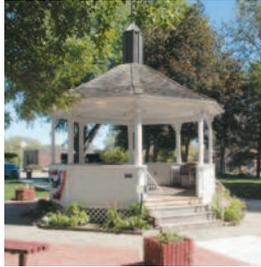


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Polk City: A CITY FOR ALL SEASONS

THOUGH POLK CITY HAS BEEN ONE OF THE DES MOINES METRO AREA'S BEST-KEPT SECRETS, WORD IS GETTING OUT ABOUT THIS VIBRANT CENTRAL IOWA COMMUNITY.

Incorporated in 1875 and named after James K. Polk, the 11th president of the United States, Polk City has enjoyed steady growth throughout its history. Polk City's population soared 45.8 percent from 2000 to 2010, giving the community more than 3,400 residents. With a median age of 34.4, Polk City is also a youthful community filled with families and young professionals who are attracted by the area's unique blend of small-town charm and big-city amenities.

Not only does Polk City have one of the lowest tax rates of any city of its size in Iowa, but the city's cost of living is 9.7 percent lower than the U.S. average, according to the Polk City Development Corporation (PCDC). In addition, Polk City offers affordable homes in a range of styles, with a median price of \$159,700, according to the PCDC.

Polk City also lives up to its motto of a "city for all seasons." Some of Iowa's best

golfing, fishing, boating, bicycling, swimming, hunting and cross-country skiing are found near Polk City, which is located between Saylorville Lake and Big Creek State Park.

POLK CITY IS OPEN FOR BUSINESS

Though it's easy to get away from it all in Polk City, the community also offers convenient connections to the thriving Des Moines metro area. Thanks to Iowa Highway 415, which runs through town, and nearby thoroughfares including Iowa Highway 141 and Interstates 35 and 80, Polk City is located just minutes from downtown Des Moines and the Ankeny airport.

These advantages have made Polk City the smart choice for a growing number of businesses. This trend continues, thanks to the Polk City Development Corporation, which fosters a proactive business environment and promotes diversified, balanced growth for Polk City's economic base to improve the quality of life.

We invite you to explore all that Polk City offers and discover why our community truly is a city for all seasons. ■

MAP | *Polk City*





TOP THREE REASONS TO CONSIDER

Polk City

WHAT ATTRACTS PEOPLE AND
BUSINESSES TO POLK CITY?
THERE ARE THREE MAJOR FACTORS,
SAY CITY LEADERS.

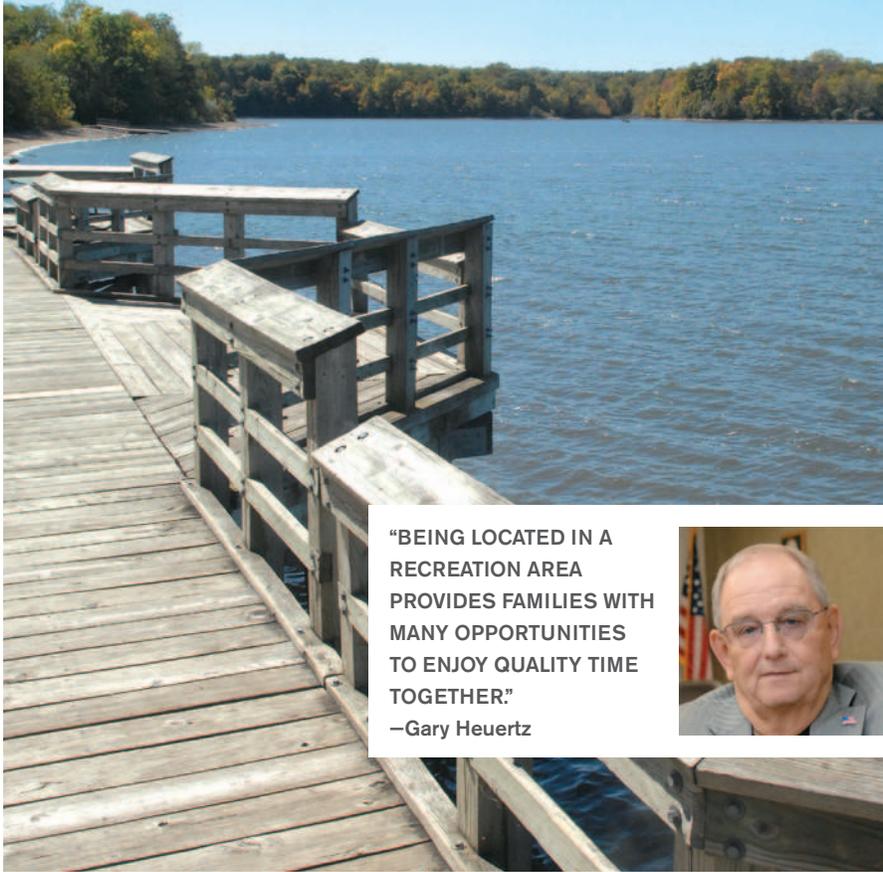


“WE OFFER OUR OWN DISTINCT
ADVANTAGES THAT MAKE POLK CITY
UNIQUE.” —John Calhoun

1. **A RICH QUALITY OF LIFE.** Though Polk City has always offered the advantages of small-town living with easy access to big-city amenities, the community’s growth spurt began in 2001 with the construction of the Tournament Club of Iowa, a premier public golf course and residential community. This momentum has continued for more than a decade, said John Calhoun, director of the Polk City Development Corporation, who noted that Polk City had 44 new housing starts in 2011 and that in 2012, it had surpassed 62 housing starts by September. “We’re not trying to be a West Des Moines or Ankeny,” he said. “We offer our own distinct advantages that make Polk City unique.” These include affordable living, one of the lowest tax rates in Iowa and Polk City’s willingness to honor its small-town roots. Nowhere is this more visible than in the town square, where the community’s original bandstand was built in 1883. Today, the refurbished bandstand has become the focal point for countless community events.

2. AN ARRAY OF RECREATIONAL OPPORTUNITIES YEAR-ROUND. Polk City lies in the heart of Central Iowa's recreational playground and offers something for everyone, including:

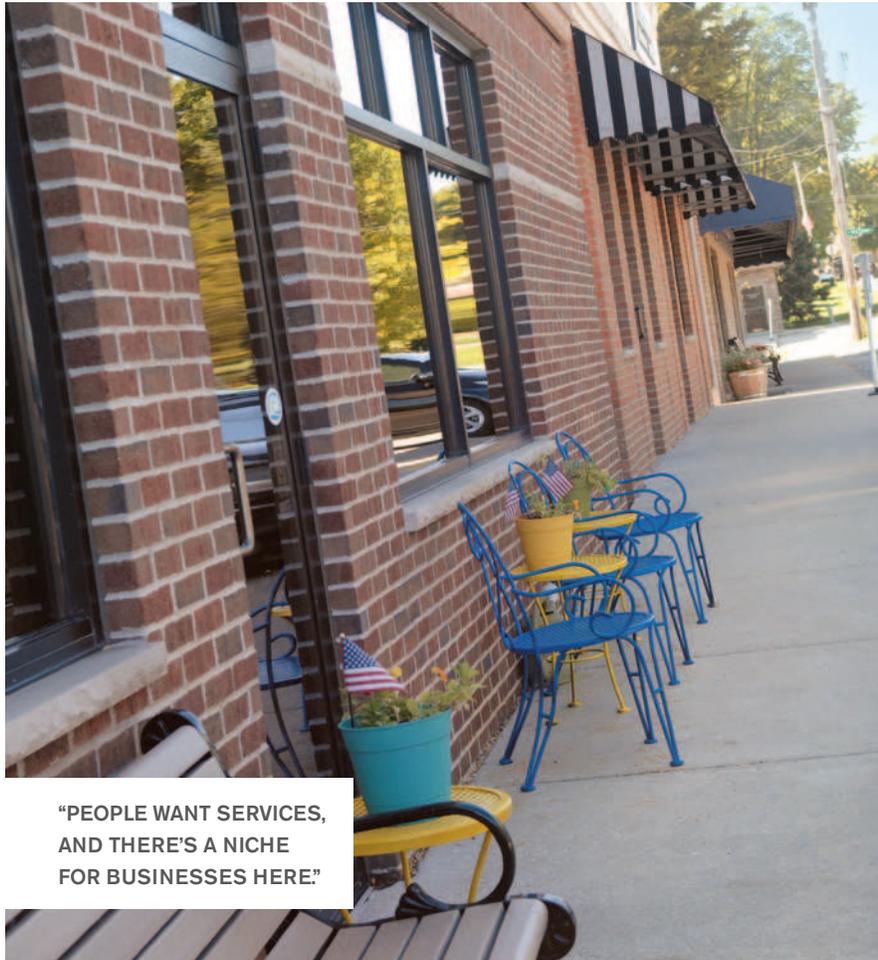
- Tournament Club of Iowa, which features a championship signature Arnold Palmer golf course that's open to the public.
- Saylorville Lake. With 6,000 acres of water and 20,000 acres of public land, this outdoor adventure destination offers camping, biking, boating, fishing, wildlife viewing and more.
- Big Creek State Park. The focal point of 3,550-acre Big Creek State Park is an 866-acre lake that's perfect for swimming, canoeing and boating. Recreation facilities include a spacious beach, a playground, disc golf, a model airplane control field, picnic areas and a snowmobile trail.
- Jester Park. This county-owned park is just minutes from Polk City and offers a unique setting for hiking, fishing, golfing and horseback riding. "Being located in a recreation area provides families with many opportunities to enjoy quality time together," said Gary Heuertz, who has served as the mayor of Polk City for seven years.



"BEING LOCATED IN A RECREATION AREA PROVIDES FAMILIES WITH MANY OPPORTUNITIES TO ENJOY QUALITY TIME TOGETHER."

—Gary Heuertz





“PEOPLE WANT SERVICES,
AND THERE’S A NICHE
FOR BUSINESSES HERE.”

3 NEW BUSINESSES AND SERVICES CLOSE TO HOME.

■ Polk City’s residential growth has spurred the development of many new businesses, including a medical center. “People want services, and there’s a niche for businesses here,” said Calhoun, who pointed out that tax increment financing and tax abatements for businesses are available in Polk City. Additional residential growth will create more opportunities, Heuertz added. “I foresee more businesses coming to Polk City to bring services to our community that people expect to have,” he said. ■



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“THE CITY COUNCIL AND I AGREE THAT EVERYONE SHOULD PAY THEIR OWN WAY AND NOT ASK CURRENT RESIDENTS TO MAKE UP THE DIFFERENCE.”

Gary Heuertz

WHAT YOU DIDN'T KNOW ABOUT *Polk City*

THOUGH TAXES MAY BE ONE OF THE FEW CERTAINTIES IN LIFE, POLK CITY MAKES THE BURDEN A LOT LIGHTER. IN FACT, THE COMMUNITY BOASTS ONE OF THE LOWEST TAX RATES IN IOWA AMONG CITIES ITS SIZE.

There's no comparison between Polk City's municipal tax rate and those in other Des Moines metro communities, said John Calhoun, director of the Polk City Development Corporation. While Polk City's rate is \$7.90 per \$1,000 assessed valuation, other metro cities' rates soar as high as \$14 per \$1,000.

Unlike many other communities, Polk City does not offer tax abatements on residential construction. Nonetheless, the city is on track for a record number of new homes to be built in 2012, said Gary Heuertz, who has served as the mayor of Polk City for seven years. “The city council and I agree that everyone should pay their own way and not ask current residents to make up the difference.”

FOCUSING ON THE FUTURE

Thanks to a city council that doesn't overspend, Polk City has no debt, Calhoun said. This will benefit future growth, Heuertz added: “It's comforting to know that Polk City has devoted a lot of assets towards infrastructure, since this allows us to continue to grow without putting a burden on our current citizens.”

City leaders are optimistic about Polk City's future. “Polk City has enjoyed substantial growth and financial stability in recent years,” Heuertz said. “This has not happened because of any one or two individuals, but a group of people, volunteers, city staff, elected officials and citizens who share ideas and have the city's best interest at heart.” ■



FIRE DEPARTMENT BLAZES NEW TRAILS IN *Polk City*

FIRE PROTECTION, AMBULANCE SERVICE AND PUBLIC SAFETY ARE LIKE SEAT BELTS OR INSURANCE: YOU DON'T REALIZE HOW VALUABLE THEY ARE UNTIL YOU NEED THEM. NEWCOMERS TO POLK CITY ARE OFTEN IMPRESSED TO LEARN HOW MANY SERVICES ARE AVAILABLE IN THE COMMUNITY, SAID DAN GUBBINS, DEPUTY FIRE CHIEF.

"We're a young team with 38 fire department volunteers, including nine paramedics and 22 emergency medical technicians (EMTs). We've also staffed an ambulance since 2011."

These volunteers' commitment to the community is extraordinary, said Gubbins, 35, who noted that it's not uncommon for people to spend more than 100 hours a month on call. To accommodate volunteers' schedules as much as possible, the fire

department has implemented an online scheduling system where firefighters, EMTs and paramedics can list their availability each month. "This allows us to make sure enough people are on call without burdening our volunteers too much, and it has gone over very well," Gubbins said. Fire department is like a second family

Polk City's public safety needs have increased as the community has grown. The fire department will respond to nearly 800 calls in 2012, nearly double the total in 2011. Approximately 75 percent of these calls involve car accidents or medical emergencies.

"While we're still a small community, we cover a wide territory that includes area campgrounds and golf courses, as well as Saylorville Lake and Big Creek," said Gubbins, who has served in Polk City's fire department for 12 years.

“WHILE WE’RE STILL A SMALL COMMUNITY, WE COVER A WIDE TERRITORY THAT INCLUDES AREA CAMPGROUNDS AND GOLF COURSES, AS WELL AS SAYLORVILLE LAKE AND BIG CREEK.”



Gubbins appreciates how Polk City’s mayor and city council have made public safety a priority through the years, from funding a fully staffed police department to investing in modern fire trucks. Though reliable equipment is essential, connecting with the community is also vital.

“We want to help the public get to know us better, so we eat lunch with the grade school students in Polk City once a month,” said Gubbins, who also works at Hy-Vee Inc.’s corporate headquarters in West Des Moines as the company’s director of merchandising. “We also go to the local preschool and day care centers for story time so we can read books to the kids and

share safety messages with them.”

As the parents of two young daughters, Gubbins and his wife, Charlana, appreciate the opportunity to raise their children in such a close-knit community. “I love Polk City,” said Gubbins, who praises people’s willingness to get involved in civic activities. “It still has that small-town atmosphere, and you feel like you know everyone.”

These strong bonds extend to the fire department, which is like a second family for Gubbins and his fellow firefighters. “Our volunteers deserve a lot of credit, because they devote a lot of time and effort to take care of the people in our community,” he said. ■

POLK CITY'S *Library* TURNS A NEW PAGE



Kim Kellogg

THE POLK CITY COMMUNITY LIBRARY HAS COME A LONG WAY SINCE IT OPENED IN 1974. IN THE EARLY DAYS, THE LIBRARY WAS OPERATED BY VOLUNTEERS BEFORE FUNDS WERE AVAILABLE TO HIRE A LIBRARIAN IN 1975.

The next big chapter in the library's history occurred in 2005, when the library moved into its new 6,000-square-foot building, a major expansion from the previous facility that had less than 1,000 square feet. Through all these changes, the library has remained the hub of the community, said Kim Kellogg, library director, whose mother, Phyllis, was one of the library's original volunteers.

"The library is open six days a week and offers something for everyone," said Kellogg, who noted that popular activities and services include:

- Morning story times twice a week and a monthly crafts program.
- A summer reading program that serves nearly 300 children each year.
- A wide selection of downloadable audiobooks.
- Two book clubs for adults.
- Free Wi-Fi Internet access.
- Family movie night on the third Thursday of each month.



“THE LIBRARY IS OPEN SIX DAYS A WEEK AND OFFERS SOMETHING FOR EVERYONE.”

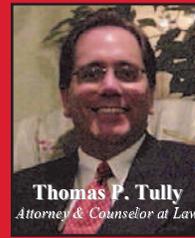
- Stamp kits so people can design their own greeting cards.
- Meeting room space that is available to the public.
- Wednesday morning coffee club. “People enjoy gathering around the fireplace to visit and get to know each other better,” said Kellogg, a Polk City native who appreciates the close-knit nature of the community.
- Thursday evening sit-and-stitch events where people interested in knitting, quilting, crocheting and needlepoint can work on their projects while sharing ideas and materials.
- A variety of non-traditional library materials that patrons can check out, including cake pans, cake decorating kits and molds for candy and mints. “We encourage people to take a picture of their cake and bring in the photo so we can share it and inspire others,” Kellogg said.



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LIBRARY CONTINUES TO EVOLVE

Social media tools like Facebook and Pinterest offer a good way to promote the many resources available through the library, which continues to add new activities. The library recently started a "tween" program for fifth- and sixth-grade students to discuss new books, make crafts and enjoy a snack after school on the second Monday of each month. "That's a tough age to get kids to the library, so we wanted to reach out to them and encourage them to stop by," Kellogg said.

Meeting the needs of the community is important to the library staff, which includes three full-time employees and a part-time library aide. Reaching this goal wouldn't be possible without the support of dedicated volunteers, including Friends of the Library, who hold an annual book sale to raise money for the library.

Like Kellogg, these volunteers want to ensure that the library remains a vital part of the community. "I've always loved Polk City, and I'm glad that the library continues to play an important role in bringing people together," Kellogg said. ■

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Progress DEFINES NORTH POLK SCHOOLS

PRESIDENT JOHN F. KENNEDY NOTED THAT AMERICA'S PROGRESS AS A NATION CAN BE NO SWIFTER THAN ITS PROGRESS IN EDUCATION. THIS PHILOSOPHY GUIDES THE NORTH POLK COMMUNITY SCHOOL DISTRICT, WHICH SERVES POLK CITY, AS WELL AS ALLEMAN, ELKHART AND SHELDAHL.

"Sometimes districts become very complacent, and patrons have the mindset that 'if it was good enough for me, it should be good enough for my children/ grandchildren,'" said Superintendent Dan Mart, who has served the North Polk district since 2009. "That's not the case at North Polk, where people expect an even better education for their children than they received."

Many families are attracted to a smaller district like North Polk, which served 1,328 students in the 2011-2012 school year, from 3-year-old preschool through 12th grade. The district, whose West Elementary School is located in Polk City, has boasted an average enrollment growth of 3 percent since the 2001-02 academic year.

BUILDING FOR THE FUTURE

North Polk continues to invest in its facilities to further its mission of preparing students to assume productive, meaningful and responsible roles in an increasingly competitive global society. The district is completing a new high school in Alleman, which will serve ninth- to 12th-graders starting with the 2013-2014 school year, Mart said.

The high school will feature a 750-seat auditorium; a 1,500-seat gymnasium; a spacious commons area; a media center; a two-story academic wing; collaboration areas throughout the building; a 350-stall parking lot; building and district administration offices; and room for expansion. The existing building that serves grades 7-12 will become the district's middle school for grades 6-8.

North Polk's modern facilities will allow educators to enhance programs like Virtual Reality Pathfinders, which is a relatively new course at North Polk High School. This

program challenges students to create at least two virtual and three-dimensional projects each semester using free software, such as Blender.

“The course is student-led and highly collaborative,” Mart said. “Students also participate in several contests, including building and testing virtual bridges, robots and airplanes as they learn skills for working in virtual reality.”

One project must be educational and created for a teacher in the North Polk district to use with other students. The second project can be one of the student’s choice, Mart said, and students’ projects can also be shared with the North Polk School Improvement Advisory Committee, the school board or at conferences and neighboring districts throughout the school year.

FOCUS REMAINS ON CONTINUOUS IMPROVEMENT

The new high school isn’t the only facility that will enhance North Polk education in the months ahead. The district is accepting bids for a new outdoor activities facility, which will include an eight-lane track; FieldTurf areas for football, soccer and the marching band; and an outdoor building for the concession stand, restrooms and storage. The outdoor activities facility is slated for completion by August 2013, Mart said.

In addition, much-needed green space on 54 acres will allow North Polk to develop three grass practice fields, baseball and softball fields and an expanded parking lot. “The continued desire for improvement at North Polk is exciting and reflects our focus on the future,” Mart said. ■



NORTH POLK STUDENTS DON'T SETTLE FOR AVERAGE

THE NORTH POLK COMMUNITY SCHOOL DISTRICT PROMOTES ACHIEVEMENT, AND STUDENTS' ACT TEST SCORES PROVE THAT ACADEMIC EXCELLENCE IS A PRIORITY. IN 2011-12, THE AVERAGE SCORE FOR NORTH POLK STUDENTS TAKING THE ACT WAS 22.8 IN ENGLISH, 24.1 IN READING, 22.8 IN MATHEMATICS AND 23.4 IN SCIENCE. THESE ARE ALL WELL ABOVE THE NATIONAL AVERAGES OF 20.5, 21.3, 21.1 AND 20.9, RESPECTIVELY.



HERE'S TO YOUR *Health*

WHEN DR. RYAN HUSSONG WAS STILL IN DENTAL SCHOOL, A FEW VISITS TO POLK CITY CONVINCED HIM THAT THIS WAS THE RIGHT COMMUNITY IN WHICH TO BUILD HIS DENTAL PRACTICE.

"I fell in love with Polk City," said Hussong, 33, a University of Iowa graduate who opened Cornerstone Dental in December 2009 in a strip mall north of the town square. "Polk City reminds me of the small town where I grew up in northern Wisconsin."

Hussong is the first dentist to practice in Polk City in nearly a decade. He has received a warm welcome from local residents, as well as from families from Alleman, Ankeny, Bondurant, Grimes,

Johnston and surrounding communities. "I have quite a few patients who are new to the area, as well as longtime residents," he said. "They are excited about all the services that Polk City offers."

This includes the new professional building, which Hussong helped develop in 2010. In January 2011, Hussong moved Cornerstone Dental to the complex, which includes a physician, a chiropractor and a Snap fitness center. City officials were instrumental in making this modern facility a reality. "My dream of putting a dental office by a pond turned into a huge team effort that helped create this multitenant building," said Hussong, who values the complex's highly visible location on South Third Street.



“I HAVE QUITE A FEW PATIENTS WHO ARE NEW TO THE AREA, AS WELL AS LONGTIME RESIDENTS,” HE SAID. “THEY ARE EXCITED ABOUT ALL THE SERVICES THAT POLK CITY OFFERS.”

POLK CITY OFFERS ROOM FOR GROWTH

The same amenities that attract new residents to Polk City also attract new businesses, added Hussong, who appreciates Polk City’s small-town feel and close proximity to the Des Moines metro area. “You get the best of both worlds in Polk City, and there’s room for growth here,” he said.

This growth is supported by the highly respected North Polk Community School District and residents’ willingness to support local businesses, Hussong added. “The people here are fantastic and take a lot of pride in the community,” he said. “I’m glad I can help provide quality health care close to home, and I’m even more excited about the future in Polk City.” ■

“POLK CITY IS A TIGHT-KNIT COMMUNITY, AND THERE’S A LOT OF GOOD HISTORY AT THE BIG CREEK PHARMACY.”

PHARMACY DELIVERS A HEALTHY DOSE OF *Optimism*

WHEN ROCKFORD “ROCKY” ANDERSON HEARD THAT BIG CREEK PHARMACY ON POLK CITY’S TOWN SQUARE WAS FOR SALE EARLY IN 2012, HE KNEW HE HAD TO TAKE ACTION.

“I hated to see this business close and wanted to ensure that the community would continue to have a pharmacy,” said Anderson, 30, who grew up in the Polk City/Ankeny area.

Seizing this opportunity was a natural fit for Anderson, who began working in pharmacies at age 16 at an Osco drugstore in Ankeny. Following his graduation from Drake University, Anderson purchased two

pharmacies in Clear Lake and one in Clarion. He looks forward to the opportunities that exist in Polk City.

“Pharmacy is a profession where I can own my own business and give back to the community,” said Anderson, whose wife, Megan, is also a pharmacist.

PERSONALIZED ATTENTION IS THE PRESCRIPTION FOR SUCCESS

To help Big Creek Pharmacy remain a vital part of the community, Anderson is working closely with his business partner, Matt McNulty, a pharmacist who lives in Polk City. The pair is evaluating a number of options, from utilizing new technology to improve customer service to installing a drive-through window.

They have also discussed moving the pharmacy to the new medical center complex in Polk City to be closer to the local doctors, dentist and day care center. In the meantime, Anderson and McNulty have implemented other changes to encourage people to shop locally.

“With our buying group, we can offer a wider product selection and compete with the big stores,” Anderson, and the pharmacy can also offer competitive prices on over-the-counter medications.

Competitive prices and exceptional service are the keys to success for any business, added Anderson, who appreciates Polk City residents’ willingness to support local businesses. “Polk City is a tight-knit community, and there’s a lot of good history at the Big Creek Pharmacy,” he said. “We want to keep this business viable for the future.” ■



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Syverson DELIVERS FIRST-CLASS SERVICE

THOUGH THE U.S. POSTAL SERVICE (USPS) HAS FACED A NUMBER OF CHALLENGES IN RECENT YEARS, THE POST OFFICE REMAINS A VITAL HUB IN POLK CITY, THANKS TO DEDICATED EMPLOYEES LIKE THE TOWN'S POSTMASTER, STEVE SYVERSON, WHO MAKES PERSONALIZED CUSTOMER SERVICE A PRIORITY.

"I like the friendly people and small-town atmosphere of Polk City," said Syverson, 56, who has worked at the Polk City post office since 1985 and greets his customers by name. "It's so much more inviting when people call you by name."

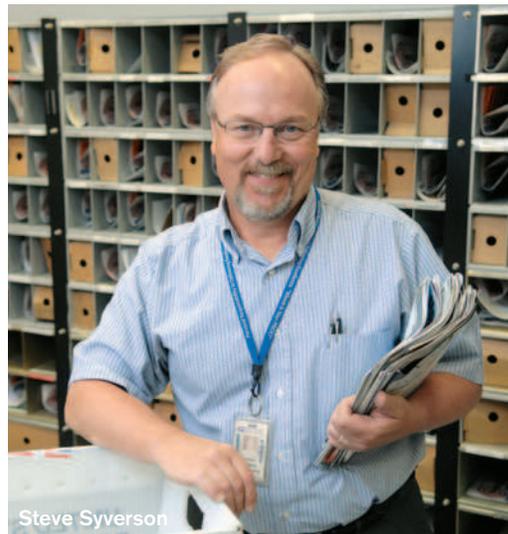
Knowing customers' names is all in a day's work for Syverson and his colleagues, who handle 150 to 200 transactions each day, from selling stamps to mailing international packages for local eBay entrepreneurs who ship items to Europe, Australia and beyond. Sometimes a transaction doesn't involve any postal services at all, such as providing directions for a newcomer to town who is lost.

"The public knows we're reliable, and they trust us," said Syverson, who has worked for the postal service for 33 years.

Post office grows with Polk City

Ironically, postmaster wasn't the job that Syverson envisioned for his career when he joined the postal service in the early 1980s. After earning a degree in law enforcement, the Ankeny native was interested in becoming a U.S. postal inspector. When he learned this would require a five-year stint working in a major metropolitan area like New York City or Los Angeles, however, he changed his mind.

"I was used to the small-town atmosphere of Iowa and liked to hunt and



fish, so I decided to stay closer to home," said Syverson.

When he moved to the Polk City post office in 1985, the community was a sleepy little town on the edge of the Des Moines metro area that was poised for growth. "The population has more than doubled since I moved here 27 years ago," said Syverson, who began working in the post office that had been located on Polk City's town square since 1932.

Working at the post office has allowed Syverson to become acquainted with many people in the area and watch their children grow up. He has also helped welcome more young families to Polk City, which offers the advantages of a smaller school district and a high quality of life.

"In the last 15 years, Polk City has become such a vibrant community," Syverson said. "Not only do we have an experienced city council, but more young people are also getting involved in the city council and other leadership positions."

Syverson and the six employees who work at Polk City's post office enjoy doing their part to help serve the community and help it thrive. "We support Polk City and are looking to the future," Syverson said. ■

REISING SUN CAFÉ *Connects* THE COMMUNITY



Judy Reising

FROM SCOTCHEROOS TO CINNAMON ROLLS, JUDY REISING SERVES UP A TASTE OF HOME COOKING DAILY AT THE REISING SUN CAFÉ IN POLK CITY.

“This is a family-oriented, friendly town, and I want the café to be a place that helps keep the community connected,” said Reising, 46, who opened the café in March 2009.

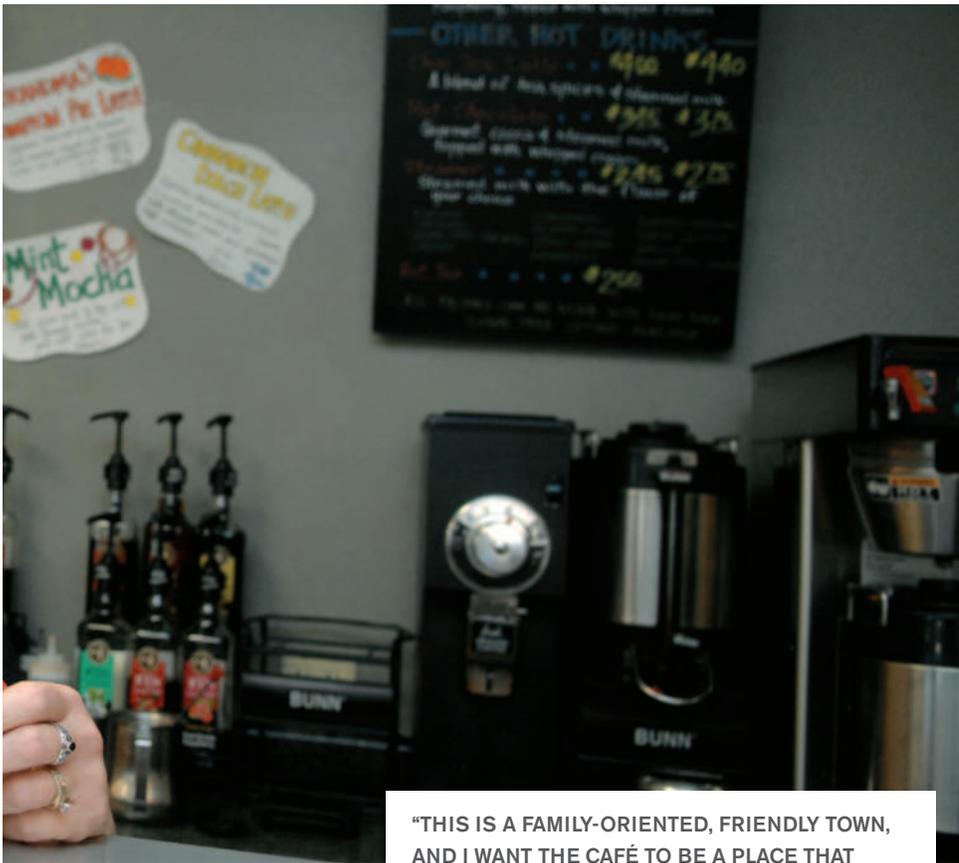
In addition to the morning coffee crowd that starts arriving by 7 a.m., crowds flock to the Reising Sun for lunch on weekdays and breakfast on Saturday mornings. Customers can’t get enough of the chicken salad, Reuben sandwiches,

patty melts and homemade treats like lemon cookies, which were a favorite of Reising’s grandmother. “I’ve always liked to cook and use a lot of family recipes,” said Reising, who grew up in Humboldt.

LOYAL CUSTOMERS HELP CAFÉ THRIVE

Family is important to Reising, who has lived in Polk City for nearly 22 years. She and her husband were attracted to Polk City by the town’s affordable homes and small school district, where their three children thrived.

“I love the community and the people here,” said Reising, a former preschool



“THIS IS A FAMILY-ORIENTED, FRIENDLY TOWN, AND I WANT THE CAFÉ TO BE A PLACE THAT HELPS KEEP THE COMMUNITY CONNECTED.”

teacher who entered the restaurant business at the suggestion of her friend and future business partner, Denise Bradfield. “The community has supported us since we opened the cafe, and the business has grown a lot bigger than I imagined it would.”

Many regulars and a steady stream of new customers patronize the café, which is open seven days a week in the summer and six days a week in the winter. “If we can get people in the door, they come back,” said Reising, whose team includes 15 part-time employees.

Whether the customers stop by for a full meal or just an ice cream treat, Reising

enjoys getting better acquainted with them.

“In the 22 years since I moved here, the community has continued to grow,” she said. “People come to Polk City for the small-town atmosphere and the close proximity to the Des Moines area. It’s the best of both worlds.”

Reising is glad that the café offers a comfortable place where people can come together. “This has been a rewarding career choice, and I’m very proud that we’ve been able to grow this business in Polk City,” she said. ■



FARMERS MARKET *Flourishes* IN TOWN SQUARE

FROM MAY TO SEPTEMBER, ONE OF THE MOST UNUSUAL SHOPPING DESTINATIONS IN POLK CITY SPRINGS TO LIFE EACH THURSDAY AFTERNOON AND EVENING AT THE TOWN SQUARE. THOUGH FRESH PRODUCE IS KING AT THE FARMERS MARKET, CUSTOMERS CAN ALSO FIND THE UNEXPECTED, FROM ROLLING PINS AND CUTTING BOARDS CRAFTED BY A LOCAL WOODWORKER TO GEODES, MICA AND OTHER DECORATIVE ROCKS SUPPLIED BY A CENTRAL IOWA GEOLOGIST.

“We have the perfect spot for the market,” said Mary Kaye Madden, who manages the market. “Our loyal customers love the atmosphere in our beautiful town square.”

Local merchants also appreciate the farmers market, which attracts not only local residents, but also people staying at the many campgrounds near Polk City. Shoppers can select from homemade breads, pies, cookies, fudge, candies, jams, jellies, pickles, honey and kettle corn, in addition to hand-knit scarves and hats, handcrafted jewelry and more. “We have eight core vendors who have been with us since the market started in 2006,” said Madden, who added that the market continues to attract new vendors, including an 8-year-old girl who weaves bracelets and necklaces.

MARKET ENRICHES THE COMMUNITY

The farmers market is not only good for business, but it also helps foster a strong sense of community in Polk City, according to Madden. “We have a visionary city council that has been very supportive of the farmers market,” she said. “They understand what makes a community a great place to live.”

So does Madden, a retired wholesale lumber company transportation manager and longtime Polk City resident. She and her family moved to the community in 1975 so her children could benefit from a smaller school district. “This was a good move, because my children and now my grandchildren have had the opportunity to get an excellent education while participating in lots of activities, including marching band, cheerleading and sports,” she said.

Madden is proud to promote Polk City’s advantages and is glad she can contribute to this success through the farmers market. “Polk City is a great suburban community with a small-town feel, and the farmers’ market adds to the high quality of life here,” she said. ■



WELCOME HOME TO *Polk City*

FEW PEOPLE ARE IN TUNE WITH A COMMUNITY'S GROWTH AS MUCH AS THE HOME BUILDERS WHO SERVE THE AREA. IT'S NO SECRET WHY POLK CITY CONTINUES TO ATTRACT NEW RESIDENTS, SAID TROY JESPERSEN, WHO OWNS ROSEWOOD HOMES LLC WITH HIS BUSINESS PARTNER, MIKE SMITH.



“When people move to Polk City, they stay,” said Jespersen, 48, who added that houses sell quickly in this vibrant community. “Polk City has a small-town personality, and it isn’t just a bedroom community for Des Moines.”

Polk City appeals to people of all ages, from young professionals to empty nesters, according to Jespersen, who has built houses for 12 years and has run Rosewood Homes for five years. “It’s easy to sell Polk City, thanks to its great location, peaceful setting and unique features like the town square,” he said.

The excellent North Polk Community School District is another big plus, said Jespersen, who moved his family from Clive to Polk City nearly 10 years ago. Like many

parents, he values the benefits of a smaller school district and is glad his two teenagers attend North Polk.

The family has also enjoyed living at the Tournament Club of Iowa (TCI), a premier residential community and public golf course that began to take shape in 2001. This development has accelerated Polk City’s growth, added Jespersen, because many home buyers appreciate the wooded lots and majestic golf-course views at TCI.



“IT’S EASY TO SELL POLK CITY, THANKS TO ITS GREAT LOCATION, PEACEFUL SETTING AND UNIQUE FEATURES LIKE THE TOWN SQUARE.”

POLK CITY ATTRACTS HOME BUYERS, BUSINESS OWNERS

Most of the new homes that Rosewood Homes designs and builds are located at TCI. “We’re a very hands-on builder, and our niche is personal service with customization,” said Jespersen, who noted that Rosewood houses start in the low \$300,000 range.

Rosewood Homes’ original designs reflect each buyer’s personal style, as well as each home’s unique surroundings. Among the company’s more popular floor plans are spacious ranch-style homes and roomy two-story homes, said Jespersen, who plans to build 22 or 23 homes in 2012.

These opportunities are enhanced by progressive city leaders who promote diversified, balanced development in Polk

City. “City government officials support growth, and they try to make things easy for developers and builders,” said Jespersen, and this also contributes to Polk City’s high quality of life and business-friendly environment.

More entrepreneurs are carving out their niche in the community, including Jespersen’s wife, Wendy, who has run her own business for 13 years. Through Alliance Search Group Inc. in Polk City, she recruits agricultural engineers for leading farm equipment manufacturers in the Midwest.

As Polk City grows, new opportunities continue to evolve for business owners and residents, said Jespersen, who welcomes these changes. “We’ve had a positive experience here and are optimistic about the future of Polk City,” he said. ■



POLK CITY *Celebrates* THE ARTS

THE ARTS ARE THE GLUE THAT HOLDS A COMMUNITY TOGETHER, AND THIS BOND CONTINUES TO GROW STRONGER IN POLK CITY, THANKS TO THE NEW POLK CITY ARTS COUNCIL.

“So many people from all walks of life have supported our efforts to bring more arts into the community,” said Mary Kaye Madden, a longtime Polk City resident who serves on the five-member council.

Established in July 2011, the Polk City Arts Council hosted a tent at the 2012 Four Seasons Festival to showcase creations from local painters, photographers and other artists. “Since Polk City’s motto is ‘A City for All Seasons,’ we’d like to host one event each season,” said Madden, who noted that the Polk City Arts Council is working with the Big Creek Historical Society.

Madden is excited about the many inspiring ideas community members have proposed, including outreach to residents at the local care center. She also appreciates the City Council’s support for the Polk City Arts Council. “They understand what makes a community a great place to live, and that makes our volunteer work fun and worthwhile,” she said.

DANCE STUDIO SETS THE ARTS IN MOTION

The arts take many forms in Polk City, including Michelle’s School of Dance. Owner Michelle Allard, 32, focuses on the positive effects that this creative outlet offers children and young adults.

“Self-expression through dance teaches us how to think beyond boundaries and develop positive self image,” said Allard, a Polk City native who started teaching dance at a local day care when she was 14.

The studio offers classes in ballet, tap, jazz, hip-hop, tumbling, Zumba and more to dancers of all ages, said Allard, who studied dance in college and performed with a modern dance company before opening her dance studio in 2003. She enjoys the opportunity to share her knowledge with others and also appreciates the opportunity to raise her daughter in her hometown.

“This is a safe, nurturing community where we look out for our neighbors,” Allard said. “I am beyond thankful to live and work in such an incredible community that understands and values the arts.” ■

Polk City

IS A *truly unique* COMMUNITY
THAT OFFERS AN
UNPARALLELED *quality of life.*

The POLK CITY CHAMBER OF COMMERCE is proud to be a partner with Polk City and Polk City Development Corporation in fostering business growth in Polk City and improving the quality of life in northern Polk County. The Polk City Chamber is an affiliate member of the Greater Des Moines Partnership.

Polk City is just minutes from interstate access, downtown Des Moines, and the Ankeny airport. Ames and Iowa State University are only 18 miles North of Polk City.



www.polkcity.org



www.polkcitychamber.com

working together.



www.polkcitydevelopment.com

POLK CITY DEVELOPMENT CORPORATION (PCDC) was created 1995 by the Polk City Council and a group of local business and community leaders. PCDC functions as a separate private corporation but works very closely with the City Council.

PCDC has a mission to promote Polk City, recruit new businesses and help those businesses be successful. It is our job to market our community to potential businesses by exposing them to the many benefits of doing business here. Our goal is to develop Polk City in a responsible manner that provides residents the amenities they need while maintaining the identity of a small town.



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