



**Agenda  
City Council Meeting  
Monday, October 3, 2022 – 6:00 p.m.**

**City Council Chambers  
201 East Pleasant Street  
Maquoketa, IA 52060**

The Monday, October 3, 2022, Council meeting may be attended thru Zoom as allowed by Section 21.8 of Iowa Code. Anybody that would like to attend the meeting may do so thru the following means, and the meeting will rebroadcast over the local access channel:

The public will have both video and audio disabled throughout the virtual meeting unless a request to address the City Council is made during the Public Participation section of the Agenda. Speakers are kindly asked to keep participation to 3 minutes.

Web link: <https://zoom.us/j/96488987917>  
Phone call: 312 626 6799  
Meeting ID: 964-8898-7917

- 1. Call to order**
- 2. Pledge of Allegiance**
- 3. Roll call**
- 4. Approval of the Agenda**
- 5. Public Participation**
- 6. Consent agenda**
  - a. Minutes – September 19, 2022 Regular City Council Meeting**
  - b. Bills Payable through October 3, 2022 in the Amount of \$140,618.06**
  - c. Renewal Class "C" beer permit and Sunday sales filed by Kwik Star #212**
  - d. New Class "C" liquor license and Sunday Sales filed by Mega's Grill**

## 7. New Business

### a. Resolution approving amendment #2 to Origin Design contract for the Stormwater Levee Project in the increased amount of \$26,800

City Manager Summary: This contract amendment is brought back to the City Council in order to bring the City's stormwater protection system at the Levee back to an acceptable project cost.

The original project revamps the Levee and installs 5 Citywide pumps to ensure low lying lands of the City have effective water removal in the event of problematic flooding. In September 2020, the City was previously awarded \$2,288,800 by the US Economic Development Administration (EDA). This represented 80% of the then total project cost estimate of \$2,861,000. The City previously issued a bond to fund the remaining \$572,200 in order to complete the project and fulfill grant commitments.

Through the design, engineering, and increasingly troublesome market of 2022, project engineer, Marc Ruden, approached the City and stated he believed the project would come higher than anticipated. The City probed the EDA's ability to amend the grant agreement with no success. The City scrambled to ensure the resources were available to complete the project. Ultimately, this was done through a mix of City American Rescue Plan Act (ARPA) resources and unused bond resources that were leftover from previous issuances. In short, the City could make it work.

The first round of public bidding on this project resulted in the lowest qualified bidding offer of \$3,150,975. The next closest offer was just above \$4 Million with one offer even above \$5 Million. The City ultimately decided this level of a cost increase was not in the best interest of the City and Staff deferred the problematic scenario to the EDA for consideration. This didn't even account for potential change orders.

The EDA is effectively allowing the City to re-engineer the project to fit the budget originally agreed upon. The goal is to return potential bid offers to the project estimate of \$2,861,000. In short, the EDA has been gracious, helpful, and stated they too wish to have their grant awards used. In other Cities across the County, administrators are facing the same dilemma. A choice is made between stopping an improvement altogether or "value engineering" back down to an acceptable budget level. This is what is being accomplished in this Resolution. The amendment covers final re-design of the project and projected labor hours in the re-bidding process.

Currently, Origin Design advises they recommend 3/5ths of the project in order to contain the budget. However, the most significant needs remain addressed by improving the Levee and installing pumps to protect the City.

The other two pump areas will still have engineer plans the City owns and the City will simply have to refresh them with an engineer when another improvement opportunity arises. This is the most fiscally responsible approach the City can execute.

Council support is recommended.

**b. Resolution approving bid in the amount of \$29,088.77 submitted by CentraPro Painters for the YMCA Painting Project with staff authority to approve possible change orders in an amount not to exceed \$40,000**

City Manager Summary: The City owned YMCA is a significant asset for the community and certainly serves as a recruiting tool for families coming to the City. As such, the City should strive to maintain the building. The next two Resolutions take two large steps in keeping the YMCA on the right path so it can be enjoyed without disruption or concern for years to come.

The interior paint on the YMCA is dated and requires a refresh. The City's General Fund Capital Improvement Plan addresses predicted projects such as this one and strives to ensure each department has money available to make a purchase. In this case, the YMCA portion of the General Fund CIP remains strong and healthy in large part this year due to the \$500,000 CDBG award to the pool air handling units and other secondary improvements. This opens significant space in the YMCA's capital budget in order to maintain the facility and realize their plans.

YMCA Director, Scott Warren, outlined the desired paint quality specifications and project areas via an RFP request. Pursuant to the City's purchasing policy, Scott recruited competitive offers from 3 companies for the work. Each bidder met Scott Warren on site to ensure they understood bid specifications:

YMCA Painting Bid Results	
CertaPro Painters	\$ 29,088.77
Moehr Painting	\$ 43,620.00
Prime Construction Services	\$ 68,941.00

Scott Warren originally believed the painting work at the YMCA would cost \$100,000. The City contacted CertaPro Painters to ensure they understood the specs and double-check their bid. CertaPro stands by their offer. CertaPro is based out of Cedar Rapids and Scott Warren advises he had a pleasant experience with their project lead. ECIA's team also mentioned they are familiar with CertaPro and advised there should be no reason avoid their business. Based on the offer and substantial savings, the City recommends accepting CertaPro's offer of \$29,088.77 with staff authority to execute change orders if needed up to \$40,000.

Council support is recommended.

**c. Resolution approving bid in the amount of \$97,900 submitted by Breitbach Flooring for the YMCA Flooring Project with staff authority to approve possible change orders in an amount not to exceed \$115,000**

City Manager Summary: Similar to the significant reasons stated above, the YMCA's 15-year age is also showing its age in the floor. Scott Warren consulted with the YMCA board and industry professionals on the preferred flooring type for the facility. The project requests removal of flooring and installation of VCT Flooring which is known for sturdiness and durability. Advisers to the YMCA recommend this product and original cost estimates for the YMCA flooring including removal were \$133,000.

Again, similar to the paint bidding, the City followed the purchasing policy and recruited interest in the project. Scott Warren produced an RFP listing all product specifications and described the project in full. Scott also met with both bidders and ultimately two offers were received:

YMCA Flooring Bid Results	
Breitbach Flooring	\$ 97,900
L&L Flooring	\$ 132,850

Breitbach is a local Maquoketa company and is the winning bid to a significant City project. By all measures, this is a good fit for a project partner and is responsibly accounted for in the City's General Fund CIP.

Council support is recommended.

**8. Reports and Communications**

- a. Council Member Reports**
- b. City Manager Report**

**9. Executive Session**

- a. None**

**10. Adjournment**