

2905 South Broadway
Rochester, MN 55904-5515
Phone: 507.288.3923
Email: rochester@whks.com
Website: www.whks.com



December 20, 2023

Ms. Michelle Elton
City Clerk
City of Cresco
130 North Park Place
Cresco, IA 52136

RE: Cresco, IA
Downtown Crosswalk Reconstruction
Pay Request No. 6 - Final

Dear Michelle:

Enclosed is Pay Request No. 6 – Final for work on the above referenced project. We recommend the City Council accept the project and make final payment in the amount of \$11,800.80 to:

Wicks Construction, Inc.
2201 Hwy 9
Decorah, IA 52101

Please note that the City is required to wait 30 days after project acceptance before making the final payment. Acceptance of the project will initiate the start of the 2-year maintenance period, as specified within the contract documents.

Please contact me if you have any questions.

Sincerely,

WHKS & co.

Scott Huneke, P.E.

SH/BS

Enclosure

cc: Gavin Wicks, Wicks Construction
Blake Stiller, WHKS (file)

PARTIAL PAYMENT ESTIMATE
 FOR CONSTRUCTION WORK COMPLETED

Project: Downtown Crosswalk Reconstruction
 Project No.: 8933.01
 Location: Cresco, IA
 Contractor: Wicks Construction, Inc

Bid Price: \$1,152,623.36
 Date: Dec. 20, 2023
 Estimate #: 6 - Final
 % Complete: 102%

Item No.	Description	Contract Quantity	Unit	Unit Price	Quantity Completed Previous Estimates	Quantity Completed This Estimate	Quantity Completed to Date	Total
1	MOBILIZATION	1	LS	\$65,000.00	1	-	1	\$65,000.00
2	REMOVE CONCRETE PAVEMENT	1120	SY	\$19.88	1,136	-	1,136	\$22,583.68
3	REMOVE CONCRETE WALK	2915	SY	\$15.90	3,026	-	3,026	\$48,113.40
4	REMOVE BITUMINOUS PAVEMENT	15	SY	\$23.00	17	-	17	\$391.00
5	REMOVE CONCRETE CURB & GUTTER	2150	LF	\$6.12	2,268	-	2,268	\$13,880.16
6	REMOVE GAS VALVE BOX	4	EACH	\$250.00	4	-	4	\$1,000.00
7	REMOVE WATER CURB STOP BOX	36	EACH	\$300.00	34	-	34	\$10,200.00
8	REMOVE CATCH BASIN	8	EACH	\$892.50	7	-	7	\$6,247.50
9	REMOVE PAVEMENT STRIPE	60	EACH	\$85.00	-	-	-	\$0.00
10	ADJUST FRAME & RING CASTING	6	EACH	\$260.00	7	-	7	\$1,820.00
11	ADJUST GATE VALVE	1	EACH	\$420.00	1	-	1	\$420.00
12	RELOCATE LIGHT POLE	4	EACH	\$6,518.00	-	-	-	\$0.00
13	RELOCATE BENCH	6	EACH	\$350.00	2	-	2	\$700.00
14	SALVAGE MAIL BOX BAY	2	EACH	\$350.00	1	-	1	\$350.00
15	SALVAGE BIKE RACK TO CITY	3	EACH	\$110.00	2	-	2	\$220.00
16	SALVAGE SIGN	24	EACH	\$50.00	23	-	23	\$1,150.00
17	SALVAGE WATER FOUNTAIN	1	EACH	\$380.00	1	-	1	\$380.00
18	SALVAGE TREE GRATE	6	EACH	\$110.00	6	-	6	\$660.00
19	CONCRETE PAVEMENT (IN-KIND DEPTH)	1010	SY	\$150.00	1,060	-	1,060	\$159,000.00
20	4" CONCRETE CURB AND GUTTER W/SILL	370	LF	\$70.00	541	-	541	\$37,870.00
21	6" CONCRETE CURB AND GUTTER W/SILL	1800	LF	\$70.00	1,755	-	1,755	\$122,850.00
22	4" CONCRETE WALK	2680	SY	\$125.00	2,526	-	2,526	\$315,750.00
23	6" CONCRETE WALK	400	SY	\$135.00	537	-	537	\$72,495.00
24	DETECTABLE WARNINGS	395	SF	\$60.00	374	-	374	\$22,440.00
25	CONCRETE V-CURB	100	LF	\$75.00	117	-	117	\$8,775.00
26	F & I SINGLE GRATE INTAKE	6	EACH	\$3,313.00	5	-	5	\$16,565.00
27	F & I DOUBLE GRATE INTAKE	2	EACH	\$5,351.13	2	-	2	\$10,702.26
28	CONNECT TO EXISTING STORM SEWER	8	EACH	\$885.00	7	-	7	\$6,195.00
29	F & I WATER CURB STOP BOX	36	EACH	\$1,280.00	34	-	34	\$43,520.00
30	F & I WATER CURB STOP BOX COVER	36	EACH	\$250.00	38	-	38	\$9,500.00
31	INSTALL SALVAGED WATER FOUNTAIN	1	EACH	\$1,392.00	-	-	-	\$0.00
32	INSTALL SALVAGED MAIL BOX BAY	2	EACH	\$550.00	-	-	-	\$0.00
33	MODIFY AWNING POST	4	EACH	\$1,000.00	4	-	4	\$4,000.00
34	INSTALL SALVAGED TREE GRATE	6	EACH	\$220.00	3	-	3	\$660.00
35	F & I RAISED STATUE/PLANTER BED	45	SY	\$150.00	39	-	39	\$5,850.00
36	F & I FLUSH STATUE/PLANTER BED	35	SY	\$135.00	32	-	32	\$4,320.00
37	INSTALL SALVAGED SIGN	24	EACH	\$86.00	19	-	19	\$1,634.00
38	F & I NEW SIGN AND SIGN POST	3	EACH	\$350.00	3	-	3	\$1,050.00
39	F & I NEW SIGN POST	5	EACH	\$300.00	8	-	8	\$2,400.00
40	EPOXY CROSSWALK PAINT - WHITE	2080	SF	\$23.00	-	-	-	\$0.00
41	4" EPOXY PAVEMENT STRIPE - WHITE	750	LF	\$23.00	-	-	-	\$0.00
42	4" EPOXY PAVEMENT DIAGONAL STRIPE - WHITE (HANDICAP LOADING ZONE)	4	EACH	\$1,800.00	-	-	-	\$0.00
43	INLET PROTECTION	14	EACH	\$225.00	5	-	5	\$1,125.00
44	TRAFFIC CONTROL	1	LS	\$29,500.00	1.00	-	1.00	\$29,500.00
45	TOPSOIL BORROW	50	CY	\$45.26	30	-	30	\$1,357.80
46	TURF RESTORATION	300	SY	\$20.00	556	-	556	\$11,120.00

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 Rochester, MN 55904
 Phone 507-288-3923



engineers + planners + land surveyors

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 FOR CONSTRUCTION WORK COMPLETED

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CHANGE ORDER ITEMS								
CO 2	REPLACE LIGHT POLE CAP	4	EACH	\$500.00	4	-	4	\$2,000.00
CO 2	CONDUIT REPLACEMENT	1	LF	\$10.00	-	-	-	\$0.00
CO 2	ELECTRICAL CONDUIT & CIRCUITS	1260	LF	\$17.45	1,575	-	1,575	\$27,483.75
CO 2	REPLACE LIGHT POLE FOUNDATIONS	19	EACH	\$1,584.70	16	-	16	\$25,355.20
CO 2	MISCELLANEOUS PREPARATION	1	LS	\$49,879.19	1.00	-	1.00	\$49,879.19
CO 3	REMOVE RAISED BEDS & CONSTRUCT WALK	1	LS	\$13,567.50	1	-	1	\$13,567.50

ITEM REMOVED FROM PROJECT THROUGH CHANGE ORDER

Total Work Completed \$1,180,080.44

Less 0% Retainage \$0.00

Less Previous Payments \$1,168,279.64

Net Payment this Estimate \$11,800.80

Gavin Wicks
 Contractor Representative

12-20-23
 Date

NOTIFICATION OF PROJECT COMPLETION

TO: City of Cresco
130 North Park Place
Cresco, IA 52136

FROM: WHKS & Co.
2905 S. Broadway
Rochester, MN 55904

The construction contractor has completed construction of the project improvements at a total cost as listed. The improvements were constructed in substantial compliance with the contract documents and authorized extra work.

It is recommended that the City accept the project construction and authorize final payment to the contractor.

PROJECT: Downtown Crosswalk Reconstruction

CONTRACTOR: Wicks Construction, Inc.

LOCATION: Cresco, Iowa

FINAL CONSTRUCTION COST: \$1,180,080.44

DATE: 1-3-24

BY: 

WHKS JOB NO.: 8933.01

Scott G. Huneke, P.E.

Council Member _____ introduced the following Resolution entitled "RESOLUTION ACCEPTING THE DOWNTOWN CROSSWALK RECONSTRUCTION" and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon the Mayor declared the following Resolution duly adopted:

RESOLUTION ACCEPTING THE DOWNTOWN CROSSWALK RECONSTRUCTION

WHEREAS, on April 18, 2023, the City of Cresco, Iowa, entered into contract with Wicks Construction, Inc. of Decorah, Iowa, for the construction of the Downtown Crosswalk Reconstruction, within the City, as therein described; and

WHEREAS, the contractor has fully completed the construction of the improvements, known as the Downtown Crosswalk Reconstruction, in accordance with the terms and conditions of the contract and plans and specifications, as shown by the certificate of the Engineer filed with the Clerk on January 3, 2024:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CRESCO, STATE OF IOWA:

Section 1. That the report of the Engineer be and the same is hereby approved and adopted and the improvements are hereby accepted as having been fully completed in accordance with the plans, specifications and contract. The total contract cost of the improvements payable under said contract is hereby determined to be \$1,180,080.44.

Section 2. The total project cost including construction, engineering, legal and administrative costs is determined to be \$1,312,620.44.

PASSED AND APPROVED this 8th day of January, 2024.

Mayor David J Brenno

ATTEST:

City Clerk Nicole Hill

Council Member _____ introduced the following Resolution entitled "RESOLUTION ORDERING PREPARATION OF FINAL PLAT AND SCHEDULE OF ASSESSMENTS FOR THE DOWNTOWN CROSSWALK RECONSTRUCTION" and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon the Mayor declared the following Resolution duly adopted:

RESOLUTION ORDERING PREPARATION OF FINAL
PLAT AND SCHEDULE OF ASSESSMENTS FOR THE
DOWNTOWN CROSSWALK RECONSTRUCTION

BE IT RESOLVED, that the Engineer is hereby instructed to prepare a final plat and schedule showing the separate lots or parcels of ground subject to assessment for the cost of the Downtown Crosswalk Reconstruction, together with the names of the owners thereof, so far as practicable, and the amount assessable by law against each lot or parcel of ground so assessable, and against any railway or street railway legally assessable therefor, and \$251,770.03 of the whole amount of the cost of said improvements shall be assessed against the benefited properties, but not in excess of the amounts so assessed in the preliminary plat and schedule for the improvement, and filed in the office of the Clerk.

PASSED AND APPROVED this 8th day of January, 2024.

Mayor David J Brenno

ATTEST:


City Clerk Nicole Hill

FINAL ASSESSMENT
PLAT & SCHEDULE

FOR

DOWNTOWN CROSSWALK
RECONSTRUCTION

CRESCO, IOWA

	<p>I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.</p>
	<p><u><i>Scott G. Huneke</i></u> <u>1-3-24</u> Scott G. Huneke, P.E. Date</p> <p>License number <u>27906</u></p> <p>My license renewal date is December 31, 2024</p> <p>Pages or sheets covered by this seal: _____ _____ _____</p>

LOCATION OF IMPROVEMENTS

Improvements

Downtown Crosswalk Reconstruction

Location

North Elm Street from 1st Ave. to 3rd Ave.

DESCRIPTION OF BENEFITED AREA

All parcels abutting Elm Street beginning at the south right-of-way line of 1st Avenue and ending at the north right-of-way line of 3rd Avenue as shown on the preliminary assessment plat. The parcels are listed below:

S 25' LOTS 5 & 6 BLK 16 CRESCO PLAT INCL EASEMENT BK: 40PG: 619
N25' S50' LOTS 5 & 6BLK 16 CRESCO PLATEX EXCEPTION (SEE DEED)
N 25' S 1/2 LOTS 5 & 6 BLK 16 CRESCO PLAT
S 25' N 1/2 LOTS 5 & 6 BLK 16 CRESCO PLAT
LOTS 14, 15 & 16 BLK17 CRESCO PLAT
S 25' N 50' LOTS 5 & 6 BLK 16 CRESCO PLAT
N 25' LOTS 5 & 6 BLK 16 CRESCO PLAT
S 25' LOTS 1, 2 & 3 BLK 17 CRESCO PLAT
N 25' S 50' LOTS 1, 2 & 3 BLK 17 CRESCO PLAT
S 25' E 40' LOT 3 & S 22' LOT 4 BLK 16 CRESCO PLAT
N 25' S 1/2 LOTS 1, 2 & 3 BLK 17 CRESCO PLAT
S 52' LOTS 1 & 2; W 10' S 52' LOT 3; N 27' S 52' E 40' LOT 3 & N 30' S 52' LOT 4 BLK 16 CRESCO PLAT
S 25' N 1/2 LOTS 1&2& S 23' N 1/2 LOT 3 BLK 17 CRESCO PLAT
N 25' S 77' LOTS 1, 2, 3, & 4 BLK 16 CRESCO PLAT
S 25' N 50' LOTS 1&2BLK 17 CRESCO PLAT
E 11' N 23' S 100' LOT 2 & N 23' S 100'LOTS 3 & 4 BLK 16 CRESCO PLAT
S 25' N 50' LOTS 2, 3 & 4 EX W 22' LOT 2 BLK 16 CRESCO PLAT
LOT A BLK 17 CRESCO PLAT
N 23' S 100' LOT 1; N 25' EX W 22', N 10' W 22' EX W 2' S 7' N 10' & N 23' W 39' S 100' LOT 2; N 25' LOTS 3 & 4 BLK 16 CRESCO PLAT
LOT 4 BLK 4 PARK ADDN
S 2/3 LOT 3 BLK 4 PARK ADDN
S 1/3 LOT 2 & N 1/3 LOT 3 EX W 27 1/2' BLK 4 PARK ADDN
N 2/3 LOT 2 BLK 4 EXW 27 1/2' N 16 2/3' PARK ADDN
E 122 1/2' LOT 1 BLK 4 PARK ADDN
S 2 1/2' LOT 3 EX W 15' & ALL LOT 4EX W 15' BLK 3 PARK ADDN
N 22 1/2' LOT 3 EX W 15' BLK 3 PARK ADDN
LOT 1 EX W 15' & LOT 2 EX W 15' BLK 3PARK ADDN
S 50' LOTS 15 & 16 BLK 11 CRESCO PLAT
S 25' LOTS 9,10 & 11EX W 15' LOT 11 BLK 12 CRESCO PLAT
N 25' S 1/2 W 40' LOT 14 & N 25' S 1/2LOTS 15 & 16 BLK 11CRESCO PLAT
N 25' S 50' LOTS 9, 10 & 11 EX W 15' LOT 11 BLK 12 CRESCO PLAT
S 25' N 1/2 W 40' LOT 14 & S 25' N 1/2LOTS 15 & 16 BLK 11CRESCO PLAT
N 25' S 1/2 LOTS 9, 10 & 11 EX W 15' LOT 11 BLK 12 CRESCO PLAT
S 25' N 50' W 40' LOT 14 & S 25' N 50'LOTS 15 & 16 BLK 11CRESCO PLAT
S 1/2 N 75' LOTS 9, 10 & 11 EX W 15' LOT 11 BLK 12 CRESCO PLAT
LOT A BLK 11 CRESCO PLAT

N 1/2 N 75' LOTS 9,10 & 11 EX W 15' LOT 11 BLK 12 CRESCO PLAT
S 25' LOTS 1, 2 & 3 BLK 11 CRESCO PLAT
N 25' S 50' LOTS 1, 2 & 3 BLK 11 CRESCO PLAT
S 25' E 40' LOT 7 & S 25' LOT 8 BLK 12 CRESCO PLAT
N 25' S 1/2 1, 2 N 25' W 26' S 1/2 L 3 BLK 11 CRESCO PLAT
N 25' S 50' E 40' LOT 7 & N 25' S 50' LOT 8 BLK 12 CRESCO PLAT
N 25' S 1/2 E 40' LOT 7 & N 25' S 1/2 LOT 8 BLK 12 CRESCO PLAT
S 25' N 1/2 E 40' LOT 7 & S 25' N 1/2 LOT 8 BLK 12 CRESCO PLAT
S 50' N 1/2 LOTS 1&2 E 40' N 25' LOT 2 & W 26' N 1/2 LOT 3 BLK 11 CRESCO PLAT
N 25' LOT 1 & N 25' W 10' LOT 2 BLK 11 CRESCO PLAT
N 50' E 40' LOT 7 & N 50' LOT 8 BLK 12 CRESCO PLAT
HOWARD COUNTY COURTHOUSE

PROJECT DESCRIPTION

Colored crosswalks were removed on Elm Street from 1st Avenue to 3rd Avenue. The crosswalks were replaced with non-colored concrete. (non-assessable)

Sidewalks were removed from the existing building face to the curb and a two foot section of gutter was removed on Elm Street from 1st Avenue to 3rd Avenue . The curb and sidewalks were reconstructed to be ADA compliant. Pedestrian ramps were also constructed per ADA requirements at all intersections and crosswalks. (removal and replacement of sidewalks is assessable, removal and replacement of curb and pedestrian ramps is non-assessable)

Storm Sewer intakes were reconstructed or modified as needed to conform to ADA requirements. (non-assessable)

DESCRIPTION OF STREET ASSESSMENT PROCEDURE

All properties that are abutting the proposed street reconstruction are included in the Benefited District.

The properties within the defined benefited district are assigned units of benefit based on a widely accepted proportional benefits formula that was developed in 1919. The average depth of the parcel is used to determine the units of benefit. The corresponding curve representing the formula is found with this description. The units of benefit for a property are multiplied by the property front footage to determine the Benefit Points listed in the Assessment Schedule.

The property assessment is then calculated by multiplying the Benefit Points by the Cost per Benefit Point (CBP). The Cost per Benefit Point (CBP) is calculated by dividing the estimated assessable total street improvement cost by the total benefit points for all the benefited properties.

The City assesses 50% of the assessable project costs, excluding sidewalks, to the abutting properties and the City pays for 50%. Sidewalks were assessed at 90% of the sidewalk costs and the City pays for 10%. Corner lots are assessed 100% of the long side, if abutting the project and 50% of the short side, if that side is abutting the project.

Assessable project costs include street construction, engineering, legal, and administration costs.

Assessable project costs do not include street intersections, water main, sanitary sewer, and storm sewer.

Property dimensions utilized in the assessment procedure are based on platted dimensions as shown in property records from the County Assessor's office. Dimensions for irregular shaped lots or portions of lots are based on calculated or map scaled dimensions if platted dimensions are not available.

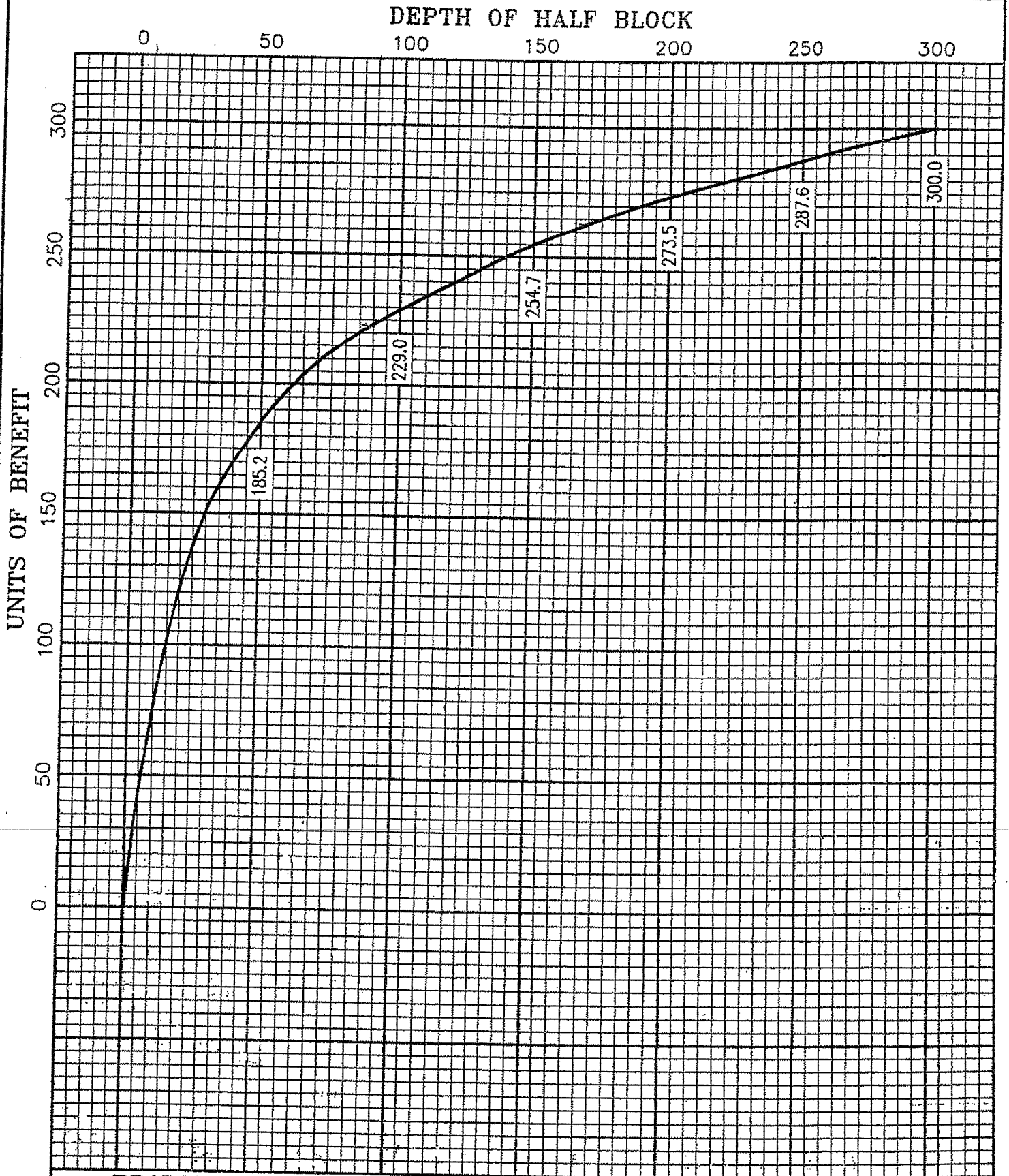
SUMMARY OF SPECIAL ASSESSMENTS

Final Assessment Downtown Crosswalk Reconstruction, North Elm Street from 1st Avenue to 3rd Avenue.

Final Costs	Assessable Costs	Improvement Costs
\$ 1,312,620.44	\$ 251,770.00	\$ 251,770.00

Benefit Points	Final Assessment	Final Deficiency	Percent Total Cost
336,357.86	\$ 251,770.00	\$ 0.00	100.0%

Cost per Benefit Point	City Property
\$ 0.74851826	\$ 0.00



**PROPORTIONAL BENEFITS CURVE
 FOR SPREADING PAVING ASSESSMENTS
 FROM REPORT OF SPECIAL COMMITTEE
 IOWA ENGINEERING SOCIETY
 FEBRUARY 1919**

Final Assessment Schedule
Downtown Crosswalk Reconstruction
North Elm Street between 1st Avenue and 3rd Avenue
Cresco, IA

Effective Length (60% length for short corner side)

PERCENT TOTAL IMPROVEMENT COST

* COUNCIL ADJUSTMENT

DEFICIENCY

COUNCIL VALUES

ASSESSMENT

FINAL DEFICIENCY

ASSESSMENT

DEFICIENCY

ASSESSMENT

FINAL DEFICIENCY

ITEM NUMBER PARCEL NUMBER PROPERTY OWNER LAST FIRST PROPERTY ADDRESS MAILING ADDRESS CITY ZIP CODE PROPERTY DESCRIPTION CORNER LONG / SHORT / ALLEY FRONT FOOTAGE AVERAGE LOT DEPTH UNITS OF BENEFIT BENEFIT POINTS IMPROVEMENT COST COUNCIL VALUES ASSESSMENT FINAL DEFICIENCY

1	321-01-16-05-060-000	MCSH PROPERTIES LLC			102 N ELM	621 MAIN ST	OSAGE, IA	50461	S 25' LOTS 5 & 6 BLK 16 CRESCO PLAT INCL EASEMENT BK WPG-519	Short	25	12.5	100	229	2,862.50	\$	2,142.63	\$	2,142.63	\$	-	-	\$	-	\$	-	0.86%
2	321-01-16-05-060-000	GOOD TIMES GRILL LLC			104N ELM	801 MAPLE AVE	DECORAH, IA	52101	N 25' LOTS 5 & 6 BLK 16 CRESCO PLAT EXCEPT (SEE DEDD)		25	25	100	229	5,725.00	\$	4,285.27	\$	4,285.27	\$	-	-	\$	-	\$	-	1.72%
3	321-01-16-05-040-000	HOLSTROM	JAMES D & BARBARA		106 N ELM	108A N ELM ST	CRESCO, IA	52138	N 25' S 1/2 LOTS 5 & 6 BLK 16 CRESCO PLAT		25	25	100	229	6,725.00	\$	4,285.27	\$	4,285.27	\$	-	-	\$	-	\$	-	1.72%
4	321-01-16-05-030-000	HOLSTROM	JAMES D & BARBARA		108 N ELM	108A N ELM ST	CRESCO, IA	52138	S 25' N 1/2 LOTS 5 & 6 BLK 16 CRESCO PLAT		25	25	100	229	5,725.00	\$	4,285.27	\$	4,285.27	\$	-	-	\$	-	\$	-	1.72%
5	321-01-17-14-030-000	CRESCO UNION SAVINGS BANK ATTN: RHONDA ALBERT			111 N ELM	P.O. BOX 57	CRESCO, IA	52138	LOTS 14, 15 & 16 BLK 17 CRESCO PLAT		150	150	150	254.7	39,205.00	\$	28,597.14	\$	2,357,787.14	\$	-	-	\$	-	\$	-	11.47%
6	321-01-16-05-020-000	PUB NO 7 LLC			110 N ELM	110 ELM ST	CRESCO, IA	52138	S 25' N 50' LOTS 5 & 6 BLK 16 CRESCO PLAT		25	25	100	229	5,725.00	\$	4,285.27	\$	4,285.27	\$	-	-	\$	-	\$	-	1.72%
7	321-01-16-05-010-000	HOLSTROM	JAMES & BARBARA		112 N ELM	108A N ELM ST	CRESCO, IA	52138	N 25' LOTS 5 & 6 BLK 16 CRESCO PLAT	Short - Alley	25	25	100	229	5,725.00	\$	4,285.27	\$	4,285.27	\$	-	-	\$	-	\$	-	1.72%
8	321-01-17-01-060-000	MAXILLA LLC			113 N ELM	1805 WEST RIDGEWAY AVE	WATERLOO, IA	50701	S 25' LOTS 1, 2 & 3 BLK 17 CRESCO PLAT	Short - Alley	25	25	150	254.7	6,367.50	\$	4,766.19	\$	136,796.19	\$	4,766.19	\$	-	-	\$	-	1.91%
9	321-01-17-01-050-000	GEORGE GUNDERSON	GERALD	SUSAN L	115 N ELM	4057 TIMBER AVE	LIME SPRINGS, IA	52155	N 25' S 90' LOTS 1, 2 & 3 BLK 17 CRESCO PLAT		25	25	150	254.7	6,367.50	\$	4,766.19	\$	92,806.19	\$	4,766.19	\$	-	-	\$	-	1.91%
10	321-01-16-03-010-000	PIEDRETTI	MOLLY L		114 N ELM	208 6TH AVE E	CRESCO, IA	52138	S 25' E 40' LOT 3 & S 22' LOT 4 BLK 16 CRESCO PLAT	Short - Alley	22	22	90	229.5	4,917.00	\$	3,686.46	\$	79,510.46	\$	3,686.46	\$	-	-	\$	-	1.46%
11	321-01-17-01-040-000	J & P LIMITED LLC			117 N ELM	212 N ELM ST	CRESCO, IA	52138	N 25' S 1/2 LOTS 1, 2 & 3 BLK 17 CRESCO PLAT		25	25	150	254.7	6,367.50	\$	4,766.19	\$	129,226.19	\$	4,766.19	\$	-	-	\$	-	1.91%
12	321-01-16-01-060-000	HOLSTROM	JAMES & BARBARA		116 N ELM	108A N ELM ST	CRESCO, IA	52138	S 52' LOTS 1 & 2; W 1/2 S 52' LOT 3; N 27' S 52' E 49' LOT 3 & N 30' S 52' LOT 4 BLK 16 CRESCO PLAT		30	30	200	273.5	8,205.00	\$	6,141.59	\$	67,261.59	\$	6,141.59	\$	-	-	\$	-	2.46%
13	321-01-17-01-030-000	PRIME MANAGEMENT & DEVELOPMENT LLC			119 N ELM	119 N ELM ST	CRESCO, IA	52138	S 25' N 1/2 LOTS 1 & 2 S 23' N 1/2 LOT 3 BLK 17 CRESCO PLAT		25	25	150	254.7	6,367.50	\$	4,766.19	\$	61,466.19	\$	4,766.19	\$	-	-	\$	-	1.91%
14	321-01-16-01-040-000	HOLSTROM	JAMES & BARBARA		116 N ELM	108A N ELM ST	CRESCO, IA	52138	N 25' S 77' LOTS 1, 2, 3 & 4 BLK 16 CRESCO PLAT		25	25	200	273.5	6,837.50	\$	5,117.99	\$	36,897.99	\$	5,117.99	\$	-	-	\$	-	2.05%
15	321-01-17-01-020-000	LYLE ERIKSON REAL EST & AUCT			121 N ELM	P.O. BOX 239	CRESCO, IA	52138	S 25' N 60' LOTS 1 & 2 BLK 17 CRESCO PLAT		25	25	100	229	5,725.00	\$	4,285.27	\$	65,975.27	\$	4,285.27	\$	-	-	\$	-	1.72%
16	321-01-16-01-030-000	MAST	DANIEL D & KATIE W		120 N ELM	431 5TH AVE SW	CRESCO, IA	52138	E 11' N 25' S 100' LOT 2 & N 25' S 100' LOTS 3 & 4 BLK 16 CRESCO PLAT		23	23	111	235.05	5,406.15	\$	4,046.60	\$	71,468.60	\$	4,046.60	\$	-	-	\$	-	1.62%
17	32101160200000	BRINCKS PROPERTIES LLC			122 N ELM	P.O. BOX 40	OSSIAN, IA	52161	S 25' N 50' LOTS 2, 3 & 4 EX W 22' LOT 2 BLK 16 CRESCO PLAT		25	25	128	244.4	6,110.00	\$	4,573.45	\$	83,123.45	\$	4,573.45	\$	-	-	\$	-	1.83%
18	321-01-17-01-010-000	HEMPTON ACCOUNTING INC			123 N ELM	P.O. BOX 684	CRESCO, IA	52138	LOT A BLK 17 CRESCO PLAT	Short	25	12.5	48.24	182.85	2,285.63	\$	1,710.84	\$	64,830.84	\$	1,710.84	\$	-	-	\$	-	0.69%
19	321-01-16-02-010-000	MBINC			124 N ELM	124 N ELM ST	CRESCO, IA	52138	N 25' S 100' LOT 1, N 25' EX W 22' N 10' W 22' EX W 22' S 7' N 10' & N 23' W 39' S 100' LOT 2; N 25' LOTS 3 & 4 BLK 16 CRESCO PLAT		25	25	136	246.8	6,220.00	\$	4,655.78	\$	86,185.78	\$	4,655.78	\$	-	-	\$	-	1.87%
20	321-02-04-04-010-000	STORY, SCHOEBERL & SEEBACH LLP			126 N ELM	126 N ELM, P.O. BOX 69	CRESCO, IA	52138	LOT 4 BLK 4 PARK ADDN		25	25	150	254.7	5,367.50	\$	4,766.19	\$	89,946.19	\$	4,766.19	\$	-	-	\$	-	1.91%
21	321-02-04-03-010-000	TANNING UNLIMITED LLC			128 N ELM	128 N ELM ST	CRESCO, IA	52138	S 23' LOT 3 BLK 4 PARK ADDN		16.67	16.67	150	254.7	4,245.85	\$	3,176.10	\$	88,726.10	\$	3,176.10	\$	-	-	\$	-	1.27%
22	321-02-04-02-030-000	TANNING UNLIMITED LLC			130 N ELM	128 N ELM ST	CRESCO, IA	52138	S 13' LOT 2 & N 1/3 LOT 3 EX W 27' 1/2' BLK 4 PARK ADDN		16.67	16.67	122.5	241.38	4,023.80	\$	3,011.89	\$	67,321.89	\$	3,011.89	\$	-	-	\$	-	1.21%
23	321-02-04-02-010-000	STOLTZ LLC			132 N ELM	101 RED MAPLE AVE	CRESCO, IA	52138	N 23' LOT 2 BLK 4 EX W 27' 1/2' N 16 2/3' PARK ADDN		16.67	16.67	122.5	241.38	4,023.80	\$	3,011.89	\$	31,661.89	\$	3,011.89	\$	-	-	\$	-	1.21%
24	321-02-04-01-020-000	STOLTZ LLC			134 N ELM	101 RED MAPLE AVE	CRESCO, IA	52138	E 122 1/2' LOT 1 BLK 4 PARK ADDN	Short	25	12.5	122.5	241.38	3,017.25	\$	2,258.47	\$	68,428.47	\$	2,258.47	\$	-	-	\$	-	0.91%
25	321-02-03-03-020-000	GORTER	ROY A & TAMBERALL		202 N ELM	1108 DIVISION ST	CRESCO, IA	52138	S 2 1/2' LOT 3 EX W 19' & ALL LOT 4 EX W 19' BLK 3 PARK ADDN	Short	27.5	13.75	135	246.3	3,414.13	\$	2,555.54	\$	62,246.54	\$	2,555.54	\$	-	-	\$	-	1.02%
26	321-02-03-03-010-000	GORTER	ROY A & TAMBERALL		202 N ELM	1108 DIVISION ST	CRESCO, IA	52138	N 22 1/2' LOT 3 EX W 19' BLK 3 PARK ADDN	Short	22.5	22.5	135	246.3	5,586.75	\$	4,181.78	\$	53,881.78	\$	4,181.78	\$	-	-	\$	-	1.68%
27	321-02-03-03-010-000	KUBIK	MARK J & DANNAL		208 N ELM	248 RED MAPLE AVE	CRESCO, IA	52138	LOT 1 EX W 19' & LOT 2 EX W 19' BLK 3 PARK ADDN		50	50	135	246.3	12,415.00	\$	9,292.85	\$	110,652.85	\$	9,292.85	\$	-	-	\$	-	8.73%
28	321-01-11-15-010-000	MC GUIRE RENTALS INC			209 N ELM	209 N ELM, P.O. BOX 379	CRESCO, IA	52138	S 80' LOTS 15 & 16 BLK 11 CRESCO PLAT	Short	50	25	100	229	5,725.00	\$	4,285.27	\$	117,575.27	\$	4,285.27	\$	-	-	\$	-	1.72%
29	321-01-12-08-060-000	HAW	JEFFREY K & SHIRLEE J		210 N ELM	8516 YAMNICE AVE	CRESCO, IA	52138	S 25' LOTS 8, 10 & 11 EX W 16' LOT 11 BLK 12 CRESCO PLAT		25	25	135	246.3	6,207.50	\$	4,646.43	\$	98,086.43	\$	4,646.43	\$	-	-	\$	-	1.86%

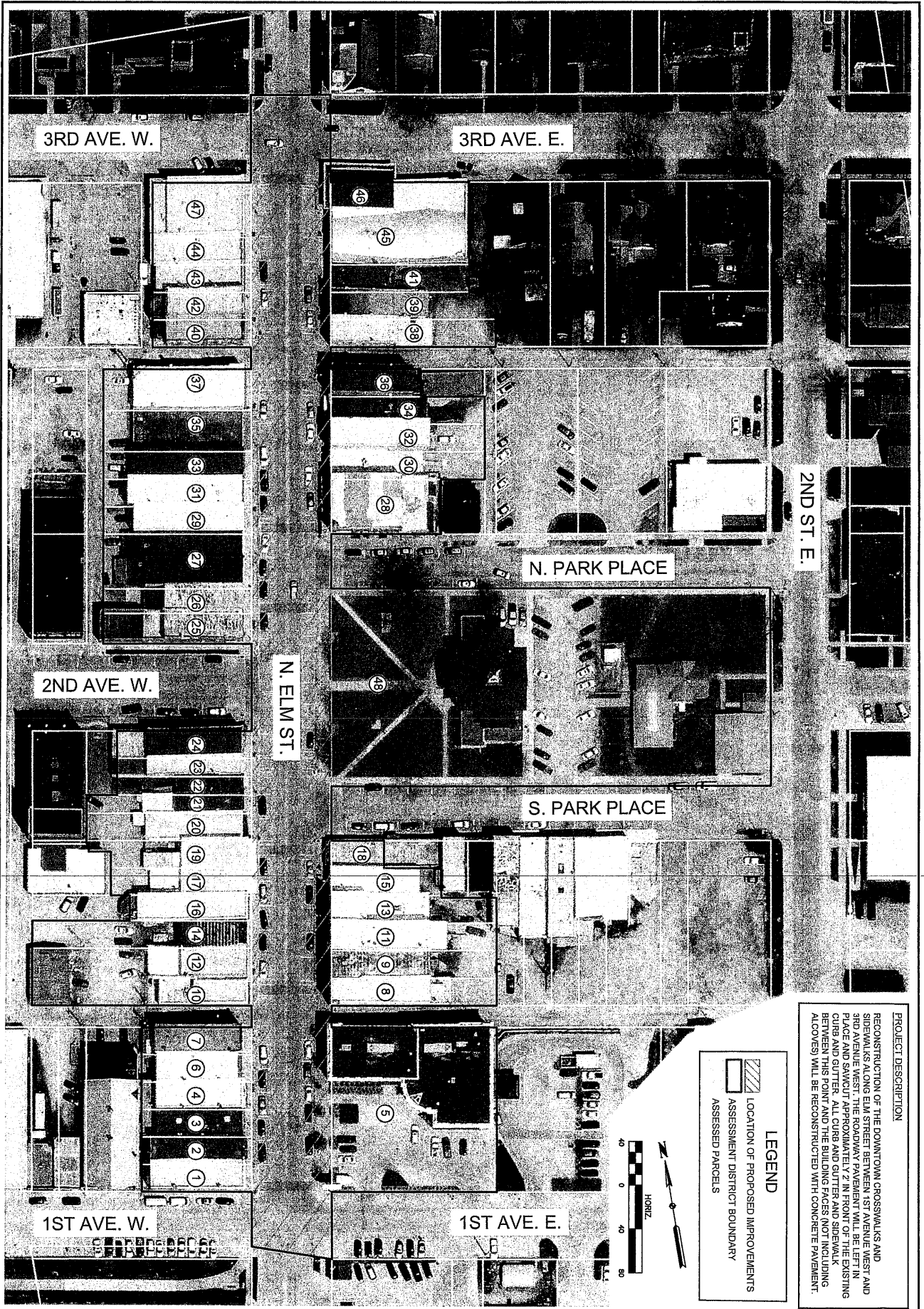
ITEM NUMBER	PARCEL NUMBER	PROPERTY OWNER LAST	PROPERTY OWNER FIRST	PROPERTY ADDRESS	MAILING ADDRESS	CITY	ZIP CODE	PROPERTY DESCRIPTION	CORNER SIDE LONG / SHORT	FRONT FOOTAGE	Effective Length (50% length for short corner side)	AVERAGE LOT DEPTH	UNITS OF BENEFIT	BENEFIT POINTS	IMPROVEMENT COST	COUNCIL VALUES	FINAL ASSESSMENT	DEFICIENCY	* COUNCIL ADJUSTMENT	PERCENT TOTAL IMPROVEMENT COST
30	32101114050000	LEEPER	JEFFREY D H	213 N ELM	213 N ELM ST	CRESCO, IA	52138	N 25 S 1/2 W 40 LOT 14 & N 25 S 1/2 LOTS 15 & 16 BLK 11 CRESCO PLAT	Long	25	25	140	250	6,950.00	\$ 4,678.24	\$ 121,078.24	\$ 3,676.62	\$ -	\$ 801.62	1.55%
31	32101120904000	LEEPER	JANEENE TRUST	212 N ELM	414 FOREST ST	CRESCO, IA	52155	N 25 S 50' LOTS 9, 10 & 11 EX W 15' LOT 11 BLK 12 CRESCO PLAT	Long	25	25	135	248.3	6,207.50	\$ 4,646.43	\$ 108,906.43	\$ 3,054.10	\$ -	\$ 1,592.33	1.22%
32	32101114040000	GARDNER	BARBARA L	215 N ELM	616 3RD ST SW	CRESCO, IA	52138	S 25 N 1/2 W 40 LOT 14 & S 25 N 1/2 LOTS 15 & 16 BLK 11 CRESCO PLAT	Long	25	25	140	250	6,250.00	\$ 4,678.24	\$ 78,418.24	\$ 4,678.24	\$ -	\$ -	1.88%
33	32101120903000	EVANS	DANIEL A & JOYCE M	214 N ELM	214 N ELM ST	CRESCO, IA	52138	N 25 S 1/2 LOTS 9, 10 & 11 EX W 15' LOT 11 BLK 12 CRESCO PLAT	Long	25	25	135	248.3	6,207.50	\$ 4,646.43	\$ 67,436.43	\$ 4,646.43	\$ -	\$ -	1.86%
34	32101114030000	ODONHOE	CHRISTOPHER F	217 N ELM	217 N ELM ST	CRESCO, IA	52138	S 25 N 50' W 40 LOT 14 & S 25 N 50' LOTS 15 & 16 BLK 11 CRESCO PLAT	Long	25	25	140	250	6,950.00	\$ 4,678.24	\$ 124,666.24	\$ 4,678.24	\$ -	\$ -	1.89%
35	32101120902000	NEVE LEVEL INVESTMENTS INC	ODONHOE	216 N ELM	216 N ELM ST	CRESCO, IA	52138	S 1/2 N 79' LOTS 9, 10 & 11 EX W 15' LOT 11 BLK 12 CRESCO PLAT	Long	37.5	37.5	135	248.3	9,314.25	\$ 6,969.64	\$ 102,009.64	\$ 6,969.64	\$ -	\$ -	2.79%
36	32101114070000	WILDMAN	STEVEN R	219 N ELM	219 N ELM ST	CRESCO, IA	52138	LOT A BLK 11 CRESCO PLAT	Long	25	25	82.5	217	5,425.00	\$ 4,080.71	\$ 38,920.71	\$ 4,080.71	\$ -	\$ -	1.63%
37	32101120901000	STEPHENSON	TODD & AMY	220 N ELM	721 8TH STE	CRESCO, IA	52138	N 1/2 N 79' LOTS 9, 10 & 11 EX W 15' LOT 11 BLK 12 CRESCO PLAT	Long	37.5	37.5	135	248.3	9,314.25	\$ 6,969.64	\$ 82,399.64	\$ 6,969.64	\$ -	\$ -	2.79%
38	32101110105000	CORRINGTON	PATRICK J	221 N ELM	898 WOODLAND ROAD	CRESCO, IA	52138	S 25' LOTS 1, 2 & 3 BLK 11 CRESCO PLAT	Long	25	25	150	254.7	6,357.50	\$ 4,766.19	\$ 82,626.19	\$ 4,766.19	\$ -	\$ -	1.91%
39	32101110106000	BAM SAM JAM RENTALS LLC	JOAQUIN	223 N ELM	804 E JEFFERSON ST	NEW HAMPTON, IA	50659	N 25 S 50' W 40 LOT 14 & S 25 N 50' LOTS 15 & 16 BLK 11 CRESCO PLAT	Long	25	25	150	254.7	6,357.50	\$ 4,766.19	\$ 61,036.19	\$ 4,766.19	\$ -	\$ -	1.91%
40	32101120705000	BULLS	ALEXANDER	222 N ELM	754 2ND STE	CRESCO, IA	52138	S 25 E 40' LOT 7 & S 25 E 40' LOT 7 & S 25 E 40' LOT 7 & S 25 N 1/2 LOT 8 BLK 12 CRESCO PLAT	Long	25	25	100	229	5,725.00	\$ 4,285.27	\$ 89,395.27	\$ 4,285.27	\$ -	\$ -	1.72%
41	32101110103000	ZAHASKY	JAMES & CONNIE	224 N ELM	2323 KINGS ROAD	CRESCO, IA	52138	N 25 S 1/2 E 40' LOT 7 & N 25 S 50' LOT 8 BLK 12 CRESCO PLAT	Long	25	25	126	243.3	6,062.50	\$ 4,552.86	\$ 49,392.86	\$ 4,552.86	\$ -	\$ -	1.83%
42	32101120704000	MJIM HOLDINGS LLC	JAMES & CONNIE	228 N ELM	1346 COUNTY ROAD W14	FORT ATKINSON, IA	52144	N 25 S 50' W 40 LOT 7 & N 25 S 50' LOT 8 BLK 12 CRESCO PLAT	Long	25	25	100	229	5,725.00	\$ 4,285.27	\$ 58,555.27	\$ 4,285.27	\$ -	\$ -	1.72%
43	32101120706000	HOWARD COUNTY CHARITABLE PROJECTS INC % HOMETOWN ACCOUNTING	JAMES & CONNIE	228 N ELM	1346 COUNTY ROAD W14	FORT ATKINSON, IA	52144	N 25 S 1/2 E 40' LOT 7 & N 25 S 1/2 LOT 8 BLK 12 CRESCO PLAT	Long	25	25	100	229	5,725.00	\$ 4,285.27	\$ 45,335.27	\$ 4,285.27	\$ -	\$ -	1.72%
44	32101120705000	HOWARD COUNTY CHARITABLE PROJECTS INC % HOMETOWN ACCOUNTING	JAMES & CONNIE	228 N ELM	1346 COUNTY ROAD W14	FORT ATKINSON, IA	52144	S 25 N 1/2 E 40' LOT 7 & S 25 N 1/2 LOT 8 BLK 12 CRESCO PLAT	Long	25	25	100	229	5,725.00	\$ 4,285.27	\$ 49,245.27	\$ 4,285.27	\$ -	\$ -	1.72%
45	32101110102000	HOWARD COUNTY CHARITABLE PROJECTS INC % HOMETOWN ACCOUNTING	JAMES & CONNIE	227 N ELM	P.O. BOX 484	CRESCO, IA	52138	S 50' N 1/2 LOTS 14 & E 40' N 25 LOT 2 & W 25 N 1/2 LOT 3 BLK 11 CRESCO PLAT	Short	50	25	126	243.3	6,062.50	\$ 4,552.86	\$ 288,772.86	\$ 4,552.86	\$ -	\$ -	1.83%
46	32101110101000	HOWARD COUNTY CHARITABLE PROJECTS INC % HOMETOWN ACCOUNTING	JAMES & CONNIE	227 N ELM	P.O. BOX 484	CRESCO, IA	52138	N 25 LOT 1 & N 25 W 161 LOT 2 BLK 11 CRESCO PLAT	Short	25	12.5	80	198	2,475.00	\$ 1,852.58	\$ 89,252.58	\$ 1,852.58	\$ -	\$ -	0.74%
47	32101120701000	HOWARD COUNTY COURT HOUSE	JAMES & CONNIE	228 N ELM	1346 COUNTY ROAD W14	FORT ATKINSON, IA	52144	N 50' E 40' LOT 7 & N 50' LOT 8 BLK 12 CRESCO PLAT	Short	50	25	100	229	5,725.00	\$ 4,285.27	\$ 60,935.27	\$ 4,285.27	\$ -	\$ -	1.72%
48	32101120702000	HOWARD COUNTY COURT HOUSE	JAMES & CONNIE	137 N ELM	137 N ELM	CRESCO, IA	52138	PUBLIC PARK VILLAGE OF CRESCO	Short	180	90	400	325	29,250.00	\$ 21,894.16	\$ 1,021,894.16	\$ 21,894.16	\$ -	\$ -	6.78%

Totals 336,387.86 \$ 251,770.03 \$ 246,376.08 \$ 2,393.85 100.0%

Total Non Assessable Costs	\$ 1,060,650.44
Total Assessable Costs	\$ 251,770.03
Total Project Cost	\$ 1,312,620.44
Improvement Costs	\$ 249,376.08
Deficiency	\$ -
Council Adjustment	\$ 2,393.85
City Share in Non Assessable Cost plus Deficiency plus Council Adjustment	\$ 1,093,244.39

Cost per Benefit Point	\$	0.74851826
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* Council adjustment reduced assessments for newly replaced sidewalks per Resolution No. 112212. Assessment for #30 reduced to 70% of sidewalk costs. Assessment for #31 reduced to 60% of sidewalk costs.



PROJECT DESCRIPTION

RECONSTRUCTION OF THE DOWNTOWN CROSSWALKS AND SIDEWALKS ALONG ELM STREET BETWEEN 1ST AVENUE WEST AND 3RD AVENUE WEST. THE ROADWAY PAVEMENT WILL BE LEFT IN PLACE AND SAWCUT APPROXIMATELY 2' IN FRONT OF THE EXISTING CURB AND GUTTER. ALL CURB AND GUTTER AND SIDEWALK BETWEEN THIS POINT AND THE BUILDING FACES (NOT INCLUDING ALCOVES) WILL BE RECONSTRUCTED WITH CONCRETE PAVEMENT.

LEGEND

▨ LOCATION OF PROPOSED IMPROVEMENTS

- - - ASSESSMENT DISTRICT BOUNDARY

ASSESSED PARCELS

ASSESSMENT PLAT

DOWNTOWN CROSSWALK RECONSTRUCTION
CRESCO, IA
2022

SCALE:
AS SHOWN

WORKS PROJECT NO.
6833.01

DRAWN BY
CHECKED BY
DWS

SHEET
1 OF 1



Council Member _____ introduced the following Resolution entitled "RESOLUTION ADOPTING AND LEVYING FINAL SCHEDULE OF ASSESSMENTS, AND PROVIDING FOR THE PAYMENT THEREOF" and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon the Mayor declared the following Resolution duly adopted as follows:

RESOLUTION ADOPTING AND LEVYING FINAL SCHEDULE OF ASSESSMENTS, AND PROVIDING FOR THE PAYMENT THEREOF

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CRESCO, STATE OF IOWA:

That after full consideration of the final schedule of assessments and accompanying plat showing the assessments proposed to be made for the construction of the Downtown Crosswalk Reconstruction, within the City, under contract with Wicks Construction, Inc. of Decorah, Iowa, which final plat and schedule was filed in the office of the Clerk on the 3rd day of January, 2024; said assessments are hereby corrected by making the following changes and reductions:

NAME OF PROPERTY	PROPOSED	PROPOSED	CORRECTED	CORRECTED
OWNER AND DESCRIPTION OF PROPERTY	FINAL ASSESSMENT	CONDITIONAL DEFICIENCY, IF ANY	CORRECTED FINAL ASSESSMENT	CONDITIONAL DEFICIENCY, IF ANY

See Schedule for Adjustments of Properties:

Jeffrey Leeper & Jeffrey & Janene Leeper Trust 213 N Elm St
 A & H Apparel LLC 212 N Elm St

BE IT FURTHER RESOLVED, that the said schedule of assessments and accompanying plat, be and the same are hereby approved and adopted; and that there be, and is hereby assessed and levied, as a special tax against and upon each of the lots, parts of lots and parcels of land, and the owner or owners thereof liable to assessment for the cost of said improvements, the respective sums expressed in figures set opposite to each of the same on account of the cost of the construction of the said improvements. Provided, further, that the amounts shown in said final schedule of assessments as deficiencies are found to be proper and are levied conditionally against the respective properties benefited by the improvements as shown in the schedule, subject to the provisions of Section 384.63, Code of Iowa. Said assessments against said lots and parcels of land are hereby declared to be in proportion to the special benefits conferred upon said property by said improvements, and not in excess thereof, and not in excess of 25% of the value of the same.

BE IT FURTHER RESOLVED, that said assessments of \$500.00 or more shall be payable in ten (10) equal annual installments and shall bear interest at the rate of 5.1% per annum, from the date of the acceptance of the improvements; the first installment of each assessment, or total amount thereof, if it be less than \$500.00, with interest on the whole assessment from date of acceptance of the work by the Council, shall become due and payable on July 1, 2024; succeeding annual installments, with interest on the whole unpaid amount, shall respectively become due on July 1st annually thereafter, and shall be paid at the same time and in the same manner as the September semiannual payment of ordinary taxes. Said assessments shall be payable at the office of the City Clerk, in full or in part and without interest within thirty days after the date of the first publication of the notice of the filing of the final plat and schedule of assessments to the County Treasurer of Howard County, Iowa.

BE IT FURTHER RESOLVED, that the Clerk be and is hereby directed to certify said final plat and schedule to the County Treasurer of Howard County, Iowa, and to publish notice of said certification once each week for two consecutive weeks in a legal newspaper printed wholly in the English language, published in the City, and of general circulation in the City of Cresco, Iowa, the first publication of said notice to be made within fifteen days from the date of the filing of said schedule with the County Treasurer, the Clerk shall also send by ordinary mail to all property owners whose property is subject to assessment a copy of said notice, said mailing to be on or before the date of the second publication of the notice, all as provided and directed by Code Section 384.60, Code of Iowa.

BE IT FURTHER RESOLVED, that the Clerk is directed to certify the deficiencies for lots specially benefited by the improvements, as shown in the final schedule of assessments, to the County Treasurer for recording in the Special Assessment Deficiencies Book and to the City official charged with responsibility for the issuance of building permits. Said deficiencies are conditionally assessed to the respective properties under Section 384.63, Code of Iowa, for the amortization period specified by law.

The Clerk is authorized and directed to ascertain the amount of assessments remaining unpaid after the thirty day period against which improvement bonds may be issued and to proceed on behalf of the City with the sale of said bonds, to select a date for the sale thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the City and this Council and otherwise to take all action necessary to permit the sale of said bonds on a basis favorable to the City and acceptable to the Council.

PASSED AND APPROVED this _____ day of _____, 2024.

Mayor David J Brenno

ATTEST:

City Clerk Nicole Hill