

City of
Sergeant Bluff, IA

401 Fourth Street

Sergeant Bluff, IA 51054

(712) 943-4244

April 1, 2015

Woodbury County Board of Supervisors
County Courthouse
620 Douglas Street
Sioux City, IA 51101

RE: Dogwood Trail South Bypass Road
Request for Matching Funds

Honorable Board of Supervisors of Woodbury County,

The City of Sergeant Bluff has been actively pursuing development south of town as well as searching for ways to accommodate for the increased traffic created by the growth of the Southbridge and Port Neal Landing developments. Enclosed is a map of our Dogwood Trail bypass road which will connect Port Neal Road, just east of the I-29 Bridge, east to 220th Street at South Lewis Boulevard/Old Highway 75. This letter is a formal request for matching funds utilizing the new Liberty Park Urban Renewal Area funds generated by the CF Industries and surrounding development projects.

Our City, namely the southern residential and School District traffic corridors, has seen an increasing volume of vehicle traffic along the Port Neal Road and Warrior Road corridors, which we believe is largely due to the growing Southbridge and Port Neal Landing developments. We see a high volume of truck traffic carrying construction materials as well as hazardous materials right through our School District corridor. The City is also aware that this area of Woodbury County is prepared for continued economic development. The City Council has entered into an agreement with a local farmer to purchase ground for road right-of-way and to annex land for future light manufacturing development. We believe this development will help to support the larger industries in the area.

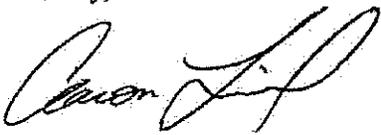
We most recently were awarded an Iowa Department of Transportation RISE grant for the construction of a south bypass road, which is to be named Dogwood Trail. The County played an instrumental part in supporting the project by providing a letter of support, allowing David Gleiser, County Rural Economic Development Director, to participate in our grant hearing process, and supporting Mark Nahra, County Engineer, in his efforts to designate the new project as a Farm to Market roadway.

The City of Sergeant Bluff has been actively participating in the Envision 2050 Master Plan and our Council is excited for the regional growth potential that will benefit the entire Woodbury County community. Our Dogwood Trail bypass road has been identified as a priority one project which we understand will provide a certain amount of TIF dollars to support the design and construction of the bypass road. Additionally, at the request of the County Engineer we have added to our plans rehabilitating the existing Port Neal Road pavement from the I-29 Bridge at Port Neal east to our project.

An initial project cost estimate, which included an at-grade Railroad Crossing near 220th Street, was provided to the RISE Committee and we received \$815,235 of the total project costs. RISE did not cover right-of-way purchase or costs to connect to Port Neal Road. Secondly, in order to meet the challenges of the anticipated industrial traffic volume and turning movements at South Lewis Boulevard and 220th Street, there will be an additional turn lane constructed along South Lewis Boulevard at the east end of the project. Lastly, in order to make the development an immediate attraction to developers the Council has added water and sewer extensions to the project. The total opinion of estimated project costs, with engineering, land purchase, water and sewer utilities, and additional construction costs outside of the RISE grant project limits, is \$2,998,738.

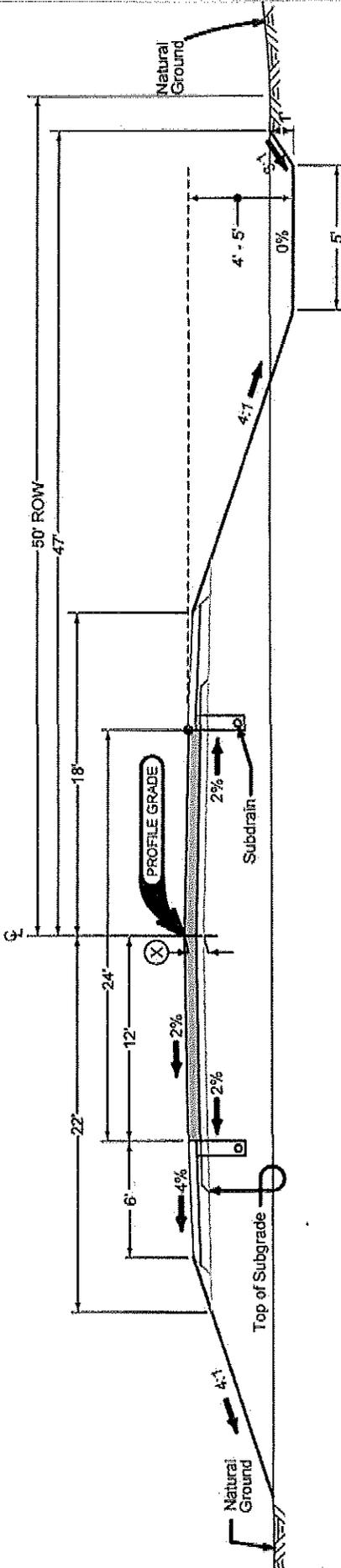
Based on the model presented by the McClure Engineering 2050 study the County would consider a cost share of 25% for infrastructure improvements and 50% of land purchase. The study further suggests that the Liberty Park Urban Renewal Area be amended to include the development area, and as the area develops the local share contribution of the County gets reimbursed back through TIF proceeds until the County contribution is paid in full. The summary of costs are attached with this letter that show a City cost of \$1,381,826, County funds of \$801,677, and the RISE grant in the amount of \$815,235. We request the County consider providing associated costs not to exceed \$801,677.

Sincerely,



Aaron Lincoln
City Administrator
(Phone) 712-943-4244





**2 LANE GRADING
& PAVING**

DOGWOOD TRAIL

Project Cost Breakdown
Sergeant Bluff RISE Roadway
 REV 12/10/2014

IDOT RISE Funds	\$815,235.00
Local RISE Match	\$815,235.00
Connection Funds	\$743,269.00

Item	Unit	Quantity	Price	Extended	Funding Breakdown	
					RISE Roadway	Local Only
ORIGINAL PROJECT						
Construction Staking	LS	1	\$ 35,000	\$ 35,000	\$ 30,000	\$ 5,000
Traffic Control	LS	1	\$ 20,000	\$ 20,000	\$ 17,000	\$ 3,000
Mobilization	LS	1	\$ 75,000	\$ 75,000	\$ 65,000	\$ 10,000
Excavation, Class 10	CY	2500	\$ 3	\$ 7,500	\$ 6,500	\$ 1,000
Excavation, Borrow	CY	23000	\$ 8	\$ 184,000	\$ 160,000	\$ 24,000
Removal of Pavement	SY	2500	\$ 9	\$ 22,500	\$ 500	\$ 22,000
Removal of Entrance Pipe	LF	200	\$ 8	\$ 1,500	\$ 500	\$ 1,000
Granular Surfacing	TONS	150	\$ 22	\$ 3,300	\$ 800	\$ 2,500
Seeding	AC	15	\$ 1,500	\$ 22,500	\$ 19,200	\$ 3,300
Modified Subbase	TONS	4900	\$ 22	\$ 107,800	\$ 91,700	\$ 16,100
HMA Pavement	SY	550	\$ 70	\$ 38,500	\$ -	\$ 38,500
8" PCC Pavement	SY	12000	\$ 50	\$ 600,000	\$ 510,000	\$ 90,000
6" PCC Drive	SY	125	\$ 75	\$ 9,375	\$ -	\$ 9,375
Granular Shlders	TONS	1800	\$ 25	\$ 45,000	\$ 38,250	\$ 6,750
Subdrains	LF	6800	\$ 8	\$ 51,000	\$ 43,350	\$ 7,650
Culverts	LF	250	\$ 45	\$ 11,250	\$ 10,000	\$ 1,250
Silt Fence	LF	3000	\$ 2	\$ 4,500	\$ 3,825	\$ 675
Clean Silt Fence	LF	6000	\$ 1	\$ 7,500	\$ 6,375	\$ 1,125
Remove Silt Fence	LF	3000	\$ 1	\$ 3,000	\$ 2,550	\$ 450
Outlet Ditching	LF	460	\$ 50	\$ 23,000	\$ 11,500	\$ 11,500
Pavement Markings	STA	145	\$ 100	\$ 14,500	\$ 12,325	\$ 2,175
Railroad Crossing	LS	1	\$ 275,000	\$ 275,000	\$ 275,000	\$ -
SOUTH LEWIS EAST TURN LANE - Added after RISE application						
Through Lanes	sy	510	\$ 60	\$ 30,600	\$ -	\$ 30,600
Tapers	sy	524	\$ 60	\$ 31,440	\$ -	\$ 31,440
Shoulders	tons	350	\$ 30	\$ 10,500	\$ -	\$ 10,500
Culvert Extensions	ea	2	\$ 2,000	\$ 4,000	\$ -	\$ 4,000
Removals	ls	1	\$ 12,500	\$ 12,500	\$ -	\$ 12,500
Grading	ls	1	\$ 35,000	\$ 35,000	\$ -	\$ 35,000
Seeding	ac	1.5	\$ 2,500	\$ 3,750	\$ -	\$ 3,750
Fencing	lf	0	\$ 10	\$ -	\$ -	\$ -
Pavement Markings	sta	45	\$ 110	\$ 4,950	\$ -	\$ 4,950
Misc	ls	1	\$ 10,000	\$ 10,000	\$ -	\$ 10,000

	Total Project	RISE Eligible	Local Share
CONSTRUCTION TOTAL	\$ 1,704,465	\$ 1,304,375	\$ 400,090
CONTINGENCIES (10%)	\$ 170,447	\$ 130,438	\$ 40,009
ENGR, LEGAL, ADMIN (14%)	\$ 253,256	\$ 195,656	\$ 57,600
ENGINEERING PLANNING	\$ 18,800	\$ -	\$ 18,800
PURCHASE RIGHT-OF-WAY	\$ 226,770	\$ -	\$ 226,770
PROJECT TOTAL	\$ 2,373,738	\$ 1,630,469	\$ 743,269
RISE Grant	\$ 815,235		
Local Funds	\$ 1,558,503		

DOGWOOD TRAIL - 1/21/2015**WATERMAIN AND SAN SEWER- COST ESTIMATE - assume overall distance of roadway = 3,700'****ALT1 BID = WM and SAN along Dogwood Trail + Connection with 8" WM**

#	ITEM	UNIT	QUANTITY	PRICE	EXT
1	San Swr Gravity Main, Trenched, (PVC) 10"	LF	2750	\$50.00	\$137,500.00
2	San Swr Gravity Main, Trenched, (PVC) 24"	LF	50	\$90.00	\$4,500.00
3	Manhole, Sanitary Sewer, 48"	EA	10	\$5,000.00	\$50,000.00
4	Manhole, Sanitary Sewer, 60" w/drop	EA	1	\$10,000.00	\$10,000.00
4	Conn to Existing Lift Station	LS	1	\$10,000.00	\$10,000.00
5	Water Main, Trenched, 8" C900 PVC Pipe	LF	4700	\$40.00	\$188,000.00
6	Fire Hydrant Assembly	EA	10	\$5,000.00	\$50,000.00
7	Valve, Gate, DIP, 8"	EA	12	\$2,000.00	\$24,000.00
8	Connection at 8"	LS	1	\$11,000.00	\$11,000.00
	Contingency (15%)	%	0.15		\$72,750.00
SubTotal					\$557,750.00
Engineering (Design & Construction)					\$66,930.00
TOTAL					\$624,680.00

includes 1,600' run to tie into 8" wm at Port Neal Road

DOGWOOD TRAIL COST SUMMARY
02/18/2015

TABLE OF SEGMENT 1 COST SHARE

	<u>Total Project</u>	<u>RISE Eligible</u>	<u>RISE Grant</u>	<u>Local Share</u>	<u>County %</u>	<u>COUNTY</u>	<u>CITY</u>
ENGINEERING PLANNING	\$ 18,800	\$ -	\$ -	\$ 18,800	0% Total	\$ -	\$ 18,800
DOGWOOD TRAIL TOTAL	\$ 2,128,168	\$ 1,304,375	\$ 815,235	\$ 823,793	25% Total	\$ 532,042	\$ 780,891
WATER & SEWER TOTAL	\$ 625,000	\$ -	\$ -	\$ 625,000	25% Total	\$ 156,250	\$ 468,750
PURCHASE RIGHT-OF-WAY	\$ 226,770	\$ -	\$ -	\$ 226,770	50% Total	\$ 113,385	\$ 113,385
PROJECT TOTAL	\$ 2,998,738	\$ 1,304,375	\$ 815,235	\$ 1,694,363		\$ 801,677	\$ 1,381,826

AGREEMENT BETWEEN WOODBURY COUNTY AND THE CITY OF
SERGEANT BLUFF, IOWA

This Agreement is entered into on this _____ day of _____, 2015 by and between Woodbury County, Iowa, hereafter referred to as "County", and the City of Sergeant Bluff, Iowa, hereafter referred to as "City", pursuant to Section 331.429(2) of the Code of Iowa.

The parties to this Agreement hereby agree as follows:

1. The City will let bids for a project designated as Dogwood Trail, with a date to be set in February, 2015, hereafter referred to as the "Project". The Project involves the construction of a new 24 feet wide PCC pavement section, approximately 3,600 feet long, known as "Segment 1". Segment 1 will connect the intersection of South Lewis Boulevard/K45 and 220 Street west to Port Neal Road at a point 850 feet easterly of I-29. Segment 1 is being partially funded with an Iowa DOT RISE grant. The Project also includes a County Secondary Roads funded 850 feet of PCC overlay between the west end of Dogwood Trail and the east end of the I-29 bridge approach, known as "Segment 2". The Project has been assigned the new Farm to Market connection through Sergeant Bluff and will replace the former route along Port Neal Road.
2. The City will be the administrating and contracting authority for this Project. All rights of the County under the construction contract within the corporate limits of the City shall inure to the benefit of the County as if it was also the contracting authority, except for any penalty that may be assessed the Contractor due to late performance of the contract work.
3. The City's Consultant Engineer, VEENSTRA & KIMM, INC., shall be responsible for all office and field engineering services in connection with Project. The Project shall be constructed in accordance with the standards of the Iowa Department of Transportation and Iowa SUDAS. The City's Consultant Engineer shall inspect for compliance of said standards and requirements. The County shall enter into a separate agreement with the City's Consultant Engineer for design services of Segment 2.
4. Each party is responsible for liability occurring as a result of its own acts or omissions in performing its obligations under this agreement. The City shall protect, indemnify, defend, and hold harmless the County for acts or omissions of the City, its officers, employees, and agents with respect to the obligations of the City under this agreement. The County shall protect, indemnify, defend, and hold harmless the City for acts or omissions of the County, its officers, employees, and agents with respect to the obligations of the County under this agreement.
5. The City shall be responsible for procuring all permits and approvals that are necessary to construct this project.
6. The City shall be responsible for signing within the limits of this Project and shall properly place all necessary advance warning signs.

7. At the time that construction of the Project is completed and upon written notice of completion by the City, the County shall conduct its own inspection and report any perceived problems to the Sergeant Bluff City Administrator within ten (10) days of receiving notice.
8. Upon final acceptance of the Project, continuing maintenance on the road within the corporate limits will be in compliance with the Chapter 28E agreement, dated July 6, 2004 and signed by the City and County.
9. The County agrees to make financial contribution to Segment 1, based on the proposed cost share percentages listed in the table below, up to a maximum cost of \$801,677. Payment structure shall be made based on an amendment to this agreement or separate agreement addressing the Urban Renewal Area financing from the County. Payment from the County will not be due until after such amendment or separate agreement has been executed by both parties.

Item	Project	County Share %	County Share	City Share
Planning	\$18,800	0	\$0	\$18,800
Street Work	\$2,128,168	25	\$532,042	\$1,596,126
Water & Sewer	\$625,000	25	\$156,250	\$468,750
Land Purchase	\$226,770	50	\$113,385	\$113,385
PROJECT TOTAL	\$2,998,738		\$801,677	\$2,197,061

10. The County agrees to reimburse the City for 100% of the costs for Segment 2. Reimbursement to the City for the County share of the cost of the Segment 1 and Segment 2 shall be issued by the County within 45 days of receipt an itemized project progress payment to the contractor by the City. Said requests for reimbursement shall be submitted to the Woodbury County Engineer for review.
11. The terms of this agreement shall be in perpetuity or until such time as the obligations contained in this Agreement are fully complied with.
12. The City does not waive any right or remedy which may be available to recover money due under this agreement. Upon material breach of the terms of this Agreement by the County and after giving the County reasonable notice and opportunity to cure the breach, the City may initiate any action or procedure to protect its interests.
13. The Agreement may be amended from time to time by written agreement of both parties.

WOODBURY COUNTY

(Name), Chairperson, Board of Supervisors

Date

I hereby certify that the above and foregoing agreement was duly and legally approved by the Board of Supervisors of Woodbury County, Iowa, and the Chairperson was authorized to execute the agreement on the _____ day of _____, 2015

Patrick Gill, County Auditor

Date

CITY OF SERGEANT BLUFF

Jon Winkel, Mayor, City of Sergeant Bluff

Date

I, _____, certify that I am the Clerk of the CITY, and that _____

Who signed said Agreement for and on behalf of the CITY was authorized to execute the same by virtue of a formal Resolution passed and adopted by the CITY, on the _____ day of _____, 2015.

City Clerk of Sergeant Bluff

Date