AGENDA
COUNCIL MEETING
Tuesday, June 27, 2017
5:30 P.M.
CITY HALL COUNCIL CHAMBERS

I. CALL TO ORDER:

II. OPEN FORUM: This is a time for any concerned citizen to speak to the Council on an item that is not on the agenda.

III. CONSENT ITEMS:
   A. 6/13/17 regular Council meeting minutes.

IV. NEW BUSINESS:
   A. Consider third reading of ordinance to amend the Municipal Code to require $150 deposit for new municipal utility accounts.
   B. Consider approval of resolution to waive plat of survey review for property located at Lot 1 NE1/4 SE1/4 Sec 25, T84N, R31W of the 5th P.M.
   C. Consider approval of resolution to waive plat of survey review for property located at Parcel “A” of Lot 3 N1/2 NE 1/4, Section 31, T84N, R30W of the 5th P.M.
   D. Consider approval of resolution to approve plat of survey for property located at Lot 1 of the S3/4 E1/2 SE1/4 SE1/4 Lot 2 of the S3/4 E1/2 SE1/4 SE1/4 Sec. 6, T83N, R30W in the City of Jefferson.
   E. Consider resolution approving agreement for purchase of property at 305 E. Vest St.
   H. Consider approval of Change Order #1 in the amount of $14,080.00 for removal of asbestos for the Community Development Block Grant Downtown Revitalization Grant.
   J. Consider resolution making appointment to fill council vacancy.

V. REPORTS:
   A. Mayor
   B. Engineer
   C. City Clerk
   D. Attorney
   E. City Administrator
   F. Council & Committees

VI. ADJOURN.
AGENDA SUMMARY

DATE 6/13/17

NEW BUSINESS
A. Consider third reading of ordinance to amend the Municipal Code to require $150 deposit for new municipal utility accounts.
B. Consider approval of resolution to waive plat of survey review for property located at Lot 1 NE1/4 SE1/4 Sec 25, T84N, R31W of the 5th P.M. This is for Andy Foster north and west of Jefferson. It falls within the 2-mile limit in the county.
C. Consider approval of resolution to waive plat of survey review for property located at Parcel "A" of Lot 3 N1/2 NE 1/4, Section 31, T84N, R30W of the 5th P.M. This is for Ebersole north of Jefferson on Highway #4 and falls within the 2-mile limit in the county. Copies will be available Tuesday evening.
D. Consider approval of resolution to approve plat of survey for property located at Lot 1 of the S3/4 E1/2 SE1/4 SE1/4 Lot 2 of the S3/4 E1/2 SE1/4 SE1/4 Sec. 6, T83N, R30W in the City of Jefferson. This is for Shopko at 1004 N Elm in Jefferson.
E. Consider resolution approving agreement for purchase of property at 305 E. Vest St.
H. Consider approval of Change Order #1 in the amount of $14,080.00 for removal of asbestos for the Community Development Block Grant Downtown Revitalization Grant. Attached is a copy of the change order.
J. Consider resolution making appointment to fill council vacancy.
COUNCIL MEETING
June 13, 2017
5:30 P.M.

PRESENT: Ahrenholtz, Teeple, Sloan, Von Ahlsen
ABSENT: None

Mayor Berry presided.

No citizens spoke during the Open Forum.

On motion by Teeple, second by Sloan, the Council approved the following consent agenda:

AYE: Ahrenholtz, Von Ahlsen, Teeple, Sloan
NAY: None

On motion by Sloan, second by Von Ahlsen, the Council approved second reading of ordinance to amend the Municipal Code to require $150 deposit for new municipal utility accounts.

AYE: Teeple, Ahrenholtz, Von Ahlsen, Sloan
NAY: None

ORDINANCE NO. 578

On motion by Teeple, second by Sloan, the Council approved the third reading and final adoption of an ordinance to amending the code of ordinances of the City of Jefferson, Iowa, 2008, by adding a new paragraph to provide for special exception for preschools and child care centers in HD-Holding District.

AYE: Von Ahlsen, Sloan, Teeple, Ahrenholtz
NAY: None

On motion by Teeple, second by Von Ahlsen, the Council approved Murphy Excavating for interior demolition at former Pizza Ranch building (206 N Wilson) in the amount of $25,200.00.

AYE: Sloan, Teeple, Ahrenholtz, Von Ahlsen
NAY: None

On motion by Sloan, second by Ahrenholtz, the Council approved standard operating procedures and policies for the Jefferson Fire Department.

AYE: Von Ahlsen, Ahrenholtz, Sloan, Teeple
NAY: None

On motion by Von Ahlsen, second by Teeple, the Council approved a Letter of Intent to donate vacant lots at 506 East Clark, 507 S Locust, and 507 N Cedar to Region XII Council of Governments. Said lots will be donated if Region XII is successful in receiving grant funds for building Low to Moderate Income homes on these lots for resale.

AYE: Sloan, Ahrenholtz, Von Ahlsen, Teeple
NAY: None

On motion by Sloan, second by Von Ahlsen, the Council approved the Change Order No. 2 to Kingston Construction for $21,745.70 for 2017 Paving Project.

AYE: Ahrenholtz, Von Ahlsen, Teeple, Sloan
NAY: None
On motion by Teeple, second by Von Ahsen, the Council approved the Sub Final Pay Estimate No. 2 to Kingston Construction for $158,996.85 for 2017 Paving Project.

AYE: Von Ahsen, Teeple, Sloan, Ahrenholtz
NAY: None

RESOLUTION NO. 22-17

On motion by Teeple, second by Sloan, the Council approved the Airport State Grant application.

AYE: Teeple, Ahrenholtz, Sloan, Von Ahsen
NAY: None

On motion by Ahrenholtz, second by Teeple, the Council approved of Hotel/Motel funds for additional banner arms and banners on the square in the amount of $1,080.00.

AYE: Von Ahsen, Ahrenholtz, Sloan, Teeple
NAY: None

On motion by Von Ahsen, second by Ahrenholtz, the Council approved the method of Appointment to fill vacant Council seat.

AYE: Teeple, Sloan, Von Ahsen, Ahrenholtz
NAY: None

Presentation by Bolton & Menk on the East Lincoln Way Corridor entry design.

The following bills were approved for payment from the City funds:

A-1 SERVICE CENTER  SW TIRES  1,091.24
ABC PEST CONTROL  LB PEST CONTROL  441.10
ACCESS SYSTEMS INC  RN CPIER LSE  661.18
ACCESS SYSTEMS LEASING  PA CPIER LSE  479.80
ACCO UNLIMITED CORP  PL CHEM  6,939.67
ACUSHNET COMPANY  GCRSE MERCH  941.75
ADVANTAGE CO  LB ARCHIVES  235.00
AFLAC  AFLAC  128.30
AFSCME/IOWA COUNCIL 61  UNION DUES  289.52
AG SOURCE LAB  WA TSTG  95.00
AHEAD LLC  GCRSE MERCH  244.97
ALEX AIR APPARATUS INC  JFD SHIELD  4,336.50
ALLIANT ENERGY  UTILITIES  26,942.32
AMAZON  LB SUPP  1,321.41
AMERICAN WATER WORKS  WA DUES  287.00
AXON ENTERPRISE, INC.  PD BATTERY  71.34
BAKER & TAYLOR INC.  LB BOOKS  2,655.95
BAM, INSTITUTIONAL SALES  LB BOOKS  500.26
BEE & HERALD  PA PRINT&PUB  537.57
BELL TOWER FOUNDATION  HOT/MOT  7,650.00
BOB LENC LANDSCAPING, INC  RUT SOD  4,481.25
BOLTON & MENK INC  2017 ST PAV PROJ  12,548.00
BOMGAARS  SUPP  1,123.14
BOONE GLASS CO  111 E L'WAY  16,477.03
BROWN SERVICES  RN CLEAN  2,376.00
BULK FOODS  LB CANDY  236.26
C & R CONSTRUCTION  111 E L'WAY  12,060.65
CAHOY PUMP SERVICE INC.  WA MAINT  23,237.00
CENTRAL IOWA SYSTEMS  GCRSE SUPP  21.99
CINTAS CORPORATION  FIRST AID  299.52
APPLICATION FOR APPROVAL OF PLAT OF SURVEY

TO: City Council of Jefferson

The undersigned owner(s) of the land described in the attached plat of survey request the City Council of the City of Jefferson to approve the division of land reflected in the attached plat of survey pursuant to Section 166.22 of the Code of Ordinances of the City of Jefferson. The following information is submitted in support of this application:

1. A pre-application conference regarding this proposed subdivision was held with the City Administrator on 6/13/17.

2. A copy of a plat of survey prepared by Robert B. Ellis, an Iowa registered land surveyor, dated 6/15/17, showing the land proposed to be divided is attached to this application.

3. The purpose of this proposed division is: **Construct new home.**

4. The name(s), address(es) and telephone number(s) of all the owners of the land described in the attached plat are as follows:

   **Andrew and Diane Foster (Irrevocable Trust 1705 W. Lincoln)**
   Jefferson, IA 515-286-3993

5. The names and addresses of all adjoining property owners are set forth below, and the approximate locations of their properties are shown on the attached plat.

   **Andrew and Diane Foster (Irrevocable Trust 1705 W. Lincoln)**
   Jefferson, IA 515-286-3993

6. (a) The existing zoning classification of the property covered by the plat is **A & L**. (There is no pending plan or proposal to change this zoning classification. It is proposed that the zoning classification of this property be changed to **None**.)

   (b) The zoning classification(s) for the adjoining properties is/are as follows: **A & L**. (There is no pending plan or proposal to change any zoning classification for any of the adjoining properties. It is proposed that the zoning classification of adjoining property be changed to **None**.)

7. (Check applicable paragraph:)

   ✗ There are no structures located on the property proposed to be divided.
   
   ✗ There are one or more structures located on the property proposed to be divided, and the location of such structures and their distance from existing and proposed boundary lines has been shown by a registered land surveyor either on the attached plat or on a separate drawing attached to this application.

(Rev. July 16, 2012)
8. All existing and proposed public streets and roads, all public water and sanitary and storm sewer lines, and all gas and electrical services in relation to the property proposed to be divided have been described by a registered land surveyor either on the attached plat or on a separate drawing attached to this application. If any parcel shown on the attached plat does not have direct access to any such services, then it is proposed that access to such services be obtained as follows:

[Signature]

If any private easements are proposed, copies of the same will be provided upon request.

The undersigned acknowledge that they have reviewed the foregoing application and represent and warrant that the information set forth above is true and accurate. This application is being submitted in quadruplicate.

Date: 6-15-77

[Signature]

APPROVAL RECOMMENDED/NOT RECOMMENDED

City Engineer

Date

APPROVAL RECOMMENDED/NOT RECOMMENDED

City Administrator

Date
GENERAL NOTES:

1. THERE IS NO CITY OF JEFFERSON UTILITIES (SANITARY SEWER, STORM SEWER, AND WATER) LOCATED ON THIS PROPERTY

2. AERIAL PHOTO IS ONLY APPROXIMATED TO PROPERTY LINES.

---
S  SANITARY SEWER
ST  STORM SEWER
W   WATER MAIN
E   ELECTRIC LINE
---
PLAT OF SURVEY
LOT 1 NE1/4 SE1/4
SEC. 25, T84N, R31W OF THE 5TH P.M.,
GREENE COUNTY, IOWA

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, T84N, R31W OF THE 5TH P.M., GREENE COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE N90°24'10"W ON THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 119.70 FEET TO THE POINT OF BEGINNING, THENCE N89°30'07"W PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 480.51 FEET; THENCE S00°24'10"E PARALLEL WITH SAID EAST LINE, A DISTANCE OF 119.71 FEET TO A POINT ON SAID SOUTH LINE, THENCE N90°30'07"W ON SAID SOUTH LINE, A DISTANCE OF 314.22 FEET; THENCE N90°24'10"W PARALLEL WITH SAID EAST LINE, A DISTANCE OF 162.00 FEET TO A POINT ON THE NORTH LINE OF THE EAST 892 FEET OF THE SOUTH 162 FEET OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S89°30'07"E ON SAID NORTH LINE, A DISTANCE OF 794.73 FEET TO A POINT ON SAID EAST LINE, THENCE S90°24'10"E ON SAID EAST LINE, A DISTANCE OF 62.30 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL SHALL HEREAFTER BE KNOWN AS LOT 1 OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, T84N, R31W OF THE 5TH P.M., GREENE COUNTY, IOWA.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.00 ACRES AND IS SUBJECT TO 0.05 ACRES FOR ROAD EASEMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

I hereby certify that this land surveying document and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signature
Robert B. Bills
Date
6/17

License number #232850
My license renewal date is Dec. 31, 2018

CENTRAL IOWA SURVEYING, LLC
P.O. BOX 87 JEFFERSON, IOWA 50129
PHONE (712) 665-2000 EMAIL info@centraliosurveying.com

FIELD WORK DATE: 6/17
APPLICATION FOR APPROVAL OF PLAT OF SURVEY

TO: City Council of Jefferson

The undersigned owner(s) of the land described in the attached plat of survey request the City Council of the City of Jefferson to approve the division of land reflected in the attached plat of survey pursuant to Section 166.22 of the Code of Ordinances of the City of Jefferson. The following information is submitted in support of this application:

1. A pre-application conference regarding this proposed subdivision was held with the City Administrator on 6/1/17.

2. A copy of a plat of survey prepared by Robert B. Bills, an Iowa registered land surveyor, dated 6/12/17, showing the land proposed to be divided is attached to this application.

3. The purpose of this proposed division is: Sell Existing Farm Field (Lot 2)

South of Stopped Building (Lot 1).

4. The name(s), address(es) and telephone number(s) of all the owners of the land described in the attached plat are as follows:

   James Dinnan 1515 West Maple Ave, Red Wing, MN 55066
   651-388-7249

5. The names and addresses of all adjoining property owners are set forth below, and the approximate locations of their properties are shown on the attached plat.

   Joe Winninger 1404 Lincoln CT Jefferson IA 50129

6. (a) The existing zoning classification of the property covered by the plat is L.I. (Light Industrial) (There is no pending plan or proposal to change this zoning classification. It is proposed that the zoning classification of this property be changed to No Change)

(b) The zoning classification(s) for the adjoining properties is/are as follows:

   L.I. (Light Industrial) (There is no pending plan or proposal to change any zoning classification for any of the adjoining properties. It is proposed that the zoning classification of adjoining property be changed to No Change)

7. (Check applicable paragraph:)

   _ _ There are no structures located on the property proposed to be divided.

   X _ There are one or more structures located on the property proposed to be divided, and the location of such structures and their distance from existing and proposed boundary lines has been shown by a registered land surveyor either on the attached plat or on a separate drawing attached to this application.

(Rev. July 16, 2012)
B. All existing and proposed public streets and roads, all public water and sanitary and storm sewer lines, and all gas and electrical services in relation to the property proposed to be divided have been described by a registered land surveyor either on the attached plat or on a separate drawing attached to this application. If any parcel shown on the attached plat does not have direct access to any such services, then it is proposed that access to such services be obtained as follows:

If any private easements are proposed, copies of the same will be provided upon request.

The undersigned acknowledge that they have reviewed the foregoing application and represent and warrant that the information set forth above is true and accurate. This application is being submitted in quadruplicate.

Date: [Signature]

APPROVAL RECOMMENDED/NOT RECOMMENDED

City Engineer ___________________________ Date ______________________

APPROVAL RECOMMENDED/NOT RECOMMENDED

City Administrator ______________________ Date ______________________
GENERAL NOTES:

1. CITY OF JEFFERSON UTILITY LINES (SANITARY SEWER, STORM SEWER, AND WATER) ARE ONLY GENERALLY LOCATED. UTILITY SERVICES BY OTHERS ARE NOT SHOWN. "ONE CALL" SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION ACTIVITIES.

2. AERIAL PHOTO IS ONLY APPROXIMATED TO PROPERTY LINES.

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CENTRAL IOWA SURVEYING, LLC
P.O. BOX 67 JEFFERSON, IOWA 50129
PHONE (515) 370-2869 EMAIL info@centraliowasurveying.com
FIELD NOTES:

LOT 1 OF THE S3/4 E1/2 SE1/4 SE1/4 SEC. 6, T33N, R52W

A TRACT OF LAND LOCATED IN THE SOUTH THREE QUARTERS OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, T33N, R52W OF THE 5TH P.M., CITY OF JEFFERSON, GREENE COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE N00°29'05"W ON SAID EAST RIGHT OF WAY OF MAPLE STREET, A DISTANCE OF 688.56 FEET TO THE POINT OF BEGINNING, THENCE N00°29'06"W ON SAID EAST RIGHT OF WAY OF MAPLE STREET, A DISTANCE OF 250.67 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF HEAD STREET, THENCE N89°05'42"E ON SAID SOUTH RIGHT OF WAY OF HEAD STREET, A DISTANCE OF 540.07 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE S01°24'29"E ON SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 234.53 FEET, THENCE N89°00'05"W, A DISTANCE OF 556.50 FEET, THENCE S87°10'14"W, A DISTANCE OF 127.07 FEET TO THE POINT OF BEGINNING.


THE ABOVE DESCRIBED PARCEL CONTAINS 3.46 ACRES AND IS SUBJECT TO 0.20 ACRES FOR ROAD EASEMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

LOT 2 OF THE S3/4 E1/2 SE1/4 SE1/4 SEC. 6, T33N, R52W

A TRACT OF LAND LOCATED IN THE SOUTH THREE QUARTERS OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, T33N, R52W OF THE 5TH P.M., CITY OF JEFFERSON, GREENE COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE N00°29'06"W ON SAID EAST RIGHT OF WAY OF MAPLE STREET, A DISTANCE OF 250.67 FEET TO THE POINT OF BEGINNING, THENCE N89°05'42"E PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 551.37 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE N01°24'29"E ON SAID EAST LINE, A DISTANCE OF 466.27 FEET, THENCE N90°00'00"W, A DISTANCE OF 636.90 FEET THENCE S07°10'14"W, A DISTANCE OF 127.07 FEET TO A POINT ON SAID EAST RIGHT OF WAY OF MAPLE STREET, THENCE S00°29'05"E ON SAID EAST RIGHT OF WAY, A DISTANCE OF 408.56 FEET TO THE POINT OF BEGINNING.


THE ABOVE DESCRIBED PARCEL CONTAINS 6.93 ACRES AND IS SUBJECT TO 0.06 ACRES FOR ROAD EASEMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

NOTE: THIS IS A TWO PAGE SURVEY AND IS INCOMPLETE UNLESS BOTH PAGES ARE PRESENT.
APPLICATION FOR
FIREWORKS PERMIT

The undersigned,

Name:  Terry Semke

Address:  1202 S Grimmell Rd

Jefferson, IA

Telephone:  515-386-8286

hereby applies pursuant to the provisions of the Iowa Code for a permit
to display fireworks at 1202 S. Grimmell Rd

Jefferson, IA 50129,
such permit to be effective from July 1 - July 5
to _______________________. If this application is approved
the undersigned agrees to faithfully observe all applicable laws
governing the use of fireworks.

Date:  6-14-17

Terry Semke
APPLICATION FOR
FIREWORKS PERMIT

The undersigned,

Name:     Roger Charles

Address:  1202 W. Lincoln Way

Telephone:  515-356-3720

hereby applies pursuant to the provisions of the Iowa Code for a permit
to display fireworks at 1202 W. Lincoln Way,
such permit to be effective from July 1st to _______________. If this application is approved
the undersigned agrees to faithfully observe all applicable laws
governing the use of fireworks.

Date:     6-22-17

Roger Charles
PO Box 368  
Glenwood, IA  51534  
712-527-9745  
austink@pinconstr.com

TO  
The City of Jefferson  
220 N Chestnut Street  
Jefferson, IA 50129

<table>
<thead>
<tr>
<th>JOB</th>
<th>Address</th>
<th>City / State</th>
</tr>
</thead>
<tbody>
<tr>
<td>90138, CDBG</td>
<td>Jefferson Main St. Façade</td>
<td>Jefferson, IA</td>
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</tbody>
</table>

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<thead>
<tr>
<th>DESCRIPTION</th>
<th>UNIT PRICE</th>
<th>O&amp; I 10%</th>
<th>LINE TOTAL</th>
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<tbody>
<tr>
<td>Proposed change order for the abatement of asbestos using EPS:</td>
<td></td>
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<tr>
<td>#2 - Masonic Temple - No work, not disturbing existing asbestos</td>
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<td></td>
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<tr>
<td>#4 - Royal Jewelers - No work, not disturbing existing asbestos</td>
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<tr>
<td>#6 - Unger Insurance - No work, not disturbing existing asbestos</td>
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<td></td>
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<tr>
<td>#8 - Addie's Fashion</td>
<td>1,200.00</td>
<td>120.00</td>
<td>1,320.00</td>
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<tr>
<td>#10 - Greene County Historical Museum</td>
<td>1,500.00</td>
<td>150.00</td>
<td>1,650.00</td>
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<td>#11 - Treasure Chest</td>
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<td>120.00</td>
<td>1,320.00</td>
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<td>#13 - Ace Hardware</td>
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<td>460.00</td>
<td>5,060.00</td>
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<td>#14 - Meythaler Photography</td>
<td>1,200.00</td>
<td>120.00</td>
<td>1,320.00</td>
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<tr>
<td>#15 - Fudges Flowers - No work to upper story windows, full abate lower</td>
<td>3,100.00</td>
<td>310.00</td>
<td>3,410.00</td>
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<tr>
<td>#16 - Macdonald Insurance - No work, not disturbing existing asbestos</td>
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Please note that abatement has not been figured for several of the buildings that were noted in the asbestos report as containing asbestos material. Our scope of work at these buildings will not require us to disturb the existing asbestos. Therefore, abatement will not be necessary. If through the course of our work abatement becomes necessary due to site conditions we will have to submit an additional change order for that work.

TOTAL $14,080.00

Make all checks payable to Pinnacle Construction, Inc.  
THANK YOU FOR YOUR BUSINESS!