

Project No.
 Project Name: I-29 Corridor Reinvestment Program
 Project Manager: Terry J. Lutz, P.E.

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 04/08/14

Master Planning and Preliminary Engineering Agreement for Professional Services

This Agreement, is made on the ____ day of April, 2014, by and between **McClure Engineering Company, of Clive, Iowa** (herein referred to as "**Consultant**"); and **Woodbury County, Iowa** (hereinafter referred to as "**Owner**"). Services shall be performed per the fees, or hourly rates as depicted in Exhibit 'A', and the terms and conditions outlined in this Agreement. The Project shall be described as:

I-29 Corridor Reinvestment Program

1. The **Study Area** includes approximately the area depicted as "Planning Area", per *Exhibit 'B'*.
2. The **Owner** shall provide information, which shall set forth the **Owner's** objectives, schedule, constraints, budget with reasonable contingencies and other applicable criteria. (*See Exhibit 'C' for Owner's Responsibilities*).
3. The **Consultant** shall provide the services marked "included" as follows:

ITEM	INCLUDED	NOT INCLUDED
PART 1. MASTER PLANNING SERVICES		
1.1 Meetings / Consultation		
1. Initial Meeting with Owner to review project objectives.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Information Gathering – following to be provided by: <ul style="list-style-type: none"> • Define Planning Area • Land Owner Names • Century Farms • Current Land Uses 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Coordinate the formation of a Planning Committee that may include the following; <ul style="list-style-type: none"> a. Woodbury County b. City of Salix c. City of Sergeant Bluff d. City of Sioux City e. The Siouxland Initiative f. Affected Land Owners g. Business Owners 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Conduct Project Planning Workshops including; <ul style="list-style-type: none"> a. 2 Meetings with City of Salix Elected Officials and Staff b. 2 Meetings with City of Sergeant Bluff Elected Officials and Staff c. 2 Meetings with City of Sioux City Elected Officials and Staff d. 2 Joint Planning Committee Meetings 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1.2 Conceptual Land Use Plan		
1. Prepare a Base Map of the subject properties.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Conduct a kick-off meeting with the Owner to discuss the Land Use Objectives. <ul style="list-style-type: none"> • Traffic Circulation including public transportation corridors. • Mixed uses interaction (industrial, commercial office, flex, and retail). • Infrastructure Considerations. • Rail Access. • Airport Access. • Grading and Storm Water Detention Considerations. • Other accessory or ancillary uses supportive of the principal permitted uses. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Prepare a Preliminary Conceptual Master Plan including; <ul style="list-style-type: none"> • Roadway Alignments • Rail Corridors • Mixed Land Uses • Utility Service Concepts 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Present the Preliminary Conceptual Master Plan to Owner and committee for review and comments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Revise the Preliminary Conceptual Master Plan as directed and deliver final product to Owner.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Present the Preliminary Conceptual Master Plan approved by Owner to City or County having jurisdiction, for their review and comment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PART 2. CAPITAL INVESTMENT PLAN (CIP)

2.1 Ten (10) Year Capital Investment Plan (10 yr. CIP)

1. Review areas of highest growth potential.
2. Prioritize capital improvements to provide service to highest growth areas that will yield the highest return on investment.
3. Review internal funding alternatives and revenues
 - General taxes
 - Utility fees
 - Tax increment financing (TIF)
4. Review outside funding alternatives;
 - Rise, revitalizing Iowa's sound economy
 - Stp, surface transportation program
 - IDED, Iowa department of economic development
 - SRF, state revolving fund
 - Red, rural economic development
 - Others as may be applicable
5. Match funding sources with capital improvement projects
6. Develop a ten (10) year capital improvement plan (CIP) ranging projects from highest priority to lowest

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2.2 Ten (10) Year Financial Model

1. Review the county's taxable valuation
2. Review county's indebtedness
3. Review county's current tax levy
4. Review tax levies of surrounding counties extending 100 miles from Woodbury County
5. Develop a tax levy comparison worksheet to determine how Woodbury compares to surrounding areas on overall tax levy
6. Review the urban renewal areas established in Woodbury County and depict on an "urban renewal area" plan map
7. Estimate new taxable valuations the county anticipates in the ten (10) year planning period and estimate the potential incremental tax revenues that may be captured for capital investments and/or other uses
8. Based on the capital improvement needs identified in the ten (10) year CIP, and a review of potential outside funding sources (loans, grants, etc.) Develop a financial model illustrating how tax increment financing (TIF) revenue from all urban renewal, (TIF) districts may be used to finance various capital projects
9. Based on the new tax revenues anticipated from new private sector investments, review and develop options for allowing a portion of that new tax revenue to be used for property tax relief
10. Develop a financial model that will illustrate how the Woodbury County tax levy can remain competitive with the surrounding states and counties while making sound capital investments to encourage more private sector investments in the region to grow the tax base
11. Develop a tax increment financing (TIF) policy that outlines the county's intent on the use of TIF. This policy may be used in discussion for schools and other entities that share in property tax revenues

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	Included	Not Included
Exhibit 'A' Hourly Rate Schedule	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhibit 'B' Study Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhibit 'C' Owner's Responsibilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>

OWNER: Woodbury County, Iowa

By: George W. Boplin
 Title: Chairman

Engineer: McClure Engineering Company

Signed: [Signature]
 Title: President

EXHIBIT 'A'

McCLURE ENGINEERING COMPANY
HOURLY RATE SCHEDULE
(Effective through December 31, 2014)

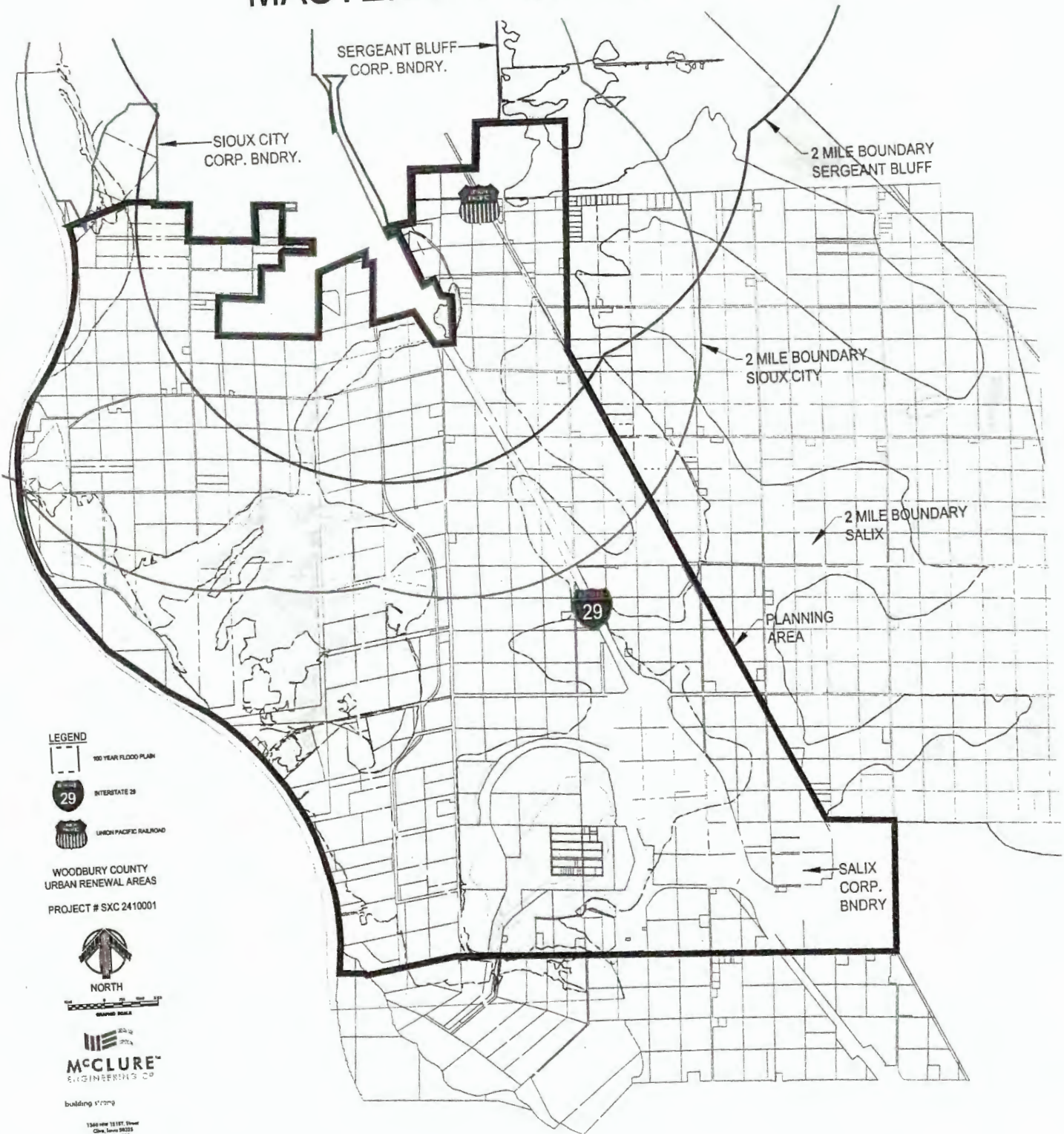
<u>PERSONNEL</u>	<u>HOURLY RATE</u>
Administrative Assistant (AA).....	\$55.00
Engineer II (E-II).....	\$115.00
Engineer I (E-I)	\$145.00
Principal.....	\$165.00
Senior Principal.....	\$200.00

MISCELLANEOUS EXPENSES

Survey Vehicle Mileage.....	\$0.75/Mile
Automobile Mileage	\$0.55/Mile
Plans	\$0.12/Sq. Ft.
Vellums.....	\$0.50/Sq. Ft.
Out-of-Pocket Expenses (Meals, Hotels, etc.)	At Cost + 10%
Large Format Color Prints.....	\$5.00/Sq. Ft



EXHIBIT 'B' MASTER PLANNING AREA



LEGEND

-  100 YEAR FLOOD PLAIN
-  INTERSTATE 29
-  UNION PACIFIC RAILROAD

WOODBURY COUNTY
URBAN RENEWAL AREAS
PROJECT # SXC 2410001



McCLURE
ENGINEERS & CP

building strong
1368 W. 11th Street
Clare, Iowa 50523
515-644-1229
As 515-644-1379

EXHIBIT 'C'

OWNER'S RESPONSIBILITIES

OWNER shall do the following in a timely manner so as not to delay the services of the CONSULTANT.

1. Designate in writing a person to act as OWNER'S representative with respect to the services to be rendered under this Agreement. Such person shall have complete authority to transmit instructions, receive information, interpret and define OWNER'S policies and decisions with respect to CONSULTANT'S services for the project.
2. Provide all criteria and full information as to OWNER'S requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expendability, and any budgetary limitations; and furnish copies of all design and construction standards, which OWNER will require to be included in the drawings and specifications.
3. Assist CONSULTANT by placing at CONSULTANT'S disposal all available information pertinent to the Project, including previous reports and any other data relative to design or construction of the Project.
4. Arrange for access to make all provisions for the CONSULTANT to enter upon public and private property as required for the CONSULTANT to perform services under this Agreement.
5. Examine all studies, reports, sketches, drawings, specifications, proposals and other documents presented by the CONSULTANT, obtain advice of an attorney, insurance counselor and other consultants as OWNER deems appropriate for such examination and render in writing decisions pertaining thereto within a reasonable time so as not to delay the services of the CONSULTANT.
6. Furnish approvals and permits from all governmental authorities having jurisdiction over the Project and such approvals and consents from others as may be necessary completion of the Project.
7. Attend the Prebid Conference, Bid opening, Preconstruction Conferences, Construction Progress Meetings and other job related meetings and Substantial Completion Inspection and Final Payment Inspection.
8. Give prompt written notice to the CONSULTANT whenever the OWNER observes or otherwise becomes aware of any development that affects the scope or timing of the CONSULTANT'S services, or any defect or non-conformance in the work of any Contractor.
9. Pay invoices for services rendered on time.