



City Council Meeting

Wednesday, April 15, 2026 at 5:15 pm

LOCATION OF MEETING:

City Hall Council Chambers, 627 N. Adams Street, Carroll, Iowa 51401

NOTICE

In addition to attending the meeting in person, the public can watch the meeting live on the City's YouTube channel by going to: <https://www.youtube.com/CityofCarrollIowa> If you choose to watch live on YouTube you are encouraged to subscribe to the City's YouTube channel so you can access the meeting live when it starts. YouTube meeting feeds are a view only option and you will not be able to participate in the meeting.

AGENDA

1. Pledge of Allegiance
2. Roll Call
3. Reports
 - a. WWTP Digester & VLR Air Piping Improvements
 - Change Order No. 3

Also see item 7.b – [April 25, 2022](#) – Wastewater Treatment Plant – Vertical Loop Reactor Air Piping Replacement - Resolution Approving the Engineering Agreement with Veenstra and Kimm, Inc.

and item 7.b – [August 22, 2022](#) – Wastewater Treatment Plant Vertical Loop Reactor Replacement Air Piping - Public Hearing and Adoption of Proposed Plans, Specifications, Form of Contract and Estimated Cost

and item 8.a – [September 26, 2022](#) – WWTP VLR Replacement Air Piping – Report of Bid Opening

and item 6.a – [December 12, 2022](#) – WWTP VLR Replacement Air Piping - Report of Bid Opening and Consideration of Rejection of Bid

and item 6.a – [November 27, 2023](#) – Wastewater Treatment Plant - Digester and VLR Air Piping Improvements and Engineering Agreement

and item 7.b – [November 25, 2024](#) – Wastewater Treatment Plant Digester & VLR Air Piping Improvements - Public Hearing and Adoption of Plans and Specifications

and item 7.a – [December 16, 2024](#) – Wastewater Treatment Plant Digester & VLR Air Piping Improvements - Report of Bid Opening and Consideration of Award of Contract

and item 7.a – [September 22, 2025](#) – WWTP Digester and VLR Air Piping Improvements - Change Order No. 1

and item 7.a – [February 9, 2026](#) – WWTP Digester and VLR Air Piping Improvements -
Change Order No. 2

4. Adjourn

April Meetings:

- * Library Board of Trustees – April 20, 2026 – Carroll Public Library – 118 E 5th St
- * City Council – April 27, 2026 – City Hall – 627 N Adams St

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The City of Carroll will make every attempt to accommodate the needs of persons with disabilities, please notify us at least three business days in advance when possible at 712-792-1000, should special accommodations be required.

| Agenda published on 04/14/2026 at 2:49 PM

phone: (712) 792-1000 | fax: (712) 792-0139 | website: www.cityofcarroll.com

MEMO TO: Aaron Kooiker, City Manager *AK*

FROM: Randall M. Krauel, Director of Public Works *RMK*

DATE: April 14, 2026

SUBJECT: WWTP Digester & VLR Air Piping Improvements
Change Order No. 3

The Digester and VLR Air Piping project includes emptying and cleaning the two digesters and replacing the interior anaerobic process piping with aerobic process piping. That work has been completed on Digester 2 and a clear water start-up has been performed. Following filling the Digester with clear water for the start-up procedure, it began leaking water through the walls at several locations around the circumference of the tank.

Options for addressing the Digester 2 leaking walls appear to include, but may not be necessarily limited to, the following:

Do Nothing. Using the leaking tank would create an unsanitary working condition in the digester building with sludge leaking into it. Continued leaking would also promote rusting of the wall reinforcing steel probably leading to wall failure.

Install a Tank Liner. Considering the environment inside the tank, a fluid-applied modified polyurethane waterproofing system is recommended. Price quotations for the waterproofing system have been received from two potential subcontractors as follows:

	60 mil. <u>5-year</u>	90 mil. <u>10-year</u>	120 mil. <u>20-year</u>
McGill Brothers, Inc.	\$131,113.50	\$146,307.00	\$163,416.75
Wester Specialty Contractors	\$240,000.00	\$257,000.00	\$274,000.00

Installation of a tank liner with a 20-year warranty is the recommended option at a proposed cost of \$163,416.75. A proposed Change Order No. 3 has been prepared to add this work to the project contract.

The impact of proposed Change Order No. 3 on the Contract Price is as follows:

Original Contract Price	\$2,997,000.00
Change Order No. 1	\$ 18,117.25
Change Order No. 2	\$ 23,560.50
Proposed Change Order No. 3	<u>\$ 163,416.75</u>
Contract Price with Change Orders	\$3,202,095.00

RECOMMENDATION: Mayor and City Council consideration of approval of Change Order No. 3 to the WWTP Digester & VLR Air Piping Improvements Contract for the installation of a waterproofing system in Digester 2 at a cost of \$163,416.75.

RMK:lp

attachments (1)

**CHANGE ORDER
NO. 3**

PROJECT: **WWTP DIGESTER & VLR AIR PIPING IMPROVEMENTS**
 OWNER: City of Carroll, Iowa OWNER'S Contract No.: Resolution No. 24-102
 CONTRACTOR: Blue Ribbon Builders, LLC
 ENGINEER: Veenstra & Kimm, Inc.

DATE OF ISSUANCE: April 14, 2026 EFFECTIVE DATE: April 15, 2026

You are directed to make the following changes in the Contract Documents:

Description: All labor, materials and equipment to perform the coating spec on Digester 2 walls and floor. Install Sika 7600 with primer at 120 mils for a 20-year warranty. All surface preparation included.

Reason for Change Order: Seal walls.

CHANGE IN CONTRACT PRICE:
Original Contract Price: \$ 2,997,000.00
Net Increase from previous Change Order No. 1-2: \$ 41,678.25
Contract Price prior to this Change Order: \$ 3,038,678.25
Net Increase of this Change Order: \$ 163,416.75
Contract Price with all approved Change Orders: \$ 3,202,095.00

CHANGE IN CONTRACT TIMES:
Original Contract Times: Plant in Full Operation: June 1, 2026 All Work Complete: July 1, 2026
Net change from previous Change Order No. 1: Plant in Full Operation: 0 days All Work Complete: 0 days
Contract Times prior to this Change Order: Plant in Full Operation: June 1, 2026 All Work Complete: July 1, 2026
Net increase this Change Order: Plant in Full Operation: 90 days All Work Complete: 90 days
Contract Times with all approved Change Orders: Plant in Full Operation: August 29, 2026 All Work Complete: September 28, 2026

RECOMMENDED:

City of Carroll

By: _____
Randall M. Krauel, City Engineer

APPROVED:

City of Carroll

By: _____
Gerald H. Fleshner, Mayor

ACCEPTED:

Blue Ribbon Builders, LLC

By: _____
(Authorized Signature)

Date: April 14, 2026

Date: April 15, 2026

Date: _____