Board of Supervisors
Cerro Gordo County Courthouse

220 North Washington Avenue
Mason City, IA 50401-3254
https://cerrogordo.gov/supervisors/

Casey M. Callanan
Carl M. Ginapp
Chris Watts

CERRO GORDO COUNTY BOARD OF SUPERVISORS
REGULAR SESSION

MONDAY, JULY 27, 2026
10:00 A.M. – BOARDROOM

APPROVAL OF AGENDA
APPROVAL OF MINUTES

A. July 20, 2026 Regular Session

PUBLIC COMMENT – Agenda Items Only
NEW BUSINESS

1. County Auditor - Claims
2. County Auditor – Payroll
3. County Auditor – Drainage
4. Consider Driveway Request for Maulsby Marine Properties LLC from Southshore Drive on Parcel 05-22-451-006-00
5. County Engineer – Authorize payment and execute change order #1 and pay estimate #1 for the Rockwell Secondary Roads Project
6. County Engineer –

CORRESPONDENCE & COMMUNICATION
ANNOUNCEMENTS
ADJOURNMENT

Next Resolution 2026-55
Posted: 07/24/26 at 9:15 a.m.
All times listed on the agenda, except the starting time, are tentative.

received
6-26-26

To whom it may concern,

On behalf of Scott Maulsby and Frank Hanig I am requesting a second drive way at 4737 South Shore Drive in Clear Lake, IA.

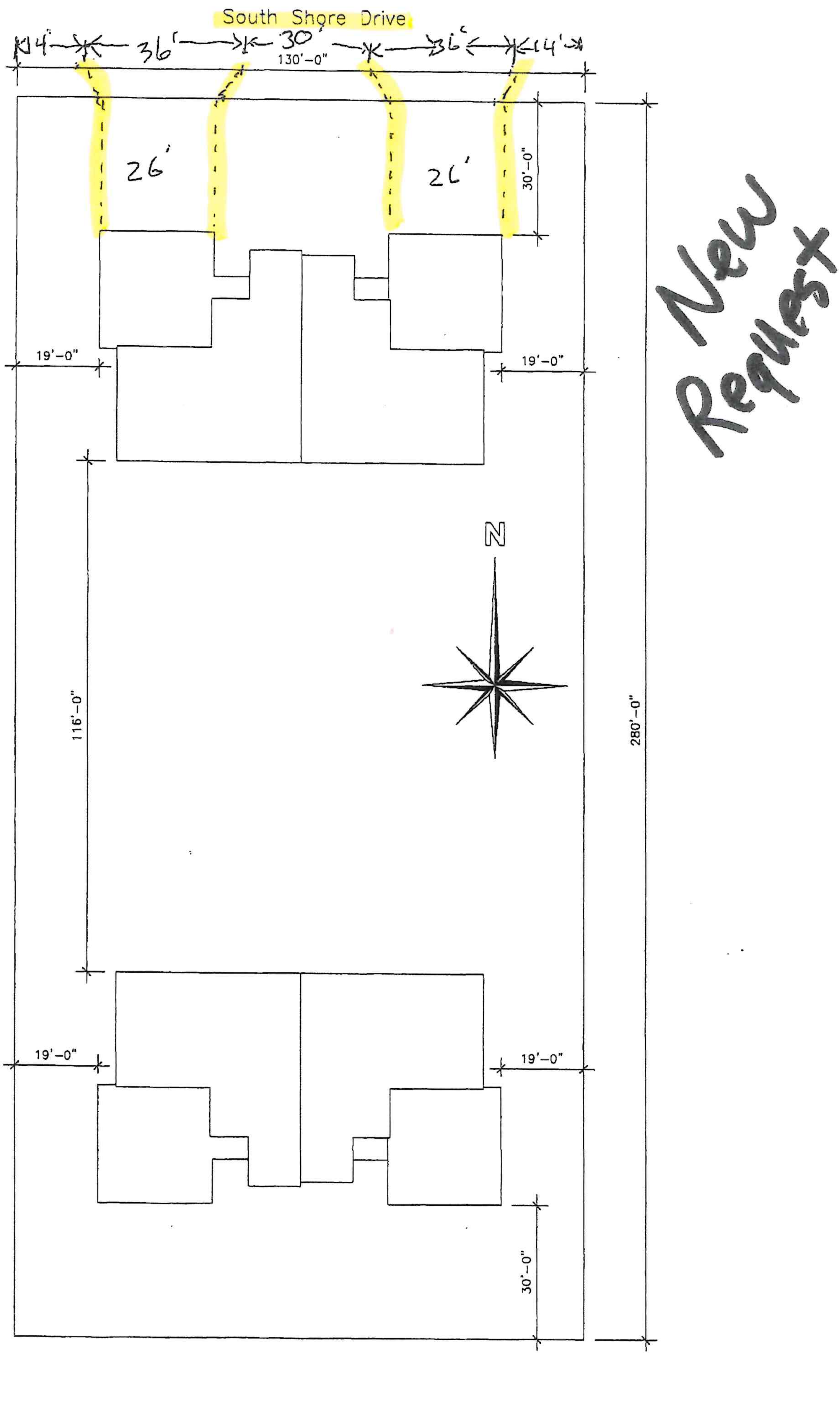
The reason for this request is to allow more green space, help control water runoff and enhance the curb appeal of the twin home to be built this fall.

Thank You,

Frank Hanig

Frank Hanig

Hanig Construction, Inc.



South Shore Drive
14' 36' 30' 36' 14'
130'-0"
26'
26'
30'-0"
19'-0"
19'-0"
N
116'-0"
280'-0"
19'-0"
19'-0"
30'-0"
New Request

SEAL OF THE COUNTY OF CERRO GORDO • IOWA •

Cerro Gordo County Engineer

Phone: (641) 424-9037
Fax: (641) 424-9058

17274 Lark Ave.
Mason City, Iowa 50401

Brandon Billings, P.E.
Assistants: Andy Swinton, and Spencer Nielsen
Administrative Assistant: Michele Eiklenborg

Agenda item

I would like to be on the agenda for the board to discuss authorizing approval of Change order #1 and Pay estimate #1 prepared by V&K for the Rockwell soil correction project.

Tom Meyer

From:	Brandon Billings
Sent:	Wednesday, July 22, 2026 3:31 PM
To:	Tom Meyer; Michelle Rush; Erin Hollister
Subject:	FW: Rockwell
Attachments:	Brandon B PE No. 1 & CO 1.pdf; memo 2025.docx

I need to be on the agenda for the board approve Change order #1 and Pay estimate #1 prepared by V&K

Brandon Billings
Cerro Gordo County Engineer
Address: 17274 Lark Ave, Mason City, IA 50401
Phone: (641) 424-9037
Cell: (641)-425-5878

From: Drew Sweers <DSweers@kleinfelder.com>
Sent: Wednesday, July 22, 2026 9:06 AM
To: Brandon Billings <bbillings@cerrogordo.gov>
Subject: Rockwell

Brandon,

Attached please find a copy of the transmittal letter for Pay Estimate No. 1 and Change Order No. 1 for the Rockwell Secondary Roads Project. Please note that the work performed is more than the contract amount due to the change order for the bury hole and associated soil conditions in that area. In addition, the quantity of aggregate utilized was increased following the site visit by the Geotechnical engineer upon seeing the site conditions. In addition, extra soil removals were required as there was more unsuitable materials towards the north end of the site that needed to be excavated and disposed of prior to the construction of the new building. (i.e. the amount of unsuitable soil in this area was more than what the soil borings indicated.)

Let me know if you have any questions or if you would like to discuss any of this any further.

Would you like me to attend the upcoming Board meeting to review this with the Board or is this something that you would handle?

Thanks,

Drew Sweers, PE

2800 4th Street SW/Suite 9
Mason City, IA 50401
d| 641.505.1007

VEENSTRA & KIMM INC.
2800 4th Street SW, Suite 9
Mason City, Iowa 50401

641.421.8008
www.v-k.net

A Kleinfelder Company

July 22, 2026

Mr. Brandon Billings, P.E.
Cerro Gordo County
17274 Lark Ave
Mason City, IA 50401

PAY ESTIMATE NO. 1
CHANGE ORDER NO. 1
ROCKWELL SECONDARY ROADS MAINTENANCE FACILITY – SOILS CORRECTION, GRADING AND UTILITIES PROJECT
ROCKWELL, IOWA
37523

Dear Brandon:

Enclosed for review and consideration by the Board of Supervisors are three (3) original copies of Pay Estimate No. 1 for the above subject project.

The quantities and values of work completed have been reviewed by Veenstra & Kimm, Inc. and payment is recommended as shown.

Providing the Board of Supervisors approves payment at the upcoming Board meeting, please have all three (3) original copies of the pay estimate signed where noted on page 3 and return one (1) signed copy to this office, keep one (1) for your files, and return one (1) copy to the contractor with their payment.

Also enclosed is a copy of Change Order No. 1. Providing the Board of Supervisors approves this change order, please have all three (3) original copies of the change order signed where noted on page 2 and return one (1) signed copy to the contractor and one (1) signed copy to this office.

Please call if you have any questions.

Sincerely,
VEENSTRA & KIMM, INC.

Drew Sweers

Drew Sweers, P.E.
Project Engineer

Enclosures:

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PAY ESTIMATE NO. 1

Date: July 22, 2026

Project Title	Rockwell Secondary Roads Maintenance Facility - Soils Correction, Grading & Utilitiles Project Cerro Gordo County, Iowa				Contractor	Cole Excavating 421 Highland Dr, P.O. Box 617 Greene, IA 50636	
Original Contract Amount & Date	$ 257,985.00	June 1, 2026			Pay Period	June 1, 2026 to July 17, 2026	

BID ITEMS

Bid Item Number	Specification Section / Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Complete	Value Completed
	DIVISION 1 - GENERAL						
1.01	MOBILIZATION	LS	1	$ 10,000.00	$ 10,000.00	100.0%	$ 10,000.00
1.02	TRAFFIC CONTROL	LS	1	$ 1,500.00	$ 1,500.00	100.0%	$ 1,500.00
1.03	EXPLORATORY EXCAVATION (ASSUMED QUANTITY)	HOUR	10	$ 325.00	$ 3,250.00	15.0	$ 4,875.00
			TOTAL DIVISION 1=		$ 14,750.00		$ 16,375.00
	DIVISION 2 - EROSION CONTROL						
2.01	PERIMETER AND SEDIMENT CONTROL DEVICE	LF	190	$ 4.00	$ 760.00	180	$ 720.00
2.02	INTAKE PROTECTION	EA	1	$ 200.00	$ 200.00	1	$ 200.00
2.03	STABILIZED CONSTRUCTION ENTRANCE	TON	50	$ 30.00	$ 1,500.00	0.00	$ -
			TOTAL DIVISION 2=		$ 2,460.00		$ 920.00
	DIVISION 3 - SANITARY SEWER						
3.01	SANITARY SEWER MAIN						
3.01.1	8"	LF	333	$ 39.00	$ 12,987.00	333	$ 12,987.00
3.02	SANITARY SEWER WYE						
3.02.1	8"x6"	EA	1	$ 300.00	$ 300.00	1	$ 300.00
3.03	SANITARY SEWER MANHOLE, 6010.301, 48" DIA	EA	1	$ 5,000.00	$ 5,000.00	1	$ 5,000.00
3.04	SANITARY SEWER SERVICE						
3.04.1	6"	LF	66	$ 50.00	$ 3,300.00	56	$ 2,800.00
3.05	STABILIZING MATERIAL (ASSUMED QUANTITY)	TON	25	$ 30.00	$ 750.00	0.00	$ -
3.06	GRANULAR BACKFILL MATERIAL (ASSUMED QUANTITY)	TON	50	$ 30.00	$ 1,500.00	0.00	$ -
3.07	SANITARY SEWER SYSTEM AND COMPACTION TESTING	LS	1	$ 1,000.00	$ 1,000.00	100%	$ 1,000.00
3.08	CONNECT TO EXISTING SANITARY SEWER	EA	1	$ 1,200.00	$ 1,200.00	1	$ 1,200.00
			TOTAL DIVISION 3=		$ 26,037.00		$ 23,287.00
	DIVISION 4 - STORM SEWER						
4.01	CONNECT TO EXISTING WATER MAIN	EA	1	$ 1,000.00	$ 1,000.00	1	$ 1,000.00
4.02	WATER MAIN						
4.02.1	8"	LF	355	$ 55.00	$ 19,525.00	355	$ 19,525.00
4.03	GATE VALVE						
4.03.1	GATE VALVE	EA	1	$ 3,000.00	$ 3,000.00	1	$ 3,000.00
4.04	WATER MAIN FITTINGS (INCLUDES 15% ADDITIONAL)	LBS	320	$ 10.00	$ 3,200.00	320	$ 3,200.00
4.05	WATER SERVICES						
4.05.1	2"	LF	87	$ 85.00	$ 7,395.00	62	$ 5,270.00
4.06	CORPORATION						
4.06.1	2"	LF	1	$ 1,200.00	$ 1,200.00	1	$ 1,200.00
4.07	CURB STOP						
4.07.1	2"	EA	1	$ 1,500.00	$ 1,500.00	1	$ 1,500.00
4.08	FIRE HYDRANT ASSEMBLY	EA	1	$ 8,000.00	$ 8,000.00	1	$ 8,000.00
4.09	STABLIZING MATERIAL (ASSUMED QUANTITY)	TON	25	$ 30.00	$ 750.00	0	$ -
4.10	GRANULAR BACKFILL MATERIAL (ASSUMED QUANTITY)	TON	50	$ 30.00	$ 1,500.00	0	$ -
4.11	WATER MAIN INSULATION (ASSUMED QUANTITY)	LF	20	$ 25.00	$ 500.00	0	$ -
4.12	WATER MAIN SYSTEM & COMPACTION TESTING	LS	1	$ 1,500.00	$ 1,500.00	100%	$ 1,500.00
			TOTAL DIVISION 4=		$ 49,070.00		$ 44,195.00

BID ITEMS							
Bid Item Number	Specification Section / Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Complete	Value Completed
	DIVISION 5 - WATER MAIN						
5.01	PAVEMENT / FOUNDATION REMOVAL	LS	1	$ 5,200.00	$ 5,200.00	1	$ 5,200.00
5.02	EXCAVATION AND DISPOSAL	CY	2,460	$ 8.00	$ 19,680.00	3,188	$ 25,504.00
5.03	CLEAN ROAD STONE (1"-1.5")	TON	1,000	$ 28.00	$ 28,000.00	413.79	$ 11,586.12
5.04	FILL SAND	TON	4,900	$ 16.00	$ 78,400.00	4,436.00	$ 70,976.00
5.05	AGGREGATE BASE COURSE (INCLUDING 15% EXTRA)	CY	160	$ 52.00	$ 8,320.00	160	$ 8,320.00
5.06	PCC ROADWAY PAVEMENT PATCH, 8" THICK	SY	50	$ 110.00	$ 5,500.00	50	$ 5,500.00
5.07	PCC DRIVEWAY PAVEMENT PATCH, 8" THICK	SY	785	$ -	$ -	0.00	$ -
5.08	AGGREGATE SURFACE COURSE / TEMPORARY SURFACING	TON	618	$ 26.00	$ 16,068.00	2,068.36	$ 53,777.36
5.09	SUBGRADE & PAVEMENT TESTING	LS	1	$ 1,300.00	$ 1,300.00	100.0%	$ 1,300.00
			TOTAL DIVISION 5=		$ 162,468.00		$ 182,163.48
	DIVISION 6 - LANDSCAPE						
6.01	TOPSOIL FURNISH (ASSUMED QUANTITY)	CY	85	$ 20.00	$ 1,700.00	20	$ 400.00
6.02	SEED, FERTILIZER, AND MULCH	ACRES	0.10	$ 15,000.00	$ 1,500.00	0	$ -
			TOTAL DIVISION 6=		$ 3,200.00		$ 400.00
			TOTAL CONTRACT AMOUNT		$ 257,985.00		$ 267,340.48

SUMMARY			
		Contract Price	Value Completed
	Original Contract Price	$ 257,985.00	$ 267,340.48
Approved Change Orders (list each)	Change Order #1	$ 33,194.00	$ 33,194.00
	TOTAL ALL CHANGE ORDERS	$ 33,194.00	$ 33,194.00
	Revised Contract Price	**$ 291,179.00**	**$ 300,534.48**
		Materials Stored	$ -
		Value of Completed Work and Materials Stored	**$ 300,534.48**
		Less Liquidated Damages	$ -
		Final Contract Amount (Revised Contract Price Less Damages & Assessments)	$ 300,534.48
		Less Retained Percentage (3%)	$ 9,016.03
		Net Amount Due This Estimate	**$ 291,518.45**
Less Estimate(s) Previously Approved	No.1	$ -	
		Less Total Pay Estimates Previously Approved	$ -
Percent Complete	103.2%	**Amount Due This Estimate**	$ 291,518.45

The amount $ 291,518.45 is recommended for approval for payment in accordance with the terms of the contract.

Quantities Complete Submitted By:	Recommended By:	Approved By:
Cole Excavating	**Veenstra & Kimm, Inc.**	**Cerro Gordo County**
Jeremy Cole Signature	Drew Sweers Signature	Signature
Jeremy Cole	Drew Sweers, P.E.	
General Manager / Owner Title	Project Engineer Title	Chairperson Title
7-22-26 Date	7/22/2026 Date	Date

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VEENSTRA & KIMM INC.
2800 4th Street SW, Suite 9
Mason City, Iowa 50401

641.421.8008
www.v-k.net

Change Order No. 1

This change order amends the existing contract dated June 1, 2026, between Cerro Gordo County (OWNER) and Cole Excavating (CONTRACTOR) to add, revise or delete work to the project identified below as described herein.

Project Name: **Rockwell Secondary Roads Maintenance Facility – Soils Correction, Grading and Utilities Project**

Project Location: Rockwell, Iowa

Owner Project No.: ____________________ Engineer Project No.: 37523

Description of changes in work: Contractor to furnish all labor, materials, and equipment in connection with the changes in work specified below and by attachments:

ITEM CO 1.1 – ADDITIONAL SITE WORK

Description

During the over-excavation of the project site, an unknown bury hole was encountered. Due to the nature of the soils and various debris located under the new building footprint, it was determined that these materials needed to be removed from the project site. In addition to the bury hole, an unknown 4" PVC drain tile was encountered which would have been in conflict with the new building foundation. As such, this existing line needed to be rerouted to facilitate the construction of the new building. Lastly, it was determined that an existing intake drained under the proposed building. As such, a new intake is to be installed with a new 8" drain tile ran to the west to the existing intake to facilitate existing site drainage.

Compensation

Remove & Dispose of Buried Debris	$600 / Load	35 Loads	$ 21,000
Connect to Existing Intake	$1,200 / Each	1 Each	$ 1,200
8" HDPE Subdrain	$43 / LF	120 LF	$ 5,160
18" SW-512 Intake	$2,600 / Each	1 Each	$ 2,600
4" PVC Removal & Replacement	$33 / LF	98 LF	$ 3,234
		Total	**$33,194**

Completion Date

No change in Completion Date.

Prior Communication

These items were reviewed on site with the County Engineer and Supervisor Ginapp on July 6, 2026.

Contract Amount Prior to Change Order No. 1: Contract amount prior to this Change Order: **$257,985.00** (Unit Price)	**Change in Contract Time:** Contract completion date prior to this Change Order: September 4, 2026 (Completion Date)
Change in Contract Amount Due to this Change Order: $33,194.00 (Unit Price)	**Changes in Contract Completion Date due to this Change Order**: No Change
Contract Amount including this Change Order: $291,179.00 (Unit Price)	**Contract Completion Date including this Change Order:** September 4, 2026 (Completion Date)

Except as specifically amended by this Change Order, all the terms and conditions of the original contract dated June 1, 2026, shall remain in full force and effect.

Approved By: ______________	Recommended by: Drew Sievers	Approved By: Cole
Date: ______________	Date: 7/22/2026	Date: 7-22-26
Owner: Cerro Gordo County	Consultant: Veenstra & Kimm, Inc.	Contractor: Cole Excavating