

**STATE OF IOWA  
OATH OF OFFICE**

Name of Official: \_\_\_\_\_

Office: \_\_\_\_\_

*I, \_\_\_\_\_, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Iowa, and that I will faithfully and impartially, to the best of my ability, discharge all duties of the office in Prairie City, Iowa, as now or hereafter required by law.*

Signature of Official: \_\_\_\_\_ Date: \_\_\_\_\_

**STATE OF IOWA  
OATH OF OFFICE**

Name of Official: \_\_\_\_\_

Office: \_\_\_\_\_

*I, \_\_\_\_\_, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Iowa, and that I will faithfully and impartially, to the best of my ability, discharge all duties of the office in Prairie City, Iowa, as now or hereafter required by law.*

Signature of Official: \_\_\_\_\_ Date: \_\_\_\_\_

# STATE OF IOWA OATH OF OFFICE

Name of Official: \_\_\_\_\_

Office: \_\_\_\_\_

*I, \_\_\_\_\_, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Iowa, and that I will faithfully and impartially, to the best of my ability, discharge all duties of the office in Prairie City, Iowa, as now or hereafter required by law.*

Signature of Official: \_\_\_\_\_ Date: \_\_\_\_\_

State of Iowa County of Jasper

This instrument was acknowledged before me on: \_\_\_\_\_ By: \_\_\_\_\_  
Date Print Name of Person

X \_\_\_\_\_  
Signature of Notarial Officer

\_\_\_\_\_  
Title (and Rank)

Notary Stamp/Seal

City of Prairie City  
City Council Minutes  
October 12, 2022

Call Meeting To Order and Pledge of Allegiance: The City Council of Prairie City, Jasper County, Iowa, met on October 12, 2022, in regular session at the Prairie City Council Chambers at the City Hall and via Zoom. At 6:01 p.m. Mayor Eric Imerman called the meeting to order, and all joined in reciting the Pledge of Allegiance.

Roll Call: Roll Call showed members present and absent as follows: Present: Mayor Eric Imerman; Councilors: Townsend, Simmons, Ingle, and Laidig. Also in attendance: Water/Sew Superintendent, Carl Van Der Kamp; Library Director, Sue Ponder, City Engineer, Andrew Inhelder, and Ryan Van Der Kamp, Fire Chief.

Agenda Approval: Simmons made the objection to the inclusion of resolutions on the agenda since no paper copies were presented to the Council in the Council Packet. These resolutions include numbers 10-12-22-1, 10-12-22-2, 10-12-22-3, and 10-12-22-4 from the agenda. Laidig moved to accept resolution 10-12-22-1, Approving Bills and Transfers, so the City could pay its bills and that the remaining resolutions be removed from the agenda, Ingle seconded the motion. The agenda then passed all ayes.

Mayor's Statement: Mayor Eric Imerman made a statement. First, the Mayor apologized for confusion and some continuing problems with the packet, the agenda, and other inconsistencies putting together the information for the Council Meeting. The Mayor stated that he would work to improve on the experience. The Mayor also stated that in the absence of a City Administrator, Carl Van Der Kamp would be the acting head of the Public Works Department. The mayor shared that he had these powers under items 1 and 11 of the Powers and Duties of the Mayor. Following the Mayor's statement, Townsend said that the appointment of Carl Van Der Kamp was not approved by the Policy and Administration Committee.

Consent Agenda: Townsend moved to accept the Consent Agenda tabling the Building Permits report until the November meeting since it was not included on the agenda, Simmons seconded the motion. The motion passed all ayes.

1. Council Meeting Minutes from September 14, 2022
2. Resolution 10-12-22-1 Approval of September Bills and Transfers
3. September Police Report
4. Library Board Minutes October 6, 2022
5. Celebration Committee Minutes October 4, 2022
6. Economic Development Committee Minutes July 27, 2022 and August 4, 2022

Public Comment: Dale Strum attended the meeting to remind the Council that he has water runoff onto his property into his garage from the alley behind the City Hall and that no follow-up on his previous comment had been made from the City. He indicated he had spoken to past administrators and the problem had been an issue for a long time. The Mayor and Simmons voiced their agreement that the Public Works Department should look into this issue.

### Old Business:

- a) Simmons moved to accept the Aftershock contract for Prairie Days 2023 and the special event request. Simmons shared that the contract required a changing area for the band, and potential options were discussed. The Prairie Days Application was approved along with the Aftershock contract with the dates for Prairie Days as July 21, 2023, through July 23, 2023. Ingle seconded the motion. The motion passed all ayes.
- b) Sue Ponder updated the Council on the Library building project. Sue shared information on upcoming events for the library, including the Tiny Art Show on October 18 and a Christmas Celebration in December. She indicated they would bring back information to the Council for the January meeting to go back out for bid. No council action was taken.
- c) Resolution 10-12-22-2 was tabled.
- d) Ingle moved to accept the DNR's Survey of Prairie City's Water and Sewer System, Simmons seconded the motion. Carl Van Der Kamp explained that there was a need for construction of a new salt room in the future, but it was not an immediate need. He also mentioned the need for six-inch diameter water lines and that a fence was needed on two sides, at an estimated cost of \$24,000. The Council asked Van Der Kamp questions regarding the deficiencies and what had been accomplished in the summary of recommendations. Van Der Kamp indicated that all the items under the Summary of Recommendations had been completed with the exception of the items that involved Council direction due to the costs. Van Der Kamp indicated that they were still working on the Operation Succession Plan, as well the Source Water Protection Plan. Van Der Kamp indicated that they were working with the county on the Source Water Protection Plan. Councilor Townsend asked Van Der Kamp about the testing and construction logs and whether the other public works staff were trained and know how to complete the testing and logs. Van Der Kamp said that staff had been trained and that they handle most of the testing. Motion passed all ayes.

### New Business:

- a) Resolution 10-12-22-3 was tabled.
- b) Discussion was held regarding dates to hold a special Council meeting to discuss financing of upcoming projects. Matt Stoffel of PFM Financial would be invited to explain the City's financial options. Council availability was discussed for the last week in October. No vote was taken.
- c) Laidig moved to approve the second reading of Ordinance 394 amending the Code of Ordinances of the City of Prairie City, Iowa to update UTV operations. Townsend seconded the motion. Motion passed all ayes.
- d) Resolution 10-12-22-4 was tabled.
- e) Tony Mosher, representing the Walnut Creek Fire Department reported on their 12<sup>th</sup> annual car show from September 25, 2022. They made \$12,585.63 on the show and had 301 registered cars at the show. No Council action was taken.
- f) Andrew Inhelder reported on MSA projects in Prairie City.

The Comprehensive Plan Steering Committee met in September. MSA is working on the website and the community survey for the Comprehensive Plan.

Brian from Martin Gardener Architecture (MGA) was in attendance to present the plans for the new Public Works building and the new Fire Station. The estimated cost for the buildings were: \$1,996,701 for the Public Works building, and \$2,328,694 for the Fire Station building. There was lengthy discussion regarding the proposed schematics. Inhelder of MSA also shared that the Phase 2

Water Main Project would need to be considered as part of the fire station relocation, as it requires eight-inch water mains for the proposed site on Jefferson. Chief Ryan Van Der Kamp indicated that the fire department had not yet seen or reviewed the final schematics for the proposed station.

- g) Simmons moved to accept the PCBA report and application for their Trunk or Treat event on October 29, 2022. Townsend seconded the motion. Motion passed all ayes.
- h) Simmons moved to post openings for a City Administrator and City Clerk/Treasurer. The Council decided to separate the two positions. The Clerk/Treasurer will be a full-time position and the Administrator position would be advertised as a part-time position with wages and benefits contingent upon the applicant's qualifications and funding availability. The deadline for applications was set at November 4, 2022. The Council recommended the positions be posted immediately and advertised in the same places as we've advertised for prior positions, including the League of Iowa Municipalities, the newspaper, etc. Ingle seconded the motion. Motion passed all ayes.
- i) The Council then interviewed three interested parties for the open Council seat. Beth James, Chris Miller, and Phil Holland were asked a set of standard questions. In a vote of the Council members, Phil Holland was selected to fill the vacant seat. No motion was taken.

Adjournment: Laidig moved to adjourn the Council meeting, seconded by Simmons. Motion passed all ayes. The October 12, 2022, Prairie City Council Meeting adjourned at 9:15 p.m.

\_\_\_\_\_  
Eric Imerman, Mayor

Attested To:

\_\_\_\_\_  
Deb Townsend, Mayor Pro Tem



203 E Jefferson  
Prairie City, IA 50228  
Phone: 515-994-2649

---

## Memorandum

**TO:** Honorable Mayor and Council of Prairie City  
**FROM:** Emily Voeller, Deputy Clerk  
**DATE:** October 1, 2022  
**SUBJ:** Building Permits

---

**September 2022**

### BUILDING PERMITS

Katie Minard	501 W Meadow	Fence	City
Darin Graber	505 S Haley	Fence	City
Bill Lack	204 N Marshall	Driveway	City
Brent Berger	600 S Ryan	Driveway	City
Brock Southern	509 N Orchard	Fence	City
Tom Layman	406 W McMurray	Fence	City
Matt Chizek	500 W McMurray	Roof Mounted Solar Array	County

### TRADE PERMITS

## License Application (LC0041265)

### ▪ Applicant

**Name of Legal Entity :** Wilkies Garage, LLC

**Name of Business(DBA) :** Wilkies Garage

**Address of Premises :** 116 East Jefferson

**Premises Suite/Apt Number :**

**City :** Prairie City

**County :** Jasper

**Zip :** 50228

**Business :** (515) 778-8337

**Mailing Address:** 403 e 8th street

**City :** Prairie City

**State :** Iowa

**Zip :** 50228

### ▪ Contact Person

**Name :** steve wilkie



**Phone :** (515) 778-8337

**Email :** swilkie01@gmail.com

## ■ License Information

**License Number :** LC0041265

**License/Permit Type :** Class C Liquor License

**Term :** 12 Month

**Status :** Submitted to Local Authority

**Effective Date :** 2022-10-24

**Expiration Date :** 2023-10-23

**Sub-Permits :** Class C Liquor License

**Privileges :** Sunday Sales, Outdoor Service

**Last Day of Business :**

## ■ Status of Business

**Business Type :** Limited Liability Company

## ■ Ownership

steve wilkie

**City :** Prairie City

**State :** Iowa

**Zip :** 50228

**Position :** Owner

**% of ownership :** 100

**U.S. Citizen :** Yes

## ■ Insurance Company Information

**Insurance Company :** Cincinnati Specialty Underwriters

**Policy Effective Date :** 2022-10-24

**Policy Expiration :** 2023-10-24

**Bond Effective :**

**Dram Cancel Date :**

**Outdoor Service Effective :**

**Outdoor Service Expiration :**

**Temp Transfer Effective Date :**

**Temp Transfer Expiration Date :**

## 2022 COUNCIL & COMMITTEE APPOINTMENTS

(Updated 7/11/22)

<b>MAYOR:</b>	Eric Imerman	105 N Dewey	Ph: 515-339-7924	2022-2024
<b>MAYOR PRO TEM:</b>	Deb Townsend			
<b>COUNCIL:</b>	Deb Townsend	604 E Plainsmen Rd	Ph: 515-210-0383	2019-2023
	Emily Simmons	104 E. 8 <sup>th</sup> St.	Ph: 515-783-9000	2022-2027
	Derek Ingle	607 N Claire St	Ph: 515-494-7465	2022-2023
	Chris Laidig	407 S Clark	Ph: 641-990-7900	2022-2023
	Phil Holland	307 S. Marshall	Ph: 641 275 5200	2022-2023

### MAYOR'S APPOINTMENTS:

Mayor Pro Tempore	Townsend
Budget	Laidig, Simmons
Celebration Commission	Holland
Economic Development	Townsend
Library	Simmons
Parks	Ingle
Policy & Administration	Ingle, Townsend
Public Safety	Holland
City Attorney	Brink Gentry, P.C.
Building Placement & Inspection	Brett Jennings
City Administrator	
City Clerk/Treasurer	
Deputy Clerk	Emily Voeller
Chief of Police	Matt Davenport
Code Enforcement & Animal Control	Matt Davenport
E-911 Board	Matt Davenport, Ryan Van Der Kamp

## BOARDS OF THE CITY OF PRAIRIE CITY

	Term Expires	Address	Phone	Cell #
<b>BOARD OF ADJUSTMENT</b>				
Paul Ponder	Dec. 2022	PO Box 431	515-994-3058	C 515-208-9649
Jim Bright	Dec. 2022	404 W South St	641-521-1154	
Dean Taylor	Dec. 2023	202 W McMurray St	515-994-2784	C 515-480-4390
Gary Johnson	Dec. 2024	404 W McMurray St	515-994-3008	
Larry Wenthe	Dec. 2024	PO Box 235	515-994-2336	
Chris Laidig	Council Rep.			

<b>PLANNING AND ZONING COMMISSION</b>				
Steven Williams	Dec. 2022	604 N Orchard St	515-994-2568	<b>515-238-2025</b>
Mike Dalton	Dec. 2023	Box 172	515-994-2977	
Claire Williams, Chairperson	Dec. 2024	208 E 8 <sup>th</sup> St	515-994-2965	C 515-975-3827
Terri Rosonke	Dec. 2024	307 E Kayla Ln	515-994-3281	
Chris Laidig	Council Rep.			

<b>PARK BOARD</b>				
Chris Miller	Dec. 2024	200 W. 8 <sup>th</sup> St.	515-777-5425	
Lonnie Wenthe	Dec. 2024	611 N Park	515-975-8965	
Zach Myers	Dec. 2025	305 S Madison	341-891-0747	
Grant Burns	Dec. 2023	202 E Fifth	515-305-0038	
Derek Ingle	Council Rep.			

<b>COMMUNITY CELEBRATION COMMISSION</b>				
Sherry McGinn	Dec. 2023	400 S Main	515-669-1738	
Amy Witte, Chairperson	Dec. 2024	107 E Second	515-975-0563	
Darrin Telfer	Dec. 2024	502 N State	515-707-1852	
Sam Mastin	Dec. 2025	600 E Sixth	515-402-8817	
Anne VanKirk	Dec. 2025	8125 S 88 <sup>th</sup> Ave W	402-995-1953	
	Parks Rep.			
Phil Holland	Council Rep.			

<b>ECONOMIC DEVELOPMENT</b>				
Mason Nickols	Dec 2023	403 S Haley	515-336-2807	
Mitch Seiberling	Dec. 2024	PO Box 5730, DSM, 50317	515-669-3022	
Scott DeVries, Chairperson	Dec. 2024	6675 S 68 <sup>th</sup> Ave W	515-971-5462	
Melody Burkman	Dec. 2025	206 N Monroe	515-314-8254	
Christy Lindsay	Dec. 2025	504 S Norris	515-210-0084	
	City Admin			
Deb Townsend	Council Rep.			

<b>LIBRARY BOARD</b>				
Arnie Sohn	Dec. 2021	307 N. Sherman	994-2743	
Jennifer Ladehoff	Dec. 2022	506 N. Sherman	321-5830	
Jason Taylor	Dec. 2023	306 E 5 <sup>th</sup> St	641-780-7419	
Ginny Dalton	Dec. 2024	106 S. Dewey St	994-2977	994-2681
Linda Frazier	Dec. 2024	102 E. Steenhoek	994-3083	
Emily Simmons	Council Rep.			

**AMBULANCE**

Jody Van Der Camp	Director	200 W North St	205-5176
	Asst. Director		
Mandi Bright	Secretary	500 N Orchard St	201-4405
Ryan Martin	Safety	8930 W 109 <sup>th</sup> St S	515-402-9641
Kelli Clymer	Training	204 E 2 <sup>nd</sup> St	515-249-2976
Phil Holland	Council Rep.		

**FIRE DEPARTMENT**

Ryan Van Der Kamp	Chief	7089 S 96th Ave W	994-3258	249-7594
Tony Mosher	Asst. Chief	506 E Plainsmen	994-2283	210-7942
Gene Hadsall	Captain	10827 S. 76 <sup>th</sup> Ave. W	994-2868	
Erik Van Der Kamp	Lieutenant	200 W North St	205-0425	
Phil Holland	Council Rep.			

\* New or reappointment

**Resolution Number: 10-26-22-1**

Resolution to approve the setting of the time and date for the next regularly schedule Prairie City City Council Meeting.

Be it Resolved by the Council of the City of Prairie City, Iowa:

The Council of the City of Prairie City, Iowa, hereby sets the time and date of the next regularly scheduled City Council Meeting be held at 6:00 p.m. on November 9, 2022. This Resolution is proposed in accordance with the rules and regulations set forth by Iowa Code and the Code of Ordinances of the City of Prairie City, Iowa.

Passed and approved on October 26, 2022.

---

**Eric Imerman, Mayor**

Attested by:

---

**EXHIBIT E**  
**DEVELOPER'S ESTIMATE WORKSHEET**

- (1) Date of Preparation: October 7, 2022.
- (2) Calculation of "Incremental Assessed Valuation" of Property as of January 1, 20  :
- a. Total Assessed Valuation of Property as of January 1 of year of report: \$ 1,511,700.00
- b. Less Base Assessed Valuation of Property (determined as of January 1, 2018): \$ 31,120.00 =
- c. Incremental Assessed Valuation of Property a. – b. \$ 1,480,580.00
- (3) Residential Taxable Percent applicable to assessments as of January 1 of year of this report from the Assessment Limitations Order of the Iowa Department of Revenue (the "Taxable Percentage"): 55.4%.
- (4) Calculation of "Gross Incremental Taxable Value" of Property [(2.c) x (3)]
- \$ 1,480,580.00 x 55.4% = \$ 820,241.32  
(from 2.c) (from 3) Gross Incremental Taxable Value
- (5) Current City fiscal year consolidated property tax levy rate for purposes of calculating Incremental Property Tax Revenues from the Jasper County Auditor or Iowa Department of Management (the "Adjusted Levy Rate"): \$ 29.65658 per thousand of value.
- (6) The "Gross TIF Estimate" = the Gross Incremental Taxable Value (4) multiplied by the Adjusted Levy Rate (5), then divided by 1000.
- \$ 820,241.32 x \$ 29.65658 /1000 = \$ 24,325.55  
(from 4) (from 5) Gross TIF Estimate
- (7) "Net TIF Estimate" equals the Gross TIF Estimate, less any tax credits, such as homestead or veterans tax credits, based on the current years value of such tax credits, to be determined from Jasper County records.
- \$ 24,325.55 - \$ 0 = \$ 24,325.55  
(from 6) (from County) Net TIF Estimate
- (8) Use of Net TIF Estimate: \$ 24,325.55
- a. Admin Withholding Amount (until paid in full): \$ 7,500.00
- b. Projected Payments Amount = Net TIF Estimate less Admin Withholding Amount to be paid this year, if any) x .6331 = \$
- c. Estimated LMI Amount = NET TIF Estimate less Admin Withholding Amount to be paid this year, if any) x .3669 = \$ 8,925.04

**EXHIBIT D**  
**SUMMARY OF ACCEPTED INFRASTRUCTURE COSTS**

Date of Cost	Amount of Cost	Nature of Cost	Date Accepted by City
9-19-2020	\$143,190	Storm Sewer	
8-19-2020	\$94,610	Sanitary Sewer	
9-19-2020	\$76,360	Water Main	
9-19-2020	\$26,619	Grading for Streets	
11-6-2020	\$282,193	Paving	
9-19-2020	\$2,500	Erosion Control	
8-19-2020	\$31,274	Mobilization	
6-21-2021	\$43,576	Engineering	
6-21-2021	\$15,000	Geotechnical testing for streets	
2-2-2021	\$23,640	City inspections	
6-21-2021	\$15,760	Bonding for Infrastructure Improvements	
12-30/2019	\$34,450	Land Under Streets	
6-21-2021	\$44,967	Financing (Loan Origination Fees, Bank closing costs; construction period interest; legal)	



**EXHIBIT D**  
**SUMMARY OF ACCEPTED INFRASTRUCTURE COSTS**

Date of Cost Actual Costs	Amount of Cost	Nature of Cost	Date Accepted by City
9-19-2020	\$166,268	Storm Sewer	
8-19-2020	\$130,343	Sanitary Sewer	
9-19-2020	\$105,191	Water Main	
9-19-2020	\$32,500	Grading for Streets	
11-6-2020	\$290,300	Paving	
9-19-2020	\$3,921	Erosion Control	
8-19-2020	\$35,000	Mobilization	
6-21-2021	\$91,960	Engineering	
6-21-2021	\$15,000	Geotechnical testing for streets	
2-2-2021	\$26,448	City inspections	
6-21-2021	\$34,504	Bonding for Infrastructure Improvements	
12-30/2019	\$34,450	Land Under Streets	
6-21-2021	\$56,000	Financing (Loan Origination Fees, Bank closing costs; construction period interest; legal)	

Statements of probable construction cost prepared by Martin Gardner Architecture, P.C. represents our best judgments as design professionals familiar with the construction industry. However, neither Martin Gardner Architecture, P.C. nor the Owner has control over the cost of labor, materials or equipment, over the contractor's method of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, Martin Gardner Architecture, P.C. cannot and does not warrant or represent that bids will not vary from the project budget proposed, established or approved by the owner, if any, or from any statement of probable construction cost prepared by Martin Gardner Architecture.

Building Square Footage 8,000

	Sub-Total	Cost Per SF
<b>DEMOLITION</b>		
Demolition Subtotal	\$20,000	\$2.50
<b>SITework</b>		
Sitework Subtotal	\$287,100	\$35.89
<b>SUBSTRUCTURE</b>		
Substructure Subtotal	\$166,011	\$20.75
<b>SUPERSTRUCTURE</b>		
Superstructure Subtotal	\$315,000	\$39.38
<b>EXTERIOR ENCLOSURE</b>		
Exterior Enclosure Subtotal	\$96,158	\$12.02
<b>INTERIORS</b>		
Interiors Subtotal	\$171,147	\$21.39
<b>SERVICES</b>		
Services Subtotal	\$218,750	\$27.34
<b>FURNISHINGS, FIXTURES, &amp; EQUIPMENT</b>		
FF&E Subtotal	\$7,420	\$0.93
<b>GENERAL REQUIREMENTS</b>		
General Requirements Subtotal	\$106,190	\$13.27
Construction Subtotal	\$1,387,776	\$173.47
<b>GENERAL CONDITIONS</b>		
General Contracting Fees (General Requirements: 10%; O.H. and Profit is included in unit prices)	10%	
Construction Subtotal + General Conditions	\$1,526,553	\$190.82
<b>CONSTRUCTION &amp; DESIGN CONTINGENCIES</b>		
Market, Estimating and Design Contingency (% of Project Subtotal)	10.0%	\$152,655
Construction Contingency (% of Project Subtotal)	5.0%	\$76,328
Subtotal Contingencies	\$228,983	\$28.62
Construction Total	\$1,755,536	\$219.44
<b>PROFESSIONAL SERVICES</b>		
Architectural	\$157,998	
Civil	\$70,000	
Bidding, Documents, Reimbursables (Budget)	\$13,167	
Subtotal Professional Services	\$241,165	\$30.15
Project Total	\$1,996,701	\$249.59

Statements of probable construction cost prepared by Martin Gardner Architecture, P.C. represents our best judgments as design professionals familiar with the construction industry. However, neither Martin Gardner Architecture, P.C. nor the Owner has control over the cost of labor, materials or equipment, over the contractor's method of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, Martin Gardner Architecture, P.C. cannot and does not warrant or represent that bids will not vary from the project budget proposed, established or approved by the owner, if any, or from any statement of probable construction cost prepared by Martin Gardner Architecture.

Building Square Footage 10,761

	Sub-Total	Cost Per SF
<b>SITWORK</b>		
Sitework Subtotal	\$194,500	\$18.07
<b>SUBSTRUCTURE</b>		
Substructure Subtotal	\$185,709	\$17.26
<b>SUPERSTRUCTURE</b>		
Superstructure Subtotal	\$454,362	\$42.22
<b>EXTERIOR ENCLOSURE</b>		
Exterior Enclosure Subtotal	\$99,481	\$9.24
<b>INTERIORS</b>		
Interiors Subtotal	\$226,755	\$21.07
<b>SERVICES</b>		
Services Subtotal	\$343,980	\$31.97
<b>FURNISHINGS, FIXTURES, &amp; EQUIPMENT</b>		
FF&E Subtotal	\$6,210	\$0.58
<b>GENERAL REQUIREMENTS</b>		
General Requirements Subtotal	\$132,475	\$12.31
Construction Subtotal	\$1,643,472	\$152.72
<b>GENERAL CONDITIONS</b>		
General Contracting Fees (General Requirements: 10%; O.H. and Profit is included in unit prices)	10%	
Construction Subtotal + General Conditions	\$1,807,819	\$168.00
<b>CONSTRUCTION &amp; DESIGN CONTINGENCIES</b>		
Market, Estimating and Design Contingency (% of Project Subtotal)	10.0%	\$180,782
Construction Contingency (% of Project Subtotal)	5.0%	\$90,391
Subtotal Contingencies	\$271,173	\$25.20
Construction Total	\$2,078,992	\$193.20
<b>PROFESSIONAL SERVICES</b>		
Architectural	\$187,109	
Civil	\$47,000	
Bidding, Documents, Reimbursables (Budget)	\$15,592	
Subtotal Professional Services	\$249,702	\$23.20
Project Total	\$2,328,694	\$216.40



CITY OF PRAIRIE CITY,

## It's renewal time!

Regular dental care is important to your employees' health and wellness, so thank you for choosing to provide dental benefits from Delta Dental of Iowa. Here's what you need to know about your group plan renewal.

### Your renewal information

As part of our renewal process, we have included your Renewal Financial Exhibit with details and rates for your Delta Dental plan. **You will automatically be re-enrolled**, so no action is necessary unless you want to change your plan.

### Your group plan — no benefit changes

For your next plan year, your Delta Dental plan will remain the same. Your rates may increase slightly. Employees can access their benefit information online through the [Delta Dental Member Connection](#).

### Have questions or need to make changes?

We're here for you. If you're interested in looking at other plan options, please contact your broker, call Delta Dental at (877) 423-3582, ext. 5. or [see our plan brochure](#).

**We appreciate your business and look forward to continuing to serve you.**

Thanks again for choosing Delta Dental to keep your employees happy and healthy!

### Information about your dental plan

**Company:**  
CITY OF PRAIRIE CITY

**Your plan:**  
\*PREMIER PLAN B PLUS

**Renewal Date:**  
December 01, 2022

**Total Group To Go<sup>SM</sup> Unused Balance:**  
\$16,488.98

### Resources for you and your employees

#### Employer Connection

Enroll new participants or make enrollment changes for your next plan year.

#### Financial Privacy Notice

Explains how nonpublic personal financial information about employees may be used and disclosed.

#### Privacy Notice

Explains how personal health information about employees may be used and disclosed.



### Introducing Legal Insurance

You can now offer your employees **comprehensive legal insurance and identity theft protection**. We are excited to partner with ARAG® to offer this solution to companies that haven't had access to this type of coverage in the past. Ask your broker or your Delta Dental account manager **how to get enrolled today!** Learn more about what's covered, [here](#).



### Your employees' unused annual maximum benefits rollover

Your employees can carry over a portion of their unused annual maximums from one year to the next with the Delta Dental To Go<sup>SM</sup> benefit. **The balance listed at the top of this letter will carry over with your renewal**, so make sure your employees are aware of this Delta Dental benefit. See an example of how To Go works [here](#).



**\*PREMIER PLAN B PLUS**  
**Renewal Financial Exhibit**

**Employer:** CITY OF PRAIRIE CITY  
**Contact Name:** JODIE WYMAN  
**Contact Email:** JODIE.WYMAN@PRAIRIECITYIOWA.US  
**Group Number:** 1-31906-2  
**Contract Period:** Dec 1 2022 to Nov 30 2023  
**Representative:** GROUP BENEFITS, LTD

**Employees Enrolled: 8**

Thank you for being a Delta Dental of Iowa customer. If you wish to change your dental benefits, please see the Delta Dental Plan options enclosed with your renewal information and indicate the changes below. You should retain a copy of this form for your records.

Benefit / Rate Type	Current Member Enrollment	Current Delta Dental Monthly	Renewal Delta Dental Monthly	Rated Member Enrollment*	Estimated Monthly Premium
Adults and Children age 21 and older	12	\$38.60	\$39.38	12	\$472.56
Children under age 21*	7	\$30.62	\$31.24	7	\$218.68
<b>Total</b>	<b>19</b>			<b>19</b>	<b>\$691.24</b>

\*Families with 3 or more enrolled children under the age of 21 as of the group anniversary date are rated with a maximum of 3 children. There is no maximum on the number of Adults and Children age 21 and older.

**Please complete the following information:**

Eligibility and contribution information impacts your rates.

Total Number of Employees Eligible for Dental Benefits: \_\_\_\_\_

Total Number of Eligible Employees with Coverage Elsewhere: \_\_\_\_\_

Employer Contribution: Employee: \_\_\_\_\_% Spouse and/or Dependents: \_\_\_\_\_%

OR Percent of Total Premium Contribution: \_\_\_\_\_%

Billing Contact Name and Email Address: \_\_\_\_\_

Group Administrator Name and Email Address: \_\_\_\_\_

**Do you want to change benefit plans?**

If you are making changes to the benefit plan, this form must be signed, completed and returned.

Indicate the new plan code/name: \_\_\_\_\_

Group Administrator Signature: \_\_\_\_\_ Date: \_\_\_\_\_

After receiving your request for changes, an updated Financial Exhibit will be provided.

For questions or to return a completed form, please contact us at:

**Email: TeamReNEW@deltadentalia.com**  
**or Fax: 888-337-5157 or Phone: 877-423-3582, ext. 5**



**\*PREMIER PLAN B PLUS**  
**Renewal Financial Exhibit**

**Employer:** CITY OF PRAIRIE CITY  
**Contact Name:** JODIE WYMAN  
**Contact Email:** JODIE.WYMAN@PRAIRIECITYIOWA.US  
**Group Number:** 1-31906-2  
**Contract Period:** Dec 1 2022 to Nov 30 2023  
**Representative:** GROUP BENEFITS, LTD

Benefit Plan		
Type: 9114882 *PREMIER PLAN B PLUS	Delta Dental Premier®	Non-Par
<b>Adult Benefits (21 and older):</b>		
Annual Deductible Per Person	\$25	\$50
Deductible Applies to Diagnostic and Preventive:	No	Yes
<b>Coinsurance Paid by Member:</b>		
Diagnostic and Preventive	0%	20%
Routine and Restorative Services	20%	40%
Posterior Composites	50%	60%
Endodontic Services	50%	60%
Periodontal Services - (Conservative and Complex)	50%	60%
High Cost Restorations	50%	60%
Prosthetics	50%	60%
Prosthetics Repairs and Adjustments	50%	60%
Dental Implants	60%	70%
Annual Benefit Maximum per Person	\$2,000	
Annual Maximum Carryover - To Go   **	Included	
Enhanced Benefits Program	Included	
<b>Child Benefits (under age 21):</b>		
Annual Deductible Per Person	\$25	\$225
Deductible Applies to Diagnostic and Preventive:	No	No
<b>Coinsurance Paid by Member:</b>		
Diagnostic and Preventive	0%	50%
Routine and Restorative Services & Conservative Periodontal	50%	70%
Posterior Composites	60%	70%
Endodontic Services	50%	70%
Complex Periodontal Services	50%	70%
High Cost Restorations	50%	70%
Prosthetics	50%	70%
Prosthetics Repairs and Adjustments	50%	70%
Dental Implants	60%	70%
Medically Necessary Orthodontics***	50%	50%
Annual Maximum Out of Pocket*	350.00/child or \$700.00 for all children	N/A
Enhanced Benefits Program	Included	

\*Annual Maximum Out of Pocket is for child benefits only. This limit does not apply to services performed by an out-of-network provider.

\*\*To Go is not a child benefit because there is no annual benefit maximum as part of the essential health benefits under the Affordable Care Act.

\*\*\*Medically Necessary Orthodontics is a required benefit under the Affordable Care Act. See plan summary available at [www.deltadentalia.com/](http://www.deltadentalia.com/) employer for details.

**Please Note:** This is a general description of your benefits. Please see your benefits document for a full description of coverage.



September 2, 2022

JOE BARTELLO  
PRAIRIE CITY CITY OF  
203 E JEFFERSON ST  
PO BOX 607  
PRAIRIE CITY, IA 502280607

**Your Wellmark Blue Cross and Blue Shield Representative**

RYAN GLENN  
(515) 336-6209  
rglenn@grpbenltd.com

Group Number: 00045536  
Renewal Effective Date: December 1, 2022

Dear JOE BARTELLO,

Thank you for choosing Wellmark® Blue Cross® and Blue Shield® for your health insurance needs. It's time to consider the renewal options for your group health plan. The enclosed packet contains important information to help make your decision easier.

**WHAT YOU NEED TO DO**

Review the contents of this packet and then contact your Wellmark representative — it's that easy. We'll automatically enroll you in the renewing plan(s) unless you notify your Wellmark representative by November 20.

We encourage you to evaluate your needs with your agent each year to make sure that you and your employees get the appropriate coverage. It's important to know that your renewing plan may include modifications to your existing coverage, so be sure to discuss your options with your agent. To assist your discussion, visit [wellmark.com/IADiscuss](http://wellmark.com/IADiscuss) to download our Employer/Agent Discussion Guide.

**DELIVERING THE QUALITY COVERAGE YOU DESERVE**

At Wellmark, your trust and satisfaction is our #1 priority. That's why we do our best to provide you with:

- Transparent pricing
- All-inclusive copays
- Wide-reaching networks
- Guidance that help your employees make the best decisions for their health

**WE'RE HERE TO HELP**

We know that selecting a complete benefits package is an important decision. Please contact your Wellmark representative with questions or for assistance.

Sincerely,

Wellmark Blue Cross and Blue Shield

## GROUP SUMMARY

Group Name: PRAIRIE CITY CITY OF

Group Number: 00045536

Renewal Effective Date: December 1, 2022

Based on the number of employees currently enrolled in a health plan, you will be able to select up to two (2) health plans for your renewal period beginning 12/01/2022.

### CURRENT HEALTH PLAN(S)

PLAN NAME	NETWORK & TOTAL MONTHLY PREMIUM
CompleteBlue <sup>SM</sup> 4000	<b>HMO</b> \$8,633.09
<b>Current Total Monthly Premium</b>	<b>\$8,633.09</b>

### RENEWING HEALTH PLAN(S)

PLAN NAME	NETWORK & TOTAL MONTHLY PREMIUM		
CompleteBlue <sup>SM</sup> 4000	<b>HMO</b> \$8,592.66 ↓0.47%	<b>POS</b> \$8,999.96 ↑4.25%	<b>PPO</b> \$10,015.76 ↑16.02%
<b>Renewing Total Monthly Premium</b>	<b>\$8,592.66</b> ↓0.47%	-	-

Premium rates shown are subject to change based on enrollment and plan selection. Wellmark Blue Cross and Blue Shield of Iowa and Wellmark Health Plan of Iowa, Inc. are independent licensees of the Blue Cross and Blue Shield Association.

Avesis Vision is an independent vision insurance company that does not provide Wellmark Blue Cross and Blue Shield products and services. Avesis Vision is underwritten by Fidelity Security Life Insurance Company, Kansas City, Missouri. Hearing Discount Savings Plan provided by Amplifon Hearing Health Care. Amplifon Hearing Health Care is an independent company that does not provide Wellmark Blue Cross and Blue Shield products or services.





Wellmark Blue Cross and Blue Shield of Iowa, and Wellmark Blue Cross and Blue Shield of South Dakota are independent licensees of the Blue Cross and Blue Shield Association.

## RENEWING HEALTH PLAN SUMMARY

Group Name: PRAIRIE CITY CITY OF

Group Number: 00045536

Renewal Effective Date: December 1, 2022

### CompleteBlue<sup>SM</sup> 4000

#### Traditional Copay

NETWORK

HMO

Wellmark Health Plan of Iowa, Inc.

HMO

Wellmark Blue HMO Network provides statewide provider access.

HEALTH/DRUG CODE

3JV / 9XC

MONTHLY PREMIUM

\$8,592.66

#### DEDUCTIBLE

INDIVIDUAL / FAMILY PER YEAR

\$4,000/\$8,000

#### OUT-OF-POCKET MAXIMUM

INDIVIDUAL / FAMILY PER YEAR

\$8,300/\$16,600

#### COST SHARE

Coinurance: 30%

Primary Care Office Services: \$40

Non Primary Care Office Services: \$90

Emergency Room Visits: \$500

#### Prescription Drugs

Formulary BlueRx Essentials<sup>SM</sup>

Deductible (Drug) N/A

Tier 1 \$30

Tier 2 \$60

Tier 3 \$125

Biosimilar \$135

Preferred Specialty Drugs \$150

Non-preferred Specialty Drugs \$500

# RENEWING HEALTH PLAN DETAILED RATES

Group Name: PRAIRIE CITY CITY OF

Group Number: 00045536

Renewal Effective Date: December 1, 2022



Wellmark Blue Cross and Blue Shield of Iowa, and Wellmark Blue Cross and Blue Shield of South Dakota are independent licensees of the Blue Cross and Blue Shield Association.

CompleteBlue <sup>SM</sup> 4000	
AGE	Wellmark Blue HMO Network provides statewide provider access. Wellmark Health Plan of Iowa, Inc. HMO
0-14	\$231.02
15	\$251.55
16	\$259.41
17	\$267.26
18	\$275.71
19	\$284.17
20	\$292.93
21	\$301.98
22	\$301.98
23	\$301.98
24	\$301.98
25	\$303.19
26	\$309.23
27	\$316.48
28	\$328.26
29	\$337.92
30	\$342.75
31	\$350.00
32	\$357.25
33	\$361.78
34	\$366.61
35	\$369.03
36	\$371.44
37	\$373.86
38	\$376.27
39	\$381.10
40	\$385.94
41	\$393.18
42	\$400.13
43	\$409.79
44	\$421.87
45	\$436.07
46	\$452.98
47	\$472.00
48	\$493.75
49	\$515.19
50	\$539.35
51	\$563.20
52	\$589.47
53	\$616.05
54	\$644.74
55	\$673.43
56	\$704.53
57	\$735.94
58	\$769.46
59	\$786.07
60	\$819.59
61	\$848.58
62	\$867.60
63	\$891.46
64	\$905.94
65+	\$905.94