streets Improvements Project (69th Street and Allison Avenue)

**GENERAL INFORMATION**

**SUMMARY**

**ATTACHMENTS**

1. 2020 Pay Estimate 16



Real People. Real Solutions.

430 E Grand Avenue  
Suite 101  
Des Moines, IA 50309

Ph: (515) 259-9190  
Fax: (515) 233-4430  
Bolton-Menk.com

October 27, 2021

Dennis Durham  
City Administrator  
1145 66<sup>th</sup> Street, Suite 1  
Windsor Heights, Iowa 50324

RE: 2020 Street Improvements Project  
Windsor Heights, Iowa  
Contractor Pay Request No. 16

Enclosed are three (3) copies of Pay Request No. 16 for work completed on the 2020 Street Improvements (69<sup>th</sup> Street and Allison Avenue) project for work completed through October 26, 2021, under the contract between the City of Windsor Heights and Absolute Concrete Construction. We have checked the pay request and recommend payment to Absolute Concrete Construction in the amount of \$3,534.00.

Upon approval of Pay Request No. 16, please sign all copies of Pay Request No. 16 in the space provided. Return one executed copy of the pay estimate to our office and one executed copy of the pay request to Absolute Concrete Construction with payment.

If you have any questions or comments, please contact me at 515-259-9190.

Sincerely,

**Bolton & Menk, Inc.**

**Justin Ernst, P.E.**  
Project Manager

Enclosure



<b>CONTRACTOR'S PAY REQUEST</b>		<b>DISTRIBUTION:</b>
City of Windsor Heights		CONTRACTOR (1)
2020 Street Improvements		OWNER (1)
Windsor Heights, IA		ENGINEER (1)
BMI PROJECT NO. A13.118668		
TOTAL BID AMOUNT PLUS APPROVED CHANGE ORDERS	\$2,634,369.85	
TOTAL, COMPLETED WORK TO DATE	\$2,555,504.65	
RETAINED PERCENTAGE ( 5% )	\$127,775.23	
TOTAL AMOUNT OF OTHER PAYMENTS OR (DEDUCTIONS)	\$0.00	
NET AMOUNT DUE TO CONTRACTOR TO DATE	\$2,427,729.42	
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	\$2,424,195.42	
PAY CONTRACTOR AS ESTIMATE NO. 16	\$3,534.00	

**Certificate for Partial Payment**


I hereby certify that, to the best of my knowledge and belief, all items quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between the Owner and the undersigned Contractor, and as amended by any authorized changes, and that the foregoing is a true and correct statement of the contract amount for the period covered by this Estimate.

Contractor:

Absolute Concrete Construction  
1000 West 6th Avenue  
Slater, IA 50244

By 

Eli Hartog

Name

PM

Title


  

Date 10-27-21

**CHECKED AND APPROVED AS TO QUANTITIES AND AMOUNT:**

ENGINEER: BOLTON & MENK, INC., ENGINEERS, 309 E 5th, Des Moines, IA 50309.

By 

, PROJECT ENGINEER

Date 10-27-2021

**APPROVED FOR PAYMENT:**

**OWNER:**

By \_\_\_\_\_

Name

\_\_\_\_\_

Title

And \_\_\_\_\_

Name

\_\_\_\_\_

Title

# Partial Pay Estimate No.:

16

City of Windsor Heights  
2020 Street Improvements  
Windsor Heights, IA  
BMI PROJECT NO. A13.118668  
WORK COMPLETED THROUGH DATE OCTOBER 26, 2021

ITEM NO.	SUDAS REF NO.	ITEM	UNIT PRICE	AS BID		PREVIOUS ESTIMATE		COMPLETED TO DATE	
				ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT
1	0	TOPSOIL, ON-SITE	\$10.25	1131	CY	\$11,592.75	1,131.0	CY	\$11,592.75
2	0	EXCAVATION, CLASS 10	\$3.80	738	CY	\$2,804.40	1,232.5	CY	\$4,683.54
3	0	EXCAVATION, CLASS 10 (BORROW)	\$23.75	166	CY	\$3,942.50	166.0	CY	\$3,942.50
4	0	SUBGRADE PREPARATION	\$3.00	9879	SY	\$29,637.00	7,350.0	SY	\$22,050.00
5	0	SUBGRADE TREATMENT, GEO-GRID	\$2.25	4940	SY	\$11,115.00	4,442.8	SY	\$9,996.30
6	0	SUBBASE, MODIFIED, 6 IN.	\$9.00	9879	SY	\$89,911.00	10,057.0	SY	\$90,513.00
7	0	SURFACE AGGREGATE	\$47.50	200	TON	\$9,500.00	207.9	TON	\$9,875.73
8	0	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	\$60.00	400	CY	\$24,000.00	137.0	CY	\$8,220.00
9	0	SAINTARY SEWER SERVICE RELOCATION	\$3,392.00	18	EA	\$61,056.00	19.0	EA	\$64,448.00
10	0	SAINTARY SEWER SERVICE RELOCATION (STORM)	\$3,858.00	1	EA	\$3,858.00	0.0	EA	\$0.00
11	0	CONNECTION TO EXISTING SAINTARY SEWER	\$721.00	15	EA	\$10,815.00	15.0	EA	\$10,815.00
12	0	STORM SEWER, TRENCHED, RCP, 12 IN.	\$114.00	664	LF	\$75,696.00	664.0	LF	\$75,696.00
13	0	STORM SEWER, TRENCHED, RCP, 15 IN.	\$139.00	649	LF	\$90,211.00	777.0	LF	\$108,003.00
14	0	STORM SEWER, TRENCHED, RCP, 18 IN.	\$110.00	148	LF	\$16,280.00	0.0	LF	\$0.00
15	0	STORM SEWER, TRENCHED, RCP, 24 IN.	\$187.00	72	LF	\$13,464.00	24.0	LF	\$4,488.00
16	0	STORM SEWER, TRENCHED, RCP, 36 IN.	\$724.00	539	LF	\$120,736.00	539.0	LF	\$120,736.00
17	0	STORM SEWER, TRENCHED, RCP, 43" X 26" ARCH	\$822.00	61	LF	\$50,142.00	61.0	LF	\$50,142.00
18	0	STORM SEWER, TRENCHED, RCP, 51" X 31" ARCH	\$333.00	45	LF	\$14,985.00	37.0	LF	\$12,321.00
19	0	STORM SEWER, TRENCHED, RCP, 58" X 36" ARCH	\$218.00	49	LF	\$20,482.00	49.0	LF	\$20,482.00
20	0	REMOVAL OF STORM SEWER	\$23.00	370	LF	\$8,510.00	370.0	LF	\$8,510.00
21	0	TELEVIEW EXISTING STORM SEWER	\$5.00	2200	LF	\$11,000.00	1,681.6	LF	\$8,408.00
22	0	SUBDRAIN, TYPE 1, PERFORATED HDPE, 6 IN.	\$121.00	3561	LF	\$60,537.00	3,461.0	LF	\$58,837.00
23	0	SUBDRAIN CLEANOUT, TYPE A-1, 6 IN.	\$699.00	13	EA	\$9,087.00	17.0	EA	\$11,883.00
24	0	SUBDRAIN OUTLETS AND CONNECTIONS, CMP, 6 IN.	\$319.00	5	EA	\$1,595.00	26.0	EA	\$8,294.00
25	0	CONNECTION TO SUBDRAIN PIPE	\$642.00	48	LF	\$30,816.00	72.2	LF	\$46,352.40
26	0	SPOT REPAIRS BY PIPE REPLACEMENT, 8", SDR 26	\$149.00	10	LF	\$1,490.00	0.0	LF	\$0.00
27	0	6" CL 52 DIP PIPE WITH TRACER WIRE	\$70.00	376	LF	\$26,320.00	70.0	LF	\$4,900.00
28	0	8" CL 52 DIP PIPE WITH TRACER WIRE	\$117.00	84	LF	\$9,828.00	430.0	LF	\$50,310.00
29	0	8" CL 52 DIP RESTRAINED JOINT PIPE WITH TRACER WIRE	\$57.00	1120	LF	\$63,840.00	1,340.0	LF	\$76,380.00
30	0	8" C900 D118 PVC PIPE WITH TRACER WIRE	\$75.00	240	LF	\$18,000.00	107.0	LF	\$8,025.00
31	0	12" C900 D118 PVC CASING PIPE	\$119.00	20	LF	\$2,380.00	20.0	LF	\$2,380.00
32	0	FITTING, 8" BEND	\$724.00	6	EA	\$4,344.00	8.0	EA	\$5,792.00
33	0	FITTING, 8" X 6" REDUCER	\$492.00	1	EA	\$492.00	1.0	EA	\$492.00
34	0	FITTING, 6" SOLID SLEEVE	\$829.00	1	EA	\$829.00	4.0	EA	\$3,316.00
35	0	FITTING, 8" X 8" TEE (STA 9+96)	\$889.00	2	EA	\$1,778.00	2.0	EA	\$1,778.00
36	0	FITTING, 4" CAP/PLUG	\$511.00	4	EA	\$2,068.00	0.0	EA	\$0.00
37	0	FITTING, 4" CAP/PLUG WITH MIN. 2" BLOWOFF	\$2,065.00	3	EA	\$6,195.00	1.0	EA	\$696.00
38	0	FITTING, 8" CAP/PLUG	\$2,145.00	3	EA	\$6,435.00	5.0	EA	\$10,725.00
39	0	HYDRANT ASSEMBLY	\$5,236.00	5	EA	\$26,180.00	6.0	EA	\$31,416.00
40	0	HYDRANT ASSEMBLY WITH EXTRA BENDS	\$8,424.00	1	EA	\$8,424.00	0.0	EA	\$0.00
41	0	PREPARE EXCAVATION FOR TAPPING SLEEVE & VALVE (8X8)	\$8,208.00	1	EA	\$8,208.00	1.0	EA	\$8,208.00



# Partial Pay Estimate No.:

16

City of Windsor Heights  
2020 Street Improvements  
Windsor Heights, IA  
BMI PROJECT NO. A13.118668  
WORK COMPLETED THROUGH DATE OCTOBER 26, 2021

ITEM NO.	SUDAS REF NO.	ITEM	UNIT PRICE	AS BID		PREVIOUS ESTIMATE		COMPLETED TO DATE	
				ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT
45	0	PREPARE TEE AT SCHOOL ST & 69TH ST	\$3,863.00	1 EA	\$3,863.00	1.0 EA	\$3,863.00	1.0 EA	\$3,863.00
46	0	REMOVE 6" WATER MAIN & APPURTENANCES ON MOTT AVE	\$40.00	37 LF	\$1,480.00	37.0 LF	\$1,480.00	37.0 LF	\$1,480.00
47	0	NEW 1" WATER SERVICE (SAME SIDE)	\$1,033.00	22 EA	\$23,166.00	24.0 EA	\$25,272.00	24.0 EA	\$25,272.00
48	0	NEW 1" WATER SERVICE (OPPOSITE SIDE)	\$3,246.00	29 EA	\$94,134.00	27.0 EA	\$87,642.00	27.0 EA	\$87,642.00
49	0	CATHODIC PROTECTION TEST STATION	\$3,518.00	1 EA	\$3,518.00	1.0 EA	\$3,518.00	1.0 EA	\$3,518.00
50	0	MAGNESIUM ANODE .32-POUND	\$891.00	6 EA	\$5,346.00	6.0 EA	\$5,346.00	6.0 EA	\$5,346.00
51	0	TYPE 2 WATER MAIN ALTERATION (HORIZONTAL)	\$6,861.00	4 EA	\$27,444.00	1.0 EA	\$6,861.00	1.0 EA	\$6,861.00
52	0	NEW STOP BOX HOUSING	\$599.00	8 EA	\$4,792.00	0.0 EA	\$0.00	0.0 EA	\$0.00
53	0	NEW STOP BOX ROD	\$419.00	8 EA	\$3,352.00	0.0 EA	\$0.00	0.0 EA	\$0.00
54	0	CHECK DEPTH OF WATER SERVICE	\$671.00	1 EA	\$671.00	0.0 EA	\$0.00	0.0 EA	\$0.00
55	0	RELOCATION OF WATER SERVICE	\$2,683.00	9 EA	\$24,147.00	0.0 EA	\$0.00	0.0 EA	\$0.00
56	0	POLYSTYRENE INSULATION, 2 IN.	\$9.00	200 SF	\$1,800.00	0.0 SF	\$0.00	0.0 SF	\$0.00
57	0	VALVE BOX EXTENSION	\$417.00	4 EA	\$1,668.00	0.0 EA	\$0.00	0.0 EA	\$0.00
58	0	SANITARY MANHOLE, SW-301, 48 IN.	\$20,369.00	1 EA	\$20,369.00	1.0 EA	\$20,369.00	1.0 EA	\$20,369.00
59	0	STORM MANHOLE, SW-401, 48 IN. DIA.	\$15,850.00	1 EA	\$15,850.00	0.0 EA	\$0.00	0.0 EA	\$0.00
60	0	STORM MANHOLE, SW-401, 60 IN. DIA.	\$8,757.00	3 EA	\$26,271.00	3.0 EA	\$26,271.00	3.0 EA	\$26,271.00
61	0	STORM MANHOLE, SW-401, 84 IN. DIA.	\$15,858.00	1 EA	\$15,858.00	1.0 EA	\$15,858.00	1.0 EA	\$15,858.00
62	0	STORM MANHOLE, SW-406, MODIFIED	\$13,239.00	1 EA	\$13,239.00	1.0 EA	\$13,239.00	1.0 EA	\$13,239.00
63	0	INTAKE, SW-501	\$3,724.00	3 EA	\$11,172.00	3.0 EA	\$11,172.00	3.0 EA	\$11,172.00
64	0	INTAKE, SW-503	\$9,161.00	2 EA	\$18,322.00	2.0 EA	\$18,322.00	2.0 EA	\$18,322.00
65	0	INTAKE, SW-504 MODIFIED	\$9,451.00	4 EA	\$37,804.00	4.0 EA	\$37,804.00	4.0 EA	\$37,804.00
66	0	INTAKE, SW-505	\$6,478.00	10 EA	\$64,780.00	10.0 EA	\$64,780.00	10.0 EA	\$64,780.00
67	0	INTAKE, SW-506	\$11,344.00	3 EA	\$34,032.00	3.0 EA	\$34,032.00	3.0 EA	\$34,032.00
68	0	INTAKE, SW-545	\$19,880.00	2 EA	\$39,880.00	2.0 EA	\$39,880.00	2.0 EA	\$39,880.00
69	0	DROP CONNECTION	\$6,168.00	1 EA	\$6,168.00	1.0 EA	\$6,168.00	1.0 EA	\$6,168.00
70	0	MANHOLE ADJUSTMENT, MINOR	\$4,148.00	11 EA	\$45,628.00	11.0 EA	\$45,628.00	11.0 EA	\$45,628.00
71	0	CONNECTION TO EXISTING MANHOLE	\$10,158.00	3 EA	\$30,474.00	3.0 EA	\$30,474.00	3.0 EA	\$30,474.00
72	0	REMOVE MANHOLE	\$1,442.00	5 EA	\$7,210.00	4.0 EA	\$5,768.00	4.0 EA	\$5,768.00
73	0	REMOVE INTAKE	\$1,414.00	14 EA	\$19,796.00	14.0 EA	\$19,796.00	14.0 EA	\$19,796.00
74	0	REMOVAL OF SIDEWALK	\$13.50	602 SY	\$8,127.00	613.0 SY	\$8,275.50	613.0 SY	\$8,275.50
75	0	REMOVAL OF DRIVEWAY	\$12.50	1580 SY	\$19,750.00	1580.0 SY	\$19,750.00	1580.0 SY	\$19,750.00
76	0	SIDEWALK, PCG, 4 IN.	\$40.00	615 SY	\$24,600.00	775.9 SY	\$31,036.00	775.9 SY	\$31,036.00
77	0	SIDEWALK, PCG, 6 IN.	\$60.00	31 SY	\$1,860.00	37.0 SY	\$2,220.00	37.0 SY	\$2,220.00
78	0	DETECTABLE WARNING	\$40.00	48 SF	\$1,920.00	32.0 SF	\$1,280.00	32.0 SF	\$1,280.00
79	0	DRIVEWAY, PAVED, TYPE A, 6 IN.	\$50.00	1805 SY	\$90,250.00	1,745.7 SY	\$87,286.50	1,745.7 SY	\$87,286.50
80	0	PAVEMENT REMOVAL	\$9.50	8359 SY	\$79,410.50	8,359.0 SY	\$79,410.50	8,359.0 SY	\$79,410.50
81	0	TEMPORARY TRAFFIC CONTROL	\$15,000.00	1 EA	\$15,000.00	1.0 EA	\$15,000.00	1.0 EA	\$15,000.00
82	0	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING	\$8,000.00	1.5 AC	\$12,000.00	1.9 AC	\$15,040.00	1.9 AC	\$15,040.00
83	0	WATERING	\$60.00	0.4 MGAL	\$24.00	81.0 MGAL	\$4,860.00	93.0 MGAL	\$5,580.00
84	0	SWPP PREPARATION	\$1,250.00	1 LS	\$1,250.00	1.0 LS	\$1,250.00	1.0 LS	\$1,250.00
85	0	SWPP MANAGEMENT	\$3,500.00	1 LS	\$3,500.00	0.9 LS	\$3,150.00	0.9 LS	\$3,150.00
86	0	FILTER SOCK, 9 IN.	\$3.00	7150 LF	\$21,450.00	1,854.0 LF	\$5,562.00	2,354.0 LF	\$7,062.00
87	0	EROSION CONTROL MULCHING, HYDROMULCHING	\$1,500.00	1.5 AC	\$2,250.00	0.0 AC	\$0.00	1.0 AC	\$1,500.00
88	0	INLET PROTECTION DEVICE, MAINTENANCE, AND REMOVAL	\$200.00	41 EA	\$8,200.00	43.0 EA	\$8,600.00	43.0 EA	\$8,600.00
89	0	MOBILIZATION	\$230,000.00	1 LS	\$230,000.00	1.0 LS	\$230,000.00	1.0 LS	\$230,000.00
90	0	MAINTENANCE OF POSTAL SERVICE	\$6,000.00	1 LS	\$6,000.00	1.0 LS	\$6,000.00	1.0 LS	\$6,000.00
91	0	MAINTENANCE OF SOLID WASTE COLLECTION	\$6,000.00	1 LS	\$6,000.00	1.0 LS	\$6,000.00	1.0 LS	\$6,000.00
92	0	RESIDENT COURTESY CART	\$15,000.00	1 LS	\$15,000.00	1.0 LS	\$15,000.00	1.0 LS	\$15,000.00
93	0	CURBIDE MAILBOX	\$419.80	24 EA	\$10,075.20	24.0 EA	\$10,075.20	24.0 EA	\$10,075.20

# Partial Pay Estimate No.:

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City of Windsor Heights

2020 Street Improvements

Windsor Heights, IA

BMI PROJECT NO. A13.118668

WORK COMPLETED THROUGH DATE OCTOBER 26, 2021

ITEM NO.	SUDAS REF NO.	ITEM	UNIT PRICE	AS BID		PREVIOUS ESTIMATE		COMPLETED TO DATE	
				ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT
94	0	TREE PROTECTION FENCE	\$4.50	500 LF	\$2,250.00	42.0 LF	\$189.00	42.0 LF	\$189.00
95	0	LANDSCAPE TIMBERS	\$41.25	70 SF	\$2,887.50	0.0 SF	\$0.00	0.0 SF	\$0.00
96	0	FOUNDATION ROCK	\$75.00	50 TON	\$3,750.00	48.7 TON	\$3,652.50	48.7 TON	\$3,652.50
97	0	MANUFACTURED SAND	\$60.00	100 TON	\$6,000.00	91.0 TON	\$5,460.00	91.0 TON	\$5,460.00
98	0	PAVEMENT, PCC, 7 IN.	\$54.50	8732 SY	\$475,894.00	8,750.7 SY	\$476,914.24	8,750.7 SY	\$476,914.24
99	0	CONCRETE WASHOUT	\$4,000.00	1 LS	\$4,000.00	1.0 LS	\$4,000.00	1.0 LS	\$4,000.00
TOTAL AMOUNT:					\$2,634,369.85		\$2,551,784.65		\$2,555,504.65